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| **Post Details** | | **Last Updated:** 23/05/2024 | | | |
| **Faculty/Administrative/Service Department** | Estates and Facilities Management (E&FM) | | | | |
| **Job Title** | BMS Controls Technician | | | | |
| **Job Family** | Professional Services | | **Job Level** |  | |
| **Responsible to** | BMS & Controls Lead | | | | |
| **Responsible for (Staff)** | Contractors | | | | |
| **Job Purpose Statement**    Working as part of a team responsible for the operational maintenance of the University premises and reporting to their BMS & Controls Lead, the role will be undertaking planned and reactive work on BMS/Control systems to support the University’s infrastructure and environmental control across all of the premises, ensuring that they are maintained in a safe, efficient and functional order. | | | | | |
| **Key Responsibilities** This document is not designed to be a list of all tasks undertaken but an outline record of the main responsibilities (5 to 8 maximum) | | | | | |
| 1. Maintain all BMS/Controls systems employed across the University, carrying out all planned and reactive maintenance tasks as required. 2. Organise and oversea contractor site visits for maintenance of specialist control systems employed across the University. 3. Assist with maintaining the dedicated fibre/copper BMS network and associated BMS supervisor servers deployed across the University. 4. Ensure compliance with all University H&S policies and environmental systems and procedures and take an active part in the development of any policy. 5. Manage all building occupancy time zones across all BMS systems relating to ‘out of hours’ requests and university holiday period shutdowns to optimise energy efficiency. 6. Keep up to date with developments in their trade or field of profession and attend courses organised by the University to improve knowledge and understanding of relevant subjects. 7. Carry out multi-skilled tasks where relevant training/experience can be demonstrated, such as (but not restricted to) mechanical/electrical isolation and fault finding. 8. Complete all necessary administrative work associated with departmental management systems, including the completion of work records (paper or electronic), timesheets, stores issues, orders, estimates and health and safety records. Utilise Building Logbooks to record all maintenance visits and any relevant defective information and repairs. All defects will be immediately reported to the Helpdesk for further action.  * **N.B. The above list is not exhaustive.** | | | | | |
| All staff are expected to:  * Positively support equality of opportunity and equity of treatment to colleagues and students in accordance with the University of Surrey Equal Opportunities Policy. * Work to achieve the aims of our Environmental Policy and promote awareness to colleagues and students. * Follow University/departmental policies and working practices in ensuring that no breaches of information security result from their actions. * Ensure they are aware of and abide by all relevant University Regulations and Policies relevant to the role. * Undertake such other duties within the scope of the post as may be requested by your Manager. * Work supportively with colleagues, operating in a collegiate manner at all times.   **Help maintain a safe working environment by:**   * Attending training in Health and Safety requirements as necessary, both on appointment and as changes in duties and techniques demand. * Following local codes of safe working practices and the University of Surrey Health and Safety Policy. | | | | | |
| **Elements of the Role**  This section outlines some of the key elements of the role, which allow this role to be evaluated within the University’s structure. It provides an overview of what is expected from the post holder in the day-to-day operation of the role. | | | | | |
| **Planning and Organising**   * The post holder will operate on a day-to-day basis, with minimum supervision from the BMS & Controls Lead. It is expected that the post holder will complete their tasks within agreed timescales and according to priority set by the BMS & Controls Lead. This will require the post holder to demonstrate initiative and communicate regularly with the BMS & Controls Lead on any emergencies or matters arising than may interfere with the successful completion of their tasks | | | | | |
| **Problem Solving and Decision Making**   * The post holder has authority to shut infrastructure systems down throughout their functional areas and must be able to apply their judgement, skills and experience to make these decisions, fully appreciating the impact and risks for business continuity, H&S and student experience associated with their actions. * The post holder is expected to refer complex issues, such as those arising when dealing with old or dangerous/unsafe installations or those outside of the remit of their role to the BMS & Controls Lead or the technical engineering experts within the wider E&FM Team for guidance or escalation. * The post holder is expected to recognise where maintenance work is necessary and to take a pro-active approach, working with the Helpdesk to capture and identify any failing or out of service plant they may encounter when completing their duties. In addition the post holder will work to ensure the asset records remain up to date by ensuring any untagged equipment is captured and submitted for addition to the formal record. Where equipment is being replaced the post holder will need to confirm with the BMS & Controls Lead the appropriate action. | | | | | |
| **Continuous Improvement**   * The post holder will suggest minor improvements to working processes/systems, and where relevant, implementation may occur at a higher level or be overseen. * The post holder may be required to attend and complete cross-skill training as part of the ongoing development of the Maintenance Services Team. | | | | | |
