**Senior Commercial Manager**

To set out, and successfully implement, the regional business strategy for delivering efficient cost control and procurement needs in line with the Chobham Manor targets. Monitor all contractual issues, reviewing costs on a continuing basis, identifying and realising cost saving opportunities. Overseeing material and subcontract procurement.

**Responsibilities**

* Manage the quantity surveying and buying activities in order that procurement and cost reporting are aligned
* Ensure adequate resources are on site to commence build in line with development programmes and site budgets.
* Work with all suppliers to negotiate best deals where appropriate and work with other departments to improve cost effectiveness.
* Calculate all the prime costs on developments within the business, reporting any movements in the costs since the preparation of the land purchase exercise. Prime costs to include but not restricted to house pricing, labour costs, site work operations and remediation work.
* Negotiate and place orders with labour and material subcontractors/suppliers on a competitive tender basis.
* Attend site and carry out valuation/payment ticks.
* Assist in finalising/agreeing/managing Housing Association contracts.
* Forecast final accounts.
* Monitor the performance of suppliers and subcontractors in conjunction with site based staff and provide feedback to suppliers and subcontractors outlining where an unacceptable standard of materials or performance has been identified.
* Report on Value Improvement actions through Quarterly Value Improvement Meetings.
* Assist with the preparation of information for budget and forecasting purposes.
* Manage, monitor external Project Managers Infrastructure Valuations and TW internal cost to complete reports and reflect latest estimates of incurred and forecast expenditure.
* 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.
* Report on savings and excesses against budget costs to the Director.
* Be aware of all codes of practice that have a commercial impact i.e. building regulations, HSE, NHBC etc.
* Attend pre start, specification and any other relevant meeting as required under the Company’s Operating Framework.

**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).
* 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.**