

GLPC Job Description

	Job Title	Building Safety Manager
	Directorate	Community Wellbeing
	Department	Property Services
	Grade	PO5
	Reports to	Contract and Compliance Manager (Fire & Asbestos)
	Staffing Responsibility	Indirect Data and Contract Officer;

Job Purpose:

1. To take direct and indirect operational responsibility for ensuring the Council's compliance with its landlord statutory and non-statutory duties and obligations is met and maintained on the portfolios assigned to the post holder.
2. To support the Contract and Compliance Manager (Fire & Asbestos) or Strategic Compliance Manager and other sections across the Council such as Planning to ensure the Council is managing its Housing and related properties, Fire Safety, and Health and Safety in line with current UK regulations including Building Safer Futures, and to support the implementation of future legislation post the Hackitt Report.
3. To manage and deliver Building Safety Cases, Fire Risk Assessments, Building Registration Certificates, EWS1 Certificates, and other related documents and certificates as they evolve and are required.
4. Undertake site audits on Fire Safety Contractor and report finding to the Contract Manager

Principal Accountabilities and Responsibilities:

1. Make a positive contribution to the delivery of the relevant services; this will include working flexibly and positively to achieve the objectives of the council.
2. Manage and lead staff to achieve high performance and effective operational delivery, including developing and improving staff capability.
3. Means of escape analysis
4. Developing up to date floor plans and elevation of building designs.
5. Assessments and understanding of the main British Fire Safety Legislation, Building Regulations and Standards.

6. Third party review and design verification
7. Attendance of internal design team meetings
8. Commissioning Fire Risk Assessments for Residential Buildings.
9. Familiarity with BIM (Building Information Modelling)
10. Familiarity with sustainability and energy efficiency, and the integration with the fire safety discipline
11. Support in design, calculate and making proposals with regards to fire safety solutions in relation to residential properties
12. Support the fire risk assessors and help implement fire engineering design when and where require
13. Attendance at milestone and handover meetings for all New Builds and property purchases
14. To draft and / or commission EWS1 (or as replaced) forms as required.
15. To act as the Council's Building Safety Manager and support the Asset Compliance Team, Housing Management, and other teams in managing the safety of residential buildings to include:
 - Contributing to the Building's Safety Case file (Golden Thread) and ensuring the conditions of the Building Registration Certificate are complied with, where applicable.
 - Prepare and / or commissioning Building Registration Certificates.
 - Review all proposed works to properties, consider the fire safety, general works, and all other works and services in terms of creating and / or updating the Building Safety Case. Prepare and / or commission Building Safety Cases.
 - Reporting into a mandatory occurrence reporting regime.
20. As required, prepare Council Cabinet, Committee and working group reports.
21. Develop and implement a risk management approach to Building Safety Management. Rank the risks and prioritise mitigation and programmed action within financial limits. Develop a risk management strategy and plan accordingly. Communicate the risks and mitigation plans to the Property Services Team and stakeholders. Regularly monitor and report progress.
22. Contributes to design solutions in relation to Mechanical and Electrical, fire safety and other related areas. Provides a detailed scope and brief where third party design is required.
23. Investigates the use of smart technology to develop more efficient maintenance.
24. Contributes to the completion of Operating and Maintenance manuals, asset data information, certification and warranties.
25. Liaise with the HSE, the APS, outside consultants, government representatives, statutory authority representatives and clients and maintain effective working relationships including representation on relevant Steering Groups.

