

## **BMS Engineer Job Description**

### **About Derwent London**

Derwent London is a commercial real estate company, valued at £4.8 billion as at 30 June 2024, making it the largest London office-focused real estate investment trust (REIT). Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via development or refurbishment, effective asset management and capital recycling.

We typically acquire central London properties off-market with low capital values and modest rents in improving locations, most of which are either in the West End or the Tech Belt. We capitalise on the unique qualities of each of our properties – taking a fresh approach to the regeneration of every building with a focus on anticipating tenant requirements and an emphasis on design. Reflecting and supporting our long-term success, the business has a strong balance sheet with modest leverage, a robust income stream and flexible financing.

As part of our commitment to lead the industry in mitigating climate change, we are committed to becoming a net zero carbon business by 2030, publishing our pathway to achieving this goal in July 2020.

We are an inclusive and respectful employer that welcomes diversity and promotes equality. We have a high performing, progressive, collaborative and inclusive culture, coupled with a consultative and professional leadership style, focused on teamwork, integrity and long-term relationships. In January 2022 we were proud to announce that we had achieved the National Equality Standard – the UK's highest benchmark for equality, diversity and inclusion and in May 2023 we were recognised on the Sunday Times Best Places to Work List 2023 within the medium-sized organisation category.

### **Overall Job Role**

To join the Facilities Management team within the Property Management team. The Building Management System (BMS) Engineer is responsible for overseeing the operation and optimization of the building management systems for the Derwent London managed portfolio. This role involves ensuring that all systems are functioning efficiently, meeting the operational needs of the building, and adhering to relevant regulations and standards. The BMS Engineer plays a critical role in managing energy consumption, maintaining environmental conditions, and maximizing the performance of building systems. The role will play a significant part on our journey to net zero carbon.

This role will be focused on achieving a “best in class” approach to Property and Facilities Management resulting in compliant, efficient and optimized working environments for our clients and occupiers.

## Requirements

- Bachelor's degree in engineering, facilities management, or a related field. Advanced degree or professional certifications (e.g., Certified Energy Manager, Building Automation System Engineer)
- Minimum of 3 years of working experience in building management systems (Trend, Schneider, Honeywell) with significant proven experience
- In-depth knowledge of building management systems, including HVAC, lighting, fire and life safety, security, and energy management systems
- Familiarity with remote desktop applications
- Strong analytical and problem-solving skills, with the ability to analyse data, identify trends, and develop actionable insights
- Excellent communication and interpersonal skills (verbal and written), with the ability to effectively collaborate with diverse stakeholders and communicate technical information to non-technical audiences
- Familiarity with relevant codes, regulations, and standards governing building management systems and facility operations
- Proficiency in computerized maintenance management systems (CMMS), building automation systems (BAS), and other related software applications
- Proven experience in project managing work packages and delivering to budget
- A knowledge of net zero carbon and energy saving technology is advantageous

## Key Responsibilities

- Monitor the performance of building management systems and energy management system (Open Blue), including HVAC, lighting, security, and other integrated systems
- Conduct regular inspections and diagnostics to identify and address any issues or malfunctions promptly
- Analyse system data and performance metrics to identify opportunities for optimization and energy efficiency improvements
- Develop and implement strategies to optimize system performance, reduce energy consumption, and lower operating costs
- Stay current with industry trends and best practices in building management technology to continually improve system efficiency and effectiveness
- Ensure that building management systems comply with relevant codes, regulations, and standards, such as ASHRAE, NFPA, and local building codes
- Coordinate the integration of new building management technologies and upgrades into existing systems
- Evaluate potential system upgrades or replacements based on cost-benefit analysis, performance requirements, and energy efficiency considerations
- Provide support to Building and Portfolio Management in monitoring Open Blue
- Support Sustainability initiatives and the company's net zero carbon objectives
- Ensure compliance with Data Protection Act, including managing the Data Protection Impact Assessment register
- Identify buildings which may require BMS upgrade as part of the 5-year plan and act as project manager on upgrade works, working in close liaison with both the Portfolio and Asset Managers
- Any other duties as might be reasonably required

## Reporting to

FM Manager – Hard Service Lead