Homes England

Greater Cambridge Development Corporation

Head of Project Delivery

Department	Greater Cambridge Development Corporation
Reports To	Assistant Director, Project Delivery
Grade	Head of
Job Level	18
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 (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 **Head of Project Delivery** 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 works 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.

The post holder will use their experience in leadership skills, technical and commercial acumen, knowledge of mixed-use development, skills and experience of working on and delivering large and complex sites to support the Cambridge ambition and accelerate delivery of major 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. Lead a team of project delivery specialists, growing the team as necessary, as the Development Corporation resources increase and move towards a longer-term delivery vehicle.
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. Lead a problem-solving approach, working collaboratively internally and externally to overcome barriers to growth, leveraging convening power to bring together local authorities, markets and partners. Ensure that the Development Corporation utilises the full range of funding, products and skills available to deliver a holistic package of intervention in places and markets.
5. Lead, develop and deepen relationships with senior, strategically important partners in priority markets to act as conduit between the Development Corporation, Homes England and key partner agencies, influencing key decisions and leveraging relationships to generate new business opportunities.
6. Provide leadership to multi-disciplinary teams, drawing relevant skills and expertise from across the Development Corporation where applicable, to drive progress in complex, long term projects and enable development in priority places.
7. Use data and analysis effectively to guide, support and justify decisions and coordinate activity in local markets from across the Development Corporation, ensuring interventions from differing directorates, programmes and places are aligned, maximising their collective impact.
8. Manage strategic relationships with industry partners, building an in-depth understanding of their business and identifying opportunities for collaboration and resolving issues.
9. To lead and develop a high performing team, driving forward the Development Corporation's objectives, exemplifying behaviours and values, leading and communicating organisational change and playing an active role in leadership forums.
10. Supporting the development of a diverse workforce and industry, displaying creativity around recruitment and working practises.

Key Skills, Knowledge & Experience

1. Essential: Degree level qualification or equivalent as a: Chartered Surveyor (MRICS), Town Planner (RTPI), , Urban Regeneration Specialist or in Finance.
2. Extensive practical experience working on large-scale complex property and/or infrastructure projects. Experience in housing, property development, town planning, or economic development sectors is essential and a strong awareness and understanding of the key current Government policies and priorities on housing and economic growth. Experience in investment, acquisition and partnering projects is highly desirable
3. The ability to bring grip, rigour and strategic insight to highly complex issues.
4. Strong track record of delivering results through negotiation with multiple stakeholders and meeting expectations of organisations with differing priorities.
5. Ability to provide effective leadership and direction through highly ambiguous circumstances, navigating uncertainty.
6. Exceptional judgement to assess and prioritise opportunities in complex commercial and political environments.
7. Ability to manage effective, committed teams and able to inspire high performance.
8. Experience of working at a senior level within a relevant sector, and experience of working with government organisations

Key Performance Measures

1. Accelerate and unlock existing opportunities and projects using all resources available including investment, acquisition and partnering.
2. Build a strong pipeline of future opportunities ready to implement in the short term or for a future delivery vehicle to deliver as appropriate in the medium and longer term in line with emerging growth strategies.
3. Identifying new delivery partners to bring forward additional housing and employment opportunities and deepen relationships with existing partners.
4. Creating and maintaining effective intervention strategies in local markets.
5. Ensure effective project delivery managing stakeholders at key points in the project lifecycle to align Development Corporation colleagues and external partners.
6. Effective resource budget management.

Values and Behaviours



Further information about the Greater Cambridge Development Corporation

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