

## **Job Profile: Social Value Property Surveyor / Rents and Leases Lead**

**Job Title: Social Value Property Surveyor**

**Job Grade: Level 5 Zone 1**

**Salary Range: £52,282 - £59,895**

**Contract type: 2 year fixed term**

### **About Camden**

Camden is building somewhere everyone can thrive, by making our borough the best place to live, work, study and visit. We're not just home to UK's fast-growing economy. We're home to the most important conversations happening today. And we're making radical social change a reality, so that nobody gets left behind. Here's where you can help decide a better future for us all.

We are looking for a Social Value Property Surveyor to help us bring Camden-owned empty spaces across the borough into productive and affordable use to the benefit of our small businesses and communities, delivering against the objectives of We Make Camden and its ambitions and missions. This new role will sit in the Commercial Property team but will work across Property and Strategy, Inclusive Economy and Area Regeneration teams to support the implementation of;

- The [Camden Affordable Workspace Strategy](#)
- The Vacant Spaces on Estates Programme
- The Camden Future High Streets Programme
- The Neighbourhood Hubs Programme.

### **About the role**

This is a practical role designed to overcome obstacles to entering into leases for unusual properties with businesses and community organisations who are delivering social value objectives. We have identified a pipeline of vacant spaces across the borough which have the potential to be brought into beneficial use. Unusual spaces can include for example, garages and undercrofts and ex-laundry rooms in housing blocks. By working through the issues involved the postholder will be progressing the Council's thinking on social value leases and will develop a bank of toolkits, resources and model approaches for the future.

The key objectives of this role are;

- To work across council departments to bring vacant, council-owned spaces into productive and affordable use for the benefit of Camden's communities and small businesses
- To provide high quality strategic advice to internal departments and participate in inter departmental working parties and officers steering groups set up to resolve complex cross departmental property issues.
- To model rent scenarios to inform the development of occupier options and models
- To develop and negotiate leases with social value outcomes
- To undertake and conclude negotiations on lease agreements with tenants and their advisors, reaching solutions which benefit the Council and comply with its corporate priorities, instructing solicitors and seeing cases through to a conclusion. Responsible for committing the Council to formal commercial property contracts

- To effectively procure, manage, monitor and review any valuation services commissioned by the jobholder from external specialist valuation consultants.

### **About you**

- Professional membership of Royal Institution of Chartered Surveyors or equivalent within the commercial, valuation, general practice or other suitable pathway.
- Knowledge and experience of commercial property management and Landlord and tenant negotiations.
- Experience of dealing with sensitive property issues, and presenting reports to committee and/or other clients.
- Inter alia : asset valuation practise, commercial property litigation practise
- Knowledge of property law including Landlord and Tenant
- Good knowledge of best practice in valuations techniques.
- Ability to communicate effectively both oral and written.
- Strong negotiation skills.
- Ability to undertake a full range of professional valuation work
- Good team working skills
- Ability to provide clear and accurate advice on all aspects of valuation practice and procedures
- Ability to plan and execute complex tasks efficiently and to work under pressure to meet deadlines.
- Ability to write reports and make effective presentations

### **Work Environment:**

The role will be based in Camden offices at, 5 St Pancras Square, in the heart of the King's Cross Central development. It is a hot desking environment. The role requires a significant amount of contact with a wide range of partners through strategic relationships, often in meetings in and outside of the council.

### **People Management Responsibilities:**

This role has no people management responsibilities

### **Relationships:**

The role will be line managed by the Head of Property but also report into the Inclusive Economy and Area Regeneration management teams. The post holder will also need to develop day to day relationships with programme managers across the council responsible for the following programmes;

- The Camden Affordable Workspace Strategy
- The Vacant Spaces on Estates Programme
- The Camden Future High Streets Programme
- The Neighbourhood Hubs Programme

### **Over to you**

We're ready to welcome your ideas, your views, and your rebellious spirit. Help us redefine how we're supporting people, and we'll redefine what a career can be. If that sounds good to you, we'd love to talk

**Is this role Politically Restricted?**

Some posts at Camden are politically restricted, which means individuals holding these posts cannot have active political role. For a list of all politically restricted roles at Camden [click here](#).

**Diversity & Inclusion**

We want Camden Council to be a great place to work and to ensure that our communities are represented across our workforce. A vital part of this is ensuring we are a truly inclusive organisation that encourages diversity in all respects, including diversity of thinking. We particularly welcome applications from Black, Asian and those of Other Ethnicities, LGBT+, disabled and neurodiverse communities to make a real difference to our residents so that equalities and justice remains at the heart of everything we do. Click [Diversity and Inclusion](#) for more information on our commitment.

**Agile working**

At Camden we view work as an activity, not a place. We focus on performance, not presenteeism. We create trusting relationships, we embrace innovation rather than bureaucracy and we value people. Collaboration is the Camden way, silo working isn't.

At Camden we are proud to be one of Hire Me My Way's inaugural campaign supporters. Hire Me My Way is a national campaign led by Timewise, designed to increase the volume of good quality jobs that can be worked flexibly in the UK ([www.HireMeMyWay.org.uk](http://www.HireMeMyWay.org.uk)). Hire Me My Way aims to treble the number of available good quality flexible jobs to 1 million by 2020.

**Asking for Adjustments**

Camden is committed to making our recruitment practices barrier-free and as accessible as possible for everyone. This includes making adjustments or changes for disabled people, neurodiverse people or people with long-term health conditions. If you would like us to do anything differently during the application, interview or assessment process, including providing information in an alternative format, please contact us on 020 7974 6655, at [resourcing@camden.gov.uk](mailto:resourcing@camden.gov.uk) or post to 5 Pancras Square, London, N1C 4AG,