Plumber
Directorate of Estates & Campus Services

Closing date: 4 March 2019
Interview date: 22 March 2019
Vacancy reference: 7369
INTRODUCTION

The Operations and Maintenance Team is responsible for maintaining and developing the estate and for providing front and back-of-house service support to the University.

Within the Estates section, we have a multi-skilled technical team who undertake planned maintenance, installation, alterations and repairs throughout the University. We also oversee contracted and maintenance repair work.

Work is planned through the use of a Computer Based Maintenance Management System with work managed using principals of a self-managed work team.

We currently have a requirement for an additional Plumber within this team who will be required to be fully conversant with the used technology and show a degree of independence in decision-making. The keeping of accurate electronic records is core to the role.

Days of work may be any five out of seven. Usual hours and days of work will be agreed with the successful candidates. There will also be an expectation that they will respond to business critical issues out of hours and at weekends.

Stephen Talboys,
Director of Estates and Campus Services
Main purpose of the role

To undertake planned maintenance, installation, alterations and repairs throughout the University. Also to oversee contracted and maintenance repair work.

The position will have a particular focus on plumbing; however, all-round maintenance skills will be required for the post.

Key responsibilities

- To undertake reactive repairs to buildings and services, engineering systems within the scope and understanding of the role and using a range of hand tools and techniques;
- To undertake planned maintenance to inspect and diagnose faults and repairs to the building, fabric, fixtures, fittings, equipment, systems and undertake remedial repairs
- To undertake periodic inspection and testing of engineering, monitoring, control and functional systems and associated equipment
- To undertake filter and fan motor/belt changes as well as pump removal and refit
- Carry out Planned Preventative Maintenance regime to the required schedule
- Maintain and take responsibility for plant rooms and carry out the necessary checks
- To plan and organise repair work
- To ensure that work is carried out to the specification, quality and timeliness required by the University
- To ensure a working understanding of schedules, safety procedures, relevant legislation and university regulations
- To make effective use of the electronic systems, update and record progress of repairs and communicate outcomes to the customer and stakeholders
- To provide late evening and weekend cover in response to business needs
- To provide an on-call support against a scheduled rota

The above list of duties is not exhaustive and is subject to change. The post holder may be required to undertake others duties within the scope and grading of the post.
### PERSON SPECIFICATION

#### Qualifications

<table>
<thead>
<tr>
<th>Qualification</th>
<th>Essential / Desirable</th>
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</thead>
<tbody>
<tr>
<td>Craft trade apprentice trained to City and Guilds Level in the core trade or equivalent training and experience. Example: C&amp;G 6089/6018 (or equivalent); NVQ Level 3</td>
<td>Essential</td>
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<tr>
<td>Gas Safe Register Competency Certificates [may be completed within 6 months of employment start date]</td>
<td>Essential</td>
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<tr>
<td>IOSH certificate</td>
<td>Desirable</td>
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<tr>
<td>Formal IT qualifications e.g. European Driving License [ECDL]/CLAIT</td>
<td>Desirable</td>
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<tr>
<td>Asbestos awareness training</td>
<td>Desirable</td>
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<tr>
<td>Full UK driving license</td>
<td>Essential</td>
</tr>
</tbody>
</table>

#### Knowledge

<table>
<thead>
<tr>
<th>Knowledge</th>
<th>Essential / Desirable</th>
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</thead>
<tbody>
<tr>
<td>Hands on building services experience obtained within a building services environment</td>
<td>Essential</td>
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<tr>
<td>Knowledge of complex heating and ventilation systems</td>
<td>Essential</td>
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<tr>
<td>Knowledge of Industrial and domestic boiler systems</td>
<td>Essential</td>
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<tr>
<td>Knowledge of water system regulations and L8 compliance</td>
<td>Essential</td>
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<tr>
<td>Specific knowledge of a selection of Building Services systems</td>
<td>Desirable</td>
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<tr>
<td>Experience in the delivery and recording of Planned Maintenance Regimes</td>
<td>Desirable</td>
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<tr>
<td>Experience or working in isolation and as part of a team</td>
<td>Desirable</td>
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<td>Experience of working alongside contractors</td>
<td>Desirable</td>
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<tr>
<td>Knowledge of Air Conditioning/HVAC</td>
<td>Desirable</td>
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<tr>
<td>Knowledge of Building Management System(s)</td>
<td>Desirable</td>
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</table>

