**Production Manager**

At Taylor Wimpey we are passionate about building new homes and communities with a focus on sustainability. An opportunity has arisen for a customer-focused, Production Manager, who shows great leadership and decision making skills.

The successful candidate will be responsible for the management and control of a number of developments within the Business Unit, in order to achieve high standards of construction quality in a controlled cost environment, contributing to the Region’s profitability.

**The Role:**

**Health & Safety**

* Ensure the Pre Start Health & Safety Plan is fully developed prior to site start, in accordance with the Health & Safety Executive Directive
* Ensure that the Taylor Wimpey Health & Safety Procedures Manual is complied with at all times
* Interview Consultants, Sub Contractors and Suppliers, to ensure they are competent, prior to commencing work for Taylor Wimpey
* Liaise with Taylor Wimpey Safety Consultants and the TW Safety Director, to ensure that monthly safety inspection reports are actioned
* Undertake detailed safety inspections with Site Managers during site visits

**Pre-Production**

* Assist the Production Director to appraise the project buildability, in conjunction with the Development Department and produce a Construction Programme.
* Attend Pre Planning; Pre Tender; and Pre Start Meetings, to ensure all necessary construction issues are addressed, prior to commencement on site.

**Management of construction process**

* Issue the agreed Build Programme and Build Direction to Site Managers
* Review Site Managers’ Weekly Progress and Status Reports and liaise with other Department Heads to resolve any delays or issues identified
* Ensure Site Managers correctly plans and programmes his Sub Contractors and Materials Suppliers, to maintain the Build Programme.
* Ensure that a culture exists within the Site Construction Team, which guarantees that the required quality of the build process is achieved
* Liaise weekly with the Sales Team to review sales and production progress on a site by site basis
* Review Sub Contract and Materials Suppliers performance, reporting continual problems and defects to the Technical Department
* Manage the completion of developments, including ensuring all roads, sewers and public open space adoptions are carried out in a timely manner

**Cost Control**

* Liaise with the Technical and Design Departments to consider cost effective construction processes at both the design and construction phases.
* Investigate exceptional cost excesses and take appropriate remedial action
* Liaise with Sub Contractors and Suppliers, in conjunction with the Technical & Commercial Departments, to reduce costs, whilst maintaining quality and customer satisfaction levels
* Review the Build Programme in conjunction with the Sales and Marketing Director, to ensure work in progress levels do not exceed targets established at site start

**Customer Care**

* Instil within the Site Management Team a culture which encourages continuous improvement
* Monitor all Customer Satisfaction Surveys and Summary Reports, to ensure that trends are recognised and the appropriate action taken to improve performance
* Resolve any disputes that may arise, to the satisfaction of the purchaser, whilst maintaining financial and commercial controls

**Personnel**

* Undertake annual Performance Appraisals
* Identify and action appropriate training and development opportunities, to develop skills and knowledge of Staff
* Manage performance and disciplinary issues in accordance with Company Procedures
* Plan and manage manning levels, including the recruitment of appropriately qualified and experienced personnel.

**The Person:**

* Extensive previous production knowledge
* Management of people (staff, sub-contractors and suppliers)
* NVQ Residential Construction Senior Site Management L7 - Preferred

If you are successful at interview and the Company considers making an offer of employment, you may be asked to give your consent to the following pre-employment check[s] being undertaken by our third party provider, Experian (or any other appropriate third party provider that the Company chooses to engage).

The type of checks made will depend on the role in question but may include any or all of the following

* Criminal records (DBS);
* Credit reference
* DVLA

The purpose of such checks will be to assess your suitability for the role.  If it subsequently transpires that you have given incorrect, false or misleading information, your application will not be taken further.

**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.