Job Description

Job title	Senior Design and Technical Manager
Profession	Property & Land Development
Band	D
Directorate	CIDO (Investment and Development)
Accountable to	Construction and Delivery Director

Job Purpose:

The role supports the regional New Business, Regeneration and Delivery teams in delivering design and technical functions helping meet delivery objectives for Land-Led, Regeneration and JV opportunities. Shall ensure that SNG's development brief, designs, specifications and relevant information, are executed and specified with due regard to cost, quality, time and overall viability, by design Consultants and Contractors, so that the Company's objectives are fully met.

The role will lead and mentor other technical colleagues to identify and mitigate technical, procurement, commercial, statutory, build risks and inefficiencies. Lead and appoint external consultant teams to drive value and design excellence.

The role shall improve the quality and building safety of the homes we produce, providing design and technical support across all teams. Responsibility for the technical management of our new build homes with a specific emphasis on compliance with latest regulations and legislation, including BIM. Deputise for the Construction and Delivery Director in regional matters and projects where appropriate.

Financial responsibility: £250-500k per annum (Cost effective consultants' budgets)

People responsibility: 1 Direct report

Autonomy:

Within the broad direction set by the Construction and Delivery Director, this role will deliver key accountabilities.

Key Accountabilities:

- Manage external consultant teams, line manager the Development Document Information Controller and mentor and coach technical employees.
- Lead the Regional Development team in implementing agreed design, procurement, and delivery strategies to mitigate risk and optimise viable development opportunities.
- Provide design and technical advice, review pre-planning designs and specifications, identifying potential design quality issues and to review and update SNG's employers' requirements (ERs) on a periodic basis in consultation with relevant departments.
- Lead design and technical due-diligence analysis of proposed land bids with the production of site-specific design and technical reports in accordance with the business standards.
- Lead technical management analysis, supported by the Built Environment team where required, with regards house / apartment typologies and compliance with building regulations, net-zero carbon targets and NHBC technical standards.

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- Support Development region in implementing agreed design, procurement, and delivery strategies to mitigate risk and optimise viable development opportunities.
- Review designs for compatibility with the approved concept, financial budget, functional suitability.
- Review fee budgets with the Regional Development Managers assisting where required fee-spend / budget and cost to complete reporting.
- Prepare and implement project activity programmes that meet project objectives.
- Issue regular progress reports to Construction and Delivery Director and Built Environment team.
- Chair Project Meetings where required.
- Provide guidance and advice in the production of homes and place assessments for new developments for the regional team.
- Support Quality and Technical Advisors with site enquiries of a technical nature ensuring timely handover / commissioning and documentation.
- Assist the Regional team with advice on statutory consents (Building Regulations / S104/38/278 and the like) and ensure design compliance with the required regulations.
- Provide technical and design support for medium and high-rise developments where Building Safety Act and/or other regulations apply.

Leadership

- Manage the direct report with a focus on articulating a clear vision, providing direction, and fostering a culture of accountability, high performance, and continuous improvement.
- Ensure oversight of relevant systems, processes, policies, and resources to ensure that the direct report provides professional, reliable, and responsive services to the business.
- Promote equality, diversity, and inclusion efforts to ensure an inclusive and supportive work environment in line with SNG's policies and procedures.
- Encourage and support employee wellbeing, engagement, development and mentorship and my performance objectives.
- Take ownership of people related matters and work with the relevant support teams.

General

- Role model SNG's values and leadership behaviours, fostering an environment of trust, transparency, inclusion, and employee wellbeing.
- Proactively promote the Everyone Safe and Well vision and principles, guiding by example to create a positive environment where health, safety and wellbeing are integral values for all colleagues.
- Participate in learning and development opportunities and activities that develop personal effectiveness and assist in improving performance in the role. Ensure all core and mandatory training is completed and kept up to date.
- Undertake any other duties as may reasonably be required in line with the level of responsibility of the post and to meet the changing needs of the organisation.

Knowledge and Skills:

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Essential

- Relevant professional qualification or equivalent experience.
- Relevant experience as a Design and/or Technical Manager delivering low rise housing and high-rise apartments from concept to completion on green and brown-field sites.
- Demonstrate design, technical and engineering excellence when technically appraising land / constraints / abnormals in support of new business and major projects teams.
- Significant experience in delivering Regulatory and Statutory / Warranty compliance as it relates to residential development.
- Experience leading on technical excellence in sustainability, net-zero carbons solutions, fabric-first approach and renewable technologies.
- Significant practical knowledge of Building Regulations, NHBC technical Standards, specifications current and emerging) as it relates to residential development and ability to integrate the same into emerging technical designs.
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- Experience of managing medium to large consultant teams delivering technical and design requirements for proposed developments undertaken by the region.

Desirable

- Proficient in use of Auto-CAD / Revit / Microsoft Office software platforms.
- Experience of commissioning and certification procedures appropriate at building completion and handover.
- Demonstrable experience managing and discharging Planning Conditions of a technical nature.
- Highly organised and self-managing,
- Good communicator of Client / Consultant / Contractor teams.
- Strategic thinker and able to engage in a wide field of enquiry.
- Strong written and verbal communicator.
- Strong manager of people.
- Determined and precise, diligent, thorough and questioning.
- Organised, practical and effective manager of priorities.
- Efficient administrator and a planner.
- Able to manage third parties to ensure information is produced to time, budget and that pre-set objectives are met.
- Understanding of priorities and duty responsibilities in delivering the business objectives.

This is an overview of the job and will be periodically reviewed and updated to ensure that the job description fully reflects the responsibilities required of the post holder.

Version	Job code	Author	Date created/modified	Effective date
1.0	4744	Matthew Bird	16/05/2025	
2.0	4744	Matthew Bird	18/07/2025	

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