



Job Profile

Job Title	Asset Building Surveyor		
Job Reference No.	HOMEJD1093	Date of issue:	Mar 2024

The job in a **nutshell...**

You'll deliver projects on time and to budget, ensuring the successful implementation of our Asset programme to maintain quality homes and the development of long-term investment plans for new build, refurbishment, and remediation properties. You'll manage projects from identification, completion of legals, grant of planning permission, completion on site through to handover and the end of Defects Liability Period.

As our internal technical expert on building construction and defects, you'll guide on inspections, reports and provide advice and solutions across Home Group, including assessing commercial viability options for projects and preparing planned maintenance plans for key sites.

What **success** will look like...

- Supporting the Head of Property Development and Senior Asset Surveyor, we have successfully delivered our programme of housing, including new build, refurbishment, and remediation properties.
- Project management of identified projects with aims and objectives fully met and achieved against key performance indicators, including; time, cost, revenue, value, quality and safety on site.
- We have the highest possible quality of products through appointing and managing external consultants, holding them to account in delivering services.
- We have good commercial understanding of our assets by reviewing, evaluating and carrying out financial appraisal of schemes, achieving the best possible outcome with realistic solutions.
- Corporate governance milestones are met, including Development Investment Panel, Asset Investment Panel, Development Committee and Board approvals.
- Project performance against agreed aims and objectives (i.e. expenditure in relation to forecast scheme costs and overall budget allocations) are monitored and tracked with necessary remediation action taken to realign performance where necessary. All key stakeholders are kept informed of the project progress for important milestones and

learnings from each project are captured and shared through constant review, driving continuous improvement.

- We have high standards of workmanship and materials, reviewing each scheme on completion in conjunction with project teams and other key stakeholders. Attending site meetings regularly to perform the function of the client, our project teams and other key stakeholders are informed of any variations to the original agreed parameters.
- We have established and maintained close relationships with external organisations including Homes England and Local Authority partners.
- Decent Home Standard (DHS) failures are managed promptly by working with operational partners both internally and externally to ensure accurate reporting and effective remediation of DHS fails.
- Develop our long-term survey requirements so we can meet future business needs, guiding investment plans.

You'll already have these **brilliant** skills, qualifications and knowledge...

Transferable Skills.	Technical qualifications, experience and knowledge.
We have an eye for detail • Have the technical qualifications and/or experience. • Applying legislation, working with policies and procedures. • Uses performance information to drive improvements • Pays attention to the details.	Building Surveying expertise and professional qualification • MRICS or MCIOB and accredited Building Surveying degree (or equivalent qualification) and strong experience built up through your working profession. • Experience of working on projects (private or public sector) as a Building/Projects Surveyor, Clerk of Works or similar. This includes investigating, diagnosing and conducting complex property condition surveys, specifying remediation works and working with external partners.
We are great influencers • Understand our strategy and customers and be able to articulate the benefits of change. • Be curious - listen to understand your audiences situation or style. • Build rapport and develop relationships	Construction and compliance knowledge • A current knowledge of building construction, design and CDM requirements. • Good knowledge of relevant codes of practice, building regulations, health and safety legislation, standards and materials.
We have creative spark	Technical project delivery

• Think outside the box about how things can be done more effectively. • Act on your ideas and make things happen. • Share your excitement and passion.	• Experienced in the creation of tender and construction documentation (for new build and existing properties). This includes schedules of work and material/workmanship specifications, drawings produced using AutoCAD Lt, and MS Project. • Understands and has experience of the planning system and implementing compliant and approved schemes, including decent homes plus.
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We'd also love you to have, or be **brilliant** at... (but don't worry if not)

• An understanding of and experience of the multidisciplinary skills and services required to originate plan and deliver residential and projects. • Ability to use the appropriate tools to produce reports, documents, emails, including using Excel and Word to compile reports for different audiences. Able to write reports succinctly and propose solutions in a clear manner.
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We're all **accountable** for...

Health and Safety of our ourselves and others; put simply this includes taking the time to complete all learning, understanding your role-specific responsibilities, working with reasonable care and taking steps to address and report problems related to Health and Safety. Taking a proactive approach to your learning and development to be the best you can be. This includes understanding and keeping up to date with all our relevant policies and processes as well as taking advantage of all the learning opportunities and resources available to you ... they're there for a reason but don't worry, we'll help keep you informed along the way. Promoting equality, diversity and inclusion as a top priority at Home Group; leading by example in your actions and demonstrating our Brilliant People behaviours. Keeping things compliant! You'll have role-specific and organisational goals but it's important you take these seriously and keep people and information secure and safe within the scope of doing your bit here at Home Group. Comfortable operating in a modern digital workplace, including using digital tools to work collaboratively and productively.

Other **important** stuff...

Budget Holder	No	Budget value up to £ 0	
Manages People	No	# of direct reports circa 0	
Travel	Regular	Driving Essential	Yes
DBS	None		

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