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| **Post title** | **Capital Projects & Building Surveyor** |
| **Salary and grade:** | NJC 36-39 - £47,181 - £50,269 |
| **FTE** | Full time |
| **Line manager/s:** | Executive Director Business Transformation |
| **Team** | Assets & Health & Safety |

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# Main purpose of the job:

The Capital Projects & Building Surveyor will provide professional technical advice and lead on the delivery of capital and estate improvement projects across the Trust. Working closely with the Assets & Health and Safety Lead, the postholder will focus on the planning, design, procurement, and contract management of major building works, ensuring all projects are delivered safely, compliantly, and to a high standard. As a qualified building surveyor, they will provide expert advice, approve technical designs, and ensure compliance with building regulations, CDM, and Department for Education (DfE) capital funding conditions.

This role supports the Trust’s long-term estate strategy by overseeing construction activities, advising on building condition and suitability, and ensuring capital investments align with the educational and operational needs of our academies.

# Key duties and responsibilities

**Project Leadership & Technical Assurance**

* Lead the delivery of assigned capital projects (condition works, compliance upgrades, refurbishment), funded through School Condition Allocation (SCA) or other grants.
* Act as the technical lead for building design reviews, specifications, and contractor proposals, compliance, and construction methods.
* Approve construction and design documentation in accordance with building regulations, CDM, fire safety, and safeguarding requirements in education settings.
* Liaise with contractors and school teams to coordinate project delivery and quality assurance.
* Maintain accurate project documentation and deliver project reporting to internal stakeholders and funding bodies.
* Lead condition and feasibility studies of upcoming projects, recommending project design and delivery.

**Compliance & Assurance**

* Ensure all projects meet DfE funding conditions (procurement thresholds, value for money, reporting).
* Ensure that works comply with statutory and legislative requirements, including CDM, Building Regulations, planning, and H&S obligations.
* Contribute to Trust-wide compliance frameworks and maintain robust assurance documentation for audit readiness.
* Work with the procurement team to specify and tender capital works in line with public sector procurement law.
* Manage appointed contractors and consultants on-site, ensuring contract compliance, performance, and issue resolution.
* Support post-project evaluation, defects resolution, and integration into asset lifecycle planning.

**Asset Management & Estate Condition**

* Assist in developing the annual estates investment plan based on condition data, compliance risk, and strategic priorities.
* Conduct site visits and condition inspections to support maintenance and lifecycle planning
* Maintain up-to-date records and support data entry into asset management systems
* Work closely with the Strategic Project Lead to deliver capital work programs and broader Trust programmes.
* Provide expert advice to site teams and school leaders on building performance, minor works, and compliance matters.
* Provide professional advice and technical input to senior leaders, site managers, and contractors.
* Support the Trust’s wider transformation goals by ensuring that capital investment supports high-quality, safe, and sustainable learning environments.

**Safeguarding**

* Nexus MAT is committed to safeguarding and promoting the welfare of children and young people. The highest priority must be given to following the guidance and approaches to safeguard children and follow all safeguarding procedures outlined by the MAT and member schools.**Person Specification**

|  |  | **Essential** | **Desirable** |
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| **Qualifications** | MRICS (or equivalent), recently qualified considered | • |  |
| **Experience** | Delivering capital or condition projects in live operational settings | • |  |
| Reviewing technical drawings, specifications, and contractor proposals | • |  |
| Compliance with CDM, Building Regulations, planning obligations | • |  |
| Liaising with multi-disciplinary teams and site staff | • |  |
| Experience in education or public sector buildings |  | • |
| Managing external consultants and contract monitoring |  | • |
| Supporting estate strategy and lifecycle planning |  | • |
| **Thinking Ability** | An analytical thinker who can process complex information quickly and rigorously in order to recommend effective decision making | • |  |
| Can demonstrate sound judgement to undertake complex tasks in a systematic way | • |  |
| Ability to interpret complex information | • |  |
| Thinks creatively and imaginatively to solve problems and identify opportunities | • |  |
| Able to demonstrate having planned appropriately for future success | • |  |
| **Personal Effectiveness** | High ethical standards and influencing skills with the ability to engage effectively with all stakeholders across the Trust | • |  |
| Self-confident with the ability to transmit appropriate messages to appropriate audiences | • |  |
| Works reliably under pressure to produce timely, accurate information and is willing to do whatever necessary to bring about results | • |  |