

## EBBSFLEET DEVELOPMENT CORPORATION

<b>Job Title</b>	Senior Development Surveyor
<b>Salary:</b>	c.£65,000 per annum depending on qualifications/experience

**Closing Date:** Thursday 27 March 2025 (5pm)  
**Interviews:** Tuesday 8 April 2025 – to take place in Ebbfleet

### **Applications:**

To apply please first read the Candidate Pack on the Ebbfleet Development Corporation website that sets out the requirements for applications. Your application **must** include your CV and also a cover letter (maximum 3 sides) that explains how you meet the Essential Criteria for the role.

### **Role Purpose:**

To play a key role in the commercial property, land, development, planning and disposal aspects of complex property-based regeneration projects within Ebbfleet Garden City. The role will provide commercial property, development, delivery, disposal and complex negotiation expertise throughout all stages of the development lifecycle, in order to drive forward the delivery of key projects.

The role will provide support on commercial property matters to other project managers across a range of other projects within the EDC Investment Programme as and when required.

### **Reporting Arrangements:**

The postholder will report to the Head of Property.

### **Contract Type and Working Pattern:**

Permanent, Full Time.

### **Main Accountabilities and Responsibilities:**

- Management of identified regeneration and development projects through their development lifecycle from project initiation, business case development, planning and design development, land acquisition, development partner procurement / land disposal / direct delivery and completion as appropriate.
- Provision of development expertise to develop strategies and provide recommendations for routes to delivery / disposal for development projects.
- Management of and the negotiation of land and property interests, and where required the delivery of the CPO process.
- Management and coordination of external consultants across the development lifecycle with a specific focus on development delivery options, scheme viability testing, funding options and commercial deal structuring.

- Management of teams of external advisors and consultants including preparing briefs, budget control, providing day to day instruction and due diligence.
- Manage and direct engagement with project partners and support the process to secure legal agreements that support project delivery.
- Manage engagement with external landowners, developers, statutory consultees and other third parties to ensure successful delivery of projects.
- Manage developer procurement and selection processes, and oversee and manage ongoing development implementation by third parties. Management of commercial tenancies/leases, including securing new tenancies, lease renewals and terminations.
- Engage with Ebbfleet Garden City Trust on the long-term operation and stewardship of the assets delivered as part of the identified development projects.
- Supporting landlord and tenant discussions on EDC assets including liaising with the Corporation's Corporate Services Team as required on matters associated with the sites. *N.B.// The responsibilities of this role will not include day-to-day property management issues which are the responsibility of the Corporation's Corporate Services.*
- Identification, negotiation and securing of income generating opportunities for the sites aligned with EDC objectives.
- Prepare advice and reports as required to Directors, Investment Panel, Project Boards and EDC Board.
- Support the development of relevant Business Cases through EDC internal approval processes and Government – MHCLG/ HMT approvals.
- Provide overall Project Management of key projects including reporting on / maintaining project programmes, risk registers and project level financial budgets, maintaining appropriate records and ensuring full transparency, liaising closely with the Programme Management function within the Corporate Services Directorate.
- The post holder should act flexibly and undertake other duties and responsibilities which may be relevant to the purpose of the job in support of wider organisational priorities.

## **Person Specification**

The Essential and Desirable criteria for this role are as follows:

### Essential Criteria:

- Either MRICS qualified with a minimum of 5 years post qualification experience OR equivalent experience gained from a minimum of 5 years in a position of responsibility within the regeneration or development sectors.
- Experience of driving forward and delivering major mixed-use developments and large-scale regeneration, preferably in a public/private sector partnership environment.
- Demonstrable experience of managing complex land assets and unlocking legal and commercial arrangements to facilitate re-development including experience of Landlord and Tenant matters.
- High levels of commercial acumen and proven negotiation skills, including negotiating property transactions with third parties.
- Experience of instructing and managing multi-disciplinary professional teams on development projects.
- Experience of managing and coordinating developer procurement and selection processes.
- Experience and understanding of development appraisal techniques and the factors that affect viability.
- A good understanding of the full development cycle, including identification and assessment of development objectives, delivery options, the planning process and project funding.
- Experience of developing and maintaining budgets, programmes and risk registers to ensure effective reporting and project management discipline.
- Excellent inter-personal skills, including the ability to engage effectively with a range of stakeholders and partners.

### Desirable

- Project Management qualification.
- HMT Treasury Business Case development experience.

**Other Information:**

This post will be based at the Ebbfleet Development Corporation's offices in the Observatory, Castle Hill. It will involve some occasional travel.

We currently operate a hybrid working arrangement whereby staff mix working from home and the office. Staff are required to work a minimum of 40% of their time from the Ebbfleet Development Corporation office.