

Technical & Commercial Capital Projects – Senior Manager

Job Code: RM00945

Role Purpose

The role holder is responsible for unlocking land through the design, procurement, delivery and project management of enabling and infrastructure works (Capital Works), ensuring safe, efficient and cost-effective outcomes. Capital Works may include demolition, highways infrastructure, utilities, drainage, bulk earthworks and decontamination activities. The role holder manages provides expert technical/engineering design input to support the de-risking of sites in preparation for residential development, including the procurement and management of capital works contracts.

The role requires development of strong collaborative relationships across Homes England and with external stakeholders, such as local authorities, developers, contractors and local communities.

The role consistently demonstrates and embeds the values and behaviours in daily work, contributing to a positive and inclusive culture.

Responsibilities

- Lead and project manage the design, procurement and delivery of enabling and infrastructure works (Capital Works).
- Procure and manage consultant teams and advisors, defining scope, deliverables, programme and budget to support Capital Works.
- Commercial management of capital projects including setting and managing budgets, risk management, schedule management and management of Professional Service and Construction contracts.
- Contribute to the development of robust, well-considered delivery and adoption strategies for development sites that satisfy Homes England's objectives and provide Value for Money - this will include provision of technical input and expertise to determine suitable infrastructure and construction engineering design solutions.
- Act as "intelligent client" for works contracts, providing robust oversight to ensure delivery to agreed quality, programme and budget requirements.
- Identify, assess and mitigate technical, construction and commercial risks through critical review and proactive intervention. Propose mitigation strategies to maintain programme and budget.
- Provide technical advice on acquisition and disposal of land assets aligned to capital works delivery strategy, including cost and programme implications and "constructability" considerations.
- Ensure compliance with CDM regulations and promote health and safety standards across all works.
- Builds effective relationships with internal teams and external stakeholders to ensure successful project delivery and value for money.
- Manage capital project technical interfaces with external stakeholders to secure approvals from adopting bodies.
- Provide clear and timely updates to senior leadership, advising on risks, changes and progress of Capital Works.

Technical & Commercial Capital Projects – Senior Manager

Additional information

Qualifications, knowledge and experience

- Degree or professional membership in engineering, construction management or related technical discipline. Chartered or working towards Chartership.
- Extensive experience of project managing and delivering infrastructure, construction or land regeneration projects (capital works) of scale and complexity.
- Strong understanding of technical and construction risk management with proven ability to implement mitigation strategies on technically challenging schemes.
- Experience procuring and managing capital works contracts including NEC, JCT or bespoke contracts across infrastructure, demolition, earthworks, drainage, or utilities contracts. NEC Project Manager or Supervisor experience would be an advantage.
- Strong commercial and strategic acumen, with proven capability to manage commercial contractual and delivery risk with complex construction, infrastructure or regeneration programmes.
- Experience working with developers, contractors, and local authorities to deliver residential/infrastructure projects.
- Experience in infrastructure adoption, including adoption strategy, and negotiation of adoption agreements (e.g. s104, s278/38) with adopting authorities.
- Knowledge of CDM regulations and health and safety compliance in construction environments.
- Ability to critically review technical documents and provide quality assurance on content in an “intelligent client” function, with consideration of strategic delivery requirements.
- Strong stakeholder engagement and communication experience across public and private sectors.

Job Function / Family

Property & Construction Projects: We oversee project delivery of complex capital infrastructure and construction projects. Our roles are either directly responsible for the end-to-end delivery of a project or are responsible for funding (via financial interventions including grant and hybrid grant), monitoring, contract management and supporting project delivery via our partner organisations under funding agreements. We play a key role in governance and assurance, collaborating with stakeholders to drive delivery against clearly defined outcomes that are achieved within the agreed time, cost, and quality constraints. Roles managing financial interventions apply their specialist, technical knowledge in multi-disciplinary teams to support housing, regeneration and infrastructure projects, including change management & contractual variations, carrying out viability appraisals, due diligence and clawback assessments, assessing funding packages to ensure infrastructure, housing and regeneration outputs are delivered. These roles have a key role in the budget management and delivery of national programmes and portfolios, including inputting via a “feedback loop” supporting the contracting of new business.

Role Classification

Job Level

Level 17

Values and behaviour framework

Leaders / aspiring leaders

Additional behaviours aspired to by colleagues who have direct reports or are responsible for leading work through others (i.e. managers, project leaders, those who own an area of technical expertise)

Legend

Technical & Commercial Capital
Projects – Senior Manager



Low priority



Normal priority



High priority



Not assessable