Job description

<table>
<thead>
<tr>
<th>Role</th>
<th>Development Manager - Residential</th>
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<tbody>
<tr>
<td>Package</td>
<td>Up to £67,000 (£50,000-£55,000 basic salary) Grade D</td>
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<tr>
<td>Accountabilities</td>
<td>Property Director&lt;br&gt;Clients</td>
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**Purpose**

To develop a viable pipeline of sites for new build and conversion to dwellings.

**Main duties**

1. To seek and secure land and property for the development of residential schemes
2. To bring residential development sites forward to achieve planning consent
3. To procure consultants and other contractors as required to deliver sites
4. To undertake valuations in accordance with the RICS Appraisal and Valuation Manual, statute, professional guidance etc
5. To inspect, measure, value and manage all types of land and property as required by the Property Director
6. To consider residential investments and oversee due diligence and acquisitions process including development, options and viability appraisals.
7. To negotiate terms for the acquisition, disposal and letting of land and property to include marketing, preparing and production of sales/letting particulars and tender documents of varied cases dealing with a variety of contacts at all levels.
8. To assess the bids/offers received recommend acceptance or an alternative course of action to the client and seek completion of the transaction where appropriate.
9. To inspect properties for condition and dilapidation surveys, initiate necessary repair works and inspect for satisfactory completion.
10. Instruct and liaise with external professionals and service providers as necessary i.e. Solicitors, Building Surveyors etc
11. Draft periodic and project specific reports for the Board

**Essential criteria**

1. Experienced residential property professional
2. Project management expertise
3. Demonstrable commercial acumen

**Desirable criteria**

1. RICS membership and / or Registered valuer

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This job description is a guide to the requirements of the role and may be varied at any time without changing the substantive nature of the role.