



Phone: 0800 585 360

Email: jobs@homesinsomerset.org



Development & Regeneration Manager Fixed Term Contract – 12 Months

Recruitment Pack

Homes in Somerset, Bridgwater House, King Square, TA6 3AR





Welcome to Homes in Somerset

Dear Applicant,

Thank you for your interest in working with us at Homes in Somerset. This is a great opportunity for an outstanding professional to join us at an exciting time.

As our Development & Regeneration Manager, you will play a key role in shaping and delivering regeneration and development projects that create high-quality homes and stronger communities across Somerset. This is an exciting opportunity to lead projects from early feasibility through to delivery, working closely with residents, partners, elected members and colleagues to ensure schemes are well planned, financially sound and delivering lasting social value. We are looking for someone with vision, leadership and technical expertise to help drive forward our ambitions for growth, placemaking and community renewal.

The successful candidate will be joining an organisation committed to colleague engagement, where every colleague is valued and heard. We can offer you excellent professional

development, training, and support to enable you to achieve your full potential.

If this role excites you and you are keen to join a passionate team of people working for our customers and a leading Arm's Length Management Organisation (ALMO) then we look forward to hearing from you.

Within this pack are all the details about the role and the recruitment process and key dates. However, if you require any further information or would like to discuss the role please contact us by emailing Jobs@homesinsomerset.org.

We look forward to receiving your application.

With best wishes,

Julia Paling

Head of People & Communications

About Homes in Somerset

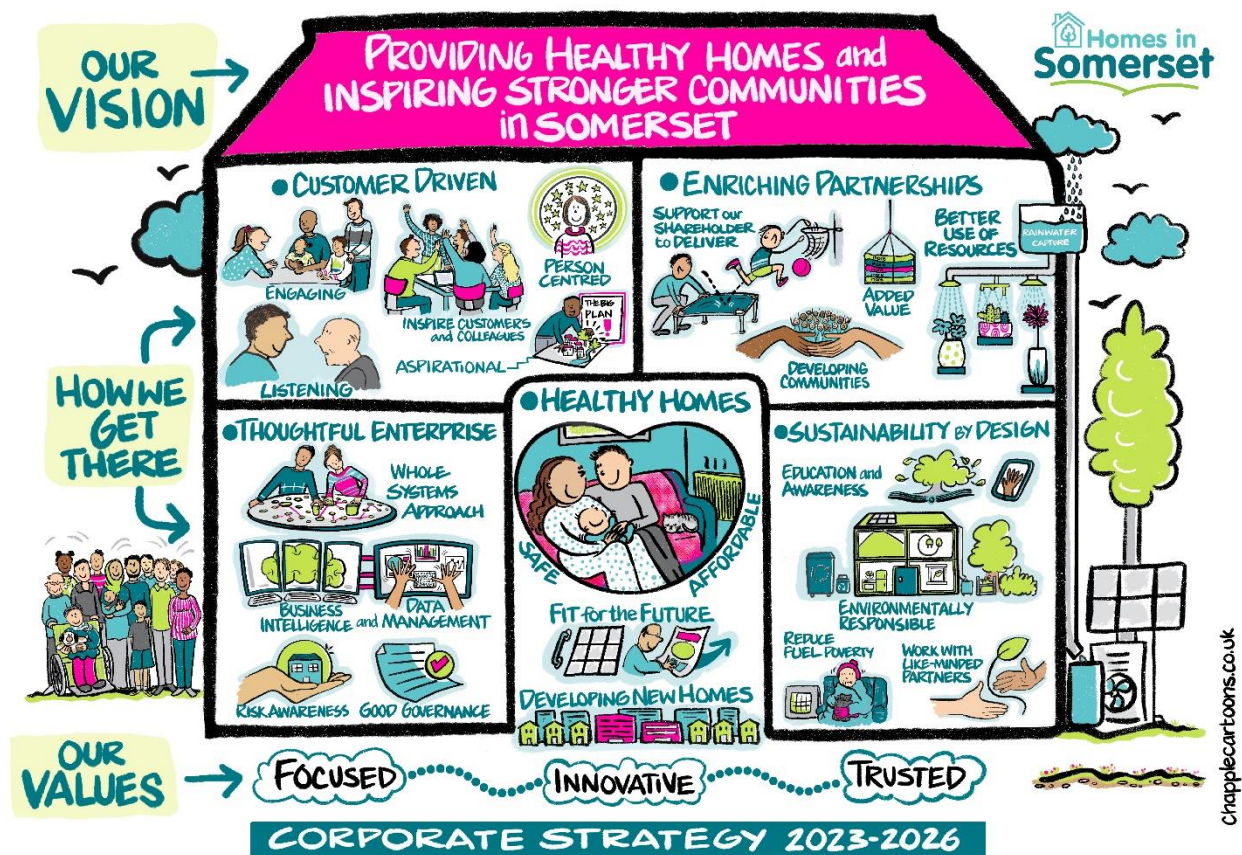
Here at Homes in Somerset, our customers are at the heart of everything we do.

We're soon to become the largest housing provider in Somerset. We are proud to provide safe, affordable, healthy homes for the people who need them most.

Just a few of our accolades include a Top 50 Landlords Award, Investors in People Gold Award, and UK Customer Experience Awards, and we've got big plans for the future.

We are driven to be the best managing agent in England, and we plan to do this by upholding our values and working towards five core strategic themes.

