

Temporary Accommodation

Officer

JE Code: JE2591

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| **Values – We are dedicated, respectful, collaborative, we are Milton Keynes City Council** |
| **Service:** | Adult Services |
| **Reports to:** | Deputy Manager/Senior Officer |
| **Job Family:** | Technical & Professional |
| **Grade:** | F |
| **Political restricted:****DBS Required:****If Yes:** | NYBasic  |
| **Date:** | January 2024 |

**Key Deliverables**

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| **1.** | To work collaboratively with wider Housing Solutions team and internal colleagues in Housing, Adult and Children’s Services and external stakeholders including registered providers and private sector landlords. |
| **2.** | Lead in the placement & allocation of properties to homeless clients into interim and temporary accommodation, ensuring that properties are let quickly, minimising void times. |
| **3.** | Effectively manage void properties arrange miscellaneous provision notices and ensure assets are let or returned to providers in a timely manner. |
| **4.** | Provide comprehensive support and advice to licensees, establish strong working relationships with those facing homelessness often facing crisis, providing and identifying support and highlighting any gaps in service provision to meet individual needs. Assist licensees to complete forms and obtaining access to grants, acting as an advocate for licensees with statutory, voluntary and commercial agencies and signpost to other support services such as social care and other voluntary and statutory services. |
| **5.** | Management of properties, including conducting property visits, working in the community for a significant amount of time each week both with residents in temporary accommodation and in local communities. Ensuring maintenance, management of low level anti-social behaviour, managing enforcement, arranges and attends evictions. |
| **6.** | Ensure robust assessment of risk is completed, where required working as part of a multi-disciplinary team to determine and manage risks with the customer and colleagues. Understand when and how to escalate risks. |
| **7.** | Maintain thorough, high-quality records of all cases, ensuring these are up to date and inputting data into reports regarding operational performance using information systems such as Northgate (NPS) and other systems as required. |
| **8.** | Work with property providers to ensure occupancy, visiting properties such as hotels, flats and houses to manage abandonment and changes in licences. |

*Within reason these key deliverables may evolve to meet service need and it is expected that you will be flexible and adaptable in your delivery to meet both service and council wide needs*

**Essential Requirements (key skills & qualifications)**

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| **1.** | Experience of working in a housing service or a similar area of work. |
| **2.** | Understanding of the legislative frameworks and statutory requirements relating to the Housing Solutions Service. Understanding of Safeguarding, Care Act assessments and risk management. |
| **3.** | A thorough understanding of current issues affecting social housing and private housing provision, in addition knowledge of allocating private sector properties and temporary accommodation properties. |
| **4.** | Ability to assess suitable accommodation to meet individual needs and therefore have access to transport to facilitate working in various locations around Milton Keynes. |
| **5.** | Proven ability to influence, persuade and negotiate to achieve positive outcomes. |
| **6.** | Able to communicate effectively and clearly to different audiences both verbally and in writing and able to adapt personal skills and approach to different situations. Excellent customer service skills and the ability to work as part of a team. |
| **7.** | Evidence of creative problem solving, involving management of complex situations. |
| **8.** | A non-judgmental attitude with empathy for people who find themselves in a stressful housing situation. |



Job Family

Professional/Technical

Grade F

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| **Colleagues expectations*** Be professional at all times
* Work together for the good of the team, council and local people
* Promote a supportive culture
* Challenge assumptions
* Take ownership
* Be willing to change and do things differently
* Always work in a safe manner
 | **Managers expectations*** Be a role model by displaying positive behaviours at all times
* Make well-considered decisions
* Support, coach and communicate with my team
* Be accountable for my team’s performance
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Professional/Technical job holders rely upon their deep knowledge of the specialism or discipline in which they work to carry out vital tasks and provide authoritative advice to others. Often developing within recognised career paths, their evolving expertise sees them bear increasing responsibility for managing Council assets, the development of policies and procedures and the strategic direction of the functions they support.

This element of the profile, taken from the job family descriptor for this grade, provides a general understanding of the level of work and demands required.

### Role characteristics

At this level with dedicated specialist qualifications or an equivalent level of direct experience in their particular field, job holders deal autonomously with complex issues, analysing and forming judgements about not only their own technical or professional specialism, but also the attendant resource, finance, planning and similar issues that combine to challenge the job holder.

### The knowledge and skills required

The range of knowledge required for these roles includes an understanding of the policies and procedures across the specialist area in which job holders work, as well as a solid underpinning of technical knowledge gained through dedicated formal education.

Job holders will have been working within the specific field for a reasonable time, such that they have been exposed to many of the routine and more unexpected circumstances of their role.

While the majority of roles will have demands for manual dexterity in relation to typing and similar functions, jobs will use a range of equipment requiring precision in their use and handling.

### Thinking, planning and communication

The situations and problems dealt with at this level will be increasingly complex, involving several information streams where analytical and judgemental skills will be needed to interpret information correctly and determine optimum solutions.

Job holders will have plenty of day-to-day issues to contend with, they will also need to plan some months ahead to achieve medium term objectives in such areas as project support or service development.

At this level, the information exchanged with internal and external colleagues, and members of the public will call for developed communication skills on the part of the job holders. Matters will be technically complicated, requiring careful explanation, or sensitive, requiring significant listening skills to interpret information and provide appropriate advice.

**Decision making and innovation**

Job holders will have the autonomy to adapt specific approaches to better meet medium term objectives. They will be bound by the recognised procedural framework of their specialism as it is managed by the Council but will decide when and precisely how duties are to be carried out. They will also deal with problems (often escalated to this level) for which there are no set-down routes to a solution other than broad service practice guidelines.

### Areas of responsibility

With a diverse range of jobs being represented at this level, the precise blend of responsibilities for which the job holder is accountable will depend upon the service in which they operate.

External facing roles will focus on the needs of people whether external service users or partners and will be responsible for high impact decision making and the implementation of appropriate programmes on behalf of individuals or groups of people or enforcement of regulations which have direct and significant consequences upon those served. Such roles are likely to have only modest levels of responsibility for finance, information assets, equipment and/or premises.

Internal roles are likely to have this pattern reversed, with weightier responsibility for significant financial and non-financial assets, but less for the assessment of needs of individuals and groups.

Jobs will have supervisory responsibility for the work of others and will be accountable for the quality and timeliness of outputs, whether related to the work of internal teams or temporary external contractors, volunteers or others.

### Impacts and demands

Tasks and duties will be generally carried out in a sedentary position but there will always be a requirement for standing and walking from time to time, and the occasional need to lift or carry items.

The problem solving and decision-making elements of these jobs mean that job holders require lengthy periods of enhanced mental attention to attend to duties, while also dealing with deadlines, interruptions and conflicting demands.

Duties of jobs at this level will not require job holders to develop and maintain working relationships with people who, through their circumstances or behaviour, place particular emotional demands on the job holder.

Job holders find themselves exposed to some disagreeable, unpleasant or hazardous working conditions. Particularly when the needs of their specialism require them to work on external sites exposed to the weather, in or around refuse and waste plant, close to particularly noisy machinery and in similar environments.

Other Professional Technical jobs, such as enforcement roles, may also see job holders exposed to verbal abuse and threatening environments. In all cases, job holders will minimise risk and conform to health and safety regulations to mitigate any negative effects of such exposure.