**Job Capsule Supplementary Information: DEVELOPMENT MANAGER (HOUSING REGENERATION)**

**This supplementary information for Development Manager for guidance and must be used in conjunction with the Job Capsule for**

**Job Family:** Buildings and Structures **Job Zone 2 Level 4, Camden Way Category 4**

**It is for use during recruitment, setting objectives as part of the performance management process and other people management purposes. It does not form part of an employee’s contract of employment.**

**Role Purpose:**

The primary purpose of this post is the management and implementation of one or more projects falling under the CIP/Estate Regeneration Programme ensuring innovation, best practice and best value in commissioning and delivery. The post-holder will liaise with internal and external departments and agencies to ensure appropriate development and implementation of projects and may work to a Senior Development Manager on larger projects or manage smaller projects directly themselves.

The key objectives are to deliver new housing supply and to secure inward investment in existing housing to provide decent homes and to ensure opportunities to deliver on the ‘Sustainable Communities’ agenda are maximised, the post holder will be expected to assist with and contribute to the formulation of corporate policy in this area.

**Example outcomes or objectives that this role will deliver:**

1. The management of specific regeneration and development projects and/or portfolios of work.

2. The development of options for the physical development and regeneration of Council sites including large-scale new-build housing and mixed use developments incorporating environmental and community safety improvements.

3. To liaise with other Council departments to ensure wider corporate objectives are incorporated into option appraisals and development briefs and to develop innovative ways of delivering on the ‘Sustainable Communities’ agenda.

4. To assist in and advise on procurement and development and delivery of regeneration projects, ensuring the highest standards of design, innovation, sustainability and construction best practice are achieved.

5. Delivery of new cross tenure housing supply and capital receipts for reinvestment in new and existing housing stock and/or community facilities and services

6. To work in conjunction with the Council’s Property Service’s Team and valuers to maximise the physical and financial benefits accruing to the Council from redevelopment of its property and liaise with the Borough’s Planning and Legal and procurement services on matters of planning and development legislation and land law national and EU statutory and legislative requirements, and the Council’s Standing Orders, Financial Regulations and other relevant procedures.

7. To supervise and guide consultations with residents on major estate regeneration schemes in liaison with the consultation and community involvement team and the tenant participation team. To ensure consultation methods, approaches and communications comply with and support the investment and programme objectives of the Regeneration programme

8. To monitor and report on progress in toward project milestones and physical and financial targets to Senior Managers and elected members and anage, monitor and report upon consultant performance as required.

**People Management Responsibilities:**

* This postholder has a matrix management responsibility to oversee and coordinate the work of project teams which can include consultation staff, external consultants, agencies and developers ensuring compliance with development agreements and agreed development plans.

**Relationships;**

* To work in conjunction with the Council’s Property Service’s Team and external valuation and marketing/sales advisers to maximise the physical and financial benefits accruing to the Council from redevelopment of land and assets.
* To liaise with the Borough’s Planning and Legal services on matters of tenancy, planning and development legislation and land law. To ensure that all proposals, and all appointments, comply with national and EU statutory and legislative requirements, and the Council’s Standing Orders, Financial Regulations and other relevant procedures.

* Ensure effective liaison with Residents, Members, Housing Management, Needs and Allocations, Housing Repairs, Home Ownership, Borough Valuers, Borough Solicitor and internal and external regeneration and funding agencies and partners.

**Work Environment:**

* Post holders are required to work flexibly from Council offices, site and consultants offices as necessary. They will be expected to attend evening and weekend meetings as required and to work directly with members, residents and the public in consultation meetings and workshop and exhibition events. They will need to manage conflicting priorities and work to tight deadlines

**Technical Knowledge and Experience:**

* A relevant degree in construction, development or regeneration, or equivalent significant experience and evidence of continuous professional development
* Good knowledge of one or more of the following areas town planning practice, and development and land acquisition practice and housing development standards
* Project management skills for technically complex construction projects involving and closely impacting upon residents and other stakeholders.
* Strong negotiation skills applicable at various stages of a project
* Procurement skills to deliver infrastructure and refurbishment projects and will need knowledge of develop and new build.

**Camden Way Five Ways of Working**

*In order to continue delivering for the people of Camden in the face of ever increasing financial pressure, we need to transform the way we do things. We call this the Camden Way. The Camden Way is a key part of our transformation strategy often referred to as the transformation triangle which links the Camden Plan, the Camden Way and the Financial Strategy together.*

The Camden Way illustrates the approach that should underpin everything we do through five ways of working:

•Deliver for the people of Camden

•Work as one team

•Take pride in getting it right

•Find better ways

•Take personal responsibility

For further information on the Camden Way please visit:

<https://camdengov.referrals.selectminds.com/togetherwearecamden/info/page1>

**Structure Chart**

Development Managers will report to Senior Development Manager and/or Regeneration Team Leader who in turn reports to the Head of Regeneration & Development as part of the HASC Repairs & Improvement Division. The postholder will be responsible for managing a multi discipline team of employees, contractors and consultants working on a particular project.