26. Monitor all existing, new or proposed legislation, statutory regulations and codes of practice pertaining to construction and landlord related Health and Safety matters. To ensure that all staff employed or engaged by the council and all contractors are kept informed of any actions or additional responsibilities that they may have to undertake.
27. Ensure buildings and assets can be operated safely and in accordance with relevant codes of practice. Record the results of compliance programmes in an auditable method to provide reports on performance. Use results to detect and prevent non-compliance.
28. Undertake surveys and risk assessments and monitor and review third party reports and assessments to assess and prioritise any recommendations. Ensure actions are put in place to resolve any issues.
29. Challenge conventional local government approaches to enable the organisation to drive greater efficiency and effectiveness through the development of best practices and innovative commissioning, contracting, market development and resource management.
30. Manage assigned projects or programmes, ensuring that agreed outcomes are delivered on time, within budget and to the expected standard. Execute the project according to the agreed project plan. Monitor the progress of the project and make adjustments as necessary to ensure the successful completion of the project.
31. Ensure compliance with Council processes and procedures for project and programme design and procurement and ensure full compliance with standing orders, statutory and other regulatory requirements.
32. Contribute to consultants' briefs and tender documentation, select, appoint and manage consultants to ensure effective service delivery.
33. Maximise the quality of data upon which your service depends, and ensure that effective record keeping is in place across your team.
34. Actively look for ways to improve service efficiency and develop a continuous improvement approach in service delivery. Strive to 'do more for less' in order to meet future financial challenges
35. Working efficiently in a demanding, fast paced, team orientated and changing environment and effectively adapting oneself whilst initiating, leading and supporting staff through change.
36. Utilise personal observation, quality assurance and audit findings, and feedback from team members and customers to initiate and embed service improvements.
37. Attend meetings out of hours as required, including attending emergencies where necessary and / or as instructed.
38. Safeguarding is everyone's responsibility and all employees are required to act in such a way that at all times safeguards the health and well-being of children and vulnerable adults.
39. Carry out duties with due regard to the Council's Customer Care, Equal Opportunities, Information Governance, Data Protection, Health and Safety and Emergency Planning & Awareness (including to provide assistance where available) policies and procedures.

40. Employees should embed environmental sustainability into their work, actively contributing to Brent becoming a carbon-neutral borough in 2030

41. Undertake any other duties commensurate with the general level of responsibility of this post.

DBS Status	Not required
Politically Restricted	Yes

Experience (please specify all essential criteria):

- Experience of monitoring risks relating to compliance and developing mitigation and contingency management plan. |
- Experience of advising key stakeholders and interpreting a range of complex fire safety issues. |
- Experience of preparing Building Safety Cases or similar. |
- Experience of preparing Fire Risk Assessments or similar. |
- Experience of preparing building condition reports |
- Experience of accumulating risk data through checklists, inspections and audits |
- Experience of providing advice related to compliance and health and safety regulations |
- Experience of working collaboratively and in consultation with workforce to identify and manage risk |
- Experience of fire investigations, design and reporting |
- Experience of the built environment |

Skills and abilities (please specify all essential criteria):

- Good understanding on Active Fire Protection AFP (e.g. sprinkler systems, fire detection and alarm systems, mechanical smoke control systems) and Passive Fire Protection Measures (e.g. structural fire resistance, fire doors etc)
- An understanding of fire and health and safety hazards in residential blocks and their associated risks.
- Ability to take personal responsibility for maintaining and developing professional knowledge and expertise.
- Ability to plan, prioritise and organise workloads
- Ability to build effective working relationships with key stakeholders.
- Ability to collate, analyse and interpret statistics, hazards, risks etc. to reach conclusions, and subsequently produce recommendations, policy proposals and guidance as appropriate
- Ability to work alone with little supervision.

- Ability to provide clear, confident and effective leadership in a highly pressurised environment, motivating others to maximise their performance and delegating effectively where appropriate.

- Sound understanding of and ability to apply quality assurance and performance monitoring techniques
- Strong analytical skills with the ability to assess and evaluate a range of options and able to think strategically and contribute to the overall success of the business
- Good business acumen and commercial awareness, including business risks, rewards and continuous improvement
- Ability to deal with a range of administrative tasks and competent in the use of standard Microsoft Office products such as Outlook, Word, PowerPoint, Project and Excel
- Excellent verbal and written communication skills, including the capacity to represent the authority externally, to write reports, to provide expert advice, and to communicate with a variety of audiences
- Ability to manage complexity and change and to be creative and innovative in finding solutions and providing services in a rapidly evolving environment and contribute to the longer term development of the service area.
- Ability to be solution-focused, taking responsibility and taking action to promote great customer service, with a 'Can Do' attitude.
- Demonstrate the ability to work as a team towards common goals, creating a sense of team spirit.
- A dynamic, committed individual with the resilience and drive to cope with the demands and pressures of the post including the ability to cope effectively at times of crisis