



JOB DESCRIPTION

Job Title	Labourer		
Directorate	Communities		
Reporting to	Void Team Supervisor		
Grade	14		
Evaluation ref:	TR0141	Job ref:	Family
Role purpose			
<p>To provide a repairs and maintenance service to communal areas, tenanted properties, and void properties to the council's standards, statutory requirements, and relevant building regulations.</p> <p>The role is to ensure our housing stock is maintained to statutory legislation and repairs are completed to prescribed timescales, such as resolving defects causing damp and mould as detailed in the Social Housing Regulation Act 2023.</p>			
Responsibilities			
<ul style="list-style-type: none">• Carry out general maintenance work, waste disposal and general cleaning to properties.• Collect and distribute all necessary materials and equipment.• Provide support to other trades, including heavy lifting.• Assist removal services with evictions and deceased estates.• Undertake minor horticultural duties such as cutting grass, trimming hedges, ensuring safe operation of a range of appropriate equipment.• Identify work required and materials needed.• Complete relevant risk assessments and related health and safety paperwork.• Undertake remedial preparation work, including filling, sanding and woodwork.			
Impact			
<ul style="list-style-type: none">• To continuously improve the social housing stock and renew/repair/maintain the properties in line with required standards.• Provide a first-class service to existing tenants and carry out work to a high standard.• Health and Safety requirements are a priority particularly with existing tenants and with rebuilding/restructuring of voids.• Preparation/planning and decision making are required to ensure the work progresses as planned and there are no interruptions/delays. This entails working around unforeseen problems/unplanned additional work. This requires an in-depth knowledge of best practice in the building industry.			

JOB DESCRIPTION

Knowledge / Experience / Skills			
Knowledge			
	Essential	Desirable	
Knowledge and understanding of Health & Safety legislation and requirements.		X	
Knowledge of general building safety and maintenance skills.		X	
Ability to properly use maintenance tools, equipment, and supplies.		X	
Can take accountability for quality and quantity of work.	X		
Experience			
Proven experience of working in this field.	X		
Experience of working with Housing Stock.		X	
Qualifications / Registrations / Certifications			
Good general standard of education (minimum to GCSE standard or equivalent, including English and Mathematics).	X		
Must hold a valid UK driving licence (with no more than 3 penalty points) and will drive a vehicle supplied by the Council to undertake the duties of the role.	X		
Skills			
Good communication skills both written and oral.	X		
Be able to diffuse aggressive situations and be able to report to supervisors.		X	
Understand when to consult with others from the wider team and contractors.		X	
Working Conditions			
<ul style="list-style-type: none"> Working outside and inside tenants' homes. Conditions can be poor, depending on the reason for visit and may encounter working in confined spaces or at height. A significant part of the role involves working in all weathers when safe to do so. The types of building will vary from flats, houses, sheltered housing schemes, offices, depots and municipal buildings. Conditions of some of the housing stock can present an unpleasant experience with cleanliness, aggressive tenants, drug paraphernalia, furnishings, pets etc. 			

JOB DESCRIPTION

- Lone and team working a necessity of the role.
- Exposure to unpleasant or hazardous environmental working conditions.
- Basic DBS check required

Working Arrangements

- Somerset Council's dynamic Working Strategy will be applied to this position
- The role will be part of the out of hours rota (additional payment), which provides a valuable service to our tenants and customers.

Corporate Responsibilities

Understand, uphold, and promote the aims of the council's equality, diversity, and inclusion policies; health, safety and wellbeing of self and others; and Organisational values in everything you do. Equality and Diversity practice covers both interaction with staff, service users and communities and includes challenging discrimination and promoting equality of opportunity for all.

Date: October 2024