



Goodenough
College

Job Title: Multi-Skilled Fabric Technician
Reports to: Estate Manager
Staff reporting: Potential Apprentice / occasional seasonal Labourer
Based at: Mecklenburgh Square, London WC1N 2AB
Salary: £34,000 per annum

Job purpose

You are responsible for maintaining the fabric of the buildings and undertaking day-to-day planned maintenance, reactive repairs and small projects. This position requires a varied skill set, with competencies in joinery, building maintenance, small installations (e.g. kitchens), wet trades, tiling/sealing, elements of hard landscaping, painting and more. A high level of productivity, a good pace and strong work ethic are essential.

You should be available for weekend/evening working as required, depending on the type of work being undertaken, with advance notice, compensated through overtime or toil. The role requires good organisational skills and a proactive approach, with the ability to work independently, using your initiative. Quality of workmanship and attention to detail is key, whether working on routine maintenance tasks or undertaking small projects, with a natural ability to apply high standards and pride in the quality of work undertaken. Following good health and safety practices, working safely and maintaining a clean and safe site are essential.

You will work under the day-day supervision of the Estate Manager and be part of a team of maintenance technicians.

The position requires physical fitness and agility, as in involves manual handling and working at heights across a multi-building estate, where access to lifts is limited.

Key responsibilities

1. Carry out routine building maintenance tasks and fabric repairs to a high standard, maintaining the integrity of the buildings, their listed status and purpose.
2. Carry out small refurbishment projects e.g. kitchen installations, refresh of member accommodation; either working independently or as part of a team.
3. Undertake proactive maintenance checks and inspections across key spaces e.g. washrooms, bedrooms, communal/public areas to identify defects, report hazards and carry out urgent repairs as required, to maintain a safe environment and functional well-presented estate.

4. General labouring duties assisting with the preparation of spaces for maintenance or refurbishment, working alongside contractors and other staff e.g. decanting furniture, installing protection, setting-up access equipment, loading-up materials, removing site waste, organising and setting-up workspaces, maintaining tools, equipment and storage spaces.
5. Responsible for using a range hand & power tools, equipment, plant and machinery, in a compliant and competent manner, in accordance with risk assessments, manufacturer's guidelines and instructions, including the safe and responsible management, maintenance and storage of such tools and equipment.
6. Liaise with employees, members and contractors in a professional and courteous manner, when planning, organising and executing tasks.
7. Maintain a clean, presentable and safe working environment. Undertake regular hazard spotting and reporting, making areas safe for building users and visitors. Invigilate contractors as required and challenge or report any breaches or behaviours that contravene College policy, standards and expectations.
8. Undertake relevant health and safety training such as manual handling, working at height, fire safety, CoSHH, lone working, risk assessments, PASMA etc;
9. A commitment to formal trianing and on-the-job learning, to improve your knowledge and skills, such as: researching safe methods or ways of working; learning about new products and their correct application; the safe use and operation of tools and equipment.
10. Act as a first aider and building fire marshal.

PERSON SPECIFICATION (essential)

1. Relevant trade/craft qualification in a building related discipline with experience in undertaking general building repairs and maintenance operations, to a high standard.
2. Experience of carrying out building maintenance operations in commercial workspaces and a customer facing environment.
3. Good technical and problem-solving skills, with the ability to carry out research, work independently and plan your own work activities.
4. Good interpersonal, teamworking and communication skills, with the ability to work under pressure and to deadlines.
5. Experience of using a wide range of power tools, hand tools and equipment across a range of activities.
6. Experienced of implementing good health and safety practices and working safely.