CREATING
COMMUNITIES
TOGETHER

SOUTHERN
HOUSING

Development Delivery Manager

Our vision is to create communities where everyone has a safe home in a place where they're proud to live. We're big and we're local. Residents are at the heart of all we and we use our size to influence positive change in the areas where we operate.

It's also about living our values which are at the **HEART** of what we do. All colleagues are expected to demonstrate a commitment to our values through their behaviours, actions and words on a daily basis. As a valued member of the Southern Housing Team, you'll embrace our Values to inspire others as well as yourself to be

- **H**onest
- **E**fficient
- **A**ccountable
- **R**espectful
- **T**rusted

You'll demonstrate our HEART values in your behaviours. You'll:

- Be authentic, open and transparent in your actions and words
- Believe that by working together we accomplish more, and work hard every day to improve services, efficiency, and value for money.
- Take responsibility for delivering excellence and own your own actions.
- Embrace difference, and put our residents, colleagues and our partners are at the heart of all you do.
- Do what you say you will and be relied upon to keep your promises.

And, of course, show commitment to our approach to Equality Diversity & Inclusion, Health & Safety, Compliance and Code of Conduct policies and practices within Southern Housing.

The role

Reporting to the Senior Development Delivery Manager, you will be responsible for delivering a programme of developments.

You will oversee the project management of schemes, from pre-construction through handover to the business, ensuring KPIs are met for time, cost and quality. Your focus will be on high-quality homes that are saleable, lettable and affordable for our residents and customers.

The location

You'll be based at one of our main offices in either Farringdon, Croydon, Maidstone or Sittingbourne, with the option for working in a hybrid way when appropriate and as agreed with your manager. Despite your office location, you will be required to spend part of the week on your development sites.

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What you'll be doing:

- Promoting and maintaining a positive culture and Southern Service standards.
- Delivering the construction phase of multiple schemes, within the development programme, which may include differing procurement types such as design & build, package deals, and s106.
- Supporting your manager to bring development opportunities into the business, assisting with the management of pre-contract design, where necessary.
- Ensuring both your projects meet time, cost and quality KPIs, managing the schemes to deliver on programme, within budget and to Southern Housing's quality standards, adhering to the contractual terms and Employer's Requirements.
- Accurately maintain your projects' programme and cost data. This will be achieved through our Sequel project management tool, or similar.
- Working with the Clerk of Works team to identify areas of poor workmanship and build quality, and raising these matters with the contractor's site team.
- Preparing and presenting monthly project dashboards.
- Identifying project issues that may involve (but won't be limited to) design, health and safety, build quality, and contractor management.
- Working with the Employer's Agent and the Commercial team, support in the management of contractor disputes and claims.
- Monitor and ensure compliance with planning, building control, and building safety (including the Building Safety Act requirements) so as not to delay handover and occupation.
- A detailed understanding of, and experience in implementing, the requirements of the Building Safety Act to ensure compliance in construction and asset management.
- Working with the Programme & Compliance team to claim grant, in accordance with the GLA and Homes England milestones, ensuring funding regulations are met to deliver successful audit results.
- Maintain a current risk register for each scheme, proactively identifying risks.
- Working closely with your client group, through Soft Landings and other client forums, to accommodate their requirements and provide accurate programme updates.
- Liaise with the Land & New Business, Regeneration and Commercial teams to ensure construction budgets, programmes, specifications and ERs are fully and appropriately considered at investment decision stages.
- Ensure compliance with all relevant Southern Housing policies and procedures, immediately reporting any non-compliance when it becomes apparent.
- No role profile can cover every issue that may arise and the post holder might be expected to carry out other duties, which are broadly consistent with those described.

What you'll need:

Skills, Experience & Knowledge

- Experience of successfully operating within a large and complex organisation, preferably within the housing sector.
- The ability to present complex information in a clear, transparent, and readily understandable manner.
- An understanding of:
    - the development, procurement and construction process, across a range of property and tenure types; and,

Southern Housing Limited a charitable housing association and registered society No. .
Southern Home Ownership Limited a registered society No. 18521R.
Southern Space Limited company registration No. 5437850.
Southern Development Services Limited company registration No. 5400187.
All registered in England with registered office at Fleet House, 59-61 Clerkenwell Road, London EC1M 5LA.

    - the law and regulation concerning the development of affordable housing by a Registered Provider, including the Building Safety Act and its implications on development and asset management.
- Knowledge of planning policy, building regulations, and contract and procurement law.
- Experience in project managing development schemes.
- An understanding of HE and/or GLA standards, requirements, and procedures.
- Knowledge of the different contract and agreement types, which might include design & build, construction management, joint ventures, package deals, s106 developments, etc.
- Good:
    - communication skills, both orally and written, using a range of techniques and tools to convey messages;
    - financial and numerical skills, including budget and cashflow management; and,
    - organisational skills.

Size and scope of role	
LT Directorate:	Development
Area of responsibility:	Whole organisation
JP Last updated:	June 2026

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