



**Building Safety Manager – Property Services (Building Services)
Person Specification**

What are we looking for?	How will we check if you have it?	
Qualification	<ul style="list-style-type: none"> • A degree in Building Surveying, Housing, Construction, Engineering, Fire, Equivalent Trade or minimum 10 years relevant experience. • Membership of a relevant body (e.g. IOSH, RICS, CIOB, RIBA, CIBSE, IFSM) • Health and Safety and or Fire qualification (NEBOSH, Fire Management) 	Application form and Interview
Mobility	This role requires you to travel from site to site where there is not always convenient public transport; if you do not have your own motor vehicle you will have to demonstrate how you will carry out this aspect of the role.	Application form and interview
Experience	<ul style="list-style-type: none"> • At least five years' experience of managing a compliance or health and safety- related service for residential buildings covering at least three or more areas of safety/compliance, which include fire safety • Substantial experience and knowledge of the current housing-related legislation of compliance work streams, e.g. fire safety, gas safety, asbestos, electrical • Experience managing Health & Safety with Construction (Design & Management) Regulations • Experience of managing and developing staff • Experience of contract management and performance-led activities • Experience of engaging with customers/residents • Experience of working with High Rise Residential Buildings 	Application form and interview

Knowledge and skills	<ul style="list-style-type: none"> • Able to communicate effectively (verbally and in writing) and influence. • Excellent numeracy and IT skills • Ability to manage complex budgets • Ability to provide clear and concise technical advice and reports • Strong project management skills • Strong contract management skills • Able to plan, organise and prioritise • Ability to think and act strategically • Ability to show respect for others in all aspects of work • Ability to think effectively and identify improved ways of working • Team management with a strong customer focus • Knowledge of building contracts, housing and statutory compliance legislation • Understanding and using O&M manuals and construction health and safety files • An understanding of BIM 	Application form and interview
Core Competencies	<p>Liaising and Networking: Able to build constructive relationships with others both inside and outside the organization to improve knowledge, share information and ensure effective business practices</p> <p>Planning and organisation: Develops project plans involving others and prioritises work to ensure that key deadlines are met</p> <p>Achieving results and quality focus: Demonstrates an understanding of what the organisation is trying to achieve and gets results even in challenging or difficult situations</p> <p>Communication: Communicates in a clear and understandable way, coming across to others as positive and approachable</p> <p>Customer Focus: Provides effective support to customers in response to their needs, managing expectations and continually seeking to improve the service</p> <p>Financial and Numeric Awareness: Uses statistics and numerical information to inform decisions and activities and is able to set budgets and control costs within them</p>	Application form and interview Application form and interview Application form and interview Application form, interview and Test Application form and interview Test

	<p>Judgement and decision-making: Is able to take responsibility for difficult decisions, staying calm under pressure and consulting with others as appropriate to solve problems</p>	Application form, interview and test
	<p>Working with others: Works in a co-operative and supportive way with team members and others using initiative appropriately to get things done</p>	Application form and interview
	<p>Influencing and Negotiation Uses a range of styles and sound arguments to convince others demonstrating a clear point of view but negotiating when appropriate</p>	Application form and interview
	<p>Managing change and innovation Produces ideas for improvements, new activities and problem solving, supporting others to overcome difficulties with change</p>	Application form and interview
Management Competencies	<p>Managing performance</p> <ul style="list-style-type: none"> • You have a consistent approach to setting targets and making expectations clear • You identify performance issues proactively and deal with them in a timely and effective way 	interview
	<p>Leadership (motivating, involving and developing)</p> <ul style="list-style-type: none"> • You work in a coaching style that encourages staff to take ownership of their tasks and their development. • Leading by example you set a culture where staff achieve results and look for ways of improving the service • You manage change effectively 	interview