



DIRECTORATE OF PROPERTY

Multi skilled operative - Groundworker (Permanent)

Salary £27,031 per annum

40 hours per week

The Trust provides homes and services across Cheshire and is a Times Top 100 company to work for. We have over 6000 properties and a variety of external open spaces. We are looking for an experienced flagger and fencer on a permanent basis to work within the Open space and environmental services team.

Do you enjoy working outdoors in all weathers? Do you work to a high standard and take pride in what you do? As a ground worker at the Trust, you will carry out both planned and responsive external works across all of the Trust's external areas including customers gardens and communal open spaces. You must have demonstrable competence in all aspects of groundwork including flagging, fencing, drainage and garden clearances. You will be expected to work safely, follow guidelines, assess risk and ensure the safety of yourself, our customers and your colleagues.

You will be working in domestic properties and it is essential that you work within the values of the Trust and can communicate effectively with both customers and colleagues. You should be comfortable working as part of a team, be flexible to the demands of the role but have the confidence to manage your own time and use your own initiative.

You must have a current and valid UK driving licence.

The working week is 40 hours, and these hours will be worked between the hours of 8.30am and 5.00pm. In addition, you will be required to participate on the out of hours callout rota and work within a 30 mile radius of Gadbrook Point, Northwich.

In addition to salary we offer a great working environment, a workplace pension scheme, 25-31 days annual leave depending on service, child-care subsidy and annual Personal Development and Well Being payment.

Please be advised this role requires a Basic Disclosure Barring Service Check.

Closing date: Noon, 19th April 2021

(Please be aware that applications received after this time will not be considered)

Assessment/Interview date: 23rd April 2021

Please submit your CV with a covering letter (max. 2 pages) demonstrating how you meet the minimum criteria in relation to the person specification, please send to careers@wvht.co.uk

Those applicants that consider themselves to have a disability and meet the minimum criteria for the role will be guaranteed an interview. Please confirm within your application if you consider yourself to have a disability.

In line with the Trust's Disclosure & Barring Policy, please confirm if you have any current convictions under the Rehabilitation of Offenders Act 1974.

The Trust invites applications from all members of the community, irrespective of age, sex, marital status, sexual orientation, race, religion or disability.

Accountability Profile

Job title:	Multi Skilled Operative – Ground Worker Core Trade
Employer:	Weaver Vale Housing Trust
Location:	Gadbrook Point, Rudheath Way, Northwich, Cheshire
Contract:	Permanent
Salary:	£27,031
Hours of work:	40 hours per week
Department:	Property
Reporting to:	Contract Manager

NB. The information outlined below is the purpose of the post, i.e. why it exists, and the key accountabilities of the post holder, i.e. the outcomes required of the post. This is not a list of tasks or duties, as post holders are required to perform any reasonable task within their competence to deliver the stated outcomes

Job purpose

To carry out Responsive, Cyclical, Void and Planned Repairs and Maintenance Works including adaptations to various types of properties for Weaver Vale Housing Trust and its commercial subsidiary Weaver Horizons.

Key Accountabilities

- To carry out duties under minimum supervision, co-ordinating own workload within stated deadlines and targets, including ordering all necessary plant, equipment and materials.
- To liaise with the relevant Contracts Manager, Supervisors, Surveyors and administrative teams to ensure that the Trust properties and neighbourhoods are maintained to the highest possible repair standards, in compliance with outlined processes.
- To work within and ensure compliance with, all appropriate Health and Safety Legislation and the Trust Health and Safety Policy and Procedures.
- Attend such training courses, conferences, appraisals, monthly team meetings, staff away days, annual planning as required.
- To ensure accurate and effective usage of mobile technology in conjunction with completion of works, communication and training requirements.
- Ensure that all work time priorities are adhered to, with a full awareness of what they are and the impact of not being met.
- Demonstrate a customer focused approach when representing the Trust
- Proactive approach to improving services based on customer feedback and business needs
- Support the Trust's apprentice training and mentoring programme as and when required
- To undertake works relating to successful tenders/quotations that arises through continual pursuit of new business for the Property Services section.
- Participate on the Property out of hours call out rota as a multi skilled operative
- To deliver all work in line with the Trusts GDPR, H&S, Financial and People policies and procedures.
- In addition to the above functions, the post holder is required to carry out such other duties as may reasonably be required to help continually provide an excellent customer service.

Person Specification

	Essential	Desirable
Qualifications	<ul style="list-style-type: none"> • A recognised trade apprenticeship or qualification to City and Guilds, NVQ or equivalent standard or Minimum 3yrs experience of general ground works or landscaping • Willingness to undertake further qualifications in areas such as health and safety and general management • Full UK driving licence 	<ul style="list-style-type: none"> • Construction Skills Qualification (CSCS Card) • Towing licence
Experience	<ul style="list-style-type: none"> • Working in domestic or commercial environment for building works • General ground works including flagging, fencing, drainage, concreting 	<ul style="list-style-type: none"> • Repair and installation work in a social housing environment • Garden clearance and maintenance • Brickwork • Trained excavator user
Knowledge	<ul style="list-style-type: none"> • A good understanding of relevant regulations, legislation and standards • Good knowledge of best working health and safety practices and legislation including CDM. 	
Competencies	<ul style="list-style-type: none"> • Ability to work in a role that includes undertaking physical tasks outdoors and operating a range of equipment and machinery • Commitment to and ability to develop working relationships with customers, colleagues and other external partners • Excellent communicator with both customers and colleagues 	

	<ul style="list-style-type: none"> • Delivering results and meeting customer expectations 	
Attitude	<ul style="list-style-type: none"> • Positive and proactive approach • Strong commitment to customer service excellence • Ability to work flexibly in line with business needs • Adaptable and flexible 	

This post is subject to a Basic Disclosure and Baring Services check.