



Building Safety Manager (LOLER, Water, Asbestos)

£53,262

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About Beacon

Beacon Cymru results from the merger in January 2025 of Coastal Housing and RHA Wales: two respected community landlords with reputations for excellence, innovation and being a positive force in the communities where they work.

At Beacon we're a team in the truest sense of the word. We value relationships highly, so we invest in them daily. As a result, our workplace culture is open, trusting and respectful. It's also safe, which we think is pretty critical to encouraging new ideas and approaches.

We employ almost 380 people across south west Wales and we trust every single one of them to know, and do, their work in the way that gets the best results for residents, the local community and the planet.

Beacon owns and manages almost 9,000 homes across South Wales. We aim to be an organisation for the future; one which constantly raises the bar to deliver improved services and homes for residents. We aim to deliver a greater number of new, high-quality homes each year; we're focused on growth and investment in existing homes and services, and we're a more resilient organisation with a wider geographical reach. We currently have over 500 new homes under constructions across the regions where we operate.

Beacon vision is to provide better places for people and the planet. Our purpose is to create lasting change you can see, through affordable homes, sustainable neighbourhoods, and vibrant town and city centres.

This is supported by our digital vision, which is to use technology to support and enable our aims and priorities, and to enhance our services, communication and interaction with residents and businesses across the communities in which we work. In doing this we will endeavour to create opportunities through our digital strategy for resident focus, innovation and sustainability.



Job Title:	Building Safety Manager (LOLER, Gas, Asbestos)
Place of work:	Swansea
Hours of work:	35hrs Monday to Friday
Salary:	£53,262

Our location

Operating across Swansea, Rhondda Cynon Taf, Bridgend, Neath Port Talbot and Carmarthenshire, we have the Gower's world class beaches, beautiful natural landscapes and the Welsh valley's rich industrial heritage on our doorsteps. Swansea and the wider regions where we operate offer world class educational institutions, and the ongoing regeneration across the areas in which we are based bring creativity, thriving communities and friendly places to live and work.

Job Summary

To lead and manage the operational delivery of asbestos management, water hygiene, LOLER compliance and other specialist landlord compliance programmes across the organisation's housing portfolio.

The postholder is responsible for ensuring statutory compliance, effective risk management, contractor performance, budget control and regulatory assurance within their areas of responsibility.



Compliance Management

Lead compliance and assurance activities relating to:

- Asbestos Management
- Water Hygiene and Legionella Control
- Lifts and Lifting Equipment (LOLER)
- Powered Doors and Gates
- Specialist Adaptations.
- Access Equipment and Safety Systems
- Hot Water and Surface Temperature Controls
- Other specialist landlord compliance disciplines

Service Delivery

- Ensure all inspections, testing, servicing and remedial works are completed within statutory timescales.
- Maintain effective compliance programmes and monitoring arrangements.
- Ensure appropriate records and evidence are maintained.
- Investigate compliance concerns, incidents and service failures.
- Ensure legal and regulatory obligations are met at all times

Contract and Contractor Management

- Manage specialist compliance contracts and consultants.
- Monitor contractor performance, quality and service delivery.
- Undertake regular performance reviews and compliance checks.
- Support procurement and mobilisation activities.
- Ensure value for money is achieved across all contracts.

Financial Management

- Manage delegated budgets for specialist compliance services.
- Monitor expenditure and forecasts.
- Contribute to budget-setting processes.
- Identify opportunities to improve efficiency and reduce costs.

Performance, Systems and Reporting

- Monitor performance across all specialist compliance programmes.
- Produce performance reports and assurance information.
- Ensure systems are maintained accurately.
- Support audits, inspections and regulatory reviews.
- Contribute to organisational compliance reporting.

Team Leadership and Management

- Lead and support allocated staff.
- Develop skills, knowledge and capability within the team.
- Promote high standards of performance and accountability.

- Support service resilience and succession planning.

