

Manager, Technical Development, France

Full-time, permanent

Paris

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?

94% - employees feel engaged (2020 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 a Manager, Technical Development, France to 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, in 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 Data Centre projects management and, to support the logistics and light industrial projects technical development.

The role's principal accountabilities will be in:

Project Management:

- Provide project management services and full coordination including among others, budget monitoring and support to Development team on both speculative and pre-let developments.
- Deliver with high quality new property assets on time, in budget and within specification.
- Manage third parties to deliver the projects – proactively managing risks and solving problems.

Property Management:

- 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).

- 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.
- Coordinate or follow-up the review of performance of our specialist contractors, ensuring they meet the agreed KPI's.
- Ensure all company policies (i.e.: health and safety) are always complied with by both the team and specialist sub-contractors, assisting the team with any H&S investigations or insurance claims, when required.

Team working:

- 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.
- 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.

Selection and management of Third parties:

- 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.
- Engage and motivate a team of consultants and contractors through the project with attention to details in line with agreed KPIs.
- Negotiate the best offer for SEGRO in line with company policies and behaviours (including legal aspects)

Customer liaison

- 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.
- Advise customers on 'Early Access' requests, working through a compromise solution (where possible) whilst also ensuring the overall project is not compromised ensure an audit trail is kept of any specification changes).

You will have...

- Degree / professional engineering / construction related qualification.
- Experience of installation (mechanical and electrical engineering) and construction.
- Experience of Data Centre installations will be a key element
- Experience of new developments (pre-lets or speculative developments)
- Skilled in project management and motivation of third parties to manage.
- Strong Excel skills.
- Experience of cost reporting and budget processes.
- Experience of 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.
- Ability to speak English.

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

- Experience of 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.

What we offer...

Competitive package including 25 days annual leave, RTT Days (between 7 & 12 days per year subject to public holidays falling on working days), luncheon vouchers, Carte Navigo and complementary healthcare. As well as 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 EURecruitment@SEGRO.com.