

# Senior Construction Manager Carpenters Estate

**Location:** Hybrid (including three days on-site, Stratford London)

**Contract:** Full-time

**Salary:** Competitive

**Closing date:** 10/11/2025

## About Populo

Populo Living is Newham's housing company, which is wholly owned by the London Borough of Newham. Populo exists to tackle the shortage of homes in the Borough, aiming to deliver half of these homes at genuinely affordable levels, and we're growing fast – as Newham's housing delivery company Populo Living Group has built just under 1,000 homes and has a pipeline of several thousand more to come. We manage over 500 private homes, in addition to over 250 affordable homes via Populo Homes, our registered provider subsidiary. Our developments range in size from small infill to large scale sites, including the reimagining of the Carpenters Estate in Stratford, one of the most exciting regeneration projects in the UK. We are committed to building more and better homes for the residents of Newham, including high proportions of affordable homes.

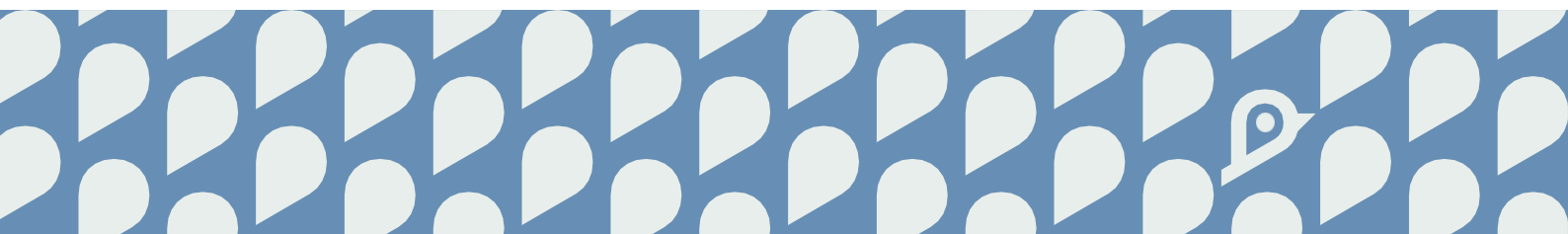
## About the Role

The Senior Construction Manager will lead the delivery of major regeneration projects on the Carpenters Estate, overseeing construction, design management, and infrastructure delivery to achieve Populo Living's quality, sustainability, and commercial goals.

They will manage multiple stakeholders, contractors, and consultants to ensure the successful, safe, and timely delivery of the Estate's ambitious masterplan.

## Key Responsibilities

- Lead the construction and infrastructure delivery of the Carpenters Estate, including the James Riley Point phase.
- Manage contractors, consultants, and project teams through all stages of design, procurement, and delivery.
- Oversee budgets, programmes, and risk management to ensure projects meet cost, quality, and timeline objectives.
- Develop and implement construction logistics, utilities, and servicing strategies across the masterplan.
- Ensure compliance with Health & Safety, CDM, and sustainability requirements.



- Report progress and performance to Populo Living and the London Borough of Newham.
- Provide leadership, mentoring, and line management to junior construction staff.

### **Skills and Experience**

- Degree level qualification in a relevant discipline, e.g. Surveying, Project Management, or equivalent by experience
- Proven experience managing large-scale, mixed-use or residential regeneration projects from pre-construction through delivery.
- Strong knowledge of construction contracts, procurement, planning, and technical design processes.
- Excellent commercial awareness and experience managing budgets and contract negotiations.
- Up-to-date understanding of Health & Safety, CDM, and sustainability best practice.
- Skilled in stakeholder management and effective collaboration with public and private sector partners.
- Professional membership of appropriate body desirable, e.g. RICS, MCIQB

### **Person Specification**

- A strong leader with the ability to inspire, influence, and motivate teams and stakeholders.
- Commercially astute, delivery-focused, and able to balance technical, financial, and community priorities.
- Politically aware and emotionally intelligent, with strong communication and presentation skills.
- Highly organised and proactive, able to manage multiple complex projects simultaneously.
- Demonstrates integrity, professionalism, and a commitment to quality and continuous improvement.

### **How to Apply**

Applications should be sent to [hr@populoliving.co.uk](mailto:hr@populoliving.co.uk).