Resident Safety and Engagement

- Support resident communication and engagement activities.
- Ensure resident concerns relating to compliance and safety are addressed appropriately.
- Promote transparency and confidence in building safety services.

Risk Management

- Maintain oversight of specialist compliance risks.
- Ensure risk assessments, mitigation plans and action tracking are effective.
- Escalate significant risks and concerns promptly.

General Responsibilities

- Champion organisational values and behaviours.
- Maintain professional competence and industry awareness.
- Support wider service improvements and transformation initiatives.
- Undertake any other duties commensurate with the position.

This job description is not exhaustive and may change to meet organisational needs.

Qualities	Essential / Desirable
Educated to degree level in relevant discipline, or demonstrable equivalent experience	E
Evidence of continuing professional development	E
Relevant compliance, building safety, construction, engineering, surveying or health and safety qualification, or willingness to work towards one	E
IOSH Managing Safely, NEBOSH, Level 4 Compliance qualification or equivalent	D
Membership of a relevant professional body (CIOB, RICS, IOSH, IFSM, IFE, IWFM, CABE) or equivalent	D
Managing landlord compliance services within housing, property, construction or a related environment	E
Managing statutory compliance programmes	E
Procurement and contract mobilisation	E
Managing contractors and service providers	E
Monitoring compliance performance and Key Performance Indicators	E
Producing reports and analysing performance information	E
Risk identification and risk management	E
Managing budgets or supporting budget management activities	E
Working with internal and external stakeholders	E
Delivering service improvements and implementing new ways of working	E
Leading in a systems thinking environment	D
Supervising, coaching or managing staff	D
Working within the social housing sector	D

Supporting regulatory inspections or external audits	D
Building safety or fire safety assurance activities	D
Managing complex compliance databases and systems	D
Detailed knowledge of asbestos management, water hygiene, LOLER and associated compliance disciplines	E
Landlord compliance obligations and associated legislation	E
Building safety, fire safety and health and safety requirements in residential property	E
Risk management principles and assurance processes	E
Contract management and performance management principles	E
Compliance monitoring systems and record management requirements	E
Resident safety responsibilities within a social landlord environment	E
Current regulatory expectations and sector good practice	E
The Building Safety Act and associated regulatory framework	D
Welsh housing regulation and governance arrangements	D
Procurement legislation and contract regulations	D
Asset management principles	D
Strong leadership and influencing skills	E
Excellent communication and interpersonal skills	E

Next steps

If this seems the job for you can apply online 24/7 right up until **Midnight, Sunday 8th November**.

If you'd like to chat to us about the role before you apply, please contact Brett Gilbert on 07484932107.

You can save your application progress through our online application system so you don't need to do the entire thing in one go. We are not accepting CV's for this vacancy.

Here's a whistlestop tour of our typical recruitment process so you know what to expect:

- Complete and submit the application form online before the closing date and time shown.
- We'll review all applications and let you know whether or not you've been shortlisted.
- If you are, we'll invite you to come and meet us for an Assessment Day on either **Thursday 19th November at our Urban Village Office, Swansea**. Please ensure you are available for these dates prior to applying as we will not be able to offer alternative dates.
- If you're successful, we'll make you an offer.
- Once you've accepted our offer, we'll follow up your references and check your eligibility to work in the UK – if the role requires it, we'll also carry out a DBS check.
- Once that's all done, we'll send you a contract and confirm your start date.
- Welcome to **#TeamBeacon!** There's a 6 month probationary period from your start date and your manager and HR will support you throughout.

Our benefits

Beacon offers a wide range of benefits including:



30 days annual leave, plus an additional 2 days leave at Christmas!



Enhanced family friendly leave, including paid dependency leave.



Defined contribution pension with included life assurance of 3 times your salary.



Enhanced company sick pay.



Extensive wellbeing offer.

Want to see the full range of benefits?
Visit beacon.cymru/jobs

