



CONSTRUCTION PROJECT MANAGER (LONDON)



ABOUT THE ROLE

A Project Manager in our London division coordinates all the build elements of our projects from the initial identification of the site, through to acquisition, design, specification and costing of the scheme. They will have input into the process of obtaining of planning consent; advising on the method of construction whether by a main contractor or using the companies own sub-contractor base, and will work with the Sales team to determine the sales strategy. Primarily they will take responsibility for the management of construction employees and sub-contractors on site in order to meet construction deadlines and budgets.

Responsible for: Site Managers, Site Operatives, Sub-contractors

Responsible to: Construction Director

KEY RESPONSIBILITIES

1. CONSTRUCTION

- Take overall responsibility for the day-to-day management of a specified high-rise block for all construction disciplines; filtering information upwards and downwards as needed.
- Produce and monitor the project programme for your specified block to ensure that timescales and cost targets are met.
- With appropriate assistance from the Technical team and Construction Director, review all drawings at all stages of design and development to ensure compliance with the project requirements.
- Work closely with the Commercial team to determine the external consultants required for each programme and appoint them in accordance with Redrow Group guidelines.
- Coordinate the preparation of the 'Site Information Pack' and advise the Sales team of any matters in relation to the Property Misdescriptions Act.
- Implement new ideas and methods and continue to seek ways of both improving contribution to the organisation's goals and enhancing the reputation of the company.
- Identify critical path issues and provide efficient and effective solutions to meet business targets.

2. MANAGEMENT OF COSTS

- Review new products on the market and actively monitor competitors to ensure awareness of the latest design quality and internal finishes available relevant to typical schemes within your remit.
- Ensure cost plans and viabilities are prepared to ensure that the project meets the Group's and the Division's financial criteria and ensuring variances to budget are reported accurately.

3. COMMUNICATION & LEADERSHIP

- Coordinate all Redrow construction decisions / information for your assigned block and distribute information efficiently throughout the internal and external project teams.
- Develop and maintain communications channels for all internal departments and external consultants to ensure up-to-date knowledge of the project is maintained across all interested parties.
- Work with the Sales team to advise on construction matters in order to assist them in preparing their marketing strategy.
- Spend time with the Sales team to ensure they have a thorough understanding and working knowledge of the project, so that they can accurately and successfully sell to the customer.

4. TEAM MANAGEMENT

- Recognise and encourage excellent performance and support team members to attain company targets and their own career goals.
- Ensure that there is a thorough understanding of Redrow's Health, Safety and Environmental policies throughout your team.
- Take responsibility for all aspects of the employee lifecycle for your team; including, recruitment & selection, disciplinary, performance and reward.
- At all times comply with company policies, procedures and instructions, and ensure that this is communicated and understood within your team.

THE PERSON

What kind of person are we looking for?

- Demonstrable experience of leading construction projects.
- A balanced and consistent approach to managing employees and sub-contractors.
- Able to focus on own disciplines and objectives, but willing to assist others to achieve their goals.
- Clear people management experience and able to set clear objectives in order to achieve targets.
- Strong focus on Health & Safety throughout working practices.
- Experience of programme delivery / project management skills.
- Ability to implement industry best practice to minimise risks and maximise business revenues.

These are illustrative duties and the job holder will be expected to become involved in a range of work to enable the department to respond effectively to the requirements of the Company.