

JOB DESCRIPTION

Job Title: Design Manager

Reports to: Divisional Head of Technical

Accountable to: Divisional Head of Technical

Job Purpose: To manage the design of the layouts and to maximise use of the group house types from pre acquisition to implementation and continuous improvement through review.

To be the company's custodian of the Redrow design concepts, culture and it's implementation.

Responsible for:

Staff: Through relevant department heads liaison with land team, technical team, commercial team, and consultants and other land, construction and sales staff as required.

Scope: The role of the Technical Department in a Homes Division is to provide a practical and cost effective technical service to the Division.

This will encompass site evaluation, architectural and engineering design, and the investigations of any technical problems encountered and provision of economical and viable solutions. This may involve liaison with, appointment of and co-ordination of external professionals.

The Technical Department are involved with the Redrow product from inception to completion.

The job holder will produce and or procure efficient layout design from the site acquisition, to planning application.

Key Responsibilities:

1. Assessment of potential developments, including site visits with the appropriate members of the management team to ensure the product is suitable for the land and or the land is suitable for the product.
2. Ensure that schemes are designed to Redrow standards to suit building, marketing and economic considerations, as well as be efficient in design terms: the schemes are produced within a time limit to suit programme deadlines.
3. Effective daily management of the 'Redrow Design' (internal and external) to ensure the provision of required level of services in a pro-active and professional manner to enable other departments to fulfil their role.
4. In liaison with Commercial Department, ensure fees and services budgets, appraisals, cost plans and viabilities are prepared to ensure the project meets the Group's and the Company's financial criteria and ensuring variances to budget are reported.

5. With appropriate assistance review all Design layout drawings at key stages of design and development to ensure compliance with the company requirements eg, Viability, Planning Application, Tender, and Pre Start.
6. Monitor and manage the evolving group house types and new designs as required to be the regional custodian of layouts and house design.
7. Establish good working relationships with site staff and department heads to ensure schemes are constructed as intended and to encourage feedback for inclusion in future schemes to avoid wastage and improve the product.
8. Develop good working relationships with Local Authorities and ensure knowledge of the peculiarities of the Local Authorities, to ensure economical and efficient approvals.
9. Ensure familiarity with Redrow Group's Health, Safety and Environmental policies and comply with employee responsibilities.
10. At all times comply with company policies, procedures and instructions.
11. Contribute to improving the business, protecting and enhancing the reputation of the company, by putting forward new ideas and, when requested to do so, implementing change.

Working Relationships:

Effective working relationships are an essential part of daily working life. The focus in this role is both:-

Internal: Colleagues within Homes Division, Group Legal Department and Redrow Commercial; and

External: Landowners, Land Agents, Local Authorities, Architects, Engineers, other developers, Contractors and Suppliers.

Decision Making Authority:

The job holder will be responsible for the success of the appearance and appeal of the project and will be custodian of the Redrow brand concepts and will be required to make decisions on every aspect, after full consultation with the project and management teams.

All consultant appointments will be authorised by the relevant nominated director. All contracts to be authorised in accordance with Group Procedures.

These are illustrative duties and the post holder will be expected to become involved in a range of work to enable the department to respond effectively to the requirements of the Company.