**Finance Director**

The role leads the finance function and financial capability for the region, providing business and performance insight and challenge. The Finance Director is a steward for the business with an eye to promoting governance in the BU and provides a business and financial control ethos.

**The Role:**

**BU Leadership responsibilities**

* Partnering the MD on all new business decisions, including land acquisitions. Review all aspects of the scheme with the management team, critically assessing if the venture is the best use of capital, in line with strategy and the Taylor Wimpey ethos.
* Sign off the financial models, having considered financing options and cash flows, timescales, tax implications and accounting implications. Write the final recommendation to the MD which considers all aspects of the deal, including technical, commercial, sales, as well as finance elements.
* Obtain a true understanding of costs and risks for each site, drawing on knowledge from regular site visits. With this background, provide active review and challenge of the costs incurred to date/ cost to complete projections for each site (Cost Value Reconciliations) prepared by the Commercial team). Attend P&L meetings, and, challenge whether cost excesses/savings are expected and should be recognised. Look for trends in production differences, necessary fixes and expected cost changes.
* Working with the Production and Sales Directors, ensure the sequence of site delivery considers the appropriate risk factors

**Key finance accountabilities and responsibilities**

* Drive discussion at the management team board, by presenting analysis, insight and interpretation of performance against business plan. Draw out the operational deliverables needed to allow the business to meet targets and optimise value.
* Specify both business performance and financial measures, aimed at monitoring the drivers of performance. Interpret data and identify trends, making recommendations that aim to deliver an improved result. Lead frequent management team discussion, incorporating whether action should be taken.
* Lead a rigorous discussion with the management team board around site-specific and strategic risks and opportunities facing the business.
* Lead the forecasting process for the business, through continuous engagement with the management team. Review the operational assumptions with the management team, ensuring decisions drive optimal business value and are realistic.
* Key partner for the new site appraisal process providing financial oversight and challenge to assumptions made. Together with the management team, attend site visits to review progress promoting a positive approach with site managers.
* Ad hoc analysis to support future performance, such as analysis of the returns from specific house types, or a deep dive into production costs/ quality by specific house types.
* Review of landbank, giving frequent visibility and challenge to the management team of forecast gaps or delay in planning progression.
* Provide oversight to ensure the timely and accurate reporting of monthly management information, budgets and forecasts, tax submissions and annual statutory accounts (as required), which are prepared by the Finance Manager.
* Review cash forecasts before submission to the Group Treasury function, for accuracy and best use of the Group’s cash resources.
* Ensure accounting is in line with the Group accounting policies outlined in the finance manual. Maintain the financial control procedures outlined by the Operating Framework and Finance Manual, and manage the Controls Self-Assessment certification.
* Proactively promote awareness of corporate governance and directors’ responsibilities.

**Other**

* Direct line manager for the Finance Manager, supporting their development, learning and advancement.
* Responsible for actively promoting HR policies, standards and procedures. Overall responsibility for payroll and personnel administration.
* Maintain IT security standards and adherence to the Group’s Computer Guidelines.
* Liaise with IT director regarding business IT requirements.

**The Person:**

* Qualified ACA, ACCA or CIMA
* Considerable post-qualified experience gained from both business finance/performance roles and accounting & financial control roles.
* Experience must include: Financial accounting and leading month end close, building or operating in a control framework, evidence of responding to and working with external auditors, providing analysis, forecasting and planning, supporting and challenging businesses to make optimal operational and performance decisions.
* Experience may include: Joint Ventures, M&A activity, business risk management, external audit, systems implementations.
* Financial support for business deals (e.g. new contracts, M&A, Joint Ventures)
* Experience of successfully leading and developing 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.**