

Principal Valuer – Lead Professional

Join us – Make a difference to our communities

West Sussex County Council's (WSCC) portfolio is made up of over 875 property locations with an asset value in excess of £1.4 billion. Valuation and Estates provide an intelligent client function on behalf of WSCC across the full life cycle of property activities. Our work covers operational, investment and economic development activities, and supports the One Public Estate agenda with partners and community stakeholders.

About the Job

As a lead property professional, you will be responsible for managing and delivering the effective operation of an estate and valuation service across a broad range of property assets held by the County. This interesting role could include negotiating on multi-million pound deals to acquire, develop and dispose of assets so your experience of the commercial property market will be crucial. As a technical specialist, you will be instrumental in managing a number of complex projects either working alongside internal service teams, senior management of partner organisations or through direct project management of externally appointed consultants. You will be relied upon for your timely advice and experience to guide the County in property decisions.

What you'll need to succeed

With significant post qualification experience in Property, Valuation and Estates management, you will need the ability to make sound pragmatic problem solving decisions, have excellent communication skills, with the ability to successfully influence and persuade others and negotiate effective business solutions alongside sound political awareness.

Job Details

Grade: Hay B
Directorate Group: Economy, Planning and Place
Location: County Hall, Chichester

Person Specification (These will be used as the shortlisting criteria)

Key skills

1. Ability to make sound problem solving decisions that have wider service impact.
2. Sound partnership working skills including the ability to successfully co-ordinate staff and partners.
3. Expert relevant specialist, theoretical knowledge relating to landlord and tenant, property law planning legislation and property acquisition, disposal and development procedures.
4. Excellent communication skills with the ability to successfully influence and persuade others and negotiate effective business solutions in complex situations.
5. Effective people management and performance management skills with the ability to provide direction, leadership and support to individual managers and teams.

Qualifications and/or experience

- Royal Institution of Chartered Surveyors (RICS) General Practice Chartered Surveyor with significant post qualification experience in the specialist area of property, valuations and estates management, including sound relevant operational experience with evidence of Continuing Professional Development (Some experience of either a County Council or Unitary Authority in the public sector preferable)
- Post Graduate qualification relevant to Property, Surveying, Estates and/or Valuations; or equivalent level of significant experience demonstrating comprehensive application of the levels of knowledge in a relevant setting, across a number of specialist fields.
- Experience of managing or leading professional staff teams and delivering a quality service.
- Experience of managing a budget.
- Experience of development and planning process preferable.

Key Responsibilities

Deputise for the Valuation and Estates Manager in signing off the teams Legal Instructions for all property related agreements (including acquisitions, disposals, new leases, licences, easements, wayleaves, rent reviews, modification of covenants).

Support the Asset Strategy and One Public Estate development program, through giving professional property advice on schemes and working with the County's Growth Development team and multidisciplinary contractor on projects.

Management of specific reviews, projects and programmes through the effective management of resources and budget within appropriate constraints. Contribute to service, group or team improvements.

Support the Residential Development Program by providing valuation advice where necessary and working with external consultants to secure planning approvals.

Our Values

Our values are the base of every job role within West Sussex County Council and underpin the way we do things here. They demonstrate how we work and interact with each other, our customers and our partners on a daily basis and our selection processes are reflective of this. For further details visit the jobs pages of our website.

JD Code: H020

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