

Job Description	Electrician, Full or Part Qualified
Reports To	Electrical Contracts Manager
Location	West Midlands & Central Region
Job Type	Direct or sub-contract Immediate start Permanent Position
Description	General Maintenance & refurbishment Sectors include Healthcare, Education, Commercial Properties, Leisure, Retail, Public & Private Sector Buildings
Salary	Negotiable on experience & qualifications
Purpose of Job	<p>Ideally we are looking for an enthusiastic and experienced General Electrician full or part qualified who is motivated and capable of delivering maintenance work and internal refurbishment project on time and to budget.</p> <p>Essential skills include the ability to forward plan, work within a team environment and react quickly to any unforeseen issues on site, all with an uncompromising approach managing Health and Safety on site.</p> <p>The primary role of a Property Maintenance Operative is to optimise property condition and quality and to ensure the building is kept in a safe working condition. Property Maintenance Operatives need to maintain a high level of quality, providing maximum satisfaction to customers, clients, guests and team. They will understand the mechanism of buildings including electrical, plumbing, plant, safety systems and equipment. They will provide first and immediate response to fault finding, whilst maximising quality and ensuring cost effectiveness. They will ensure prevention of major damage that could result in extensive costs and minimise reactive intervention.</p>

Key Areas and Activities

Commercial

- Ensuring good record keeping and working closely with the site team to ensure close control of work packages.
- Personally manage their site activities with due regard to maintaining agreed financial targets
- Demonstrate and understand the importance of the control of resources and stock
- Work with the Site team to identify and implement cost/value initiatives that benefit both the project and the Company.

Management

- Ensuring good communication between all parties.
- Ensuring that all works are carried out with due regard to statutory regulations, current standards and company quality assurance procedures.
- Problem solving site issues as and when they occur.
- Early identification and rectification of any defective works within the contract timescales.
- Managing and effective control of owned and hired plant.
- Working closely with the client Site Management team to ensure that things run smoothly – an effective communicator is essential as the site sits within a high security sites.
- Ensuring that the site is clean, tidy and maintained to an acceptable level of cleanliness at all times.
- Contributing to our commitment to assist and develop the Client's culture of continuous improvement
- Consider safety compliance with a diverse sector of client groups
- Understand the importance of customer service

Key experience & requirements

- Experience in electrical maintenance, installation & testing 236 Part 1 & Part 2
- Verifiable evidence of the successful delivery of similar refurbishment schemes / works.
- Understand and maintain electrical distribution, safe repair of electrical installation to legal requirements, for example replacing damaged sockets, plugs, lighting and fuses.
- Understand and demonstrate the safe use of hand tools, for example screwdrivers, power drills, pliers, paper strippers and a variety other tools used
- Carry out repairs and reactive maintenance
- Understand the importance of customer service
- Record and report information accurately either internally or externally
- Have a flexible attitude
- Commitment to quality and excellence, ability to perform under pressure, take ownership of work and follow through to a satisfactory conclusion.
- Confident communicator and good client-facing skills
- Evidence of successfully outputs and levels of productivity.
- Suitably qualified
 - Minimum of a valid CSCS Card
 - DBS cleared
 - First Aid would be advantageous.

Training and Development

- You are required to participate in the Company's Personal Performance Review process and to attend all mandatory development and training courses.

- You are also responsible for keeping up to date your own technical, managerial, legislative or market conditions development.

Health & Safety

You are required to abide by the Company's Health and Safety policies and procedures and to undertake such health and safety training as required. Employees also have a legal responsibility to take care of themselves, and any person within the vicinity of the site works who could potentially be affected by our activities. It is up to the employee to understand and adhere to the health and safety arrangements set out by the Company. You must ensure that all company and statutory safety and environmental regulations are adhered to.

Specific to the role is a requirement to: -

- Understand and demonstrate the importance of Health and Safety in the workplace
- Take ownership of all Health, Safety and Environment duties applicable to the project
- Ensure all employees direct or sub-contract on site fully comply with the Company Health and safety procedures implemented on site.
- Undertake dynamic risk assessments for all site activities.

Equality and Diversity

As an employee of the Company you would be required to abide by and promote/demonstrate a commitment to the principles and operation of the Company's equality and diversity agenda/policies to ensure equality of opportunity and non-discrimination.

You must ensure that all employees are treated equally and fairly in all aspects of the business. You must ensure that all customers internally and externally are treated with due respect.