



Senior Development Manager

Carpenters Estate

Job description

Carpenters Estate Overview

The Carpenters Estate is a 28-acre site in the heart of Stratford, adjacent to the Queen Elizabeth Olympic Park, East Bank, Westfield Stratford City, and a new entrance to Stratford Station – one of the UK's busiest stations.

Populo Living is establishing strong links with new neighbours including UCL, V&A, and Sadler's Wells, and is building its new office at the centre of the estate. This new base will anchor a vibrant community hub, with affordable workspaces, maker spaces, and a business incubator, supported by cafés, food and drink offerings, and an event space.

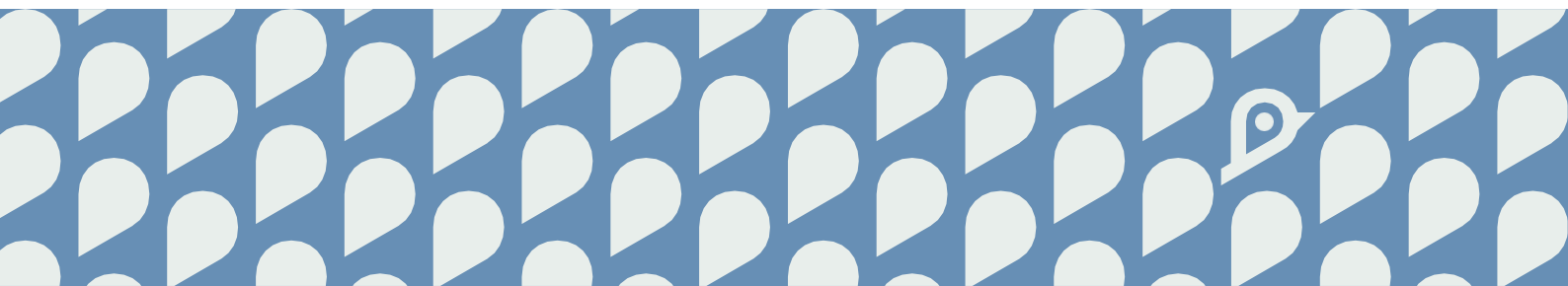
This transformational regeneration project is the latest phase of the Olympic Legacy. It will deliver over 2,300 modern, high-quality homes, with 50% genuinely affordable. The masterplan prioritises low-rise homes and maisonettes at its heart, with taller buildings around the edges. Over 40% of existing homes will be retained, primarily in two post-war towers that will be stripped back to their frames and comprehensively refurbished.

The masterplan also includes new sports and community facilities (delivered in Phase 1), better street connections, neighbourhoods, green spaces, shops and businesses. A total of 28,000 sqm of non-residential space will include education, retail, food and drink, sports, workshops, offices, and a hotel – much of it focused around the key gateway site at Station Quarter in Phase 3.

To date, Populo has delivered a co-designed, resident-led masterplan, securing 73% support in a resident ballot and outline planning approval. Phase 1, James Riley Point, received detailed consent in 2023 and started on site this summer. A meanwhile-use programme has been implemented across the estate, with the final intervention being the new community hub.

Planning has been submitted for the redevelopment of Carpenters Primary School and 120 PRS homes to provide cross-subsidy. A Reserved Matters Application (RMA) for Phase 2 (494 homes) is due for submission in November, followed by Phase 3 (500 homes) in late 2026.

Key Projects





This is a rare opportunity to join a flagship regeneration at a pivotal stage with a focus on:

- Delivery of Phase 2 – Lund Quarter – 494 homes, commercial space and public realm, taking it from RMA through contractor procurement, Stage 4 design, and into construction.
- Supporting and leading on workstreams such as vacant possession, financial modelling, budgeting, governance and the preparation of future phases.

Role Overview

- Lead on all aspects of development: from concept to delivery – including design, planning, procurement, consultant management, cost and viability, resident engagement, and governance.
- Ensure projects deliver on time and on budget, meeting income targets and social value objectives.
- Manage day-to-day delivery of the project programme, working with internal teams and external consultants to ensure safe, efficient, and sustainable outcomes.
- Report to the Carpenters Project Director, based in Stratford, with up to two days per week remote working.

