

Your Job Description

At Moat, you'll embrace our vision, our professional standards, and behaviours wholeheartedly and uphold our values, actively contributing to our culture that is open, effective, customer-driven and driven by curiosity.

Who we are

We're a sector leading Housing Association, offering hybrid working, competitive pay and a supportive environment.

Our vision is to lead as a customer pioneer, driven by outside-in thinking, and dedicated to delivering an exceptional customer experience. We value every colleague and every team and want to support you in being the best you can be.

How we work

Our values and the way we behave form the cornerstone of our journey to achieving our purpose of 'opening doors to better lives' for our customers and our vision to become Customer Pioneers. Our standards and behaviours support our values and they provide clear expectations about how we behave and work as Moat Housing Professionals. You can find these below and the full behaviour framework is available on our website.

Be the Change

Be flexible and adaptable to change, sharing ideas and focusing on solutions.

Our Standards

Be inclusive
Be a leader

Our Behaviours

Be adaptable
Be smart working

Better Together

Set high standards, working together and welcoming every opportunity to learn and improve.

Our Standards

Be knowledgeable
Be skilled

Our Behaviours

Be collaborative
Be smart working

Own it

Take personal responsibility for making things happen and seeing things through.

Our Standards

Show integrity
Be ethical

Our Behaviours

Be empowered
Be accountable

Lead by Example

We work hard for our customers and take pride in making a difference to their lives.

Our Standards

Be an advocate

Our Behaviours

Be supportive
Be nurturing



We recognise the significance of equality, diversity, and inclusion (EDI) in achieving success, and we're fully committed to being genuinely inclusive in everything we do. As a Moat Housing Professional, we expect you to show strong commitment to our approach to EDI and to our health and safety, compliance, and code of conduct policies and practices.

Senior Development Project Manager

Who's in my team?	
Team	Development
Line Manager	Head of Development Projects & Quality
My direct reports	Development Project Managers
Updated	June 2026

What's my role?
<p>To work with the Head of Development Projects to provide an effective project management service for the delivery of new homes to Moat that our customers are proud of. To ensure Moat's Strategy objectives are met so that all new homes meet the needs of our internal and external customers, are delivered on time, within budget and to the highest quality.</p>
What am I accountable for?
<ul style="list-style-type: none">• To project manage the delivery of mixed tenure homes in our development pipeline from contract start to handover, to the highest possible quality, in line with all statutory requirements whilst ensuring homes meet the needs of Moat, our customers, Homes England, Greater London Authority and Local Authorities.• To deliver specific projects in terms of:<ul style="list-style-type: none">➢ Technical advice and information sharing with Sales and Marketing, Neighbourhood Services, Empty Homes and Allocations, Property Services on new projects for all forms of tenure including rent, shared ownership and open market sale resolving competing priorities as they arise➢ Quality- attending the snagging process and taking handover of high-quality homes in line with Moat's Strategy and KPI's➢ Comply with and develop Moat's development policies and procedures. Being aware of standard contract clauses, specification and design ideals. Share and apply learning from lessons learnt reviews on each project to continuously improve these➢ Accurate programme forecasting and effective cashflow management. Ensure strong financial records are held and managed.➢ Work with colleagues across the Group to maximise the input of Customers into Moat's design and specification requirements.➢ Production of management information➢ Maintain a thorough project file capturing all essential information as well as both property charging and audit files• To coordinate, manage and challenge the service provided by contractors, consultants, and professional advisors on individual projects to obtain the best service, value for money and the highest quality homes.• To manage a team of Delivery Project Managers, providing support and regular one to ones to ensure that the team are delivering schemes within the relevant

approvals and regulatory requirements.

- To work as part of a multi-disciplinary team to deliver optimum new build housing developments in both quality and value
- To ensure projects meet Homes England and other regulators assessments as applicable for funding agreements.
- To effectively liaise with the Homes England, Local Authorities and external agencies
- Attendance at Boards where required
- Effectively manage, monitor and control project budgets and ensure that programmes are delivered to time
- All colleagues are responsible for identifying, assessing, and mitigating operational risks within their business areas. Risks that are considered to be increasing or emerging should be raised with the person responsible for the business area.
- To carry out any other duties consistent with the post that may be required from time to time, at the discretion of the line manager.
- Keeping accurate records and manage all data in accordance with our Data Governance Framework, relevant legislation, and best practice. You must also understand and fulfil your responsibilities as set out in this framework.
- Carrying out work in line with our:
 - Professional standards, reflecting our values and behaviour framework
 - Policies, procedures, and code of conduct
 - Commitment to equality, diversity, and inclusion
 - Health and safety responsibilities
 - Confidential reporting (whistleblowing) policies

What do I need?

Entry Requirements:

- A good standard of education, evidence of project management skills and working towards a relevant professional qualification – Degree level, RICS, CIOB or similar
- Excellent communication skills (written and verbal)
- Experience of leading and managing successful teams
- Experience in the post contract stages of delivery of multi tenure housing development and/or regeneration through a range of construction contracts including JCVT and Joint Ventures.
- Accurate programme forecasting and cashflow management with an excellent standard of numeracy
- Knowledge of HE and GLA funding system, development standards and Capital Funding Guide for new developments
- An understanding of building construction technology, contract administration and relevant legislation including the Building Safety Act
- An understanding of how to recognise, mitigate and avoid design and construction defects
- A good knowledge of relevant building regulations, CDM processes and renewable technologies
- Appropriate means of transport and the ability to travel across Moats geographical patch

- An ability to work with boards, committees and customer groups as well as the ability to undertake work outside of normal office hours in order to meet the needs of the business.

Proficient Requirements:

- A strong and demonstrable understanding of building construction technology, contract administration, project management and statutory authorities
- A detailed knowledge of relevant building regulations, CDM processes and renewable technologies
- Strong presentation and communication skills
- High standard of project management skills
- Excellent programme forecasting, cash flowing and numeracy
- Experience of managing contractor performance and risk
- Experience of managing contractor insolvency and site repossession