

# Building Surveyor (RICS)

## Grade

E

Head of Asset Strategy & Planning



Legal Disrepair Manager



**Building Surveyor (RICS)**



Legal Disrepair works Coordinator

## Department

Asset Strategy



Legal Disrepair

## Role Overview

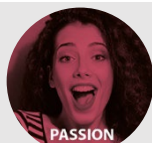
To work as the subject matter expert for Your Housing Group in relation to Surveying requirements specific to area of disrepair.

To attend and confirm on YHG's behalf whether any defects identified within a claim are structural in nature and/or constitute breaches of the tenancy agreement and/or Section 11 of the Landlord and Tenant Act 1985 and/or the (s4) Defective Premises Act 1972.

## RESPONSIBILITIES

- To attend and confirm whether any defects identified in claims are structural in nature and/or constitute breaches of the tenancy agreement and/or Section 11 of the Landlord and Tenant Act 1985 and/or the (s4) Defective Premises Act 1972.
- Undertake calcium carbide testing in areas alleged damp has been stated within a claim.
- Provide estimate percentages in terms of the extent to which any damp has been caused or contributed to by the rising and/or penetrating damp if identified
- Provide written commentary on the cause of any of the defects at a property and if possible, the length of time any defect has been present, likely cost of remedy and the age, character, and prospective life of the property.
- Produce CPR 35 compliant Court Expert reports including photographs and Scott Schedules with accurate SORs and quantities clearly listed.
- Comply with the provisions of the practice directions Part 35 of the Civil Procedure Rules (CPR) to carry out an inspection of the subject premises and be certified in the Housing Health & Safety Rating System.
- Draft and attend at Court, when necessary, to provide the Court with CPR 35 Expert Evidence.
- Provide Expert Surveying advice and training to the team when required.
- Communicate in a way that meets customer and colleague needs and gives a positive impression of YHG and the team, actively seek information from customers and colleagues on expectations and manage appropriately

## Our values



Creating more places for people to thrive and be recognised as a sector leading landlord

- Resolve problems, escalating issues where necessary. Future focussed to prevent problems occurring
- Undertake continual professional development courses (CPD) and gain the knowledge needed to follow the relevant legislation, policies, procedures, or rules that apply to the role

## STRENGTHS

- Have experience of providing the various Courts with expert survey evidence
- Demonstrable ability to effectively engage with business stakeholders within the organisation
- Clear and articulate communication skills, both written & verbal
- Excellent IT skills with proficiency in Microsoft Office
- Ability to work autonomously with minimal supervision
- Excellent relationship building skills

## ESSENTIAL REQUIREMENTS

- ✓ Certification and Knowledge of RICS building surveys and CPR reports.
- ✓ Experience across both commercial and residential property matters.
- ✓ Proven experience of preparation of specific defect reports which include remedial specifications following defect analysis.
- ✓ Role specific requirement to assist the various regional Courts by providing objective, unbiased expert opinions on matters within expertise, and not assume the role of an advocate.
- ✓ Experience of inspection and reporting of individual properties, and diagnosis of specifications,
- ✓ GCSE Maths and English (or equivalent)

## BENEFICIAL TO THE ROLE

- ✓ Eg Full UK Driving License
- ✓ Experience of producing CPR35 compliant reports
- ✓ Use of own vehicle
- ✓ MRICS / FRICS qualification
- ✓ Social Housing experience
- ✓ Additional relevant abc qualification