



Senior Assets Surveyor (Building Surveyor) Permanent, full time

Starting Salary

£45,547 per annum

Closing date

Sunday 15 June 2025 at 23:59

Holiday Entitlement

23 days, plus bank holidays and an additional 3 days leave designated between Christmas and New Year.

Benefits

4-day week **temporary** pilot

Hybrid working

Defined Contribution Social
Housing Pension Scheme

BUPA Health cash back plan

GP helpline

Wider Wallet discount and
voucher scheme

Investment in learning and
development and funding of
professional memberships.

Cycle to work scheme

Employee assistance
programme (EAP) through
Life and Progress

Probation & Notice

6 months probation, after which
the notice period is 3 months.

How to apply

To apply, please submit your CV
setting out why you are
interested in the opportunity and
how you meet the criteria of the
position.



Job Purpose

Deliver professional services and advice centred on building and quantity surveying disciplines to enable future investment plans to be delivered ensuring sustainable asset management.

Own the implementation of a consistent and effective approach to the scoping and specification of component-based replacement and refurbishment works and validation of future investment programmes from existing stock data.

Assess ad-hoc building defects and provide advice as to their effective resolution, occasionally providing a 'turnkey' service.

Own the assessment and resolution of land management and neighbourly matters including boundary queries, land encroachment, party wall matters, instances of alleged nuisance, wayleaves, licences, acquisitions and disposals and other related matters, seeking external advice where necessary.

Own the assessment and resolution of applications for alterations and improvements by Bron Afon residents.



Person Specification: Qualifications, knowledge and understanding

The below points will be used to assess your suitability for the role.

Stage of assessment

Degree in Building Surveying / Quantity Surveying / General Practice

Application

Membership of a relevant professional body (RCIS, CIOB or similar) or actively working towards a professional membership (desirable)

Application

A sound working knowledge of (essential):

- Traditional and non-traditional domestic buildings, including construction methods and materials and their limitations / modes of failure
- Data collection, manipulation, and reporting techniques relevant to the built environment
- Boundaries, easements and rights over land and other neighbourly matters
- Estimating the cost of building works and preparation of specifications of work / tender documents

Interview /
Probation

A sound working knowledge of (desirable):

- Landlord and tenant agreements and issues
- Procurement systems and contract administration
- Measured term and lump sum contracting arrangements
- The Building Regulations, Welsh Housing Quality Standard (WHQS), Housing Health and Safety Rating System (HHSRS) and other significant legal and regulatory compliance matters

Interview /
Probation



Person Specification: Experience

The below points will be used to assess your suitability for the role.

Stage of
assessment

Extensive experience in a similar role preferably with some experience or training within private practice

Application

Extensive experience of the production of specifications of work and associated tender documents using industry standard systems

Interview /
Probation

Experience of managing budgets and contract administration in line with standard forms of contracts

Interview /
Probation

Experience in data management and providing management information (desirable)

Interview /
Probation

Demonstrable experience of partnership working (desirable)

Probation

Experience of using AutoCAD or similar type drawing packages to produce scaled property drawings (desirable)

Application



Person Specification: Skills and attributes

The below points will be used to assess your suitability for the role.

Stage of
assessment

Positive problem-solving approach with the ability to develop and support others to positively embrace change

Probation

Good analytical and organisational skills, can identify, understand, interpret and manage information and performance data

Probation

Ability to manage conflict and competing priorities effectively with resilience to keep performance on track during periods of uncertainty or change

Probation

Well-developed written and oral communication skills with ability to meet the communication needs of different people and groups

Probation



Person Specification: Personal Qualities

The below points will be used to assess your suitability for the role.

Stage of
assessment

Ability to work without constant supervision, using your initiative to plan, prioritise and delegate as appropriate working to deadlines where applicable (desirable)

Probation

A highly methodical self-motivated person with excellent organisational skills, a completer-finisher who attends to detail (desirable)

Probation

Proven commitment to equality of opportunity and diversity of employment and service delivery (desirable)

Probation

An effective time manager who can respond quickly to changing demands and conditions (desirable)

Probation

Additional Requirements

The post holder will be a car driver or someone who can travel effectively and in a timely fashion throughout Torfaen

Application

The ability to speak Welsh is desirable for all roles

Application



Our People

We believe people are our best asset and the key to our success.

By 2028 we want to be a business that is part of a long-term solution to the housing crisis and inequalities in South Wales. We are investing in a strong, agile workforce, where colleagues feel connected and are supported to be their best.

Our promise to our people

- Provide a great place to work that attracts and retains talent by enabling people to do a great job, wherever and whenever they are working.
- Listen to our colleagues and work with them to create more opportunity for flexible working to improve the customer and employee experience.
- Trust colleagues to make sound decisions based on good data, empowering them to do the right thing for customers.
- Promote and embed equality, diversity and inclusion into every aspect of our business, supported by relevant training for everyone.
- Establish a culture of wellbeing, focused on mutual responsibility so everyone can work safe and be well.



R N I B
Visibly Better

Employer



Our Values

Respect

We treat everyone with respect. We are fair, inclusive and understanding.

Engage

We are proud to be owned by the community. We work with people and partners to make lives better.

Ambition

We want to be the best at what we do. We are ambitious in creating opportunity and addressing inequality. We bring passion, creativity, and commitment to our work.

Listen

We listen, we understand, and we are trusted to act.



Our Corporate Strategy

Alan Brunt, our CEO, recently launched our new Corporate Strategy 2023-28.

The strategy sets out how we will deliver on our ambitions over the next five years. Building on the 2018 corporate plan, this 2023 strategy renews our commitment to provide a quality home and a safe place to live. Here at Bron Afon, **we are trusted to build safe and strong communities where everyone has a place they are proud to call home.**

Our Strategic Aims

Great Customer Service

Provide quality services and value to our customers.

Build New Homes

Continue to build good quality, safe, energy-efficient homes which everyone is proud of.

Provide High Quality Homes

Invest in our current homes so they are maintained at a high-quality level by making sure that we meet the new Welsh Housing Quality Standard.

Partnerships and Communities

Be the partner of choice for organisations creating opportunities that make our communities stronger.