

# Project Manager



We are seeking a proactive and commercially focused Project Manager to take a direct role in delivering our new housing schemes through the construction phase, whilst also helping progress site opportunities from an early stage. This is a fantastic opportunity to take responsibility for the successful progression of a number of projects, ensuring they are delivered on time, within budget, and to the highest quality standards, whilst working collaboratively with the project team and appointed contractors and consultants. As a key contributor to our growth ambitions, you will play an integral part in shaping our success, with the chance to make a real impact on the business's future. If you thrive in a fast-paced environment and are passionate about driving excellence and making a difference, we want to hear from you.



Hybrid - Sleaford, Lincolnshire (with some travel between development sites)



£52,538 (Plus 28 days annual leave, contributory pension scheme, car allowance and health cash plan)

## About Lafford Homes

Lafford Homes is a fast-growing housing developer. Established in 2016, the company started building homes for Private Rent, but is now focused on providing new homes for sale. Operating across Lincolnshire and beyond, the company has ambitious plans to grow with a number of new developments secured within Lincolnshire and a growing pipeline of sites. Our focus is on providing high quality new homes and first-class customer service.

## Key responsibilities:

- Responsibility for the delivery of a number of new build housing schemes,
- Acting as budget holder for new build housing schemes during construction,
- Ensuring that schemes progress in line with construction contracts,
- Working closely with the Sales & Marketing Manager and other sales staff to help implement the scheme marketing and sales strategy
- Proactively working with the New Business and Land team prior to the construction phase,
- Working with the Clerk of Works to ensure that Lafford Homes develops high quality housing schemes,
- Taking the lead on managing the handover process;
- Developing positive partnerships, networks and relationships with developers, housebuilders, and consultants.

*Lafford Homes Limited is a registered company in England & Wales 10313301. Its registered office is Council Offices, Kesteven Street, Sleaford. NG34 7EF.  
It is a wholly owned Company of North Kesteven District Council.*

## **Experience, Qualifications and Skills:**

### **Experience**

- Project management experience in a housing / development environment
- An understanding of the housing development process
- Contract management experience
- Experience of managing significant project budgets
- Experience of working with and managing contractors
- Experience of managing housing schemes that provide homes for sale

### **Qualifications and Training**

- Professional construction related qualification or relevant equivalent experience
- Current full UK driving licence
- Access to a vehicle for business use as required

### **Skills and Aptitude:**

- Ability to work on several projects at the same time
- Knowledge of relevant legislation about building construction, energy regulations, repairs and health and safety
- Able to work effectively and collaboratively as part of a team
- Ability to communicate effectively with colleagues, customers and other stakeholders
- Ability to take responsibility and make decisions commensurate to the level of the role
- Able to consider different viewpoints.
- Excellent problem solving skills
- Excellent negotiation skills
- Capacity for innovation and strategic thinking
- Ability to be proactive and work on own initiative, managing own workload with minimal supervision
- Ability to interpret plans and drawings
- Excellent attention to detail and interpersonal/organisational skills
- Ability to thrive under pressure in a fast-paced environment
- Ability to operate within a regulatory environment
- Excellent verbal and written communication skills
- Proficient IT skills along with a good working knowledge of Microsoft Office

### **Lafford Homes Values:**

- Contribute positively to the needs of our communities and our environment.
- Ensure the company is successful and recognise that profit is essential for the success and longevity of the business.
- Apply the highest standards of excellence in the delivery of innovative and best value housing.
- Develop a reputation with our customers as an exemplar landlord.
- Gain mutual trust and respect in the way we do business, upholding our ethical standards constantly.

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## **Next steps**

If you wish to apply, please submit your CV and covering letter to [Human\\_Resources@n-kesteven.gov.uk](mailto:Human_Resources@n-kesteven.gov.uk).

For an informal chat about this role, please contact Ian Penn, Lafford Homes Managing Director on 07356186282 or email [ian.penn@Laffordhomes.com](mailto:ian.penn@Laffordhomes.com).

The closing date for all applications is **19 January 2025**

The interview date will be **29 January 2025**