

## Job Description

Mechanical Engineer – Healthcare / Hospital Estates (HTM Level 3)

### Job Title

Mechanical Engineer – Healthcare Estates

### Reports To

Head of Estates / Estates Manager

### Location

Hospital / Healthcare Site

### Job Purpose

To support the safe, effective and compliant operation of the hospital estate by delivering mechanical maintenance, fault diagnosis, repair and minor works across a range of building services systems. The role will ensure that all mechanical plant, equipment and infrastructure are maintained in accordance with statutory requirements, HTM guidance, site procedures and contractual obligations.

The Mechanical Engineer will play a key role in maintaining critical healthcare systems, supporting statutory compliance, responding to reactive issues, undertaking planned preventative maintenance, and assisting with the delivery of a safe environment for patients, staff and visitors.

### Key Responsibilities

#### Planned and Reactive Maintenance

- Carry out planned preventative maintenance (PPM) and reactive maintenance on a wide range of mechanical building services systems.
- Diagnose faults and carry out repairs to mechanical plant and associated equipment in a safe and timely manner.
- Ensure all maintenance activities are completed in accordance with site procedures, risk assessments, method statements and safe systems of work.
- Support the operation and maintenance of critical hospital plant to minimise downtime and service disruption.
- Escalate defects, risks and plant failures appropriately to the Estates Supervisor / Estates Manager.

#### Mechanical Systems Maintenance

Maintain, inspect and repair mechanical systems including, but not limited to:

- Heating systems, boilers and associated plant.

- Domestic hot and cold water services.
- Pressurisation units, pumps, valves and expansion vessels.
- Air handling units, ventilation systems and associated controls.
- Calorifiers, water heaters and heat exchangers.
- Pipework systems, drainage and sanitary services.
- Medical and non-medical ventilation systems where applicable.
- Mechanical distribution systems serving clinical and non-clinical areas.
- LTHW, CHW and other closed water systems.
- Plant room equipment and associated mechanical infrastructure.

### Compliance and HTM Responsibilities

- Work in accordance with relevant HTM guidance, including but not limited to HTM 04-01, HTM 03-01 and other applicable healthcare engineering standards.
- Support compliance with statutory and mandatory requirements relating to healthcare estates and engineering services.
- Ensure all work is undertaken in accordance with permit-to-work systems, isolation procedures and site safety rules.
- Maintain accurate maintenance records, service reports and compliance documentation.
- Identify and report non-compliance, plant condition concerns and lifecycle replacement requirements.
- Support audits, inspections and technical reviews by providing maintenance records and technical input as required.

### Health, Safety and Risk Management

- Work safely at all times and in accordance with the Health and Safety at Work Act, COSHH, asbestos procedures, confined space controls and site-specific safe systems of work.
- Participate in permit-to-work processes including hot works, confined spaces, pressure systems and isolations where authorised and competent.
- Report accidents, incidents, near misses and unsafe conditions in line with company procedures.
- Ensure tools, equipment and work areas are maintained in a safe and tidy condition.

### Contractor and Service Support

- Support specialist subcontractors attending site for servicing, maintenance and repair activities.
- Escort contractors where required and ensure they work in accordance with site rules and permit arrangements.

- Monitor the quality of contractor works and escalate concerns where standards are not met.
- Assist with minor project works, lifecycle replacement activities and commissioning support where required.

### Communication and Team Working

- Work closely with the wider Estates team, Helpdesk, Authorised Persons, specialist contractors and site management.
- Communicate effectively with clinical staff, ward teams, service users and colleagues when responding to faults or planned works.
- Provide technical feedback and clear updates on outstanding issues, risks and remedial actions.
- Participate in team meetings, toolbox talks, training and site briefings.

### Person Specification

#### Essential Qualifications / Training

- NVQ Level 3, City & Guilds or equivalent in Mechanical Engineering, Plumbing, Heating, Building Services Engineering or related discipline.
- HTM / healthcare estates experience within a hospital or similar critical environment.
- Demonstrable experience working on mechanical building services systems.
- Good understanding of healthcare compliance requirements and safe systems of work.
- Experience of PPM and reactive maintenance delivery in a live operational environment.
- Ability to fault-find and repair mechanical systems safely and effectively.

#### Desirable Qualifications / Training

- HTM Level 3 or equivalent healthcare estates / healthcare engineering training.
- AP / CP related training or experience in water, ventilation, medical gas or pressure systems, where relevant to the role.
- Legionella awareness / water hygiene training.
- Confined space training.
- IOSH Working Safely or equivalent health and safety training.
- Experience using CAFM / Maximo or similar maintenance management systems.

#### Knowledge and Experience

- Experience working in a hospital, healthcare, PFI or similarly regulated environment.

- Knowledge of mechanical plant associated with acute or community healthcare facilities.
- Understanding of statutory compliance, engineering standards and healthcare maintenance procedures.
- Ability to interpret technical drawings, O&M information and plant documentation.
- Experience of working with permit systems and isolation procedures.
- Good understanding of water systems, heating systems, ventilation plant and general mechanical services.

#### Skills and Attributes

- Strong fault-finding and problem-solving ability.
- Able to prioritise workload in a busy healthcare environment.
- Good communication and record-keeping skills.
- Able to work independently and as part of a multidisciplinary estates team.
- Flexible approach to supporting operational requirements, including participation in on-call / call-out arrangements where required.
- Professional, reliable and safety-focused.

#### Additional Requirements

- Must be able to work in a live hospital environment with due regard to patient safety, infection control and service continuity.
- Participation in out-of-hours call-out rota may be required.
- Enhanced DBS may be required depending on site.
- Full UK driving licence desirable if multi-site support is required.

#### Key Measures of Performance

- Completion of PPMs and reactive tasks within required timescales.
- Compliance with statutory maintenance and record-keeping requirements.
- Quality of fault diagnosis and repair.
- Contribution to plant reliability and reduction in repeat failures.
- Safe working practices and compliance with permit / isolation procedures.
- Positive contribution to team performance, audit readiness and service delivery.