



SENIOR QUANTITY SURVEYOR



ABOUT THE ROLE

The Surveying Department in an Operating Division is responsible for monitoring and controlling expenditure on all the company's developments by controlling the "cost of sales", as well as ensuring that all Group Commercial policies and procedures are adhered to within the company. The job holder is responsible for Procurement, Payments, Valuations and administration of Health and Safety procedures.

Responsible for: As appropriate - Assistant Quantity Surveyors, Commercial Assistants

Responsible to: Commercial Manager/Chief Quantity Surveyor/Commercial Director

KEY RESPONSIBILITIES

1. PROCUREMENT

- With assistance from Commercial Manager / Chief Quantity Surveyor, prepare subcontract Enquiry List for approval by Head of Commercial, Head of Construction and Head of Customer Services.
- Prepare full enquiry pack, collating all tender information, ensuring fully compliant tender packs are issued.
- Analyse tenders upon return to ensure compliant bids are received.
- Prepare detailed breakdown of build cost included within land acquisition pack.
- Prepare tender analysis comparing individual tenders against each other and against build cost within land acquisition pack.
- Prepare tender authority sheet including recommendation to Head of Commercial for placing sub-contract order.
- For new contractors, ensure they are SMAS approved.
- Issue a Pre-Qualification Questionnaire to all new subcontractors and update where appropriately for existing subcontractors, as the questionnaire is only valid for 2 years.
- Assemble Health and Safety Policies, Method Statements and Risk Assessments, for all subcontractors for issue to the Construction Team.

- Ensure all health and safety information has been reviewed by the Construction Department (and Health & Safety Manager where required) prior to placing Order.
- Compile sub-contract Order, issue for contractor to sign and ensure Order is returned prior to work commencing, including mandatory signed documents Subcontract Order Terms and Conditions, Subcontract Customer Services Agreement, Modern Slavery Act and Contractors Health, Safety and Environmental Rules
- Attend pre-start meeting, handover completed procurement pack to site team.
- Draft Customer Extras Sheet for Head of Commercial to agree with Sales Director. Price agreed customer extras list with final sub-contractors. Issue Customer Extras List at pre-start meeting.

2. PAYMENTS

- Ensure sub-contractor weekly and monthly applications for payment are analysed and checked.
- Issue payless notices for differences between applied and certified amounts within the relevant timelines.
- Prepare interim payments for approval by Commercial Manager / Head of Commercial.
- Draft budget estimate summary for approval by Commercial Manager / Head of Commercial.
- Issue contra-charges as appropriate.
- Keep Payment Record Sheets up to date following completion of each weekly and monthly payment run.
- Highlight claims for additional works outside Budget Estimate Summary and report to Commercial Manager / Head of Commercial.
- Settle all Final Accounts expediently after works complete.

3. VALUATIONS


- Carry out monthly progress checklist on site for all relevant sites.
- Audit progress (input by Site Manager) on valuation system.
- Value site works on valuation system.
- Prepare sub-contract accruals.
- Produce Value/Cost Reconciliation (VCR).
- Carry out cost and value reconciliation on all items in VCR and agree final VCR with Commercial Manager / Head of Commercial.
- Prepare Cost Value Comparison (Profit & Loss) notes on VCR report.
- Report on VCR Site(s) at monthly CVC meetings.

4. BUDGETS (BES's)

- Build the BES by entering all relevant data into the system including Infrastructure, Development, Siteworks and Preliminaries.

5. OTHER

- Follow change control procedure.
- Issue Variation Orders as appropriate.

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- Attend sites regularly and frequently to provide assistance and support to site staff.
 - Ensure familiarity with Redrow Group's Health, Safety and Environmental policies and comply with employee responsibilities.
 - At all times comply with company policies, procedures and instructions.
 - 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.
 - Maintain and manage My Redrow system (with assistance where required)
 - Participate in internal and external audits.

THE PERSON

What kind of person are we looking for?

- Calm, understanding and empathetic approach to situations
- Team orientated, enthusiastic, willing to learn and develop within a fast moving department
- Flexible approach to dealing with issues and challenges
- Good level of interpersonal skills
- Literature in the use of IT
- Self-motivated and able to plan and organise effectively to meet tight timescales
- Analytical, numerate and able to undertake the basic principles of Quantity Surveying
- Resilient in the face of challenging situations and deadlines
- Possess an understanding of the fundamentals and processes required to develop a housing development.
- Manages time effectively to ensure that deadlines are met

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.