**Job Description- Site Manager**

Reference: SM

Job Title: Site Manager

Term: Fixed term contract (24 months)

Location: Kilmarnock, head office Cumnock, Ayrshire.

Reporting to the Project Operations Manager you will lead Connect Modular’s onsite team, supervising 30-60 staff and subcontractors , having overall responsibility for managing all site functions to facilitate the completion of 101 houses at our site in Kilmarnock. Our houses are 90% complete when they arrive on site. Site teams and managers maintain the systematic construction of the plot works.

Job Purpose:

The site manager has responsibility for managing all site processes from groundwork through to roofing and internal finishing. Ensuring all site activities are carried out in a responsible, safe and sustainable manner to meet the needs of stakeholders and to facilitate handover of our developments to clients.

The site manager will also schedule and manage all groundworks operations and trades to include bricklayers, roughcasters and roofers to meet programme dates.

The Site Manager will require the following:

* A construction management qualification preferably HNC or HND
* Min. 10 years’ experience in a trades or construction management role
* Leadership qualities and excellent people management and communication skills
* SMSTS, First Aid, current UK driving licence
* Experience of residential modular construction in the UK advantageous
* Experience of contract build for social / affordable housing

The Site Manager will ideally have the following:

* A valid CSCS card
* Full, clean driver’s license

The role will involve:

* Managing of all sub-contractors and trades including civils, drainage , scaffolding and temporary works
* Ensuring all statutory and company Health & Safety procedures are being adhered to
* Tracking and reporting to the Project Manager regarding programme of works
* Supporting the management and control of project costs, budgets and quality
* Manage direct labour & sub-contractors, coordinating the works to complete on-time and on-budget
* Establish good relationships with clients and all key stakeholders
* Coordinating the lifting and unloading of modules arriving from factory to site with support from the Project Manager
* Managing the team to ensure safe working practices are implemented, incorporating health and safety and environmental rules
* Following internal and external procedures to meet accreditation standards of BOPAS, ISO9001, Safe Contractor and Considerate Constructor assurance schemes
* Any other tasks or duties that may be required to fulfil the role

Key Result Areas:

* Increasing efficiency and maximising output of completed homes
* Ensuring quality standards are achieved
* Ensuring budgets are met
* Ensuring statutory health and safety and company objectives are achieved

Communications and Working Relationships:

* Establish excellent working relationship and partnerships based on an open two-way communication style with:
  + **Internal:** Directors, all site employees, and subcontractors, Factory Head of Production , Quality Assurance Inspector and department Managers

**External:** Clients, client’s agents, local authorities, suppliers, community stakeholders

**Site Manager**

**Person Specification**

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| **Criteria** | Essential | Desirable |
| Job Specific Qualifications | * Trades or Construction Management qualification and/or * 10 years’ experience in manufacturing or construction * SMSTS or similar Health and Safety training | * Membership of a relevant professional body |
| Skills and Competencies | * Ability to read and interpret architectural and engineering drawings * Strong technical knowledge * Ability to run concurrent projects * Leadership qualities and experience * Competent MS Office and MS Projects user * Excellent communication skills * Experience of internal and external audits * Knowledge of ISO, Safe Contractors SSIP accreditation and Considerate Constructors standards and improvement processes * Good planning and time management skills ability to meet deadlines | * Leadership and Management training and qualification. Ability to work across teams * Competent in use of project planning software and spreadsheets * Ability to interpret KPIS, write reports and communicate ideas to implement change. * Proven record of successful audit outcomes * Experience of BOPAS |
| Previous Experience | * Experience of high-quality new build projects * Experience of timber frame construction * Experience of managing lifting and loading of modules * Managing labour and materials budgets * Managing health and safety * Working with a full range of trades | * Experience of residential modular construction in the UK * Experience of timber frame construction * Experience of manufacturing environment * Ability to drive change * Ability to ensure safe working practices, health and safety and environmental legislation is met * Experience of residential modular construction in the UK |
| Other Qualifications | * Valid UK Driving Licence * Valid CSCS | * First Aid * Fire Warden * IOSH Managing Safely |
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**Advert :**

Connect Modular are the leading Scottish modular manufacturers, creating cutting-edge homes using modern methods of construction, through sustainable processes within our facility in Cumnock, Ayrshire.  
Zero Carbon homes are at the heart of what we are looking to achieve, as well as providing affordable, sustainable homes. We design and manufacture a range of factory-built homes, bespoke turnkey contracts and project development contracts with strategic partners in the affordable housing sector.