

Construction Manager – Retail White boxing (L1)

Job Description

Contract:	Permanent
Full Time / Part Time:	Full Time
Hours:	35 Hours Monday – Friday 9.00am – 5.00pm
Department:	Building Consultancy
Location:	Homebased conducting site visits nationwide and 1 day per week at the Head Office LCP House, Pensnett Estate, Kingswinford, DY6 7NA
Salary:	Negotiable

Purpose

To help deliver a framework initiative for white boxing retail units under agreed terms with term contractors to drive Landlord compliance, CAPEX cost efficiency and turnaround timescales, promoting re-letting speed ahead of market competition.

Reports to Construction Management (retail white boxing) Team Lead within the Estates Department.

Key Responsibilities

- Manage and refine through continuous improvement a suite of white boxing term contracts.
- Liaise with other teams through the overall 'Void Demise Turnaround' strategy and timeline.
- Collaborate with H&S Department to evaluate & monitor contractor/work compliance.
- Work with Marketing team to improve and manage the 'void demise' tracker online.
- Manage & update the white box program across defined regions within the Pensnett remit.
- Report on compliance remedial works undertaken per unit for reference locally and generally.
- Benchmark costs and conduct cost trend analysis and reports.
- Understand the contractor term contracts and monitor performance and adherence thereto.
- Drive process efficiency, and cost savings whilst developing innovative opportunities under a "Continuous Improvement Forum".
- Manage third party stakeholders i.e. letting agents, dilapidation surveyors, suppliers, statutory parties, tenants professionals, etc.
- Any other reasonable duties as and when required.

Person Specification

- Proven experience in managing or administrating shopfitting disciplines.
- Good H&S knowledge, particularly of CDM Regulations and site safety principles.
- Ability to collaborate with colleagues internally but work independently with term suppliers and third-party stakeholders.
- Strong Communicator & excellent priority management skills.

Qualifications / Training

- Minimum HND/C qualifications in a relevant discipline.
- NEBOSH / IOSH Qualified.
- CSCS qualified under a relevant grading (or prepared to take).
- Ability to work in Microsoft Office and database software.
- Full clean UK driving licence.