Estates Surveyor

JE Code: JE1320

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| **Values – We are dedicated, respectful, collaborative, we are Milton Keynes Council** |
| **Service** | Property & Facilities |
| **Reports to:** | Estates Manager |
| **Job Family** | Professional and Technical |
| **Grade:** | J |
| **Political restricted** | N |
| **Date:****JE Code:** | August 2021JE1320 |

**Key Deliverables**

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| 1. | To generate and deliver strategic options for property use that meet the requirements of the end users with reference to wider business need of the client and associated with the Corporate Property Strategy. |
| 2. | Work as part of a multi-disciplinary property team this role will undertake casework primarily focused on general estates management, ensuring work is delivered on time and to budget, assuming quality and technical accuracy. |
| 3. | To undertake property valuations for a variety of purposes (including rent, development appraisal and financial). |
| 4. | To undertake inspections and measurement of land and property in accordance with the RICS Code of Measuring Practice. |
| 5. | To undertake the acquisition and disposal of land and property, from initial due diligence through to instructing legal services upon agreement of terms and continuing to liaise thereafter as necessary. |
| 6 | To handle general estate and property management matters, including the landlord and tenant relationships, provide advice to clients and provide monthly rental account variance reports, managing debt as necessary. |
| 7. | To manage landlord repairs and maintenance incorporating service charge for a variety of properties including the setting and monitoring of budgets and reconciling for end of year as well as monthly variance reporting, liaising with Facilities Services on service requirements and provision. |
| 8 | To ensure, in liaison with colleagues that property databases and terrier systems are updated in a timely manner and ensure that property management records are up to date at all times, including the use of systems and data sets for reporting purposes and estate planning, in particular inputting into the Asset Management Plans. |
| 9. | To work with and assist project managers and client departments as necessary and form part of multi-disciplinary teams through all stages of a project, being engaged in all property- based aspects of the proposals. |

*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. | Degree in Surveying, Property Management or a related discipline with membership of the RICS or enrolled and working toward completion of APC. |
| 2. | Significant post qualification experience preferably within local government with the ability to illustrate successful estate management managing a diverse property portfolio. |
| 3. | Excellent organisation skills, with attention to detail, able to prioritise and meet deadlines, and manage expectations |
| 4. | Be a good communicator with the ability to build excellent customer and team relationships, demonstrating a professional aptitude building confidence and trust. |
| 5. | Understand the needs of the business and demonstrate ability to assimilate options and alternative courses of action for coherent decision making. |
| 6. | Ability to work without supervision and to accept responsibility for decisions taken |
| 7. | To ensure that the professional standards of delivery set out by the Royal Institution of Chartered Surveyors are adhered to and to take responsibility for managing, recording and maintaining your continuing professional development. |

Job Family

Professional/Technical

Grade J

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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.

### Role Characteristics

At this level job holders usually report to a Head of Service and are responsible for the development and implementation of strategy relating to a whole function within that Service. Posts carry significant responsibilities for finance and a range of other non-financial assets and job holders will make autonomous decisions and lead the management of change throughout their functional area.

### The Knowledge and skills required

The advanced theoretical knowledge required to make appropriate judgements and decisions at this level is augmented by ongoing professional development and awareness of external legislative and societal change. Also, by a deeper understanding of the Council operational structures which both support and depend upon the job holder’s actions and advice. Roles will be professional experts, providing guidance to those in earlier career stages.

### Thinking, Planning and Communication

Job holders will use their professional expertise to deal with complex, pressing issues on a day to day basis, but will also look well ahead and take a more strategic view of their project and service delivery objectives, shaping their teams’ composition, approach and operating procedures in accordance with wider service goals mandated by Service management.

The information exchanged at this level will be routinely complex and even contentious in nature. Job holders will, however, have additional demands placed upon them by the need to persuade others to adopt courses of action they may not otherwise wish to take, based on evidence-based and reasoned argument. This will occur in written interactions, but can also be the case in face to face verbal exchanges where job holders will advocate a position in response to opposing opinion in a formal or informal setting.

**Decision Making and Innovation**

The limitations to job holders’ decision making will be only the broad policy and practice guidelines that exist at both a corporate and even national/professional level. At this level of autonomy, job holders will be the final arbiter of many escalated technical and professional disputes and problems. They will probably report to a Head of Service and will devise and implement strategic plans in relation to their specific functional area.

### 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 critical day to day decisions with legal and reputational dimensions. Job holders will make a major contribution to the development of policy and functional procedures. Job holders will also lead the implementation of appropriate programmes on behalf of large groups of people.

Such roles are likely to have at least two other elevated levels of responsibility for such elements as finance (substantial budget management), information assets (statutory corporate databases and council-wide applications) or premises (of very high value and operational importance).

Internal facing roles are likely to have this pattern reversed, with the weightiest responsibility for very high value or significant financial and non-financial assets including policy development, but somewhat less accountability for the assessment of group needs. Roles will have full line management responsibility over a number of teams with differing functional specialties and employee profiles.

### 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 combination of both tactical and strategic matters that job holders deal with means that roles are inherently very complex, demanding of particularly lengthy periods of concentrated mental attention while also managing very high levels of work.

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.

Many Professional / Technical 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 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.