



# Design Manager

## About us

Populo Living is Newham's housing company; we are wholly owned by the London Borough of Newham. Populo exist to tackle the shortage of homes in the Borough and to deliver half of these homes at genuinely affordable levels.

The Populo Group has evolved since its inception to become a leading provider of both affordable and privately rented homes. Our profits are recycled back into delivering even more high quality homes for people who want to make Newham home. Having somewhere to call home is fundamental to people's health and wellbeing and is the central pillar of our mission.

We believe in "Making Newham home". We are designing and building better homes and places that people want to call home. Our high quality, spacious and environmentally friendly developments will become new communities and strengthen existing ones. Whether for private or social rent, residents will enjoy excellent standards of design and attention to detail. Together with our sole shareholder Newham Council, we are focused on the need to deliver for Newham's people. This long-term commitment means that our exceptional customer service and commitment to our tenants is here to stay.

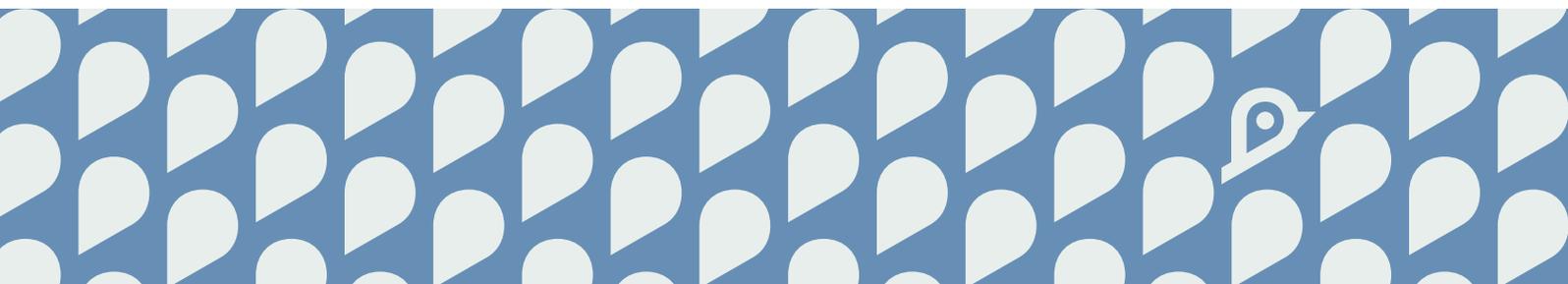
Populo Homes is our registered provider of social housing and is an integral part of the Populo Group. The Group also includes a design and build subsidiary. We are a small dynamic team who have grown quickly and operate in a very collegiate way. We value our connections to Newham, it is important to us to reflect and understand our Borough and its diverse communities. We are always keen to hear from local people who share our values around diversity and inclusion. We welcome applications from all individuals who can bring skills and importantly, the right attitude for our ambitious team.

## Role overview

A fantastic opportunity to join a new and dynamic design team within Populo Living. Successful candidates will be rewarded with a diverse pipeline of interesting and challenging projects, using their experience and skills to shape the homes and places that will improve the lives of residents in one of London's most diverse boroughs.

The role will suit an individual who is passionate about excellent design and the value it brings to people's lives. The focus will be on the pre-construction stages and encompass all aspects of design and technical management at both masterplanning scale, and the design of individual residential apartment buildings and homes.

Sustainability is a core ambition within Populo Living, with the business committed to delivering social, economic and environmental benefits back to Newham and its residents, as well as being carbon neutral by 2030. The successful candidate will be committed to innovate and push boundaries to ensure these ambitions are met.



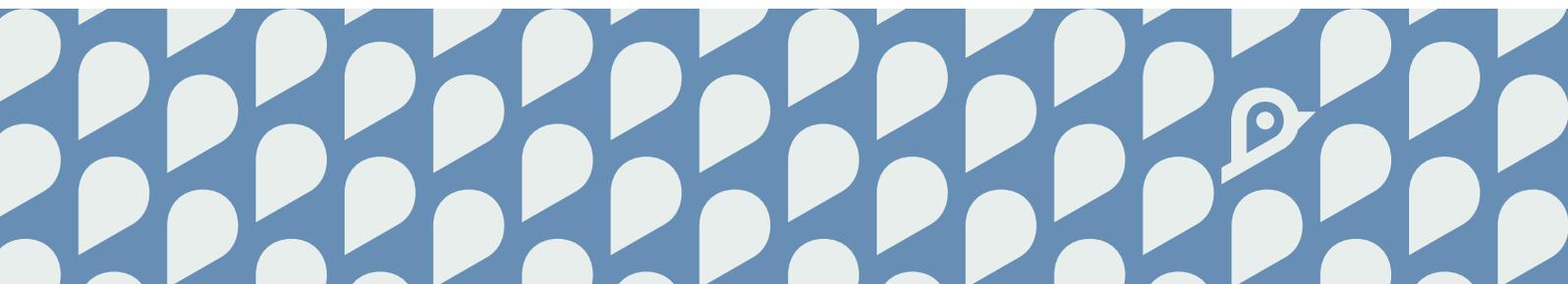


## Personal Style and Behaviour

- A trustworthy and proactive person who demonstrates initiative, motivation and a keen willingness to learn;
- Methodical working and meticulous attention to detail;
- Strong team-working and communication skills;
- Ability to resolve situations effectively, tactfully and with minimal conflict;
- Sound decision making in complex and challenging situations.

## Responsibilities

- Implement the agreed design management process and ensure that the design of any project meets what Populo need to deliver as per Board or Shareholder approvals (i.e. the business case);
- Assist in developing the Populo residential product and updates to design / technical guidance;
- Ensure sustainable outcomes are embedded within all projects and are monitored across the project lifecycle;
- Prepare capacity / feasibility studies for new sites, including presentation material for internal review;
- Prepare all project specific briefing material and monitor adherence to this throughout the design process;
- Oversee all pre-construction consultant team activities including attendance at design meetings, programme monitoring, deliverables scheduling and preparation of design information;
- Review design / technical documentation and identify inconsistencies, discrepancies and missing information as well as recording, reporting and tracking the close-out;
- Ensure all design and technical aspects develop in accordance with agreed budget and programme;
- Maintain a comprehensive and up to date knowledge of all relevant legislation, procedures and current/ emerging best practice to ensure statutory, regulatory and contractual obligations are met;





- Champion quality, innovation and standardisation at a project level;
- Build trust, confidence and new relationships with all stakeholders, both internal and external

The need for flexibility, shared accountability and team working is required, and the role-holder is expected to carry out any other related duties that are within the employee's skills and abilities whenever reasonably instructed.

### Skills and experience

- 5+ years post RIBA Part III (or equivalent qualification) in the role of Project Architect;
- Large-scale residential led (100+ units) experience on complex urban brownfield sites;
- Proven track record of managing and coordinating pre-construction design in accordance with programme and budget;
- Exemplary verbal / graphic communication and presentation style;
- Understanding of the property development process;
- Working knowledge of the principles of BIM Level 2 would be beneficial;

As COVID restrictions continue employees are working from home with all equipment provided. Longer term the role will predominantly be based in Populo's office in Stratford with the opportunity to work flexibly.

### To apply

If you are interested in being considered for this role please contact Stephen Glands at Macdonald & Company on +44 (0) 7968 969565 / [sglands@macdonaldandcompany.com](mailto:sglands@macdonaldandcompany.com) for a confidential conversation, quoting the job title.

**Closing date: Friday 30th April 2021**