#### Skills, abilities and competencies

<table>
<thead>
<tr>
<th>Skill, ability or competency</th>
<th>Essential / Desirable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Able to make informed decision across a wide range of issues taking into account health and safety legislation and conflicting demands and priorities.</td>
<td>Essential</td>
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<td>Able to recognise when to ask for advice from a line manager</td>
<td>Essential</td>
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<tr>
<td>Able to work safely, assessing risks fully before work commencement</td>
<td>Essential</td>
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<tr>
<td>Able to use IT/electronic systems to manage works and diagnose problems</td>
<td>Essential</td>
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<tr>
<td>Good written and spoken English</td>
<td>Essential</td>
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<tr>
<td>Good customer interfacing skills</td>
<td>Essential</td>
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<tr>
<td>List desirable role-specific skills/abilities</td>
<td>Desirable</td>
</tr>
</tbody>
</table>
## PERSON SPECIFICATION

| Good understanding of BMS controls Air Handling Units District heating systems Biomass and CHP units | Desirable |
| Working in a reactive and planned maintenance environment | Desirable |
| Other technical skills in a building environment | Desirable |

### Experience

| Experience of working with industrial and domestic heating and ventilation systems | Essential |
| Experience in rectification of systems | Essential |
| Experience of Health and safety/risk management | Essential |
| Experience in general maintenance | Essential |

### Personal attributes

| Ability to plan, organise and manage workload | Essential |
| Flexibility in approach to meet changing needs and circumstances | Essential |
| Proactive approach to problem solving | Essential |
| Willingness and ability to undertake overtime when required and participate in an out of hours call out scheme | Essential |
| Ability to share learnings and experience to the rest of the team | Desirable |

### Additional personal attributes

The Directorate of Estates and Campus Services (DECS) has developed a set of core values that promote dignity and respect for all. All members of DECS are expected to adhere to these values and therefore the following personal attributes are essential. A full copy of our values can be found on our website: [DECS values](#)

| Be honest, consistent and fair in all dealings with colleagues and be welcoming and inclusive to others. | Essential |
| Have strong team spirit and pride in your standard of work. | Essential |
| Value colleagues and support their commitment to behaviour that is consistent with DECS core values. | Essential |
Our mission within the Directorate of Estates and Campus Services (DECS) is to create an excellent environment in which to learn, live and work.

Our role is 'to provide services and facilities to the core business of the University and the wider University community'. We monitor service levels, ensuring that we deliver these safely, to a high quality, and in a timely manner to meet the University's operational needs.

DECS is split into three main areas of service delivery, each overseen by a Director:

**Estates Operations**
- Are responsible for providing a 'fit for purpose estate', ensuring:
  - well-planned operations and maintenance of the University’s Buildings and Grounds, whilst meeting environmental sustainability objectives;
  - the efficient provision of requisite infrastructure and of utility supplies;
  - that the University’s Estate meets health, safety and other statutory compliance requirements.
  - the effective management of the University’s property portfolio.

**Estates Development**
- Leads the sustainable development of the campus:
  - setting out the vision, master plan framework, estate strategy and design standards for the campus;
  - forms and manages the programme of investment projects, including for new buildings, infrastructure and the refurbishment of existing assets to meet the needs of the University.

**Campus Services**
- Oversees a range of critical services to deliver a great experience for students, staff and hosted businesses:
  - ensuring the efficient allocation of University space through managing the University’s residential accommodation service, learning spaces (timetabling, room bookings and audio visual technology), space audit and space planning activity;
  - providing effective facilities services including cleaning, travel and mail room services;
  - leading highly-engaging customer relationship teams, through operating a range of receptions, and the Facilities Helpdesk;
  - ensuring teams in business systems, marketing and communications, recruitment, training and general administration support the best possible decision making across DECS.

DECS is the largest of any of the University Departments and we appreciate that successful service delivery can only be realised through motivated staff. To this aim DECS has developed a set of core values that promote dignity and respect for all. All members of DECS are expected to adhere to these values. A full copy of the values can be found at: [DECS Values](#)

Finally DECS is developing a Quality Management System that will promote an environment that encourages continuous improvement. All members of DECS are encouraged to examine the services we deliver and look at ways of making them better and more efficient.
THE UNIVERSITY

Founded on principles of excellence, equality and opportunity for all, the University of York opened in 1963 with just 230 students. In 2018 it is the home of more than 17,000 students across more than 30 academic departments and research centres. Since opening over fifty years ago, we have become one of the world's leading universities and a member of the prestigious Russell Group.

