

**Job Description**

**1.** **JOB DETAILS**

 **Job Title:**  **Property Investment Officer**

 **Location: Edinburgh, Bellshill & Inverness**

 **Team/Directorate:** **Customer Services (Property)**

**Responsible To:** **Property Investment Coordinator, Investment Programme Manager**

 **Responsible For:** **No direct supervision of Group’s staff.**

# 2. JOB PURPOSE

Provide project management and supervision of investment projects to the Group’s housing stock and to prioritise and administer the Investment budget for planned preventative maintenance and capital improvement works. Coordinate and establish the monitoring the performance of annual/term contracts in relation to the Group’s stock. Demonstrate that contracts entered into comply with appropriate regulations and are in line with the Group’s policies, procedures and procurement rules.

### 3. KEY RESULT AREAS/PRINCIPLE DUTIES AND RESPONSIBILITIES

* Provide issue and publish specifications / tenders, negotiate service agreements and undertake appraisals of contractors’ performance, to ensure compliance with appropriate regulations and the Group’s policies and procedures. Collate, asses and report on tender returns making recommendations to appropriate delegated authorising Senior Management colleague.
* Maintain that the Group’s stock data is regularly updated to reflect current condition and works recently undertaken. Carry out stock condition surveys as directed by the Investment Programme Manager or Property Investment Coordinator.
* Perform inspection, instruction and supervision of planned maintenance works, ensuring all appropriate policies and procedures are consistently applied and implemented and to ensure specifications have been met and the quality of works comply with industry standards, statutory regulations and Cairn HA standards.
* Monitor and report on contractor response times and works schedules, keeping Customer Services colleagues informed of progress to ensure projects are effectively managed and any disruption for customers is minimised. Participate and lead on project progress reporting and communicate where appropriate within Customer Services Team.
* Assist Senior Management Team in the periodic review, amendment and implementation of policies and procedures as required, including the identification of improvements in processes to ensure a consistently high standard of service delivery and to ensure compliance of statutory regulations, legal requirements and relevant codes of practice are achieved.
* Implement and comply with the Group’s procedure for the handover of new projects and manage the defect liability period of these new properties.
* Review contractors’ service delivery and to report thereon as necessary, including liaison with Framework bodies such as SPA and PfH. To attend / Chair project progress meetings as required, ensuring minutes are appropriately recorded and circulated.
* Monitor budgets for cyclical and planned investment in conjunction with the Property Investment Coordinator or Investment Programme Manager. Exercise financial control, including authorisation of works and payments to contractors at agreed rates. Check, code and approve invoices in line with delegated authority levels. Record payments within relevant spend monitoring database in monitoring budgets so as to assure spend limits and agreed budget targets are met.
* Provide reports for the Property Investment Coordinator or Investment Programme Manager, as required to inform future strategic asset management planning process. Participate in the proposal of capital investment and cyclical works for inclusion within investment programmes.
* Provide factored owners with the level of service that reflects that afforded to our tenants in the areas of common grounds maintenance and management of common property and to liaise and consult with factored owners on the appointment of contractors, costs and schedules of works to common property.
* Provide a high level of customer service when dealing with internal and external customers. Resolve any operational issues with contractors / consultants and investigate complaints in accordance with the Group’s complaints handling procedure.
* Contribute to the preparation and implementation of the departmental risk analysis and maintenance of the risk register to ensure the Association and its tenants are not exposed to any risk that could have been reasonably identified and effectively controlled
* Provide compliance service for gas safety, electrical testing, lifts, fire alarms, firefighting equipment, emergency lighting, specialist equipment and legionella and asbestos so as to ensure that the Group’s projects and assets are compliant with Health & Safety, CDM2015 and Fire Regulations. Provide technical support to the Group as required so as to support case making for project work.
* Take reasonable care of your own safety and that of others
* Attend training courses, seminars as may be deemed appropriate and reasonable by the Property Investment Manager.
* Provide technical support to the Group as required so as to support case making for project work.
* Carry out any other reasonable tasks as required.

 **3.2 Key Performance Indicators**

Apply the Groups Service Standards and report on performance.

 Ensure Gas Safety is fully meeting legal obligations.

 Regularly meet with Framework partners and contractors.

