

OCEAN EDGE

EXECUTIVE SEARCH



PROJECT MANAGER – DEVELOPMENT/REGENERATION

SALARY: £44,546 - £60,268 SUBJECT TO EXPERIENCE (PLUS £5,500 CAR ALLOWANCE)

BASED: OFFICE BASED AND AGILE WORKING (AVERAGE 40% LONDON OFFICE BASED)

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THE ORGANISATION

Our client is one of Britain's leading housing associations, with 105,000 homes across London, the South East, the Midlands and the North West.

They are an ethical, inclusive and values-based organisation with a long-term vision- that everyone deserves a quality home that provides them with the opportunity to live a better life.

They focus on the needs of existing social housing residents by investing in homes, local communities and services, and they also create quality homes to suit a whole range of aspirations, incomes and stages of life, for private rent, shared ownership and outright sale.

As one of the sector's biggest developers, they completed over 4000 new homes in 2021-22. The development directorate has recently completed a restructure to achieve 3,000 new build home starts per year and a focus on quality, sustainable homes and places where people want to live that enable firm foundations for successful lives, benefiting customers, communities and the environment for the long term.

Their social purpose drives them to deliver quality services to residents. Not just homes, but also education, training and care and support services. They build aspiration, opportunity and confidence in communities through a £250 million Foundation which is based on the belief that everyone should have the same chances in life no matter where they live.

BENEFITS

This is an exciting opportunity to develop your career with a major employer that genuinely cares for and invests in its staff. Our client recognises and rewards staff with highly competitive pay, flexible working arrangements and a range of generous benefits including:

- **24 days holiday rising to 28 days with length of service**
- **annual bonus subject to group performance**
- **excellent Pension scheme - pension is doubled up to an employee contribution of 5%**
- **an employee assistance programme and non-contributory life assurance**
- **Family friendly policies**

JOIN A FORWARD THINKING DEVELOPMENT DIRECTORATE

The development directorate has recently completed a restructure in order to achieve targets of 3,000 new build home starts per year.

The organisation is focused on building quality, sustainable homes and places where people want to live that enable firm foundations for successful lives, benefiting customers, communities and the environment for the long term.

Homes are delivered through a variety of routes – land led opportunities built by an in house team or external contractors, section 106 packages, joint ventures and as master developer on strategic regeneration projects. 50% of the homes built or funded will be affordable and the organisation aims to enter more joint ventures and partnerships to achieve its ambitions.

The Development and Project Management teams in the Delivery Division are responsible for the project management and reporting on a portfolio of contracted and in-house build projects and joint ventures. The 'Regeneration' teams in the Growth Division fulfil the same project management function but are deployed on projects where decant management, regeneration and placemaking activities are also underway.



ROLE PROFILE AND JOB DESCRIPTION

PROJECT MANAGER – DEVELOPMENT/REGENERATION

Permanent & Agile Contract (average 40% office based)

Base Office: London, E15

Salary Range: £44,546 - £60,268 subject to experience plus £5,500 car allowance

ROLE OVERVIEW

We are looking for a commercially focused, innovative thinker to join one of the UK's leading Housing Associations to help deliver major regeneration and investment opportunities.

As part of the Regeneration Team, your role will be to project manage joint venture and regeneration housing development schemes from acquisition to practical completion. You will have a thorough understanding of housing development, project management and awareness of statutory legal and regulatory requirements. You will be supporting with onsite handovers on complex regeneration/multi-phased development schemes. It is essential that you have proven residential project management experience, ideally from a Housing Association or Housebuilder.

You will need to demonstrate that you can achieve excellence in:

- Communicating with a mix of audiences in writing and face-to-face
- Able to demonstrate strong project management skills gained in a similar environment
- Financial modelling and business planning skills including the ability to respond to unplanned demands or situations
- Negotiating beneficial and robust legal agreements with business partners and clients

You will need to work effectively with internal staff from other teams as well as customers and colleagues from other organisations. Your ability to work collaboratively will be critical to success.

