

Job title: Building Safety Manager

Line manager: Lead Building Safety Manager

Grade (if applicable): 2

Direct reports: 0



Role purpose:

Peabody is a large, diverse organisation, employing over 3000 people. One of our core priorities across all parts of the business is delivering an excellent experience every time to every customer, internal and external. You will make them a central part of your work at Peabody.

We're looking for a proactive and knowledgeable Building Safety Manager to lead the implementation of the Building Safety Act 2022 across our portfolio of high-rise residential properties. This pivotal role focuses on identifying and managing building safety risks, establishing and maintaining robust reporting mechanisms, including Mandatory Occurrence Reporting, and fostering a culture of continuous safety enhancement. The ideal candidate will have a solid foundation in fire safety and/or structural engineering in residential buildings, paired with a strong commitment to maintaining safe, compliant, and well-managed buildings. As the role involves a high level of autonomy and lone working, self-motivation and discipline are essential.

Each Building Safety Manager is assigned a geographical area, and for this position, we're seeking coverage across Lambeth, Southwark, Wandsworth, and nearby boroughs. Flexibility is key, as occasional travel across the wider Peabody asset portfolio will be required, along with attendance at scheduled team office days.

Key Responsibilities:

- Be a part of a team that acts as a principal point of contact for all building safety matters within the organisation.
- Ensure full compliance with the Building Safety Act 2022, including Safety Case Reports, the Golden Thread, and Mandatory Occurrence Reporting (MOR) requirements.
- Identify, assess, and manage building safety risks, particularly relating to fire and structural integrity.
- Carry out safety inspections and facilitate audits, working closely with internal teams and external regulators (e.g. Building Safety Regulator, Fire & Rescue Service, Local Authority etc).
- Collaborate with asset management, repairs, and compliance teams to ensure remedial actions are implemented promptly, to ensure safe homes.
- Develop and deliver effective resident engagement strategies on building safety, including regular updates, assure communication is accessible and manage complaints relating to building and fire safety within your allocated high-rise residential buildings.
- Maintain up-to-date knowledge of relevant legislation, guidance, and best practices in building and fire safety.
- Ensure that all policies and procedures are adhered to so that consistent and standard practice is achieved across the organisation.

- To follow Peabody Health and Safety policies and procedures to ensure, as far as is practicable, your own safety and that of others in the workplace. You may be required to undertake specific training as part of your duties.

Essential Requirements:

- In-depth understanding of the Building Safety Act 2022 and its practical implications.
- A recognised minimum level 3 qualification and/or substantial experience in fire safety, structural engineering, or building surveying.
- Proven track record of managing building/ fire safety in residential, commercial and/or complex environments.
- Strong understanding of building construction, fire risk assessments, structural reports, remedial works (e.g to external wall systems) and relevant guidance (e.g Approved Document B, BS9991 etc).
- Excellent communication skills with the ability to engage effectively with residents, contractors, and regulatory bodies.
- Competent in maintaining records and writing formal reports.
- High level of attention to detail and organisational skills whilst working on a variety of complex tasks simultaneously and achieving targets / deadlines.
- Commitment to own personal professional development.

Desirable Requirements:

- Extensive experience in Office 365, asset management, compliance, and housing management programmes.
- Previous experience within social housing in a similar role.
- Membership of a relevant professional body (e.g., IFE, IFSM, CIOB, RICS).
- Experience working with higher-risk residential buildings (HRBs).
- Training or certification in fire risk assessment (e.g. NEBOSH in Fire Safety, Level 4 Fire Risk Assessment).