Ensure the Groups Employer Requirements are maintained.

Inspect Stock and report on age and condition to a minimal level.

Post inspect all capital renewal works to 100%

Response and report to all tenant satisfaction surveys below satisfaction thresholds and report on improvement notices.

# 3.3 Key Contacts – Internal & External

# Customers, tenants, owners, factored occupiers.

# Property Services colleagues

 Customer Services Managers, Officers and Assistants

Finance Managers and Officers.

 Contractors and Suppliers

Consultants, Agents and Advisory Bodies (SHN, SFHA, CIH etc.)

# SPA and PfH Frameworks

Homeowners and Factored Property Services Customers

Utilities, Scottish Water, Scottish Gas Networks, SSE Electricity Network.

Internal groups across the Group.

# 3.4 Health & Safety

* Ensure that Health and Safety guidelines and fire regulations are strictly adhered to
* Comply with safe working practices as defined by Cairn Housing Group
* Complete online training as and when required
* Take reasonable care for your own health and safety and that of others who may be affected by acts or omissions at work
* Report any accidents, incidents or near misses as soon as reasonably practicable.

# 3.5 General

* Be aware of and adhere to Cairn Housing Group policies at all times
* Take part in progress/performance reviews throughout the year
* Cooperate with other Cairn Housing Group departments
* Attend training courses and complete online training modules as required to meet the requirements of the post
* Take responsibility for own personal development, seeking out opportunities to learn new skills
* Undertake any other duties as requested by management which are reasonably deemed to be within the scope of the role

**3.6 Other**

* Apply the Cairn Housing Group values and behaviours to every aspect of the role at all times
* Promote and maintain the brand standards of Cairn Housing Group

**Property Investment Officer**

**Person Specification**

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| --- | --- | --- |
| **CRITERIA** | **ESSENTIAL** | **DESIRABLE** |
| Qualifications and specific training | Substantial experience of property maintenance and/or development, including project management, budgetary control, administration and working with communities.Appropriate building or housing related qualification to HND level | Working with contractors in relation to new build development contracts.Project management/ project planning qualification. |
| Experience | Substantial experience of working in property maintenance and development for a Housing Association  |  |
| Knowledge | Developed a working knowledge of the housing association programme management and able to meet key deadlines.Understanding of the scope and content of current legislation and regulations which affect and impact on minor works projectsDeveloped and proficient user of Microsoft Office 365 tools asset management data systems (PIMSS)Ability to understand key principles of building contract documentationSubstantial knowledge of procurement legislation relating to RSLs.Developed awareness of Building Standards and Construction Health and Safety. | Knowledge of the Scottish Housing regulators Performance Standards.Knowledge of current issues and legislation affecting the housing movement. |
| Skills | Developed ability to work under pressure and co-ordinate a varied and complex workload.Developed ability to work on own initiativeDeveloped ability to work with Microsoft Office packages.Developed ability to work with Excel or other spreadsheet packages |  |
| Personal attributes | Teamwork – ability to co-operate with others and where appropriate has the ability to complement the roles of others by being flexible by taking on a leadership, peer or subordinate role.Compliance – adheres to policies and/or procedures and seeks approval from the appropriate authority before making changes.Decisiveness – ability to make decisions, render judgements, take action or commit oneselfAmbition – is driven to be successful, effective, achieve goals and progress through the organisationInnovation – is change oriented and able to generate and/or recognise creative solutions in varying work related situationsPersonal Impact – creates a positive first impression, commands attention and respect and is confident in social/networking situationsOral Communication – expresses thoughts convincingly and effectively using appropriate verbal and non-verbal behaviour to reinforce the content of the message.Written Communication – ability to express thought in writing in a grammatically correct, well organised and structured mannerSelf Confidence – demonstrates a genuine belief in the likelihood of personal success and communicates a positive self-esteem to other |  |
| Additional requirements | Full driving license and access to a vehicle.Flexible to work out with office hours and willingness to travel to attend site visits and meetings, as required.Commitment to deliver great homes and great value for money services |  |

**Job Description and Person Specification Agreement:**

**The above job description is not exhaustive but an indication of the duties the post holder may undertake and will be subject to review.**

**Post Holders Signature: Date:**

**Managers Signature: Date:**