



# Job Description

Job title	Contractor Monitoring Officer	Hours	37 hours <i>Flexible working options are available, including job share</i>
Department	Housing Technical Services	Salary	SK12 (£37,467 per annum)
Location	Council Offices/Works Depot/Home Working	Contract	Permanent

## Main Job Purpose

Reporting to the Repairs Manager you will be responsible for monitoring and overseeing our external repairs contractors to ensure that works are delivered in accordance with agreed contract documents and the Councils policies.

To undertake pre and post inspections to Council owned properties to make assessments of condition and identify repairs required.

To actively and effectively promote the Council's vision, values, aims, objectives and priorities, putting our tenants first through the delivery of best value services.

Work along side various teams to deliver a successful and efficient contractor work stream

This role is not politically restricted.

## Main Statement of Responsibilities

- To monitor our repairs contractors to ensure that works are delivered in accordance with contract agreements and the Councils policies and procedures.
- Carry out pre inspections to diagnose repairs required and arrange for works orders to be raised.
- Prepare schedules of work and specifications of work to allocate to procured contractors.
- Supervise contractor construction works, ensure adherence to specifications, quality control, and monitor progress, including updating systems with correct data.
- Coordinate and lead contractor meetings alongside colleagues, building strong professional relationships including addressing any areas of non-performance.
- Plan and investigate and recommend use of appropriate and innovative building products and identify with contractors' areas for cost reductions.
- Provide excellent customer services to all tenants, stakeholders and colleagues including dealing with enquiries and complaints promptly and keeping them informed at all times.
- Ensure contractor adherence to all relevant health and safety requirements, including CDM, contractor RAMS and insurances requirements, along with regular checks on sites to ensure safe working practices are being adhered too.
- Assist with the procurement of works contracts in accordance with SKDC Financial Regulations and Procurement Procedure Rules.
- To contribute to budget management, including forecasting, assisting with the setting of service charges and monitoring expenditure for the HRA accounts.
- To monitor contractor costs against contract and to agree price variations and contract extensions.
- Authorise payments to Business Support team in line with the Financial Regulations and SKDC's procedures



- Demonstrate commitment and support for safeguarding and promoting the welfare of children, young people, and vulnerable adults.

### Core values

Our vision is to “be the best district in which to live, work, and visit.” To achieve this promise, we are building an organisation with a strong internal culture. Our values determine how we behave and deliver services to our residents and businesses and how we interact with each other, and we believe that our values are just as important as skills.

They focus attention on six areas:

#### Trust

- We act with credibility, professionalism and integrity in all that we do.
- An important guiding principle in the Council’s operations and decision-making process, Trust is found in all relationships; from colleagues, Members and building our resident’s trust.

#### Empowerment

- Committed to creating an environment where colleagues are encouraged and supported to take initiative.
- A culture of collaboration and teamwork where everyone is encouraged to share ideas, contribute and work together.

#### Accountability

- Taking responsibility for our actions and operating in a transparent manner.
- Being responsible for our own performance.

#### Making a Difference

- Addressing the complex challenges we face with innovative solutions.
- Driven by a purpose to create a positive impact and improve the lives of residents and the community of South Kesteven.

#### Supportive to All

- Putting residents at the heart of everything we do.
- Being an inclusive Council that values and celebrates diversity.

#### Kindness

- Empathy and understanding of others.
- Treating everyone with respect.





### Flexibility

Some flexibility in the working hours will be required from time to time. This job description is not intended to be exhaustive. The post holder will be expected to adopt a flexible attitude to duties which may have to be varied (after discussion with the post holder) subject to the changing needs of the organisation.

### Person Specification

#### Relevant Experience, Skills and Knowledge

##### Essential

- A broad knowledge of housing and construction methods.
- Knowledge and understanding of repairs processes.
- Knowledge of asbestos and HHSRS.
- Knowledge and understanding of health and safety in construction.
- Good IT skills.

##### Desirable

- Contractor and contracts management experience.
- Budget management experience.
- Knowledge of the NHF Schedule of Rates.

#### Relevant Qualifications

##### Essential

- A relevant construction qualification equivalent to HNC, or equivalent through experience.
- Full driving licence and access to a car.

##### Desirable

- IOSH Managing Safety
- Project management qualifications or equivalent experience

#### Communication and Interpersonal Skills

##### Essential

- Ability to work as part of a team.
- Awareness of equality issues.
- Willingness to participate in emergency call outs.
- Effective customer care skills.