

Job title: Lead Building Safety Manager

Line manager: Head of Building Safety

Grade (if applicable): 1

Direct reports: approx. 4.



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 are seeking an experienced and strategically-minded Lead Building Safety Manager to take overall responsibility for the development, implementation, and continuous improvement of building safety across our High-Rise Buildings. This leadership role requires an expert understanding of the Building Safety Act 2022, including oversight of Safety Case Reports, Golden Thread of information, and Mandatory Occurrence Reporting (MOR). You will lead a team of Building Safety Managers, set standards, and work closely with senior leadership, residents, and the Building Safety Regulator to maintain the highest levels of safety, compliance, and transparency.

Key Responsibilities:

- Lead in a team that acts as a principal point of contact for all building safety matters within the organisation.
- Taking ownership and management of buildings identified as being of particular risk, until appropriate remedial action is complete.
- Set reporting deadlines and provide expert oversight on the preparation, review, and approval of Safety Case Reports, Golden Thread data, and building safety records/inspections.
- Line-manage and provide leadership to a team of Building Safety Managers, supporting their development and ensuring consistent, high-quality delivery.
- Oversight of safety inspections and audits, working closely with internal teams and external regulators (e.g. Building Safety Regulator, Fire & Rescue Service, Local Authority etc).
- Work with asset management, compliance, and executive teams to develop risk mitigation plans and investment strategies.
- Track industry changes, policy developments, and emerging risks to ensure the organisation remains at the forefront of building safety best practice.
- Oversee resident engagement strategies at an organisational level, ensuring safety information is clearly communicated and concerns are addressed appropriately.
- Provide support in managing complaints relating to building and fire safety and be a point of escalation, where required.
- Adhering to Mandatory Occurrence requirements and responsibility outlined within Peabody MOR policy.
- Set internal policy and procedure around building safety governance and risk prioritisation.
- 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:

- Extensive knowledge of the Building Safety Act 2022, with a focus on practical implementation in large or complex property portfolios.
- Demonstrable experience managing building safety at a senior or strategic level, ideally within housing, property, or construction sectors.
- Strong technical background in fire safety, structural engineering, or building surveying.
- Proven experience leading teams and managing safety compliance across multiple sites or buildings.
- In-depth knowledge of Safety Case Reports, Golden Thread principles, and Mandatory Occurrence Reporting systems.
- Excellent leadership, communication, and stakeholder management skills, including experience working with regulators and executive boards.
- High level of organisational, analytical, and strategic thinking ability.
- Minimum 3 years experience in fire / building safety sector, relevant professional membership and minimum level 4 qualification in fire safety, structural engineering, or building surveying.
- Commitment to own personal professional development.

Desirable Requirements:

- Experience with digital safety platforms and compliance reporting tools.
- Previous experience within social housing in a similar role.
- Experience working with higher-risk residential buildings (HRBs).
- Experience in providing training / learning platforms in building / fire safety.