



ROLE PROFILE

Job Title:	Manager, Technical Development, France	Location:	Paris, France
Reports to:	Associate Director, Technical Development, France	Division/Dept:	Property - Continental Europe / France

Summary of the Role's Main Purpose

Manager, Technical Development in SEGRO play a pivotal role in ensuring our development projects. The Manager, Technical Development ensures both speculative and pre-let are brought to the market on time, on budget and to the correct quality and specification. They manage third parties and they keep their Development colleagues updated on key deadlines / potential risks, proactively finding creative solutions to problems or potential project delays.

This newly created position will be in priority dedicated to our refurbishment and fit-out projects management, and also to support the Logistics and light industrial projects development.

Principal Accountabilities

Project Management :

- To provide project management services and full coordination, including, among others, budget monitoring and support to asset, property and development teams on existing buildings.
- To deliver with high-quality new property assets on time, on budget and within specification.
- To manage third parties to deliver the projects, proactively managing risks and solving problems.

Property Management :

- To assist and support a team of specialists in all aspects of property management (operating permits, budgets and service charges, sustainability, health & safety, schedule of conditions, outsourcing contracts management).
- To support the overall BU Opex budget within the portfolio, including small-scale refurbishment projects as well as the dilapidation process through the Property Services Managers in the team.
- To coordinate or follow up on the review of the performance of our specialist contractors, ensuring they meet the agreed KPI's.
- To ensure all company policies (ie, health and safety) are complied with at all times by both the team and specialist sub-contractors, assisting the team with any H&S investigations or insurance claims, when required.

Teamwork:

- To assist the Technical Development Director with the preparation of project briefs, with viability cost projections for projects with preparation of project appraisals and board papers.
 - To work as a team with colleagues in Development & Property, updating them on maintenance issues/budgets in their portfolio. identify and prioritise overall project objectives for the Technical Development team.
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Selection and Management of Third parties:

- To manage the tender process and set up the right team for the project, assisting with the interviewing and negotiating process with preferred design and build contractors.
- To engage and motivate a team of consultants and contractors through the project with attention to detail in line with agreed KPIs.
- To negotiate the best offer for SEGRO in line with company policies and behaviours (including legal aspects)

Customer Liaison:

- To act as the first point of contact at a high level of service for technical defect or snagging queries, providing technical and photographic updates for customers on project progress.
 - To advise customers on 'Early Access' requests, working through a compromise solution (where possible) whilst also ensuring the overall project is not compromised, ensuring an audit trail is kept of any specification changes.
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Core Areas of Knowledge, Skills & Experience**Essential**

- Degree / professional engineering / construction-related qualification.
 - Experience in installation (mechanical and electrical engineering) and construction.
 - Experience with Data Center installations will be a key element
 - Experience of new developments (pre-lets or speculative developments)
 - Skilled in project management and motivating third parties to manage.
 - Strong Excel skills.
 - Experience in cost reporting and budget processes.
 - Experience in design & build contracts and procurement methods.
 - Experience of tendering and running contracts, managing contractors, setting and operating service charges and property management systems.
 - A deep technical understanding of Building Regulations, operating permit (ICPE), H&S, CSR and defect analysis.
 - English language.
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Desirable

- Experience in Construction regulations and Health & Safety responsibilities.
 - Knowledge and experience of project planning phases & management, project design, specification and building construction techniques.
 - Experience/knowledge in commercial, logistic or industrial building construction.
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