

Job Description: Principal Adviser - Building Control

Reports to:	JIT Team Leader
Directorate/team:	Joint Inspection Team, Fire Safety (JIT)
Grade:	Grade 8

Job Purpose:

To provide the JIT Team with expertise in building construction (methods and legislation), relating to fire safety, that will be superior to landlords which may try to argue their unsafe buildings are compliant/ safe, and advise at the inspections and give testimony at the enforcement stages.

Core Accountabilities:

1. Be the JIT expert on construction, building compliance and fire safety within a block, and advise accordingly.
2. Be a key witness at Tribunals and Court cases the JIT supports local authorities on, and represent the JIT at national policy making meetings
3. Maintain professional knowledge of all relevant legislation, systems, policies and professional best practice.
4. Contribute to the delivery of the team's agreed objectives.
5. Model the LGA's values and work in accordance with health and safety, equal opportunities and environmental policies.
6. Undertake any other duties and responsibilities appropriate to the post.

Specific Accountabilities:

1. Ensure the JIT team stays up-to-date of developments in fire safety good practice relating to residential high-rise buildings.
2. Help train non-surveyor colleagues in the JIT, such as EHOs, Solicitor(s), and an Intelligence Officer.
3. Where necessary assist with drafting schedules of work, notices and orders for enforcement under Housing Act 2004, and potentially on Works in Default, (where the 'host' local authority decides to take such action).
4. To be lead construction expert on-site inspections, advise on building regulations, and accompany teams of EHOs, and co-ordinate with other building control manager and (where appropriate), 'host' borough staff on HHSRS site visits.
5. This post will feed into HHSRS assessments of blocks, along with other professionals as part of Housing Act 2004 enforcement. The results of this assessment will then be passed to the local authority where the building is, so they can make a decision on any appropriate action.
6. Any Improvement Notice served by the local authority under Housing Act 2004 will require some scoping of the remediation works required by the responsible party/ landlord, and the Building

Control surveyor will take the lead on advising on this work, with other professionals including the Principal Adviser - Fire assisting as appropriate.

7. There will also be a requirement to train other JIT members in matters relating to construction techniques and rules regarding Fire Safety, to aid greater understanding, and attend some JIT team meetings, and undertake some training, (all time spent, and course fees paid for by the JIT).
8. Be aware of and proactive in ensuring that JIT team visits are conducted in accordance with good safe practice on site.
9. Write witness statements, prepare prosecution cases, and attend court hearings as a witness.
10. Given the unsafe buildings are spread across England, it will be necessary to visit and stay overnight for a few days at a time in the normal course of the working week.

Relevant Contacts:

LGA:
LGA Managers
JIT Team
LABC
RICS

Local Authorities:
Senior Officers
Sector experts/professional bodies

Other:
CIEH
MHCLG
Building Safety team
Home Office
HSE

Person Specification: Principal Adviser - Building Control, Joint Inspection Team

Qualifications	<ul style="list-style-type: none"> • Qualified Chartered surveyor • Passed the LABC/IFE level 6a Fire Safety Competency Exam.
Knowledge and experience	<ul style="list-style-type: none"> • Considerable, in depth experience of working as a qualified surveyor in an area with significant sized high rise stock. • Demonstrable experience of working on buildings that are not compliant with Building Act 1984 or the building regs. • Thorough understanding of the ways in which developers and/or landlords cut corners to avoid costly, but important safety measures. • A sound knowledge of the principles and practice of health and safety including risks and responsibilities associated with managing operational Building Control activities. • An understanding of local government, committee structures including a working knowledge of Council policies, procedures and systems to protect employees and the public. • Experience of working on high rise, complex projects with combustible cladding, and wall systems • Experience of working on developing the new fire safety regulatory system, (post Hackitt), with LABC/ MHCLG • Experience of preparing cases for Court and attending Court as a witness, (not necessarily in regard to tower blocks).
Skills and abilities	<ul style="list-style-type: none"> • Ability to work across disciplines to tackle unsafe buildings • Ability to interpret plans and written statements, including Fire safety strategies, to spot flaws, inaccuracies, and risk in a building. • Ability to demonstrate a commitment to and understanding of equal opportunities. • Ability to build and maintain effective relationships and partnerships. • Excellent interpersonal skills, with the ability to influence and negotiate with a wide range of stakeholders effectively • Flexible approach to work, with a keenness to adapt to meet changing work requirements • Excellent organisational skills, with the ability to prioritise work to meet deadlines, and a concern for order and accuracy • Excellent IT skills, including Word, with the ability quickly to learn new packages as required • Excellent written skills, with the ability to accurately summarise and convey complex information • Able to deliver under pressure, prioritising work against competing demands to meet deadlines • Highly developed written and oral communication skills, including the ability to speak confidently in public and to present complex ideas in a clear and comprehensible way. • A positive, "can do" attitude