

Senior Development Manager

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

Reporting to: Carpenters Project Director

Contract: Full-time

Salary: Competitive

Closing date: 24/10/2025

About Populo

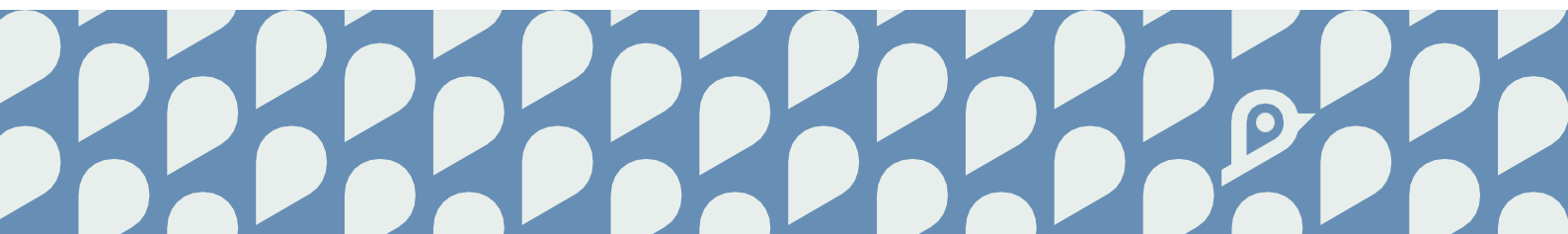
Populo Living is Newham's housing company, which is wholly owned by the London Borough of Newham. Populo exists to tackle the shortage of homes in the Borough, aiming to deliver half of these homes at genuinely affordable levels, and we're growing fast – as Newham's housing delivery company Populo Living 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

This is a fantastic opportunity to play a leading role in one of London's most significant regeneration projects — the Carpenters Estate. The Development Lead will drive forward the delivery of Phase 2 (Lund Quarter) and support the progression of future phases.

Key Responsibilities

- Lead on all stages of development — from design and planning through to procurement, construction, and delivery.
- Manage multidisciplinary consultant teams, budgets, governance, and stakeholder relationships.
- Oversee resident engagement, ensuring community input shapes design and delivery outcomes.
- Monitor programme, cost, and quality to ensure projects are delivered on time, within budget, and aligned with Populo's values.



Skills and Experience

- Proven experience in residential-led regeneration or large-scale mixed-use development.
- Strong understanding of project viability, planning, design, and construction processes.
- Excellent stakeholder management skills, particularly with local authorities and residents.
- Strong financial, commercial, and contract management capabilities.

Person Specification

- Collaborative leader with excellent communication and problem-solving skills.
- Highly organised, with the ability to manage complex projects and competing priorities.
- Committed to delivering high-quality, inclusive and sustainable regeneration.
- Alignment with Populo Living's mission and values.

How to Apply

Please send your CV and a covering letter to hr@populoliving.co.uk, including your salary expectations.

