



# Development Manager (Carpenters Estate)

## About us

Populo Living is Newham's housing company. We are wholly owned by Newham Council and exist to tackle the shortage of homes in the Borough and to deliver half as genuinely affordable homes.

Our promise is to Make Newham Home for everyone, whatever their background. We build high-quality, energy-efficient and sustainable homes which people are proud to call their own, creating new communities and improving existing ones. We are now also a registered social housing provider, offering resident's on Newham's housing waiting list brand new homes at affordable rents. With the support of our shareholder Newham Council, we are committed to making local people's lives better now and in the long-term.

Our team value our connections to Newham, and it is important to us to reflect and understand our borough and its diverse communities. We are keen to recruit local people and those who share our values around diversity and inclusion. We welcome applications from individuals from any community who can bring complementary skills and the right attitude to our ambitious team.

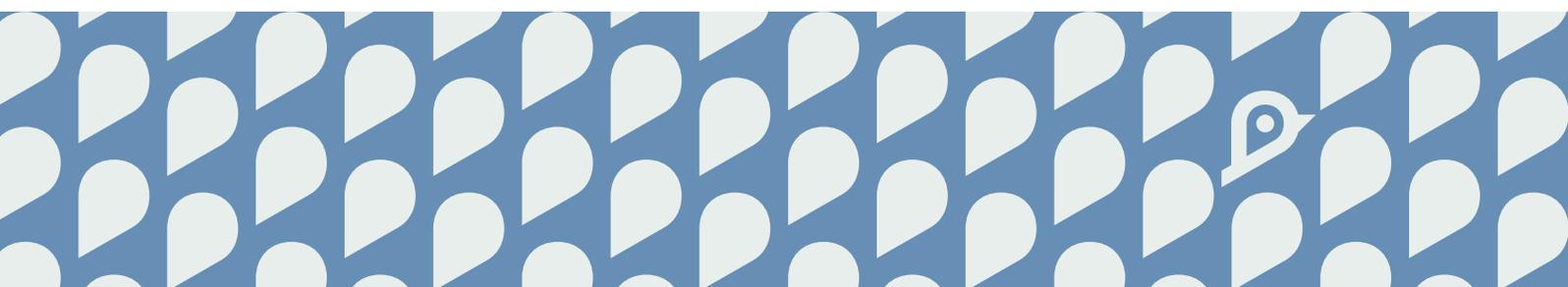
## Role purpose

To provide support to the Head of Development in the delivery of the Populo Living business plan.

## Key responsibilities

### Development Management

- Managing a large design team including master planners, architects, engineers, planners and other specialists
- Managing a supporting team including project managers, quantity surveyors, contract managers, solicitors, BIM managers and the principal designer
- Scoping and commissioning specialist surveys and reports in support of the development
- Considering decanting requirements and phasing strategies to optimise delivery
- Development of the planning strategy, submission of planning applications and EIA
- Review and challenge of design proposals based on cost, quality and suitability for purpose
- Reviewing and managing workstreams, reports and programmes
- Reporting on project progress to Directors and Council members

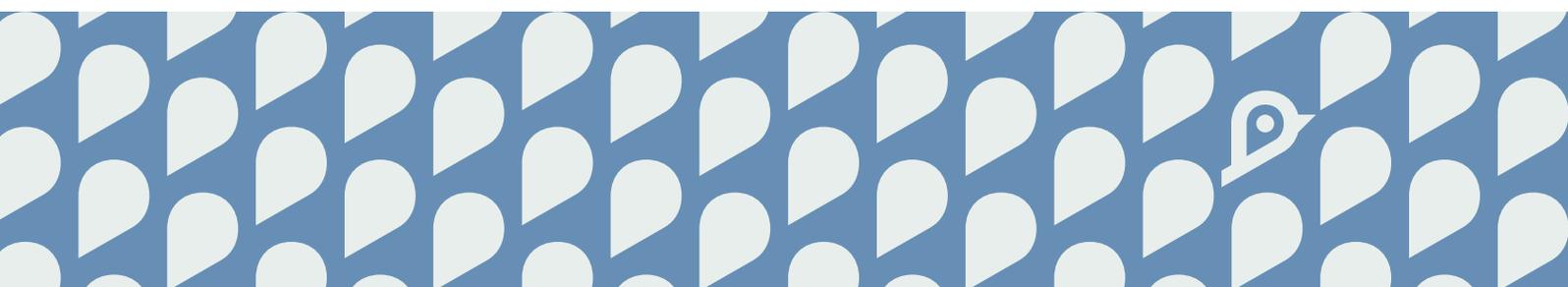




- Carrying out and monitoring of complex multi-phase viability appraisals
- Procurement of consultants, management of outputs, purchase orders, drawdown schedules and invoices

