

Kent County Council

Job Description: Premises 3 – Senior Caretaker

School: Anthony Roper Primary School

Grade: Kent Range 4 (FTE £21,389)

Responsible to: Line Manager

Purpose of the Job:

Be responsible for the appearance, security, caretaking, and general maintenance needs of the premises.

Key duties and responsibilities:

1. Undertake general repairs and maintenance around the establishment, inside and out, including plastering, decorating, repairs on furnishings and buildings, including woodwork to ensure a safe environment is maintained. Storing and maintaining resources such as cleaning supplies and equipment.
2. Maintain security of the site i.e. opening and closing of the premises including those for lettings, checking and changing CCTV tapes (if relevant), fixing or reporting any problems, attend to all contractors visiting or working on site, to ensure a safe environment and liaising with line manager as appropriate.
3. Ensure the contract cleaners carry out their tasks in general cleaning i.e. buffing floors, cleaning toilets, to maintain a tidy appearance.
4. Monitor the boiler and order oil supplies (if relevant) to ensure it is kept running on a day to day basis to meet the establishments needs.
5. Provide a portage service for deliveries to ensure supplies are correctly handled and appropriately delivered.
6. Take meter readings from appropriate sites around the premises to assist in ensuring invoices received are correct and budget monitoring is maintained.
7. Support with lettings arrangements, when necessary. Hours can be altered to support this, when needed.

Footnote: This job description is provided to assist the job holder to know what his/her main duties are. It may be amended from time to time without change to the level of responsibility appropriate to the grade of post.

For KCC purposes this post has been rated as DMA Level 1

Kent County Council

Person Specification: Premises 3 – Senior Caretaker

The following outlines the criteria for this post. Applicants who have a disability and who meet the criteria will be shortlisted.

Applicants should describe in their application how they meet these criteria.

	CRITERIA
QUALIFICATIONS	Level 2 Diploma (or equivalent) and proficient technical and practical skills.
EXPERIENCE	Previous relevant experience
SKILLS AND ABILITIES	<ul style="list-style-type: none"> • Ability to use a wide range of machinery/equipment e.g. kitchen, cleaning, gardening and general maintenance • Knowledge of client groups, work groups and the working environment • Ability to organise and prioritise own workload and that of others when required • Ability to identify changes required to work routines and act upon them in liaison with supervisors, clients and others as relevant • Ability to maintain accurate and timely records as required by the role e.g. cash returns, client diaries, contractors' schedules, etc. • Ability to solve basic problems and to identify those that should be referred to a supervisor • Ability to understand information and liaise with others accordingly • Has written and numeric skills in order to complete more detailed records and reports • Able to be receptive to information being communicated (which can be non-verbal), contribute to its interpretation and pass on to others as appropriate • Ability to listen, observe and contribute to discussions as required for the role e.g. client care, child care, work plans, etc. • Ability to communicate using information technology as required for the role
KNOWLEDGE	<ul style="list-style-type: none"> • Knowledge of minor maintenance and repair. • Knowledge of how own job fits into the activity and role of the area/site • Understands and able to apply Health and Safety procedures relevant to the job such as: <ul style="list-style-type: none"> - Manual handling; - safe use of machinery and/or equipment; - COSHH ;

	<ul style="list-style-type: none">- First Aid and Hygiene Practice;- lone working procedures and responsibilities • Able to recognise and to deal with emergency situations• Will need to undertake training to keep knowledge up to date
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