We are consistently recognised as one of the leading Higher Education Institutes and are ranked 16th in the Times & Sunday Times league table (2017). The University of York has won six Times Higher Education (THE) Awards and five Queen’s Anniversary Prizes.

The University is proud of its association with Athena SWAN, holding 12 awards in support of gender equality, representation and success for all, with gold awards for Chemistry and Biology and a University-wide bronze award.

Of 154 universities that took part in the Research Excellence Framework (REF) in 2014, The University of York ranked 14th overall and 10th for the impact of our research. The University is consistently in the top ten UK research universities and attracts over £60m a year of funding from research alone.

Our vision is to make the University of York a world leader in the creation of knowledge through fundamental and applied research, the sharing of knowledge by teaching students from varied backgrounds and the application of knowledge for the health, prosperity and well-being of people and society.
THE UNIVERSITY

Attractive workplace

Centred around the picturesque village of Heslington on the edge of the city of York, our colleges are set in an attractive landscaped campus. York enjoys a safe, friendly atmosphere with facilities including bars, shops, theatres and concert halls all within easy walking distance.

The University has undergone an unprecedented period of expansion and renewal since 2000. We have invested in twenty new buildings on the original campus and have completed the first and second phases of a £750m campus expansion. Our investment in new colleges, teaching and learning spaces, laboratories, research facilities and a new sports village mean there has never been a better time to join us.

During this period of change we’ve worked hard to retain our friendly, informal and collegiate atmosphere, which is important to our core values of inclusivity and interdisciplinarity.

We have a thriving international community and are committed to providing staff moving to York with as much support as possible through our Relocation Package and Welcome Officers.

The University is committed to promoting a diverse and inclusive community - a place where we can all be ourselves and succeed on merit. We offer a range of family friendly, inclusive employment policies, flexible working arrangements, staff engagement forums, campus facilities and services to support staff from different backgrounds.

For further information please visit our employee benefit pages.
THE CITY AND THE REGION

The City of York

Internationally acclaimed for its rich heritage and historic architecture, York's bustling streets are filled with visitors from all over the world. Within its medieval walls you will find the iconic gothic Minster, Clifford’s Tower and the Shambles - just a few of the many attractions.

But York isn’t just a great place to visit - it’s also a great place to live and work. While nourishing a vibrant cosmopolitan atmosphere, York still maintains the friendly sense of community unique to a small city.

Visit www.visityork.org for more information on the city of York

Shopping, culture and entertainment

York boasts specialist and unique boutiques but also all the high street stores on its busy shopping streets. Alongside them you will find cinemas, theatres, an opera house, art galleries, a vast range of restaurants, live music venues and clubs. York is particularly renowned for its multitude of pubs and bars, from the modern to the medieval.

Housing and schools

Whether you choose to live close to the city, in one of the surrounding villages or further afield, you will find a wide range of housing within comfortable distance of York and the University. For families, the area has a range of excellent schools both in the state and independent sector.

Great location

York is one of Britain’s best-connected cities. Halfway between London and Edinburgh on the East Coast mainline, on intercity trains you can reach London King’s Cross in less than two hours and Edinburgh in two and a half hours. York is also well served by road links, and it is easily accessible from the A1, M1 and the M62.

For those travelling from overseas, Manchester Airport is two hours away and Heathrow Airport just three and a half. Flights from nearby Leeds Bradford Airport provide easy access to mainland Europe. By Eurostar from London St Pancras, Paris is just over six hours away.

Yorkshire

The Lonely Planet guide recently declared Yorkshire the third best region in the world to visit. There is something to cater to every taste, whether it be the rugged landscapes of the Moors or the Dales, the picturesque seaside towns of Scarborough and Robin Hoods Bay, the gothic architecture of Whitby or the vibrancy of cosmopolitan Leeds.
Apply online

- Go to https://jobs.york.ac.uk
- Find this job using reference 7369
- Complete the online application form

You will need to submit your completed application by midnight (GMT) on 4 March 2019

What will I need?

We will ask you for details of:
- your employment history
- relevant qualifications
- two referees

You need to be ready to show us how you meet the requirements of the job, either in a written statement and / or by answering questions.

Help and assistance

Direct any informal queries to Ian Harrington at ian.harrington@york.ac.uk

If you have any questions about your application, contact the HR Services team:
- recruitment@york.ac.uk
- +44 (0)1904 324835