| **Accountability**   * The post holder will at all times work in compliance with the Universities H&S policies and procedures and report immediately any observations where the University compliance will be at risk. Operatives will all carry out a Point of Work risk assessment before completing any tasks and ensure they have the appropriate training, tools and information to complete the job safely. Where this is not the case they will immediately escalate this to the BMS & Controls Lead. * The post holder will be expected to work alone (with exception of H&S requirements), largely independently when responding to work requests and will therefore, have the operational freedom to make decisions and take ownership of the maintenance process, provided the tasks are within their skill set and capability * The post holder is expected to work across all of the functional areas as directed by the BMS & Controls Lead. * This post impacts across the whole of the University in terms of its provision of service. Due to the nature of this post it is important the individual appreciates the potential for their judgment to impact upon the health and safety of those within the University and must work at all times to ensure their duty of care remains in place for colleagues and broader University staff and public. | | | | | |
| **Dimensions of the role**   * The post holder will be responsible for the use and care of any relevant equipment/tools. * Provide basic, routine guidance and advice to colleagues and new staff. * The post holder will have a number of key stakeholders across the functional areas and a good standard of communication will be essential in delivery of the service | | | | | |
| **Supplementary Information**   * The role may require the individual to undergo enhanced security clearance checks as part of the control measures required by the University. | | | | | |
| **Person Specification** This section describes the sum total of knowledge, experience & competence required by the post holder that is necessary for standard acceptable performance in carrying out this role. | | | | | |
| **Qualifications and Professional Memberships** | | | | |  |
| |  |  | | --- | --- | |  | Minimum of a recognised City and Guilds or equivalent NVQ/technician qualification in BMS/Electrical installation, fault finding and maintenance plus several years’ relevant work experience. | | | | | | E |
| Mechanical qualification/awareness | | | | | D |
| **Technical Competencies (Experience and Knowledge)** This section contains the level of competency required to carry out the role (please refer to the Competency Framework for clarification where needed and the Job Matching Guidance). | | | | **Essential/ Desirable** | **Level**  **1-3** |
| Thorough knowledge and understanding of the work practices, processes and procedures relevant to the role, which may include broader sector/commercial awareness | | | | E | 3 |
| A working knowledge of the Health and Safety at Work Act, IEE Regulations, COSHH and any other relevant legislation covering Safety in the Workplace. | | | | E | 3 |
| Have a detailed understanding of Trend BMS controls installations/systems and be competent in fault finding, diagnosing issues and carrying out minor system modifications. | | | | E | n/a |
| Have experience of working on Trend IQVision and the Niagra framework. | | | | D | n/a |
| Have an understanding of CAT6/fibre networking arrangements and associated networking hardware. | | | | D | n/a |
| Experience of planning and progressing work activities within general guidelines, using initiative and judgement without reference to others | | | | D | n/a |
| **Special Requirements:** | | | | | **Essential/ Desirable** |
| The post holder may be required to support out of hours rotas as required by the BMS & Controls Lead to ensure operational effectiveness and business continuity. | | | | | E |
| Must be able to drive and hold a current full EU license or equivalent permanent licence. | | | | | E |
| Willingness to undertake training in other trade disciplines (where appropriate/required) | | | | | E |
| **Core Competencies** This section contains the level of competency required to carry out this role. (Please refer to the competency framework for clarification where needed). n/a (not applicable) should be placed, where the competency is not a requirement of the grade. | | | | | **Level**  **1-3** |
| Communication  Adaptability / Flexibility  Customer/Client service and support  Planning and Organising  Continuous Improvement  Problem Solving and Decision Making Skills  Managing and Developing Performance  Creative and Analytical Thinking  Influencing, Persuasion and Negotiation Skills  Strategic Thinking & Leadership | | | | | 2  2  2  1  1  2  N/A  1  1  N/A |
| This Job Purpose reflects the core activities of the post. As the Department/Faculty and the post holder develop, there will inevitably be some changes to the duties for which the post is responsible, and possibly to the emphasis of the post itself. The University expects that the post holder will recognise this and will adopt a flexible approach to work. This could include undertaking relevant training where necessary.  Should significant changes to the Job Purpose become necessary, the post holder will be consulted and the changes reflected in a revised Job Purpose. | | | | | |
| **Organisational/Departmental Information & Key Relationships** | | | | | |
| Background Information  Estates & Facilities Management are responsible for the planning, development and maintenance of the University Estate and provide Support Services to all faculties and departments in the University. The Estate is a key element of the marketability of the University. Estates & Facilities Management are responsible for the first impression of the organisation and managing the internal environment to ensure that staff, students and visitors have a positive experience. | | | | | |
| Department Structure Chart A screenshot of a computer screen  Description automatically generated | | | | | |
| Relationships The post holder will liaise and work with colleagues in order to complete their objectives and ensure a quality one team approach. There will be regular contact with students and staff whilst carrying out their duties and they are expected to behave in a helpful and courteous manner to promote a positive image of the department at all times. They will consult with the Service Support Manager and Engineers for advice and guidance and will liaise with external consultants and contractors as required in the completion of their tasks.  The post holder will be familiar with the Universities values and will work at all times with these standards in mind and be aware of their responsibilities to represent E&FM in a professional and effective manner. This will include embodying the E&FM “one team” approach that supports our colleagues in adjacent teams however we can.  **Internal**   * Service Support Managers * Senior colleagues within E&FM * Colleagues across the broader University * Health & safety colleagues * Faculty and key stakeholders   **External**   * Contractors * Health & Safety specialists | | | | | |