



Senior Estates Surveyor

Estates

Salary: £42,502 - £52,065

Location: Ty Awen, Newport, South Wales

Who we are

When you think about it, water is the most basic human need. So what we do at Welsh Water is incredibly important – we give three million customers safe, clean water, take away their dirty water and help to protect our beautiful environment.

It's an awesome responsibility, and we have to earn our customers' trust every single day. Being the only not-for-profit company in the water industry is certainly a good start. Every single penny we make goes back into looking after their water and environment, rather than going to the pockets of shareholders.

The Estates team are responsible for all transactions in land and property on what is one of the largest Estates in Wales. The team comprise of land agents and estates administrators based in both South and North Wales and provide professional expertise throughout the operational areas covered by DCWW. Our service to the core business includes securing access to land for the Capital Delivery team under the provisions of the Water Industry Act 1991, Disposals and Acquisitions, Landlord & Tenant cases, Third Party Access and Recreation agreements and Estates Terrier Management.

What you will do

As the head of one of the three regional Estates teams you will play a key role in ensuring that your team are effective in securing access to land for Capital works and negotiating compensation claims from minor burst water mains to large pipeline schemes. You and your team will also provide strategic and operational professional advice in respect of our estate to include occupied and tenanted holdings as well as the disposal of surplus assets. Key to the above will be your ability to communicate at senior level with internal and external stakeholders as well as the general public.

A full driving is required and a flexible approach to travel is essential.

What we offer

We know that if our employees are happy, our customers are happy. That's why we offer a great benefits package. As one of the biggest companies in Wales, our reward and benefits package includes:

- ◆ Generous Pension Plan
- ◆ 25 days annual leave plus public holidays
- ◆ Company Car allowance
- ◆ Variable Reward Scheme (Bonus)
- ◆ Childcare Voucher Scheme
- ◆ Onsite parking and restaurant

Interested?

Please send your CV and cover letter and return it to Recruitment@dwrcymru.com.

The Declaration Form, available on our website, will also need to be completed and submitted.

Applications must be received by: **Midday Tuesday 11 April**

Senior Estates Surveyor

Reports to: Estates Business Manager

Contract: Permanent

As a credible leader of the Estates Team you will contribute positively and with high levels of energy to the development of the Estates Team, so that we come to be recognised as an exemplar in the field of Estates Management within the Water Industry

What you'll be responsible for

1. Leading, motivating and developing the Estates Team that specialise in an Estates Management service to our core business covering Compulsory Purchase Compensation (Water Industry Act 1991), Disposals and Acquisitions, Landlord & Tenant, Third Party Access and Recreation, Estates Terrier Management.
2. Manage internal relationships with stakeholders within our business and be a credible representative of DCWW and the Estates Team externally, and with a commensurate level of professional estates management expertise and qualifications.
3. Develop the Estates Team into a professional service, facing an internal customer base including senior management, DCWW Operational Managers and DCWW Capital Programme Managers.
4. Lead the development of an enhanced commercial awareness across Estates.
5. Maintain casework files for archiving and future accessibility.
6. Regularize third party access to and occupation of the DCWW estate, particularly the legal, commercial and valuation aspects.
7. In conjunction with the Asset Strategy Team, manage the Company's property portfolio, and provide Estates advice to the wider business as required.
8. Assist in commissioning, monitoring and controlling any land agency services procured under framework agreements from land agency consultants.
9. Implementing agreed standard for third party access to and occupation of the DCWW estate and sign permissions consents and licenses on behalf of DCWW.
10. Acting as client for all bought-in estates services, whether the work is in support of Capital project schemes or routine estate management casework.
11. Devising and maintaining a process for the management and universal accessibility of all property records held by DCWW across all regions
12. Liaising with designers and landowners to ensure compliance with the Code of Practice at all times.
13. Providing quality assurance checks and advice to designers to ensure Statutory Notices are served in accordance with the Water Industry Act 1991.
14. Preparing records of condition, undertake surveys of residential properties and inspection of the works. Ensuring contractors complete works to an acceptable standard on completion of the scheme.

15. Provide guidance and advice to senior members of the Capital Partners and procuring land required for clean and waste water capital infrastructure projects.
16. Conducting valuations of land and properties to determine current and potential values for disused assets. Dealing with disused assets and the disposal of sites to achieve best return for DCWW.
17. Investigating where sites may have development potential using knowledge of planning policies and procedures, Local Development Plans and the appeal process.
18. Liaising with planning consultants, architects, environmentalists, and wildlife experts and coordinate the submission of planning applications with supporting documentation.
19. Develop a strategy for the disposal of surplus land and properties on the open market by private treaty, auction and tender using appointed and approved land and estate agents
20. Negotiate the sale of difficult sites with limited access, where high risks have been identified, where high maintenance costs will be incurred if they are retained or where there may be a limited number of potential purchasers
21. Managing tenanted properties as landlord and hired properties as tenant using your ability to interpret a lease and your knowledge of Landlord and Tenant legislation
22. Negotiating new commercial leases, tenancies for residential or commercial properties and licenses for recreational use including water sports, fishing and similar activities, ensuring best value to DCWW, both financial and reputational
23. Refer cases to arbitration or expert witness and represent DCWW at hearings and tribunals as required
24. Dealing with breaches of covenant including non-payment of rent or other defaults, take the appropriate legal action where breaches continue

Who you'll work with

Internal

- Senior Management
- Capital Projects Teams
- Headquarters Water Quality, Strategy, Finance managers
- Operational Site Managers
- Area Lands Managers
- Procurement Team
- Facilities Team
- Health & Safety Team
- Solicitors

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External

- Landowners and Neighbours
- Claimants
- Tenants (and Landlords)
- Environmental and other agencies
- Town Planners
- Agents
- Contractors
- Solicitors

About you

Knowledge, Skills and Experience	Essential	Desirable
Professionally Qualified MRICS, with several years PQE	•	
Member of the Central Association of Agricultural Valuers (CAAV)		•
Experienced General or Rural Practice Estates Surveying and / or Compulsory Purchase.	•	
Knowledge of agricultural, commercial, residential and development land in the application of statutory rules of compensation.	•	
Unstinting commitment to customer service, continuous improvement of service to Estates' internal customers, primarily the Capital delivery teams and Alliance	•	
IT skills and good knowledge of Microsoft Office applications MS Word, Outlook, and Excel	•	
Knowledge of property database programmes, accounts packages, in particular SAP. GIS applications.	•	
Excellent communication skills, oral and written, including drafting professionally reasoned responses to customers on behalf of MD.	•	
Adaptability and the ability to deal with a heavy and diverse workload, autonomously and as head of an office team.	•	
Leadership and social skills to head the Estates Office in the region and to project the image of the team and of the Company	•	
Judgement and professionalism in response to stakeholder enquiries, and to know when to seek guidance from HQ.	•	

Dwr Cymru Welsh Water is an Equal Opportunities Employer.