

# Asset Management Consultant

London / Leeds

## Purpose of Job:

We are looking for an Asset Management Consultant to provide technical building services expertise and advice on asset maintenance and replacement across a variety of projects and sectors.

The successful candidate is expected to conduct detailed analysis of asset and lifecycle data, which covers all building services including HVAC, electrical systems, heating and water systems.

Working within a multidisciplinary team, the candidate will form an integral part of the nationwide asset management team. Whilst we have two roles available, one in Leeds and one in London, the team support clients nationwide, so travel across the UK will be required from time to time.

This role may require a full DBS and security checks to be completed.

## Duties and Responsibilities:

- + Liaise with clients and implement agreed marketing skills
- + To carry out condition and dilapidation surveys; life cycle costing; strategic planning
- + Compliance auditing
- + Fault finding and problem solving
- + Carrying out asset schedules and maintenance audits
- + Produce Planned Preventative Maintenance (PPM) plans
- + Produce Engineering Life Cycle and Forward Capital Cost plans
- + Interpret engineering reports, drawings, layouts and other visual aids
- + Undertake Engineering maintenance contract monitoring and auditing
- + Writing technical reports and specifications
- + Conduct on site Engineering Services inspections and reporting for due diligence (Vendors and Acquisition) and dilapidations
- + Undertake maintenance procurement to include asset collection and preparation and review of tender documentation
- + Able to work as part of a team to meet project briefs and programme requirements.
- + Lead a M&E team in the co-ordination and delivery of individual projects, including attendance at meetings, internal programming, project reviews etc.
- + Manage client and other team relationships
- + Understand client needs and interpret and confirm the project brief
- + Provide assistance and support to other members of the engineering team within the office
- + Undertake constructive peer reviews of other projects
- + Demonstrate a wide knowledge and relevant experience of building services systems across a range of sectors and the ability to report on both mechanical and electrical disciplines during meetings, etc.
- + Manage and mentor junior engineers
- + Experience of Integrated Management Systems (IMS) and QA procedures and see that these are adhered to at all steps for all projects
- + Commit to supporting the strategic company's sustainability policies and the internal environmental programme objectives

## Training Programme requirements:

- + Commit to goals and objectives of a career development programme including attendance of in-house and external technical and non-technical training
- + Commit to achieving or maintaining Chartered Engineer status through relevant professional institution
- + Support the development of team members and undertake the mentoring of members of the engineering team
- + Familiarise and learn about sustainable low energy initiatives and to share this with other members of your team and wider within the Partnership

Person Specification:

	Essential	Desirable
<b>Knowledge</b>	<p>Experience in performing condition surveys, life cycle costing, strategic planning, asset schedules and maintenance audits</p> <p>Ability to apply theoretical principles to the practical design of building systems</p> <p>A high degree of knowledge of how buildings are built and the processes that goes into their operation and design</p> <p>Understanding statutory and regulatory compliance requirements involved in the operation of a building and knowing the risk assessments and details that are required</p> <p>Understanding of codes, standards, guides and technical reference material relevant to building services design and operation</p> <p>Experience of working within an office and/or design team environment</p>	<p>Knowledge of energy efficiency and low energy design</p> <p>Awareness of BREEAM standards and its impact on Building Services design</p> <p>Awareness of internal Environmental Policy and initiatives</p>
<b>Skills</b>	<p>Excellent team working and inter-personal skills</p> <p>Organisational skill with attention to detail and accuracy</p> <p>Time management and ability to prioritise at busy times</p> <p>Experience of managing and running projects with examples of projects which can demonstrate all key stages from appointment of a project through to completion</p> <p>Good communication within a team and externally with other companies /clients</p> <p>Able to present and explain the thought processes and engineering processes behind their own work</p> <p>Enthusiastic approach to work and problem solving</p> <p>Understanding of IMS and QA procedures</p>	
<b>Experience, qualifications and prospects</b>	<p><u>Qualifications</u> HND in relevant mechanical/electrical engineering subject or similar</p> <p><u>Experience:</u> Demonstrable building services knowledge skills gained with working in a Building Services environment</p> <p><u>Software skills including:</u> Microsoft Office</p>	<p><u>Qualifications:</u> BEng, BSc, MEng or MSc in relevant engineering subject, e.g., Building Services Engineering, Electrical Engineering or Mechanical Engineering</p> <p><u>Software skills including:</u> Experience in CAD drafting systems, e.g. AutoCAD Microsoft Project Hevacomp/Amtech, Dialux/Relux</p>
<b>Attributes and Personal characteristics</b>	<p>Logical thinker, scientific and analytical – having an engineering approach to problem solving</p> <p>Methodical and thorough with a flexible attitude to work</p> <p>Proactive team member the ability to work with other junior, intermediate and senior engineers</p>	<p>An interest in architecture, landmark buildings and new technologies</p> <p>An interest in renewable energy technologies</p>

	<p>Works on own initiative and work under minimal supervision</p> <p>Approachable and personable</p> <p>Commitment to maintaining high quality standards with an eye for detail</p>	<p>An interest in environmental sustainability in the workplace and home</p>
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