



Airspace Development Project Manager (Two roles)

About us

Populo Living is Newham's housing company. We are wholly owned by Newham Council and exist to provide a portfolio of new high quality homes that meet the borough's diverse housing need.

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 residents 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 is our commitment to make Newham home, and reflects the diverse make up of the borough and its diverse communities. We are keen to recruit people 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 and drive to our ambitious team.

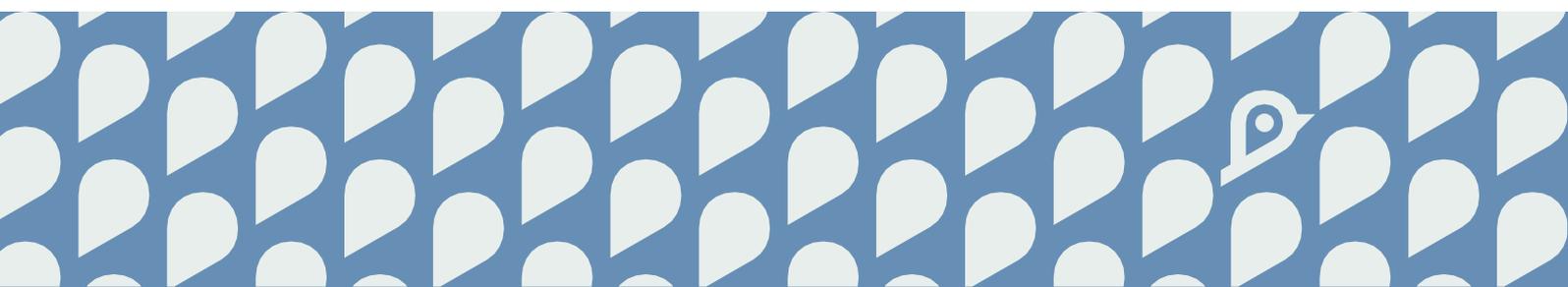
Role purpose

To provide expertise, energy and drive to help deliver our ambitious and exciting range of new airspace development homes across the borough., and to assist with the Group's development plans

Key responsibilities

General

- Take lead responsibility for the effective procurement and delivery of great new homes atop the Council's existing assets.
- Drive delivery to meet or exceed targets for quality, time and cost, and ensure deadlines are met.
- Manage new projects from inception, delegating where appropriate to the wider team, and ensuring the effective delivery of new schemes and project workload





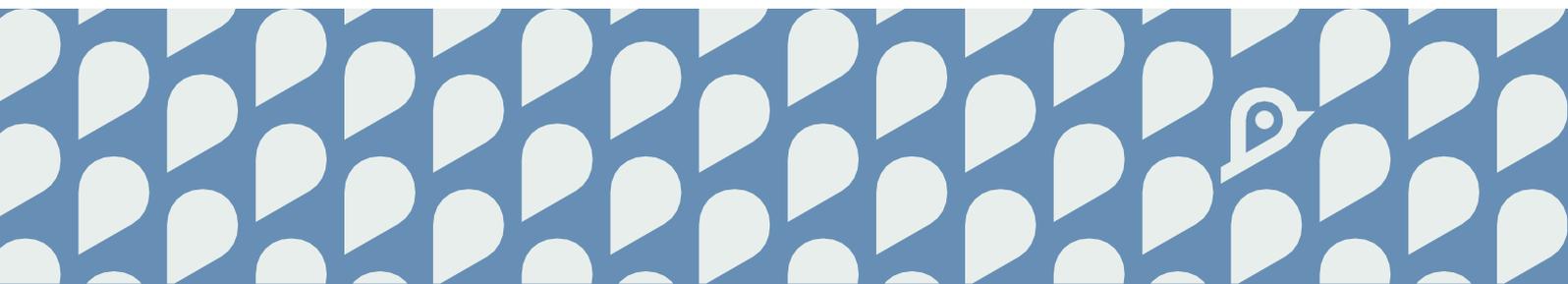
- Engaging with local residents and communities to co create vibrant new places and homes that people are proud of
- Embracing innovation to deliver fabulous sustainable new homes.
- Liaising and communicating effectively with teams across Populo and our colleagues working for Newham Council on scheme evaluation, progress and delivery
- Writing and presenting reports to support scheme feasibility and progression
- Maintain accurate scheme budgets and cash flows and maintain effective liaison with finance colleagues
- .Preparation of development appraisals and the monitoring of viability throughout the entire process from development feasibility through to completion.
- Ensure Scheme viability, construction cost and risk are accurately monitored and reported throughout the development process.
- Work with the Populo Construction team to assist delivery of projects on site.
- All tasks to be carried out in consultation with and under the direction of the Head of Development.