Our current strategy



FOCUSED

INNOVATIVE

TRUSTED

Role Profile

Job Title:	Development & Regeneration Manager
Contract Type:	Fixed Term Contract – 12 Months
Salary:	£57,882 to £61,336 depending on experience
Annual Leave:	30 Days plus bank holidays
Mileage:	Generous milage allowance

Role Purpose

You will:

- Lead regeneration and development projects from feasibility through consultation, planning, delivery and handover
- Deliver a regeneration programme aligned to the development strategy priorities, community need and placemaking
- Work with Homes in Somerset colleagues, residents, elected members and partners to deliver successful regeneration outcomes
- Manage appraisals, budgets, cashflows, risks and reporting to ensure value for money
- Manage and support a Trainee Development Manager and Residents Liaison Officer

Key Responsibilities

Lead Regeneration Opportunities and Programme Development

- Develop a pipeline of development opportunities and regeneration schemes
- Lead feasibility studies, options appraisals and financial modelling to inform investment decisions and place outcomes
- Secure funding, support land assembly and negotiate with landowners, developers, Registered Providers and public bodies
- Engage a range of consultants including planning and cost consultancy, housing services, elected members, residents and stakeholders

FOCUSED

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- Prepare reports and recommendations for governance, senior leadership and committee decision-making

Resident, Community and Stakeholder Engagement

- Build effective relationships with internal colleagues including Finance, Legal, Planning, Housing, Asset Management, Procurement and Communications
- Lead engagement with elected members, residents and community stakeholders to build trust and manage expectations
- Coordinate consultation, communications and stakeholder updates

Manage Regeneration Delivery

- Procure and manage consultants
- Maintain accurate scheme files, budgets, forecasts and audit trails, escalating risks through the appropriate governance routes
- Lead delivery to achieve programme, cost, quality and placemaking outcomes
- Monitor consultant and contractor performance, including quality, resident impact and social value commitments
- Support phasing, decant, rehousing and handovers, ensuring compliance with internal policies and statutory requirements

Knowledge, Skills and Experience

Qualifications/Experience:

- Degree or equivalent qualification in a relevant subject, or significant relevant experience
- Experience of regeneration project management, financial appraisal and scheme delivery in a Local Authority, Registered Provider or comparable public-sector setting
- Significant experience of housing regeneration, development or place-based renewal
- Experience of working with residents, communities, elected members and stakeholders
- Experience of managing relationships with Homes England
- Understanding of a wide variety of contracts e.g. JCT, NEC
- Experience of managing a high-performance team
- Personal Attributes:

- Excellent verbal and written communication, including reports for governance, committees, members and residents
- Plan and manage multiple workstreams across regeneration projects and multidisciplinary teams
- Applies sound technical judgement on design, construction, placemaking and housing delivery matters
- Works proactively, manage priorities effectively and use IT systems confidently
- Works collaboratively with colleagues, residents, elected members and partners to deliver council priorities
- Maintain a clear audit trail of decisions, commitments and actions

How will I evidence my success?

I will ...

- Deliver existing regeneration schemes on time and on budget
- Maintain budgets and cashflows within agreed tolerances, with timely forecasting and mitigation measures
- Provide high-quality reports and recommendations for senior leadership and committee decisions
- Maintain a viable pipeline of schemes supporting housing delivery, estate renewal and place improvement
- Deliver compliant schemes with effective consultation, stakeholder engagement and social value outcomes
- Support team performance through clear objectives, regular 1:1s and coaching

What we offer

We want Homes in Somerset to be a great place to work, where colleagues are proud to work for the organisation. As well as working alongside some amazing colleagues to provide great services to our customers, we offer a range of benefits.



- We recognise the importance of a work life balance and our hybrid working policy allows you to adapt.
- Up to date, modern equipment provided whether working at home or in the office. We also offer a contribution towards the cost of a desk.
- Generous holiday allowance which rises with service.
- You'll be auto enrolled into the Local Government Pension Scheme where we will contribute 19.9% of your salary.
- We pay more than the statutory parental leave and work with you to balance work and life commitments.
- We offer a 24-hour helpline and access to welfare and lifestyle advice, including counselling. We have also supported colleagues to become Mental Health First Aiders.
- Great learning and development opportunities.
- We celebrate success linked to our values including HiS Heroes and long service.
- Access to discounts for sport, leisure, and entertainment activities.

Recruitment Timetable

Activity	Proposed Dates
Recruitment opens	Wednesday, 17 June 2026
Closing date	Sunday, 5 July 2026
Shortlisting	Monday, 6 July 2026
Formal interviews	Tuesday, 14 July 2026

How to Apply

To apply, please visit the vacancies section on [our website](http://www.homesinsomerset.org) (www.homesinsomerset.org) Click on the Menu button, and under the section 'Work with Us' you will find Vacancies, open this up, find the relevant vacancy and select the 'apply now' button to complete your application.

You will be asked for full contact details for two referees (including your current employer if applicable). Please note we will not request references without your prior permission.

All appointments are subject to two satisfactory references, a DBS check and proof of your Right to Work in the UK. If required for the role, access to a vehicle is essential.

Our address should you need it is:

The People Team, Homes in Somerset, Bridgwater House, Kings Square,
Bridgwater, TA6 3AR

The closing date for applications is **Sunday, 5 July 2026, at midnight.**