



Job Title: Maintenance Operative

Salary: £25,000 - £30,000 (depending on skills and experience)

Hours of work: Ordinarily 8:00 am – 4:30 pm Monday to Friday. Some out of hours and weekend work also required.

Location: Central and Greater London

Job Summary

The main purpose of this job:

The Maintenance Operative's role is to work both as part of a team of Maintenance Operatives and independently to carry out a wide range of tasks (skilled and unskilled) which relate to the smooth running of this fast-paced market-leading property protection company.

The Maintenance Operative will work as a part of a team to quickly turn a variety of often unusual properties (domestic and non-domestic) into safe and desirable temporary accommodation for young professionals. These properties are located across Central and Greater London.

The Maintenance Operative will carry out work as directed by management to ensure that property regulations and standards are met per local authority and rules and the law.

The Maintenance Operative will ensure that reactive maintenance work is carried out efficiently and timely to fix daily problems that arise (as a result of wear and tear) in the accommodation that Live-in Guardians provide.

Responsibilities

- Working as part of a team to refurbish properties to make them suitable and appealing to live in for a temporary period. This involves, but is not limited to such things as:
 - Carpentry including installing kitchen countertops and windows, making repairs and adjustments to doors and windows, building partition walls and installing fire doors;
 - Plumbing including toilet repairs, installing washing machines and replacing mixer taps/valves;
 - basic electrical work including changing extractor fans, lighting and basic fault finding;

- general decorating including painting, plastering, rendering, tiling, grouting and silicone seal repairs.
- Working independently to carry out remedial work to fix maintenance issues raised by the people that live in Live-in Guardian properties as directed by the Maintenance Co-ordinator/the Maintenance Managers.
- Working independently or as part of a team to carry out work to properties to ensure that they are safe to live in as directed by the Maintenance Coordinator/Maintenance Managers.
- Carrying out all work to a safe and suitable standard and finish.
- Carrying out all work following appropriate health and safety standards.
- Working as part of a team to problem solve unique situations and recurring problems.
- Dismantle and remove showers and kitchens from properties for reuse when Live-in Guardians are handing a property back to an owner.
- Clear rubbish and ensure that properties and the site they are on are tidy and presentable when requested to do so by the Maintenance Coordinator/Managers.
- Respond to out hours call-outs and work when on a rota to do so.

Requirements

- Carpentry experience (essential)
- Plumbing experience (essential)
- Basic electrical experience (essential)
- General maintenance experience (essential) (ideally 3 years)
- Results orientated team player (essential)
- Ability to prioritise and manage workload and time (essential)
- Ability to problem solve and work under pressure (essential)
- Full clean driving licence (essential)
- Willing and able to work some weekends and evenings (essential)
- Excellent people skills/empathetic communicator (essential)
- Fluent in English (essential)
- Own tools (desirable)
- Knowledge of suppliers in London (desirable)
- Good knowledge of Central and Greater London (desirable)
- CIS registered (desirable)



Company Summary

Live-in Guardians is the market leader in vacant property protection; through our Guardianship model, we work with property owners to protect their vacant properties by placing professionals and key workers into these properties as Guardians to live.

The properties can be anything that is suitable to be changed into accommodation and can include: offices, flats, houses, fire stations, schools and even places of worship.

Now in our tenth year, we are expanding and looking for talented individuals who are excited to develop their skills and work in a progressive industry which is currently working with policymakers to raise standards and change the landscape of temporary accommodation and property protection.

How to Apply

Please email your up-to-date CV and a short cover letter detailing why you would like to be considered for the position to jobs@liveinguardians.com

Please apply early to avoid disappointment.