

## **Job Description Be First**

### **Development Surveyor – Commercial Development**

The Borough of Barking and Dagenham is in the midst of a period of rapid and dynamic change, both socially and physically. This is an exciting, dynamic, multi-cultural community which will continue to churn, change and become more prosperous over the next two decades.

London is growing and is growing eastwards. In Barking and Dagenham we have not only the opportunity but are committed to ensuring that we capture, shape and manage this shift to ensure economic development and social wellbeing goes hand in hand with population growth.

Be First is a pioneering and unique organisation, wholly owned by LBBD, that sits at the interface between the commercial and public sector. Be First will act commercially, driving up the quality and quantity of housing and the pace of regeneration, whilst maximising the benefits for developers and local residents alike.

The Development Surveyor will report the Head of Commercial Development and run a suite of projects at varying stages in the development pipeline, from site purchase, asset management, redevelopment, funding and disposal.

The Commercial team focuses on acquisition, asset management, and value enhancement via planning promotion. The department integrates with the Regeneration team what establish the overall strategy for the Borough, the Affordable housing team that supply a range of potential regeneration projects in their own right and the Construction team that deliver projects via a framework of appointed contractors. The Planning team run both the statutory planning function of the Council as well as commission a range of masterplans to deliver change in the Borough. Masterplan preparation is key to the delivery of regeneration projects. Key projects will include:

- The development of the Heathway Shopping Centre, Dagenham (currently 87,000 sqft retail and 120 residential units) requiring short term asset management, lease re-gearing, input to an emerging redevelopment scheme, analysis of potential funding routes and then project implementation;
- The promotion of a 13-acre site in Chadwell Heath as part of a wider land owner promotion agreement requiring short term letting and background site analysis, development appraisal of the wider regeneration area, discussion with adjacent landowners to formulate joint working and longer term funding options for site disposal and development.
- Assisting in the departments wider role in securing the regeneration of Thames Road and Castle Green that are tired industrial locations that will be regenerated with mixed uses, requiring site assembly and negotiation, development appraisals, purchase and disposal.

A key element with be development analysis, report writing and project implementation in co-ordination with the Councils wider regeneration role.

The role will have the following key responsibilities:

#### **Principal duties**

- Managing significant property development schemes providing both project and development management from inception to hand over.

- Manage day-to-day initiation, planning, design, execution, monitoring, controlling and closure of projects, directing a multi-disciplinary team through the project to ensure deadlines are met and programmes are delivered on time.
- Undertake detailed appraisals for various property assets to enable the preparation of concise reports to Investment Panel and Board to seek the necessary approval for project implementation.
- Integrate existing financial planning controls with project budgets to ensure project delivery within agreed parameters and maintain suitable monitoring systems.
- Manage the development of property project processes, which provide effective procurement and contractual arrangements for schemes, appropriately managing risk and reward whilst complying with procurement regulations.

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