



# ClwydAlyn

*Department: Assets*

## Job Overview

# Property Condition Surveyor

## Permanent Role

- £33,119 per year
  - St Asaph / Field Based
  - 37 hours per week
  - Monday to Friday –hours can be flexible against work pattern.
  - Company Vehicle
- 
- Interviews to be held on 14<sup>h</sup> of April at St Asaph



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## Job Overview

# Property Condition Surveyor

<b>Department:</b>	ClwydAlyn Property Assets
<b>Salary</b>	£33,119 per year
<b>Location:</b>	Field based, North Wales
<b>Hours:</b>	37
<b>Work Pattern:</b>	Monday - Friday 9am - 17.00pm Hours can be flexible against the work pattern.
<b>Vehicle</b>	Provision of a vehicle for work usage

### Job purpose:

As a ClwydAlyn Property Condition Surveyor, you will play a crucial role in assessing the condition of housing stock to ensure compliance with regulatory standards, including the Welsh Housing Quality Standard (WHQS). Your primary responsibilities will include conducting detailed property surveys, identifying necessary repairs and improvements, and gathering data to support asset management strategies. By working closely with internal teams and external stakeholders, you will help shape maintenance plans that enhance housing quality, energy efficiency, and long-term sustainability.

This role requires a keen eye for detail, strong analytical skills, and the ability to interpret survey data to inform investment decisions. You will liaise with tenants, contractors, and colleagues to ensure that properties are maintained to the highest standards while balancing cost-effectiveness. With an understanding of relevant building regulations and housing legislation, you will contribute to the ongoing improvement of housing stock, ensuring safe, high-quality living conditions for ClwydAlyn residents.

### Qualifications:

Minimum 3 years' experience in the housing or construction sectors. Construction qualification desirable, not essential. Full driving licence essential.

**This role requires an Enhanced Disclosure & Barring Service (DBS) check which we pay for.**



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## *What it's like to work for ClwydAlyn?*

As a Property Condition Surveyor at ClwydAlyn, you will play a crucial role in maintaining the safety, quality, and longevity of our housing portfolio. Your responsibilities will include conducting comprehensive property inspections, assessing building conditions, identifying defects, and determining necessary repairs.

This role offers flexibility, allowing you to manage your own schedule and coordinate property visits independently. Using the ClwydAlyn Stock Condition Survey App, you will ensure compliance with legislative requirements, including the Welsh Housing Quality Standards (WHQS) and Fitness for Human Habitation (FFHH) regulations. Additionally, you will review ground maintenance schedules, carry out EPC/SAP surveys and collect and analyse data to inform maintenance strategies and improvement plans.

As part of a collaborative and supportive team, you will have access to professional development opportunities to enhance your skills and advance your career. Your day-to-day activities may involve liaising with tenants and colleagues, data management and carry out quality checks on void properties. With a strong focus on maintaining high living standards, this role is integral to ClwydAlyn's commitment to providing safe and comfortable homes for our residents.

### Key Skills & Responsibilities

#### **1. Property Inspection & Maintenance Expertise**

Conduct comprehensive stock condition surveys across ClwydAlyn's housing portfolio. Identify, assess, and record defects and maintenance requirements.

#### **2. Technical Knowledge & Compliance**

Apply expertise in building regulations, construction laws, and health & safety standards. Utilise IT systems and mobile technology to support maintenance and asset management. Maintain knowledge of WHQS, Fitness for Human Habitation (FFHH), and HHSRS requirements.

#### **3. Problem-Solving & Decision-Making**

Make independent, informed decisions to resolve issues efficiently. Ensure all services provide value for money within allocated budgets.

#### **4. Customer Service & Resident Engagement**

Promote and uphold high standards of customer service and resident satisfaction. Engage effectively with residents, addressing their concerns and needs.

#### **5. Collaboration & Teamwork**

Work closely with Property Managers, Technical Inspectors, and other teams within ClwydAlyn.

Provide technical advice and support to colleagues and external partners.

#### **6. Adaptability & Professional Development**

Manage a flexible work schedule, including occasional evening and weekend work.

Participate in out-of-hours emergency maintenance support and continuous professional

# Why work for us – Benefits

As well as making sure staff have access to a free meal each day, other benefits include:



## Health benefits

We offer a range of health related benefits including a Cycle to Work scheme, Eye Care scheme and Health Care Cash Plan.

We also offer a free and confidential counselling service to all staff.



## Annual Leave

We offer 25 days plus bank holidays increasing to 30 days after 5 years' service.

Additional flexibility to buy and sell up to 5 days annual leave (pro rata).



## Enhanced sickness pay

Enhanced sickness pay after 1 years service rising to a maximum of 3 months full pay, 3 months half pay.

In serious and life threatening situations we agree support on an individual basis.



## Dedicated Wellbeing Support

We know that fostering high levels of wellbeing is good for people, the organisation and the communities we work within. We are committed to creating positive, flexible working environments where individuals and communities can thrive.

We have a dedicated Workplace Wellbeing Team and we provide a wide range of support and wellbeing-related benefits to support good mental, physical and social wellbeing.



## Families are important

We offer 4 months full pay and 5 months half pay when on Maternity, Adoption or Shared Parental Leave.

We also offer an agile and flexible working environment to support families and carers.



## Pension

Defined Contribution pension scheme with matched contributions (up to 8%) and death in service benefit 3 times your salary.



## Financial wellbeing and support

We offer a range of support including access to savings and loans through a credit union, access to support from our in-house Welfare & Money Advice Team and access to a free lunch for all staff.



## Learning & Development

Investing in the personal development of staff to reach their potential is our priority.

Through formal training, on the job learning, coaching and mentoring, we provide a learning environment that is supportive for each person to build skills that will help them be great in their job today but also enable them to grow a career with us for the future.

# About ClwydAlyn



ClwydAlyn was formed in 1978 as a non-charitable Registered Social Landlord and now manages over 6,500 homes and employs 760 staff. We deliver a range of housing management related services, which includes care and supported housing, development, and repair and maintenance services across North Wales (Denbighshire, Flintshire, Conwy, Wrexham, Powys, Gwynedd and the Isle of Anglesey).



Our homes and services include social family housing and single person accommodation, supported living accommodation and specialist care and nursing services, low-cost home ownership, leasehold management services and intermediate and market rented housing. The Group's turnover is £64m.

We are an ambitious Housing Association and very driven by our values and mission. We believe that it is wrong that there is still so much inequality and poverty across our region, and we know that this impacts every aspect of people's lives. We took a strong position to end evictions four years ago and we use our money and influence to do all we can to support those experiencing poverty and to champion for change across our country.





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For an informal chat you can contact Ynyr Parri who will be happy answer your questions & explain the role in further detail.

e-mail: [ynyr.parri@clwydalyn.co.uk](mailto:ynyr.parri@clwydalyn.co.uk)

You can What's app your CV, Audio note or Video by using the number 07909000661

or email your CV to [recruitmentca@clwydalyn.co.uk](mailto:recruitmentca@clwydalyn.co.uk)

or visit our website [www.clwydalyn.co.uk/work-for-us](http://www.clwydalyn.co.uk/work-for-us)

**GOOD LUCK**