

Associate Director, Technical Development, Thames Valley

Full-time, permanent

Slough

About us?

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. We invest in high-quality real estate, actively manage our portfolio and sell assets to crystallise attractive returns. We own, manage, and develop light industrial property and modern warehouses with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £18 billion. We are spread strategically across locations in the UK and in Continental Europe.

Our goal is to be the leading owner, manager and developer of industrial properties in Europe and the partner of choice for our customers.

Why work for us?

94% - employees feel engaged (2020 employee survey)

SEGRO is a friendly, vibrant community. We believe SEGRO people are amongst the best in our industry. We have a talented and committed team of employees in the UK and across Continental Europe. Our aim is to continue to attract, develop and retain the best and brightest employees in the industry.

We are proud of our track record in spotting and nurturing talent. Our ambition is to make sure every individual has the opportunity to maximize their potential and their careers with SEGRO.

What are we looking for?

We are currently looking to appoint an Associate Director, Technical Development, Thames Valley to appraise and deliver pre-let and speculative development projects on a highly self-sufficient basis, in accordance with the agreed Business Unit development strategy.

The role's principal accountabilities will be to:

- Assist in the formulation and implementation of planning and development strategies.
- Liaise with the Asset Management and Leasing teams to actively seek and deliver development opportunities that will contribute to portfolio out performance.
- Identify development opportunities and to prepare appraisals and cash flows to demonstrate project viability in accordance with target metrics and to prepare Board Papers to secure capital approval for both speculative and pre-let schemes.
- Embrace and implement best practice and enhance sustainability performance in line with our corporate sustainability and carbon reduction initiatives.
- Undertake the preparation of planning applications and the negotiation of planning consents either directly or via planning consultants.
- Provide regular updates and report on scheme costs and build timescales on individual development projects.
- Assist in the appraisal of land acquisition opportunities that complement the existing development programme and enhance portfolio returns working with the Investment team.

- Depending on the project, co-ordinate the overall development process and to manage and / or support the professional team including architects, planning consultants, cost consultants, environmental consultants, engineers and project managers.
- Implement Group Policies as they relate to the development and construction activities e.g. H&S, Environmental and Sustainability.
- Offer involvement in various Key Account Manager (KAM) groups to build and bolster relationships with new and existing customers.

You will have...

- Experience of commercial property development.
- Good property and occupier contacts and networking capabilities.
- Very good negotiation skills.
- Knowledge of the planning process.
- Knowledge of related legal and environmental policies.
- Competence in Argus Developer appraisal software and other DCF techniques.
- Proven report writing and presentation skills.
- Intermediary level IT skills – MS Excel & Word.
- Member of RICS.

It would also be nice for you to have...

- Knowledge of the industrial property and/or data centre sector(s).
- Previous experience of holding supplier teams to account.
- Knowledge of “green and sustainability” issues.
- Knowledge of construction procurement.

Special job requirements:

- Full UK Driving Licence.
- Willingness to attend industry functions and social events outside or normal working hours.

What we offer...

Competitive package including; 30 days annual leave, private health care, pension, life assurance. As well as an annual medical check-up, a wellbeing programme and an annual charity day of giving.

We provide excellent opportunities for training and development, supporting employees with their career ambitions. We have a range of high-quality education and training on personal and professional skills that enable our people to fulfil their potential.

All employees participate in our annual bonus scheme and have the opportunity to own a stake in the company through share schemes open to everyone.

How to apply:

If you would like to be considered for this role, please send your CV with covering letter detailing your suitability for the role to HR.Recruitment@SEGRO.com

**SEGRO is an equal opportunities employer.
No Agencies please.**

At SEGRO we want all of our people to be able to reach their full potential and thrive and we are committed to creating an inclusive environment for all employees, where everyone can be themselves, have access to fulfilling careers and opportunities, and feel supported.