Homes England

Greater Cambridge Development Corporation

Senior Project Delivery Manager

Department	Greater Cambridge Development Corporation
Reports To	Head of Project Delivery
Grade	Senior Manager
Job Level	17
Location	Cambridge
Team Size / Direct Reports	TBC

Our Role and Mission

Greater Cambridge is one of the UK's most important innovation hubs. The area's concentration of science and technology companies, and research-intensive clusters in life sciences, AI, biotech and advanced manufacturing means it's one of the country's strongest drivers of future economic growth.

However, the pressures facing the area are real and structural. Water scarcity, grid capacity, significant transport congestion and housing affordability constraints are all holding growth back. Removing the barriers to growth could generate significant national economic benefits. The magnitude of the challenges means they cannot be overcome through incremental change. A bold, long-term approach, and a genuine step change in how infrastructure is planned, coordinated and delivered is required, which is why the government has established the Greater Cambridge Development Corporation

The **Greater Cambridge Development Corporation** is a statutory body set up as a new local-national partnership. Steered by our Board, chaired by Peter Freeman CBE, and comprising the mayor of Cambridgeshire and Peterborough, the leaders from the City and South Cambridgeshire District and the County Council, and leaders from industry, innovation and the health sectors, we are responsible for aligning the investment for, and overseeing the delivery of, significant infrastructure and homes that will underpin long-term, ambitious sustainable and inclusive growth across Greater Cambridge.

Working with local, regional and national partners, our core mission is to secure Greater Cambridge's success as Europe's most innovative city ensuring that growth transforms the quality of life of our communities and becomes the best place in Europe to live, work and innovate. By coordinating infrastructure, unlocking investment and accelerating the delivery of jobs, homes and great places, together we will help create a more liveable, better connected and more inclusive Greater Cambridge. We will demonstrate how coordinated, infrastructure-led development can improve quality of life and support sustainable, more equal economic growth for the benefit of existing and future communities.

All our actions will be guided by six core objectives: achieving **transformational economic growth;** delivering **Infrastructure-led development;** enabling **innovative investment;** enhancing the **environment and climate resilient communities;** furthering **inclusion and opportunity; all enabled by local representation, participation and transparency.**

This role is being recruited by Homes England to support the establishment and operation of the Greater Cambridge Development Corporation. The successful candidate will initially be employed by Homes England and will work predominantly on matters relating to the Greater Cambridge Development Corporation and its activities.

Job Purpose

This role is for a **Senior Project Delivery Manager** within the Project Delivery team with responsibility for progressing opportunities to unlock and accelerate growth including through funding options (equity, grant and loans), acquisitions, infrastructure, partnering, coordination and acting as an interface with other Government teams.

The role will be responsible for working with public and private sector partners to support the Government's ambition for Greater Cambridge and developing joint working relationships across all sectors, helping to progress and accelerate existing projects and preparatory work using all available resources and shape a pipeline of future activity in line with growth plans and the developing evidence base for Cambridge. Partnership working will be key to this; to help shape and implement Cambridge Growth plans, progress new and existing opportunities and support the coordination of multi-functional teams on major projects across the Greater Cambridge area.

To support the team the post holder will use their experience and skills to provide strategic and expert advice in the field across a range of property related issues including large scale infrastructure and development, delivery strategies, land assembly, delivery models and funding mechanisms to unlock, accelerate and shape key projects. Familiarity with the business case process and experience in engaging with departments on major strategic projects will also be valued.

Key Relationships

The role will require working collaboratively with a wide range of partners. Principal partners include:

- Mayors and their organisations
- Leaders, members and officers of Local Authorities and their subsidiary bodies
- Local stakeholders and developers, including business and universities
- Key market players and influencers including national developers, investors, site promotors and property agents
- Specialist functions from within the wider organisation e.g. legal services
- The Development Corporation's board and committees.
- Homes England, MHCLG and other Government departments as required

Key Accountabilities & Responsibilities

1. Using a problem-solving approach, work on a wide range of strategic, complex and innovative projects, adding value through expert commercial and development knowledge to accelerate and deliver housing, employment floorspace and infrastructure.
2. Develop, maintain and drive strategies to support the development of sustainable housing and commercial markets appropriate for the region; identify blockers and constraints in specific markets and develop strategies to overcome them utilising the full range of skills and products available including investment, acquisition and partnering.
3. Create, unlock, accelerate and develop opportunities to increase both housing supply and commercial floorspace that wouldn't otherwise happen in a timely way, to build a long-term pipeline of investable opportunities and deliver opportunities where applicable.
4. Ensure that the Development Corporation utilises the full range of funding, products and skills to deliver a holistic package of intervention in places and markets e.g. loan, grant, land assembly, delivery models partnering etc.
5. Encourage and enable collaborative working, in partnership with other government departments and delivery bodies to ensure opportunities are maximised.
6. Provide support to multi-disciplinary teams, drawing relevant skills and expertise to drive progress in complex, long term projects and enable development in priority places.
7. Use technical expertise, data and analysis effectively to guide, support and justify decisions. Write committee approval papers to seek permission for strategic projects at various stages.
8. Manage strategic relationships with industry partners, building an in-depth understanding of their business and identifying opportunities for collaboration and resolving issues.
9. Provide briefings, deliver presentations and communicate the work of the team to internal and external audiences through a variety of means. Act as an ambassador for the team, building its profile more widely.
10. Provide guidance and support to colleagues in a way that will allow everyone to play a full and active role in the Development Corporation; line managing staff as required; train and support junior members of the team in their professional and technical development.

Key Skills, Knowledge & Experience

1. Essential: Degree level qualification or equivalent experience as a: Chartered Surveyor (MRICS), Town Planner (RTPI), Urban Regeneration Specialist or in Finance.

2. Experience of working on large-scale complex property and/or infrastructure projects. A deep understanding of the factors that drive strategic development, including experience of undertaking land assembly and delivery models (such as development corporations and joint ventures).
3. Experience in developing Green Book compliant business cases for major public investments is valued. The ability to develop and analyse market failures, strategic rationale for public intervention and a project's value for money analysis.
4. Experience of analysing financial cashflows and appraisals. Modelling experience/ ability to build a cashflow with development knowledge would be an advantage, but it is not essential.
5. An awareness of translating policy into operational delivery and developing new procedures for programmes.
6. An ability to influence multiple stakeholders to gain consensus on the form of complex transactions.
7. Good judgement to assess and prioritise opportunities in complex commercial and political environments.
8. Experience of working within a relevant sector/s, and experience of working with government organisations.

Key Performance Measures

1. Working within a multidisciplinary team, and sometimes leading workstreams, to demonstrably improve performance in its delivery of strategic and complex projects.
2. Building of a network both across the Development Corporation and other Government teams, which can be drawn upon to support strategic project delivery as required.
3. Attendance and valuable contributions at team meetings.

Values and Behaviours



Further information about the Greater Cambridge Development Corporation

Click here to learn more about the GCDC and its work.