**Commercial Manager**

An opportunity has come up for an experienced Commercial Manager to join a fantastic growing Commercial Team.

We are currently looking for an individual who has natural leadership, negotiation and motivation skills as well as exceptional attention to detail.

The successful candidate will be able to negotiate and procure all materials, labour and plant to ensure that the business’ unit output programme is carried out professionally and within budget. Moreover, you will align the quantity surveying activities with those of the procurement function.

Already an accomplished Commercial Manager demonstrating excellent business acumen you will be able to ensure adequate resources on site to build the product in accordance with the planned programme; Monitor and evaluate subcontract performance and take any appropriate action.

This is an exciting role for an experienced professional to manage, motivate and train the staff involved in the commercial function.

**The Role:**

* Liase with the Sales and Design and Planning Departments with regard to specification on a site-by-site basis, advise on cost and availability of materials and products and produce specifications.
* Liase with Production Management in respect of the programming and delivery of material supplies and subcontract trades.
* Prepare material schedules from house type drawings and liase with site management on any later amendments and revisions.
* Negotiate and place orders with labour and material subcontractors/suppliers on a competitive tender basis.
* Monitor material quality and the performance of suppliers and subcontractors in conjunction with site based staff.
* 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.
* Provide a detailed cost budget and share with Site Manager at the appropriate time.
* Complete the apportionment of total prime costs to individual plots and produce a profit analysis.
* Ensure aware of continuing product development in light of changes in legislation i.e. building regulations etc.
* Attend pre start, specification and any other relevant meeting as required under the Company’s Growing Wiser procedure.

**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.
* 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.

If you wish to be considered for this role then please apply in writing to mark.nickols@taylorwimpey.com **for the attention of Mark Nickols, Commercial Director.**

**Closing date: Friday 27th November 2015**

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