



LULWORTH

... DORSET ...

BUILDINGS MANAGER

Protecting the Past. Building for the Future.

Lulworth Estate is seeking a highly skilled and driven Buildings Manager to lead the care, compliance, and enhancement of its diverse portfolio of residential, commercial, agricultural, and leisure buildings — including the impressive Lulworth Castle and the captivating ruins of Bindon Abbey.

This is a rare opportunity to be responsible for the stewardship of buildings that matter — not just for their beauty and heritage, but for their essential contribution as homes, workplaces and tourism destinations.

About Lulworth Estate

Located along the UNESCO World Heritage Jurassic Coast, the Lulworth Estate spans over 12,000 acres of breathtaking countryside, coast, and architectural heritage. We are a forward-thinking, values-led organisation committed to the responsible conservation and enhancement of both our natural and built environment. Our portfolio includes:

- Grade I and II* listed buildings
- Residential cottages and farmhouses
- Commercial premises and hospitality spaces
- Visitor infrastructure and leisure facilities
- Agricultural and estate operational buildings

We are proud of our buildings — and we're seeking a leader who shares that pride, with the technical insight, people skills and environmental ethos to ensure our portfolio thrives for generations to come.

About the Role

As Buildings Manager, you will lead on the delivery of all building care, maintenance, statutory compliance, and improvement projects across the estate's built assets. Working closely with the Director of Built Environment and in-house labour team, as well as collaborating with the wider teams, tenants, and trusted contractors, your role will ensure that every building performs to its highest potential — visually, operationally, and environmentally.

This is an operational management role with a strong grasp on strategic delivery: you'll manage a skilled in-house team, coordinate external specialists, and drive forward initiatives that balance heritage protection, modern functionality, and environmental performance.

BUILDINGS MANAGER

Location: Lulworth Estate,
Dorset

Contract: Permanent

Core Hours: Monday – Friday
37.5 hours

Competitive Salary + Benefits

Reporting to: Director of Built
Environment



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Key Responsibilities

Maintenance & Compliance

- Plan and oversee all planned, cyclical and reactive maintenance across the estate.
- Implement and maintain robust compliance regimes covering fire safety, health & safety, asbestos, water hygiene, electrical systems, access, and heritage consents.
- Conduct regular inspections and condition surveys to inform works programming and budgets.

Team & Contractor Leadership

- Lead and develop the in-house Buildings Team, fostering a strong culture of responsibility, pride, and continuous improvement.
- Manage procurement, performance, and compliance of external consultants and contractors, ensuring value, quality and health & safety standards.

Project Delivery

- Scope and deliver refurbishment and capital improvement projects.
- Work collaboratively with conservation bodies and planning authorities to ensure sensitive and effective delivery.

Financial Management

- Prepare, manage and monitor budgets for maintenance, compliance and capital works.
- Support the Director of Built Environment with long-term strategic planning for asset improvement and sustainability investment.

Sustainability & Performance

- Identify and implement measures to improve the energy efficiency and environmental performance of estate buildings, including low-carbon retrofits.
- Contribute to the Estate's broader sustainability and decarbonisation targets through smart building management and project innovation.

Stakeholder & Occupier Engagement

- Work closely with rural surveying and property management colleagues within the Built Environment Division, as well as Natural Environment, Visitor Experience and Commercial Enterprise teams to support operational needs and occupant satisfaction.
- Liaise effectively with occupiers, tenants, visitors, and stakeholders to ensure buildings are safe, attractive, and fit for purpose.



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Person Specification:

Essential Skills & Experience

- Proven experience managing buildings and infrastructure across a varied property portfolio — ideally with heritage and rural context.
- Strong technical knowledge of building fabric, construction methods, M&E systems, and environmental retrofitting.
- Experience in conservation and heritage building maintenance and project delivery.
- Deep understanding of statutory compliance and risk management across building services and listed buildings.
- Experience in managing and motivating staff, contractors, and consultants across multiple projects.
- Confident managing budgets, work programmes and reporting at both strategic and operational levels.
- Excellent communication, collaboration, and stakeholder management skills.

Desirable

- Qualified in Building Surveying, Construction Management, or related discipline (MRICS, MCIQB or similar).
- Familiarity with building performance monitoring and reporting tools.
- Passion for sustainability and the role of buildings in environmental impact reduction.
- Appreciation for the responsibilities of working in a privately owned, heritage-focused estate environment.

What We Offer

- A high-impact, high-trust role on one of the UK's most prestigious rural estates.
- A dynamic, supportive and forward-looking team environment.
- Competitive salary, based on experience.
- Estate pension and benefits package.
- Professional development opportunities and the chance to make a tangible difference to historic and modern buildings alike.
- Daily working life in an exceptional natural and architectural setting.

How to Apply

To apply, please send a CV and a cover letter detailing your suitability for the role to **Natasha Tudor, People Manager** by **15th September 2025**.