



Job Description - Site Manager

Job Title: Site Manager

Location: Kilmarnock

Term: Fixed term contract (24 months)

Salary: £40,000 per annum

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

Criteria	Essential	Desirable
Job Specific Qualifications	<ul style="list-style-type: none"> • Trades or Construction Management qualification and/or • 10 years' experience in manufacturing or construction • SMSTS or similar Health and Safety training 	<ul style="list-style-type: none"> • Membership of a relevant professional body
Skills and Competencies	<ul style="list-style-type: none"> • 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 ContractorsSSIP accreditation and Considerate Constructors standards and improvement processes 	<ul style="list-style-type: none"> • 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

	<ul style="list-style-type: none"> • Good planning and time management skills ability to meet deadlines 	
Previous Experience	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Valid UK Driving Licence • Valid CSCS 	<ul style="list-style-type: none"> • First Aid • Fire Warden • IOSH Managing Safely

To be considered for this position, please send your CV to enquiries@theweehousecompany.co.uk by 29th April 2022.