Feasibility

- Undertake site due diligence and investigations on new opportunities.
- The appraisal (market, planning and financial) of opportunities and demonstration of the most suitable development strategy to pursue on a site by site basis.
- Prepare and assemble Client brief for communication to project teams on a site by site basis.
- Competitively procure and appoint consultant teams to deliver each scheme (Architect, cost consultant, engineers, lawyers etc).
- Ensure scheme designs are deliverable, accurately costed, viable and suitable for the target market.
- Ensuring elements which demonstrate best practice are designed in from the outset.
- Under the supervision of the Project Director for airspace , assist in negotiating heads of terms with LB Newham or potential JV partners for new sites and development opportunities.

Planning

- Manage and coordinate with the planning and project team on the planning submission.
- Attend all necessary meetings with LB Newham
- Engage with key political stakeholders where required.
- Manage and liaise with external consultancy teams involving review panels, residents, solicitors, architects, planning consultants and other professionals as required.
- Ensure the consultant team are 'designing in' operational efficiencies that maximise the net income production of each asset throughout its lifetime.
- Make representations on any nearby planning applications or draft policy proposals which may impact on Populo





schemes.

- Keeping abreast of changes in planning policy that may impact delivery of projects

Delivery

- Oversee the process of procurement and construction, working in conjunction with Populo construction team project managers.
- Ensure project is completed in accordance with Populo board expectations and handed over to Populo management team on completion.

Contribution to Business Development

- Help to develop and implement best practice procedures for development processes, Populo design guide, Populo brand, unit specification and input into future business plans.

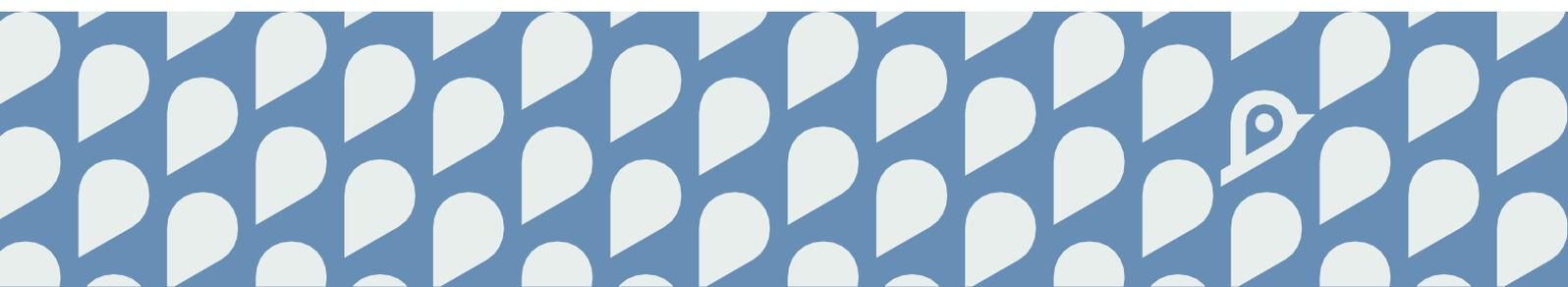
Personal

- Sustain and build an in-depth knowledge of the residential and airspace development industry and drivers, both locally and in the UK.
- Build personal profile and network within the residential market.
- Maintain knowledge of local market provision and pipeline to ensure schemes are designed to be competitive once complete.
- Maintain knowledge of technical surveying competencies and generally taking a proactive stance on self-development.

Role competencies

Part one - Knowledge and experience

- Highly effective project management skills.
- Degree level qualification in a relevant discipline, e.g. Surveying, Estate Management, with minimum 5 years post qualification experience in residential project management
- Professional membership of appropriate body desirable, e.g. RICS.
- Demonstrable track record of 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, with a strong understanding of funding mechanisms.
- Understanding of the political environment within which Populo 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.

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 **Val Bagnall** at val.bagnall@populoliving.co.uk by 5pm on 17 July 2021.

