**Commercial Manager**

We have a fantastic opportunity to join Taylor Wimpey as a Commercial Manager.

**The Role:**

**Resource Management**

* Manage the quantity surveying activities in order that procurement and cost reporting are aligned within the COINS framework.
* Ensure adequate resources are on site to commence build in line with development programmes.
* Monitor and evaluate subcontract performance and take any appropriate action.
* Work with all subcontractors to negotiate best deals where appropriate

**Full Commercial Management of Housing Projects**

* Calculate all the prime costs on developments within the business
* Negotiate and place orders with labour and material subcontractors on a competitive tender basis.
* Provide a detailed cost budget and share with Site Manager at the appropriate time.
* Carry out full CVR process and prepare and present information for P&L meetings.
* Maintain the development budgets both in COINS and BoQ.
* Attend site and carry out valuation/payment ticks.
* Assist in finalising/agreeing/managing Housing Association contracts.
* Forecast final accounts.

**Monitoring and Cost Reporting**

* Monitor the performance of suppliers and subcontractors
* Report on Value Improvement actions through Quarterly Value Improvement Meetings.
* Manage, monitor external Project Managers Infrastructure Valuations and TW internal cost to complete reports and reflect latest estimates of incurred and forecast expenditure.
* To Review CVR’s with QS’s and ensure that the cost analysis of the site is correct.

**Scheduling and Quantifying Materials and Labour**

* Complete the apportionment of total prime costs to individual plots and produce a profit analysis.
* Monitor and explain subcontractor cost movements.
* Responsible for subcontractor payments, variation orders and day works.
* Undertake valuations of production at budgeted cost on a monthly basis
* Report on savings and excesses against budget costs to the Director.

**General**

* Be aware of all codes of practice that have a commercial impact
* Attend pre start, specification and any other relevant meeting as required
* Undertake regular site visits.
* Any other duties as required by the Commercial Director.

**The Person:**

* Strong knowledge of all buying and quantity surveying activities.
* Good knowledge of Building Regulations, NHBC and Health and Safety requirements.
* Wide experience in the procurement and purchase of materials and sub contract labour.
* IT literate (COINS system preferable).
* Previous experience with managing a team.

**In order to be successful in this role you must be able to prove eligibility to work in the UK.**

**The Company:**

Taylor Wimpey is a FTSE 100 business and one of the largest residential developers in the UK, building new homes and communities across England, Scotland and Wales.

Our vision is to become the UK’s leading residential developer for creating value and delivering quality. We build over 10,000 homes each year, from one-bedroom apartments to six-bedroom houses all across the country.

Our people are passionate about the house building industry and about our customers. Culturally we pride ourselves in having a diverse work force with an opportunity to grow a career in a variety of environments. We look to develop our people in the skills and areas they are most interested in so if you are looking to join a thriving company going through an exciting period then please get in touch.

**Internal applicants – please advise your Line Manager if applying for this role.**