

JOB DESCRIPTION

JOB TITLE:	Assistant Director of Placemaking and Regeneration
GRADE:	Spot
REPORTING TO:	Director of Assets and Compliance
RESPONSIBLE FOR:	GIS Specialist, CAD Designer and Commercial Assets Manager

ROLE SUMMARY

The Assistant Director of Placemaking and Regeneration will have overall responsibility for developing and managing an organisational placemaking strategy aligned to believe housing's corporate plan, asset viability, and customer experience.

You will be proactive and innovative, working collaboratively with colleagues, customers, regional authorities, and external stakeholders to take forward schemes from inception and business case through to completion, ensuring that customers and communities lie at the heart of delivery.

You will also work in a way that develops a place-based approach to asset management that will create sustainable places linking investment decisions to neighborhood and demand requirements. Considering external factors and targets and drive forward the organisation to be at the forefront of the placemaking agenda.

MAIN DUTIES AND RESPONSIBILITIES

- You will be a key member of the Senior Management Team, supporting the Director with the strategic direction, leadership and delivery of all aspects of the service and developing an outstanding high-performance culture for colleagues.
- To strategically analyse large data sets to assess asset and neighborhood performance to drive growth, regeneration and stock rationalisation opportunities to improve the social, economic and environmental performance of existing assets.
- Act as lead on projects with development, local groups, architects, planners, traffic engineers, landscape architects, and transport planners, to resolve problems and conflicts in order to create better spaces for our communities.

- Apply your vision to designing a variety of built spaces, either creating brand new designs or revising and improving existing ones. - these could range from individual homes or streets, parks, infill, grassed areas to full neighborhoods.
- Understand and deliver options to meet the needs of people who will be using the space; through research and analysis you will consider political, environmental, social, economic, spatial, psychological and physical factors.
- Responsibility for the overall strategic planning of the built assets, ensuring that all place and regeneration plans requirements align with the investment requirements and corporate business plan and ensuring that investment needs and timescales are managed effectively.
- Collaboratively work across the directorate and the business to fully develop the asset sustainability tool, ensuring the appropriate metrics are in place to inform and drive asset, regeneration, and rationalisation plans
- To lead on all options appraisal processes and work across the organisation to coordinate the delivery of major refurbishments, remodels, demolitions, buybacks and disposals. Guaranteeing at all times a customer focussed disposals approach, ensuring compliance with statutory regulations and guidance in relation to process and timescales.
- Be the lead professional expert in placemaking and regeneration by maintaining an in-depth and current knowledge of all relevant legislation and best practice relating to all areas of asset management, regeneration and compliance and regulatory standards.
- Accountable for the day-to-day performance and culture of the service, providing effective support, motivation, guidance and advice to maximise performance and enable all employees to engage and contribute to the development of the Assets service.
- Deliver financially viable and economically effective services, seeking to gain maximum benefit from the use of resources and increasing social value and to take full responsibility for effective budget, staff resource and performance management to ensure operational delivery within designated budgets, KPI's and targets.
- You will pro-actively develop effective internal and external working relationships to understand the needs of others and offer advice and solutions to improve ways of working, maximise use of resources and embed learning into the service area where appropriate.
- You will lead on researching and implementing solutions to problems that allow believe housing to deliver products and services in a more innovative way.

- Be responsible for providing coaching, guidance and training to employees, board members and external stakeholders to raise awareness and better understanding of the impacts of placemaking.
- Managing the related risks within the strategic risk register.

ORGANISATION WIDE RESPONSIBILITIES

- To manage health and safety issues in your area of responsibility in line with the relevant section(s) of the believe housing's Health and Safety Policy.
- To comply with believe housing's confidentiality and information security policies at all times.
- To demonstrate believe housing's values and behaviors
- To deliver financially viable and economically effective services, seeking to gain maximum benefit from the use of resources and increasing social value
- Your duties may vary from time to time within the broad remit of your role and grade. You are required to undertake any such reasonable and appropriate duties. The nature of the post may require commitment outside of normal office hours, including working on evenings and occasionally at weekends when the needs of the Directorate require.

PERFORMANCE MEASURES

Corporate Performance Scorecard

Business Scorecard Metrics

Compliance with legislative and regulatory standards

Adherence to Health and Safety Policy

Delivery of strategic corporate projects and team projects

Demonstrating corporate values, attitudes, and behaviors

Engagement scores

PERSON SPECIFICATION

	Essential	Desirable
Qualifications	<ul style="list-style-type: none"> • Degree level in Architecture, Urban Design or a similar based qualification. 	<ul style="list-style-type: none"> • Member of RICS or working towards • Evidence of further Continued Professional Development
Experience	<ul style="list-style-type: none"> • Experience in successfully developing and managing strategies • Demonstrate a track record of proven experience of leadership, motivation, engaging teams and delivering high performance across your area of responsibility. • Proven ability to effectively manage large and varied budgets, analyse trends and build up forecasting, ensuring value for money and demonstrating commercial acumen. • Experienced in the development and delivery of regeneration programmes • Experience of research, analysis and report writing to present proposals and business cases. • Demonstratable success of working collaboratively in partnership with stakeholders developing and sustaining effective partnerships. 	<ul style="list-style-type: none"> • Experience of working with Statutory and regulatory bodies • Demonstrate competence in a housing or technical construction discipline. • Working with GIS mapping. • Experience of budgetary control.
Skills/knowledge	<ul style="list-style-type: none"> • Experience of consulting and transforming ideas into actions. • Understands the importance of developing own and team emotional intelligence, will effectively coach others and drive a coaching culture to unlock potential and harness talent 	<ul style="list-style-type: none"> • Good understanding of business activities, including Finance, ICT, Governance, Health and Safety, People and Diversity requirements.

	<ul style="list-style-type: none">• Excellent written skills, able to clearly articulate a business case, return on investment and requirement for business expenditure.• A skilled influencer and negotiator able to communicate effectively with external stakeholders, customers, staff and Board Directors, to include report writing and presentations.• Ability to analyse and process complex technical data.• Has a passion for urban design and is committed, enthusiastic and looking to innovate in this field.• A good understanding and use of IT• Good organisational skills and ability to produce quality work to tight deadlines• Ability to network and form strong working relationships	
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