

## NORTHUMBRIAN WATER GROUP

### **JOB DESCRIPTION**

<b>JOB TITLE</b>	Estate Surveyor (Management)	<b>REPORTS TO</b>	Estates Manager
<b>DIRECTORATE</b>	Asset Management	<b>LOCATION</b>	Pity Me
<b>DATE</b>	April 2024	<b>GRADE</b>	12

<b>PURPOSE</b>	To provide a comprehensive and professional surveying service within NWL and its associated group companies.
----------------	--

<b>ACCOUNTABILITIES</b>	<p>Reporting directly to the Estates Manager within the Asset Management Department.</p> <p>You will provide professional advice and service to various departments within Northumbrian Water Limited (NWL) and its associated group companies relating to all land and property issues including above and below ground assets and associated works.</p> <p>You will be responsible for the management of the Non-Operational property portfolio which includes Residential, Agricultural, Commercial land and buildings, Telecoms and Rating within the NWL portfolio.</p> <p>In addition, you will be responsible for supervising and undertaking miscellaneous operational land, capital scheme and property industry specific queries and transactions.</p> <p>To include but not limited to:</p> <ul style="list-style-type: none"><li>• Support and active management of the company's land and property to ensure their effective and efficient use and that they continue to meet the company's corporate objectives and requirements; its landlord responsibilities and tenants are meeting their contractual obligations.</li><li>• Management of external agents and consultants.</li><li>• Ensuring that good relations are maintained with landowners' agents, tenants and property partners.</li><li>• Maximising income from property and increasing the security of income to provide a reliable source of revenue.</li><li>• Working collaboratively with the wider business and other service teams to deliver appropriate land property solutions.</li><li>• The post holder will operate in an agile working environment and will be expected to deploy services in a way that supports other departments in the delivery of their own priorities but to also effectively ensure that there is appropriate balance with both corporate and service priorities.</li><li>• The post holder will have to meet the needs and requirements of a multifaceted company; one that has a strong vision and values and is on a delivery pathway of continuous improvement.</li></ul>
-------------------------	---

<b>EXPERIENCE REQUIRED</b>	<p><b><u>ESSENTIAL</u></b></p> <ul style="list-style-type: none"><li>• MRICS qualified with proven post qualification experience.</li><li>• Previous general practice surveying experience including agriculture, landlord and tenant, acquisition, and disposals.</li><li>• Understanding and knowledge of external property markets and influences and wider property projects.</li></ul>
----------------------------	---



	<ul style="list-style-type: none"> <li>• Good record of delivering varied property and technical transactions and innovative solutions to deliver maximum value and outcome.</li> <li>• Experience of collaborative working across teams to deliver mutually successful outcomes</li> <li>• Demonstrable experience of maintaining and developing working relations with landowners, agents, tenants, contractors and customers and partners.</li> <li>• Experience of managing a range of diverse stakeholders, adapting and presenting cases in a manner appropriate to the audience.</li> <li>• Full driving licence</li> </ul> <p><b><u>USEFUL</u></b></p> <ul style="list-style-type: none"> <li>• Experience of working in a similar role with a utility provider or similar working environment.</li> <li>• CAAV qualified</li> </ul>
--	--

<b>SKILLS REQUIRED</b>	<p><b><u>ESSENTIAL</u></b></p> <ul style="list-style-type: none"> <li>• Experience in Acquisitions and Disposals, Landlord &amp; Tenant, Easements, Management of Freehold and Leasehold land and properties.</li> <li>• Having the technical skills and abilities to effectively deal with all aspects of day-to-day management of a diverse range of commercial and operational land and property.</li> <li>• Good interpersonal and communication skills to provide sound property related guidance and advice to the business and a broad range of external customers.</li> <li>• Ability to work collaboratively within the team to deliver short, medium and long-term workload and projects to meet a range of targets and deadlines (contractual, budgetary control etc.)</li> <li>• Negotiation skills to deliver successful outcomes in transactions, contract and other negotiations, developing a variety of approaches to negotiation as appropriate to the individual case.</li> <li>• Working in a fast-changing environment, staying calm and maintain focus and able to assimilate and utilise detailed information quickly in making reasoned judgements.</li> </ul> <p><b><u>USEFUL</u></b></p> <ul style="list-style-type: none"> <li>• Experience in utility work; pipeline laying schemes from notice to compensation including schedule of conditions.</li> </ul>
------------------------	--

<b>COMPETENCIES REQUIRED</b>	<p><b><u>ESSENTIAL</u></b></p> <ul style="list-style-type: none"> <li>• Excellent communication skills, oral and written, including drafting professionally reasoned responses and comprehensive heads of terms.</li> <li>• Excellent negotiation and surveying skills</li> <li>• Strong IT skills and good knowledge of Microsoft Office applications MS Word, Outlook, and Excel.</li> <li>• Knowledge of property database programmes, accounts packages, in particular GIS applications.</li> </ul> <p><b><u>USEFUL</u></b></p> <ul style="list-style-type: none"> <li>• Management of support staff and external providers.</li> </ul>
------------------------------	---