Responsibilities

Development and Delivery

- Act as project lead for resident engagement and stakeholder relationships, ensuring effective consultation.
- Procure and manage multidisciplinary consultant teams (architects, engineers, planners, etc.) to develop detailed planning submissions in collaboration with residents.
- Lead programme, cost, design, quality and risk management, ensuring robust monitoring and use of specialist advice as needed.
- Oversee preparation and submission of planning applications, including S106 negotiation with the LPA.





- Develop detailed project briefs with in-house design teams and external consultants.
- Commission technical reports, surveys and legal due diligence to support design and planning.
- Uphold Populo and client technical standards throughout procurement and development processes.
- Support co-design processes, ensuring residents and stakeholders shape design proposals and outcomes.
- Manage projects in line with statutory regulations and company governance.

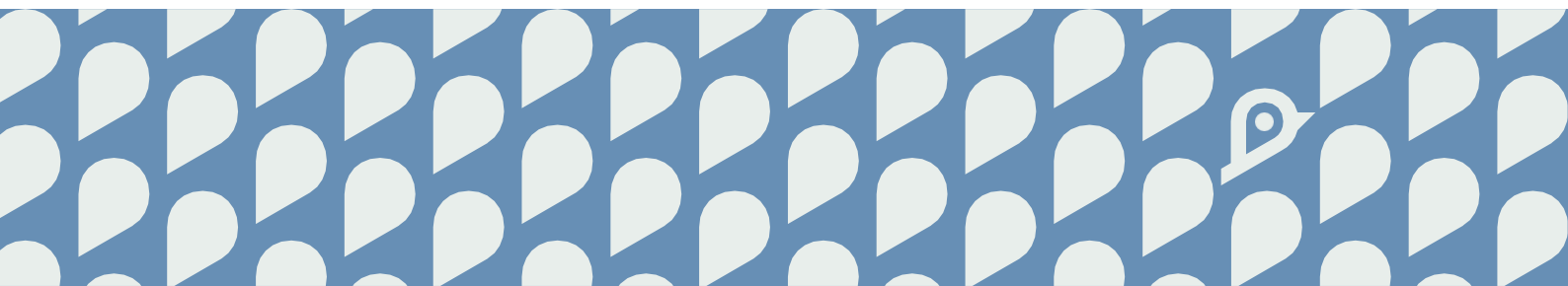
Financial and Commercial

- Review and challenge designs based on viability, design quality and function – striving for exemplar outcomes.
- Oversee consultant outputs, purchase orders, drawdown schedules, and invoicing.
- Monitor financial viability of the phase and update the masterplan-wide financial model, including income, costs, programme and fees.
- Develop phasing and decant strategies to support delivery and facilitate meanwhile uses and community engagement.
- Contribute to commercial strategies, particularly those relevant to your project responsibilities.

Communications and Stakeholders

- Work closely with communications and engagement teams to ensure residents are informed and engaged – contributing to newsletters, web updates and events.
- Support vacant possession strategy and acquisitions with Newham Council.
- Collaborate with estate management colleagues to improve resident satisfaction and engagement.
- Support monitoring and reporting on community wealth building initiatives.

Governance and Reporting





- Ensure regular, effective reporting within agreed processes and delegated authority, including audit requirements.
- Evaluate contractor bids and support negotiation and contract finalisation.
- Develop and implement a handover strategy to the construction delivery team and support delivery as needed.
- Manage budgets, produce reports and presentations for senior management, Newham Council and Cabinet.

Leadership and Management

- Support the Project Director in managing the wider development team to ensure effective delivery and alignment with Populo's strategic goals.
- Prepare and present reports to Directors, Council officers, and Members as required.
- Line manage a Development Manager, providing leadership, guidance and mentoring.
- Champion collaborative working across Populo, consultants, and LB Newham to meet development targets.
- Build strong relationships with key stakeholders and partners.
- Uphold the company's Equalities Framework and promote inclusive working.
- Undertake any additional duties and training reasonably required, in line with the role's seniority.

To apply

If you are interested in being considered for this role, please email a CV to HR@populoliving.co.uk.

