

<b>Job title:</b>	Maintenance Operative	<b>Position type:</b> <i>(E.G. full-time, part-time, permanent, seasonal)</i>	Full time 40 hours per week.
<b>Department:</b>	Maintenance Department	<b>Hybrid working?</b>	No
<b>Location:</b>	Beaulieu head office (John Montagu Building)	<b>Driving licence required?</b>	Yes
<b>Salary range:</b>	£27,000	<b>Start date:</b>	ASAP
		<b>Date posted:</b>	
<b>Travel required?</b>	Minimal - Occasional travel around the estate and to training courses	<b>Application cut-off date:</b>	
<b>Reporting lines:</b>			
<b>Purpose of the role:</b>			
<p>The Maintenance Operative is part of a team dedicated to providing maintenance services to all properties across the Beaulieu visitor attractions and the wider Estate with a particular focus on painting related duties, as well as supporting general maintenance needs. You will comply with current health and safety requirements working in a safe, functional, and well-maintained way to support the efficient operation of the facility.</p> <p>A willingness to undertake any task with an enthusiastic can do attitude and the ability to be a good team player is essential.</p>			
<b>Qualifications</b>		<b>Assessment approach</b>	
GCSE or equivalent	Essential	Shortlisting	
<b>Experience</b>		<b>Assessment approach</b>	
Painting, surface preparation attention to detail	Essential	Shortlisting / Interview	
Carpentry and woodwork experience	Desirable		
Multi Skilled Site work experience	Essential	Shortlisting / Interview	
Full Driving Licence	Essential	Shortlisting / Interview	
<b>Skills</b>		<b>Assessment approach</b>	
Organisational skills	Essential	Interview	
Excellent interpersonal skills and ability to work with a wide variety of people	Essential	Interview	
Scaffold training	Desirable	Shortlisting /Interview	
Manual Handling training	Desirable	Shortlisting / Interview	
<b>Knowledge and understanding</b>		<b>Assessment approach</b>	
Basic plumbing knowledge	Desirable	Shortlisting / Interview	
Knowledge of Risk assessments and method statements	Desirable	Shortlisting/ Interview	
Good understanding of Health and Safety regulations	Essential	Interview	
<b>Attributes</b>		<b>Assessment approach</b>	
Ability to work as part of a small, friendly, co-operative team	Essential	Interview	

Significant eye for detail and a “can-do” problem solving attitude	Essential	Interview
<b>Job description</b>		
<ul style="list-style-type: none"> <li>• To carry out general maintenance duties across the Beaulieu Estate including within the Beaulieu Visitor Attractions and Estate properties</li> <li>• To assist with Event setup in the Events season.</li> <li>• To undertake all types of maintenance works including, but not limited to, painting, carpentry, building alterations, drain clearing, lock replacement, brick laying, laying paving minor repairs, decoration, furniture repair and exhibition construction, light bulb replacement, moving furniture and all other types of general building maintenance. Not electrical works</li> <li>• To complete risk assessments and method statements as required</li> <li>• To be aware of H &amp; S issues affecting construction and maintenance</li> <li>• You will be required to use equipment in a fully operational workshop environment safely</li> <li>• You may be required to operate a cherry picker, scaffold tower erection and use a fork lift truck, if that is the case full training will be provided</li> <li>• Weekend work will be required on certain Event days</li> <li>• To complete a time sheet to record tasks undertaken and the time spent on each task.</li> <li>• To keep the maintenance building, surrounding area and maintenance vehicles clean and tidy</li> <li>• If you are available, and if required, you may be called to arrange emergency maintenance anywhere on the Estate out of hours if necessary.</li> <li>• Any other reasonable duties as requested by the Maintenance Foreman, the Clerk of Works or the Resident Agent.</li> </ul>		
Reviewed by:		Date:
Approved by:	Rachel Pearson	Date:
Last updated by:		Date/Time: