

Interim Manager / Surveyor, Technical Development, Greater London

Interim, 6 Months Fixed-Term

London

About us?

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. We invest in high-quality real estate, actively manage our portfolio and sell assets to crystallise attractive returns. We own, manage, and develop light industrial property and modern warehouses with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £18 billion. We are spread strategically across locations in the UK and in Continental Europe.

Our goal is to be the leading owner, manager and developer of industrial properties in Europe and the partner of choice for our customers.

Why work for us?

91% - employees feel engaged (2022 employee survey)

SEGRO is a friendly, vibrant community. We believe SEGRO people are amongst the best in our industry. We have a talented and committed team of employees in the UK and across Continental Europe. Our aim is to continue to attract, develop and retain the best and brightest employees in the industry.

We are proud of our track record in spotting and nurturing talent. Our ambition is to make sure every individual has the opportunity to maximize their potential and their careers with SEGRO.

What are we looking for?

We are currently looking to appoint an Interim Manager / Surveyor, Technical Development, Greater London to collaborate with the wider Greater London Development team to ensure SEGRO's projects meet deadlines, budgetary constraints, quality standards, and sustainability requirements. This position encompasses not only initial project management but also extends to facilitating legal aspects, cost management, procurement, and the orchestration of third-party involvement, including architects and contractors, with a proactive approach to risk mitigation and problem-solving throughout the project's lifecycle.

The role's principal accountabilities will be in:

Project Coordination

- To project manage the delivery of new, high-quality property on time, within specification and in budget for both pre-let and speculative developments as well as infrastructure projects.
- To protect business from adverse risk (cost uncertainties / project delays / unforeseen problems) ensuring our speculative specifications always meet the market needs / rates and our pre-lets have no surprises for customers.
- To set up and manage the change order procedure, ensuring "Tenants Variation orders" or "Landlords Variation orders" are completed to update the design and construction team (and ensure an audit trail is kept of any specification changes).
- To conclude all issues in Agreement to Lease in a timely manner (warrantees, test certificates, Operations & Maintenance manuals etc).

Selection & Management of Third Parties

- Preparing scope documents for the tender process.
- Supporting Development specialists with the selection of the right team for the project; interviewing and negotiating with preferred design and build contractors and presenting recommendations to the Director, Technical Development for sign off.
- Identifying new and / or appropriate construction techniques to give a competitive edge to projects and challenge third parties accordingly.

- Managing and motivating a team of consultants and contractors through the project with fine attention to detail - ensuring the brief is maintained and all KPI's are delivered.
- Communicating regularly with the team to check progress, answer queries and resolve problems.
- Coordinating the collection of post-project feedback from the immediate team, then sharing 'lessons learned' with the wider internal team.

Customer Liaison

- To diplomatically influence customers on requests to change specifications (informing them of the implications and offering advice / support).
- To build long term relationships with customers to ensure we are seen as the Development team of choice for all future pre-lets.
- To act as the first point of contact for snagging queries.

Team Working

- To support the Development team by preparing project briefs and identifying key project objectives.
- To collaborate with Associate Directors and Directors to estimate project viability costs, often in coordination with Cost Consultants.
- To aid Development Managers in preparing project appraisals, board papers, and comprehensive project programs for inclusion in these documents.

You will have...

- Relevant degree or construction-related professional qualification.
- Experience in project management, design, construction techniques, and familiarity with design and build contracts and procurement methods.
- Proficient in third-party management and knowledgeable about Construction Design Management (CDM) regulations and Health & Safety responsibilities for various stakeholders.
- Excellent communication, problem-solving, and negotiation skills.
- Ability to demonstrate creative thinking, resilience under pressure, and proficiency with MS Excel.

It would also be nice for you to have...

- Proficient in cost reporting and development appraisal processes.
- Familiar with legal considerations in design appointments, construction contracts, Agreements to Lease, and skill in using MS Project software.

Special job requirements:

- Full driving license.
- Willingness and ability to visit project sites as required.

What we offer...

Competitive package including 25 days annual leave, private health care, pension, life assurance. As well as an annual medical check-up, a wellbeing programme, and an annual charity day of giving.

We provide excellent opportunities for training and development, supporting employees with their career ambitions. We have a range of high-quality education and training on personal and professional skills that enable our people to fulfil their potential.

How to apply:

If you would like to be considered for this role, please send your CV with covering letter detailing your suitability for the role to UKRecruitment@SEGRO.com

SEGRO is an equal opportunities employer.
No Agencies please.

At SEGRO we want all of our people to be able to reach their full potential and thrive and we are committed to creating an inclusive environment for all employees, where everyone can be themselves, have access to fulfilling careers and opportunities, and feel supported.