

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 Quantity Surveyor

Who's in my team?	
Team	Strategic Asset Management
Business Area	Property & Assets
Line Manager	Head of Strategic Asset Investment

What's my role?

The Senior Quantity Surveyor will provide commercial leadership and robust financial management across our planned works programme and general building frameworks. The role is responsible for ensuring value for money, effective cost control, contract compliance, and sound financial governance while supporting the delivery of high-quality homes and services for residents.

What am I accountable for?

Commercial & Financial Management

- Lead the financial management of planned works contracts, including cost planning, forecasting, and cash flow management.
- Prepare, monitor, and report on budgets for planned investment programmes and framework contracts.
- Manage variations, compensation, and change control in accordance with contract terms.
- Provide accurate cost reporting, risk analysis, and financial advice to senior stakeholders.
- Support year-end financial processes, including final accounts and audit requirements.

Contract & Procurement Management

- Administer and manage contracts under forms such as JCT, NEC, or bespoke social housing contracts.
- Support procurement activities for planned works and general building frameworks, including tender evaluation, pricing reviews, and contract award recommendations.
- Ensure framework agreements are operated in compliance with procurement regulations and internal governance.
- Lead negotiations with contractors to achieve value for money and commercial certainty.
- Support meetings, valuations, and site visits as required

Cost Control & Value for Money

- Challenge contractor applications and valuations to ensure accuracy and compliance.
- Identify and implement opportunities for cost efficiencies and continuous improvement.
- Benchmark costs and performance across frameworks and programmes.

- Ensure best value principles are embedded in all commercial decisions.

Stakeholder Management

- Work collaboratively with Asset Management, Investment Contract Managers, and Contractors.
- Provide clear and timely financial information to all stakeholders and senior management.
- Support positive working relationships with supply chain partners while protecting the organisation's commercial interests.

Governance, Risk & Compliance

- Ensure compliance with internal financial controls, standing orders, and procurement regulations.
- Identify and manage commercial and contractual risks, maintaining risk registers where required.
- Contribute to the development and improvement of commercial policies, procedures, and templates.

Leadership & Development

- Provide mentoring and guidance to trainee quantity surveyors.
- Support a culture of high performance, accountability, and professional integrity.
- Input and update information accurately on housing management systems and shared databases.

General

- Support data quality checks to ensure information is complete and up to date
- 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.
- 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

Carrying out my 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?

Essential

- Degree-qualified in Quantity Surveying or a related discipline
- Significant experience in a Senior Quantity Surveyor or similar role

- Proven experience managing planned works programme and/or framework contracts
- Strong knowledge of construction contracts (e.g. NEC, JCT).
- Experience working within social housing, local authority, or a regulated environment.
- Excellent commercial awareness, negotiation, and analytical skills.
- Strong stakeholder management and communication skills.
- Ability to manage multiple projects and priorities effectively.
- Experience in all procurement activities

Desirable

- Membership of RICS or working towards chartership.
- Experience of public sector or housing association procurement frameworks.
- Knowledge of asset management and planned maintenance in occupied homes.
- Experience mentoring or managing junior commercial staff.

Values & Behaviours

- Effective communication skills and commitment to resident safety and wellbeing.
- High standards of integrity, accountability, and attention to detail.
- Commitment to value for money and cost control
- Professional, ethical, and accountable approach
- Willingness to learn and take direction
- Ability to work collaboratively across services