



Job Description

JOB TITLE: Compliance Officer – Building Services

LOCATION: Newlon House, 4 Daneland Walk, London, N17 9FE

SALARY: £39,512 per annum plus eligibility to participate in the Performance Related Bonus Scheme.

REPORTING TO: Building Compliance Manager

MAIN OBJECTIVES

As part of the Building Services team you will ensure that Newlon meets its statutory landlord compliance obligations in all areas including gas safety, water safety, asbestos, electrical safety, fire safety and lift/LOLER requirements. As well as administer the delivery a high quality responsive services that ensures that all M&E services, systems and installations comply fully with all statutory and regulatory requirements and Accepted Codes of Practice. Ensuring M&E system offer safe, reliable, high quality and consistent service to residents and other stakeholders.

You will support the Building Compliance Manager in the management, monitoring and delivery of a high quality and robust compliance and responsive service ensuring that through your work, Newlon remain complaint in regards of its statutory obligations at all times. Monitor and plan servicing programmes and plans of work relating to statutory health and safety compliance and ensure they are delivered on time and to the required standards ensuring that all necessary certification is in place at all times. Ensure that Newlon servicing data in respect of its compliance areas is kept up to date and as required, report on performance against the data held. Delivering compliance work streams across Newlon group stock ensuring that services and installations provide value for money.

SPECIFIC TASKS AND RESPONSIBILITIES

Key Tasks and Responsibilities		Performance Standards and Outcomes
1.	<p>To be responsible for ensuring that all properties remain compliant for the relevant compliance work stream which could include:</p> <ul style="list-style-type: none"> • Gas safety • Water safety • Asbestos • Electrical safety • Fire safety • Lift/LOLER 	<p>All required databases both internal and external contractor portals to be checked on a frequent basis to ensure properties remain compliant.</p> <p>Reports to run and filed to ensure a record is being kept of compliance for all properties including any reconciling all relevant databases which information is stored.</p> <p>Required compliance KPI to be monitored in line with performance goals.</p>
2.	<p>To be responsible for the processing of invoices for the Building Services Team applicable for the compliance stream allocated to this role.</p>	<p>All invoices correctly and promptly processed.</p> <p>To check that all works orders completed by contractors are correctly invoiced.</p> <p>All administration and performance monitoring systems maintained promptly.</p> <p>High degree of accuracy regarding the location and content of information.</p>
3.	<p>To be specifically responsible for ordering works and authorising contractor payments relevant to the allocated compliance stream for the role</p>	<p>Supplier payments processed in line with agreed terms.</p> <p>Minor works orders placed in line with financial standing orders and to correct target timescales.</p> <p>Rejected and withheld invoices are correctly documented and followed up on a regular basis.</p>

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4.	To be responsible for verification of works completed and their quality. Oversee and or carry out a programme of post inspections (by phone or in person) to confirm identified works have been completed in line with suppliers contractual agreements.	<p>Arranging consultant's visits or visiting Newlon properties to inspect works. Inspections and checks carried out diligently and results accurately recorded.</p> <p>Residents contacted at home to confirm works completed and to an acceptable standard.</p> <p>Higher value repairs and significant problems identified and reviewed during contract meetings.</p> <p>Required % of works quality checked and post inspected.</p>
5.	Assist in budgetary control by monitoring and reporting expenditure to services suppliers. Liaise with suppliers over future and variation costs to update forecasts and maintain accurate reporting. Reconcile contractor invoice accounts on a regular basis.	<p>Budget estimates for future work are provided to manager.</p> <p>Service budgets are tracked and accurately reported to manager.</p> <p>All accrued works orders regularly validated and invoices requested where necessary.</p> <p>Assisting with the preparation of budgets for service charge purposes.</p> <p>Produce budgetary and performance information for reporting purposes.</p>

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6.	To carry out computerised and manual administration on a variety of databases used by the Property Services department. Particularly taking the lead with responsibility for maintaining the compliance Register and reporting compliance certification within True Compliance, Integrator and any other relevant systems or portal.	<p>All records maintained promptly.</p> <p>High degree of accuracy regarding the location and content of information.</p> <p>Information relating to residents, clients and other customers maintained confidentially.</p> <p>Accurate register of all properties with Safety certificates where required and action taken to resolve those where a certificate is overdue.</p> <p>Regularly reconcile the compliance register with contractor records to ensure 100% accuracy and compliance.</p>
7.	To manage the performance of Compliance and M& E contractors within Building services ensuring a consistent service is delivered to Newlon customers	<p>To monitor performance of contractors against contract specification and any failings are followed up effectively through contract performance meetings.</p> <p>Develop strong working relationships with contract partners to ensure consistency in delivering excellent customer service in line with Newlon Trust and Newlon's contract management procedures.</p>
8.	To liaise with external contractors and consultants in relation to variation requests, queried invoices and un-completed works orders.	<p>Trained and competent to deal with enquiries.</p> <p>Prompt, appropriate action taken to resolve issues.</p>

Key Tasks and Responsibilities		Performance Standards and Outcomes
9.	To receive and deal with complaints, queries and requests from residents related to Service Contracts. Liaise with colleagues and residents to provide a customer service in line with Newlon Trust principles.	<p>Records on complaints received are recoded and accurately maintained within dynamics.</p> <p>Attempts are made to resolve complaints or queries directly, with guidance from line manager as required.</p> <p>All complaints and queries are addressed in a timely way and all residents are dealt with according to Newlon Trust service principles.</p>
10.	To contribute to the effective running and development of the repairs, Asset Management and Building Services teams. Where necessary to cover the work within any of the teams shown above.	<p>Effective participation and contribution to meetings.</p> <p>Provide assistance to the Building Compliance Manager as requested.</p> <p>Provide assistance to the Customer Contact Centre as required.</p> <p>Works effectively in a team participating, responding positively and putting extra effort into achieving team objectives.</p>

Key Tasks and Responsibilities		Performance Standards and Outcomes
11.	To contribute to maintaining an effective work-place	<p>All aspects of corporate policies, such as Health and Safety, Diversity, Sustainability and Data Protection adhered to.</p> <p>Newlon Trust values of customer service (responding to requests being clear and checking you got it right) applied to internal and external customers.</p> <p>Objectives of reliability, consistency, speed and awareness built into all activities.</p> <p>Newlon Trust behaviours of working together, solving problems, taking ownership and customer focus built into all activities.</p> <p>Collaboration across teams actively promoted at all times.</p>
12.	To ensure that exposure to risk with Health and Safety is minimised.	<p>Ensure contractors are compliant with health and safety issues as they relate to legislation and Newlon's procedures,</p> <p>Ensure contractors are aware of the risk of H&S in Newlon's properties and adhere to the Trust's management strategy,</p> <p>Carry out all obligations relevant to your role under the internal procedure.</p>
No job description can cover every issue which may arise within the post at various times and the postholder is expected to carry out other duties from time to time which are broadly consistent with those in this document.		