THE ROLE INVOLVES:

- Managing a portfolio of projects in the Regeneration and Development Team in line with the business plan and being responsible for the procurement and delivery of new/next phases of regeneration projects under the post holder control.
- Adopting a focussed approach to excellence in quality of new homes and assets delivered.
- Ensuring both internal and external customer satisfaction plus company objectives are met.

MAIN ACCOUNTABILITIES

1. Leadership and management including customer service/ values

- Contribute to the team's performance and customer service delivery whilst operating in line with corporate values.
- Lead and/or assist in bidding for regeneration and development projects.
- Lead in the project management of a portfolio of regeneration and JV equity investment projects.

2. Strategy/ achieving objectives

- Take responsibility for ensuring that projects achieve objectives and are delivered on time and within budget.
- Project manage own schemes whilst assisting with the day to day delivery of regeneration and JV projects.
- Monitor schemes on site, ensuring the delivery of the programme to time and budget, seeking the necessary approvals throughout the project.
 - Monitor contract variations as required.
 - Liaise with internal/external third parties as required throughout the project.
 - Instruct and approve variations in line with Change Order procedure where necessary.
 - Liaise with Sales/Marketing/Customer Service/Finance departments for any changes to schemes, handovers etc.
 - Ensure the on-boarding of assets and ensure the final product is delivered in line with client requirements.
 - Contribute and Chair Project Team Working stakeholder meetings as required.

3. Working with others – internal

- Liaise with all internal departments to ensure best practise and industry standards are maintained.
- Work closely with other internal teams to ensure scheme success. Collaborate with divisional colleagues and those within the wider Group as required.

4. Working with others – external

- Develop, maintain and influence relationships with key stakeholders and partners, including third-party liaison with local authorities, planning authorities, land owners, house builders, agents and contractors and consultants.

5. Budgetary responsibility

- Ensure that all activities deliver 'best value'.
- Ensure that departmental activities contribute to meeting divisional business plan and support delivering high quality schemes on time and within budget.

6. Compliance

- Ensure H&S, regulatory & governance compliance for areas under the job holder's control.

7. Records and systems

- Maintain the necessary relevant records and systems.

8. Risks

- Manage risks associated with areas under the jobholder's control.
- Ensure that effective controls are in place to highlight and limit risk.

Financial Responsibility

- To be responsible for the effective financial control of each project against the agreed budget and the approved business plan.



PERSON SPECIFICATION

The following list of skills, knowledge, experiences and personal characteristics are classed as essential criteria for the role. Please consider how you meet these criteria to help inform your application.

Technical Knowledge/Skills

- Able to demonstrate an aptitude for project management within the built environment/housing sector.
- Delivery focused, able to identify risks and propose effective solutions with minimal supervision to ensure delivery in a demanding environment.
- Have an understanding of identifying and exercising control over risk.
- Able to demonstrate financial and commercial acumen, including associated risk management skills.
- Commitment to providing high levels of customer satisfaction and demonstrable experience in working positively in customer facing environments.
- Excellent presentation and networking Skills.
- Excellent written and oral communication skills including experience of writing reports.
- Able to demonstrate collaboration, stakeholder management, negotiation and influencing skills.
- Computer literate with a good proven competency in MS Office.
- Project co-ordination skills and the ability to multi task and meet deadlines.
- Able to manage simple business systems, e.g. databases.
- Degree educated or equivalent – (Desirable).
- Own car or the ability to travel to sites.

TO APPLY FOR THE ROLE

**Please email your CV showing how you meet the role criteria to:
jobs@oceanedge.biz**

**For an informal chat please call the Ocean Edge Executive
Search team on 023 8000 1153**

**As the role is required as soon as possible the recruitment will
close as soon as a successful candidate is found so please do not
delay with your application.**

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