

Employer:	Morgan Sindall Investments Limited ('MSIL')
Job Title:	Development Manager, Slough Urban Renewal ('SUR')
Responsible to:	SUR Development Manager
Responsible for:	Delivery of individual Site Developments and Community Projects in accordance with the SUR Partnership Business Plan, taking instruction and guidance from a senior Development Manager and the SUR General Manager.

Main Purpose of Role

To support the Development Managers who are leading the development and delivery of projects and managing the principal supply chain and advisory team.

Key responsibilities include:

- Support the management of the development of sites (whether to be delivered as Site Developments and / or Community Projects) through option appraisals, viability testing, planning and contract negotiations through to contract close in line with procedures set out in the SUR Partnership Agreement
- Co-manage the SUR delivery partners to ensure an appropriate response to delivery of high quality projects, identifying, resolving or escalating any performance issues which may arise
- Assist with the control and management of agreed project budget and costs (with the allocated MSIL Project Accountant) for each site
- Coordinate and liaise with the allocated MSIL Commercial Manager for each site
- Assist in the delivery of Site Developments/Community projects in line with the Development Plan approval process
- Supporting the SUR General Manager and Business Board as required;
 - Liaising with the SUR Training and Skills Coordinator to achieve demonstrable benefits for community groups as projects are developed and delivered
 - Identifying, implementing and participating in continuous improvement initiatives
 - Compliance with SUR's Quality, Health & Safety and Environmental Management systems.

Responsible to Senior Development Manager(s) for:

- Manage the development of each site and the supply chain appropriately and effectively during the pre-construction, construction and disposal phases on time & within budget.
- Control and management of costs (with the Project Accountant) for each site
- Delivery of sites through the construction phase and sales and marketing

- Management of disposal of the sites.
- Work collaboratively and represent SUR appropriately and effectively at site and client meetings.
- Represent and assist in reporting formally to the SUR Business Board every period/month on progress of the project.
- Manage resources with the Development Managers effectively including:
 - appointment and management of external consultants and advisers
 - quality assurance and control
 - environment, health and safety
 - within agreed budgets.

Key Accountabilities

- Assist with establishing and maintaining the Business Plan by supporting the SUR General Manager and Business Board
- Input into the financial management of SUR as necessary
- Secure and maintain a strong working relationship with the SUR General Manager, Development managers, Business Board and SBC Officers and Elected Members
- Establish and maintain high levels of credibility, trust and respect for SUR with its Members, stakeholder community and supply chain.

Person Specification

Skills	Essential	Desirable
Relationship and partnership management	X	
Property development experience	X	
Negotiating and problem solving	X	
Seeing and converting commercial opportunities	X	
Acting as an ambassador and networking at all levels	X	
Report writing in a concise, accurate style	X	
Ability to manage conflict resolution	X	
Effective Communication and presentation skills	X	
Familiarity with standard business ICT and MS suite of documents	X	
Knowledge	Essential	Desirable
Demonstrable track record of a development management role in a similar environment.	X	
Understanding of working collaboratively in partnership	X	

Understanding of places like Slough	X	
Awareness of macro-economic factors affecting the property market	X	
Behaviours	Essential	Desirable
Personal integrity and ability to take a balanced view of complex issues	X	
Ability to work in a multi-disciplinary professional team	X	
Ability to build trust between partners	X	
Proportionate approach to risk management	X	
Personal enthusiasm, commitment, energy and drive	X	
Qualifications	Essential	Desirable
High levels of numeracy and literacy	X	
Degree or equivalent level formal qualification	X	
RICS qualified or equivalent	X	
Other relevant professional qualification or accreditation		X
Skilled in the use of Argus development software		X