

Assistant Principal Development Surveyor

Service:	Place Directorate - Property Services	Grade:	5A	Salary:	£43,857 - £45,859 Inclusive of Market Enhancement
Reporting to:	The Principal Development Surveyor/Head of Service	Location:	Swinton, Salford	Hours:	36 hours

About the role

The City of Salford is a great place to live work and visit – an area of a history of innovation and the fastest growing economy in GM. We want an outcome focused individual that will make a positive contribution to our inclusive economic growth agenda, driving change through the effective and pro-active use of land and property assets and positive relationships with key stakeholders. The primary focus of the role will include:-

1. The identification, co-ordination and management of land disposal redevelopment opportunities to support the City Councils inclusive growth ambitions, including liaising with officers of the City Council, private sector partners and key stakeholders.
2. Undertaking valuations, negotiations, acquisitions and disposals of all types of land and property from inception through to completion.
3. Co-ordinating CPO activity to support the successful implementation of comprehensive regeneration and development proposals across the city, including acquisition cost forecasting and the negotiation and settlement of claims in accordance with the Compensation Code.
4. Assisting with funding applications with Central Government and other funding bodies to support the delivery of regeneration opportunities within Salford, including where required the management of existing Funding Agreements.
5. The supervision and management of staff as required.
6. Supporting delivery and monitoring of the Capital Receipt Programme on behalf of the City Council
7. Undertaking and analysing development appraisals for residential and commercial development opportunities as required.
8. The control, management and supervision of development projects, including assisting with the preparation of feasibility studies, viability appraisals and Development Briefs on behalf of the City Council as required.
9. Undertaking professional property services for external clients where required.
10. Attendance at internal meetings and at meetings with outside bodies, partners and stakeholders.
11. To assist and deputise for the Principal Development Surveyor and Head of Strategic Delivery as required.
12. The provision of advice on the use of land and property and associated valuation matters to Council directorates as required.
13. The preparation and presentation of property reports to the City Council for consideration/decision as required under the councils constitutions

Our priorities

Creating a better and fairer Salford with the Great Eight

We all have a vital role to play in providing a range of services across Salford. We want to make a real difference to the lives of Salford people. Our vision is to create a better and fairer Salford and provide the best possible quality of life for the people of the city.

yourzone.salford.gov.uk/thegreateight



Key outcomes

- Supporting the City Council's inclusive growth ambitions through the effective utilisation of its land and property assets and legislative powers.
- Ensuring the successful delivery of key land disposals targets and the effective management of the capital receipts programme.
- Robust and effective implementation/co-ordination of compulsory purchase activity to support comprehensive regeneration in key growth areas.
- Providing effective property advice in multi-disciplined project based delivery teams
- Making a positive contribution towards the City Council's Great 8 priorities such as improving the Housing offer, having a Social Impact, driving Economic Development.
- Outward facing engagement with the market to develop strong and effective professional networks.
- Identifying opportunities to support the drive for continuous service improvement within the property team
- Maintain an understanding of local, regional and national property markets to support effective property decision making

What we need from you

- Proven technical skills and ability in the role with a record of accomplishment for delivering outcomes
- Professional credibility through proven relevant experience
- Models and demonstrates our values and leadership behaviours
- RICS qualifications preferable but not essential.
- Good communication skills both verbal and written
- Enthusiasm and drive to deliver in a challenging and changing environment
- Determination and tenacity to deliver on required outcomes and role objectives
- Knowledge and experience of working with the Private and Public sector bodies
- Valid driving licence or other means of transport.
- Knowledge of the North-West property market and strong awareness of national trends
- [Click here to enter text.](#)

Our leadership behaviours

As a values-based leader you will:

- Model the values and embed them in the way your team delivers services
- Hold people accountable for delivering the values
- Respect and care for others, treating everyone fairly, recognising the importance of ensuring equality of opportunity for all, and listening and acting on the things people say
- Be honest, taking responsibility for your actions and decisions
- Use resources that you are trusted with wisely

To create a performance and development culture you will:

- Be visible, inject pace, vigour and purpose
- Expect high standards; mediocrity is not acceptable
- Take an evidence and whole system approach in making decisions
- Maximise technology and models to deliver quicker, easier, better services
- Have a digital mindset, fully utilising digital systems and solutions to deliver services differently
- Set context and challenging goals that will motivate people to take ownership, maximise performance, and develop

To lead and develop people you will:

- Listen to understand, not to defend
- Give people the freedom to use their initiative
- Provide opportunities for people to discuss and solve problems and issues
- Regularly provide coaching and support to others to help them achieve their objectives and potential
- Appreciate and build on people's strengths
- Motivate, engage, encourage and inspire others in order to be the best they can be

To build and communicate a vision for the future you will:

- Be optimistic and ambitious for the city and its people, helping others to understand the need to transform public services
- Build strong collaborative relationships to find creative ways to make services more sustainable and flexible
- Recognise and values the strengths of people and places, taking a strengths-based approach to make the most of opportunities
- Support people through change, in undertaking new things, and taking risks
- Take a place and whole system approach in designing, delivering and leading services
- Ensure an inclusive approach with the aim of reflecting the increasing diversity of Salford

Our values



Application guidance

We are a values based organisation so reflecting our values or a values based approach in your evidence will support your application.

The 'Key outcomes', 'What we need from you' and 'our leadership behaviours' sections of the Role Profile are there to give you an understanding of what we would like to see reflected in your application. Don't give up if you are not able to reflect all of these in your application.



Spirit
of Salford