LB Newham shared workstreams including:

- Developing and promoting the landlord's offer
- Engaging closely with residents and stakeholders as part of a co-design process
- Considering and promoting meanwhile uses and resident engagement projects
- Working with communications specialist and inputting into newsletter and website content
- Promotion of development proposals to secure a successful ballot
- Working on the vacant possession strategy with the Council and helping to progress acquisitions
- Working with estate management to ensure resident satisfaction levels are improved
- Supporting the management and measurement of community wealth building
- Collection, management and presentation of resident data
- Consideration of grant and other funding opportunities
- Progressing the core development brief
- Inputting into Cabinet and Status Reports





## Role competencies

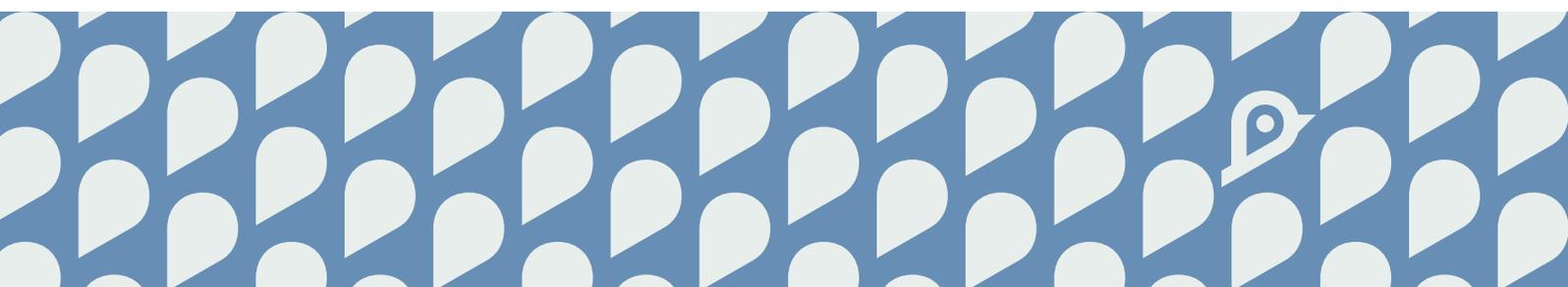
### Part one - Knowledge and experience

Degree level qualification in a relevant discipline, e.g. Surveying, Estate Management, Project Management, or equivalent by experience.

- Professional membership of appropriate body desirable, e.g. RICS.
- Demonstrable track record of managing property development and/or regeneration projects, from inception through to completion.
- Experience and knowledge of property development financial analysis and appraisal, using industry standard techniques e.g. Excel models and Argus, and a strong understanding funding mechanisms.
- Understanding of the political environment within which RDV operates, including relevant governance and accountability considerations.
- Up-to-date knowledge of property and planning law, housing policy, and regeneration best practice.
- Demonstrable experience of procuring and managing consultants to support project delivery.
- Experience of researching, preparing and presenting reports on complex issues. • Highly effective project management skills.

### Part two - Skills and abilities

- Good leadership and management skills, with experience of managing staff and/project teams.
- Strong presentation and written communication skills.
- Excellent commercial negotiating and influencing skills.
- Highly effective project management skills.
- Ability to quickly establish rapport and credibility with managers, staff and stakeholders at all levels.
- Strong analytical, numeric and critical reasoning skills and capable of effective problem solving.
- Ability to undertake development financial appraisals and feasibility studies.
- Able to cope with a high degree of ambiguity and change.





### Part three - Personal style and behaviour

- Commercially astute and delivery focused.
- Politically aware and emotionally intelligent.
- Personally credible with a professional demeanour that generates trust and confidence.
- Leads by example and possesses a high degree of integrity.
- Self-starting and independent whilst being able to work collaboratively.
- Sets themselves and others challenging but achievable objectives.
- Challenges and confronts conflict, brokering solutions in order to achieve goals.
- Looks to the future – is able to see links and opportunities that others might miss.
- Able to work in a manner that is consistent with the organisation's core behaviours and values

### To apply

If you are interested in being considered for this role please send a copy of your CV and a covering letter to **Nick Clough** at [nick.clough@populoliving.co.uk](mailto:nick.clough@populoliving.co.uk) by 6pm on 18 June 2021.

