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| **Job title:** | Designer |
| **Department:** | Technical |
| **Responsible to:** | Design Manager |
| **Responsible for:** | NA |

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| **Job Purpose:**  Design and co-ordinate new and live developments from concept to closure stage. |

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| **Main Duties and Responsibilities:**  **Deliver excellent design information to enable site start dates in line with the business plan.**   * Arrange/Organise and analyse detailed site layout designs that offer the highest profit ranked houses within a high quality street scene to all Story Homes developments. * Prepare, to programme, finalised production information which will include the following; specifications, house type working drawings and detailing, any other plans to assist the build, sales and legal activities associated with the project. * Ensure all drawings are technically accurate, clear, and in full accordance with Technical Regulations. * Carry out the Designer duty holder role under the current CDM regulations. * Compile health & safety documents, such as; Pre construction information, construction management plans, designers risk assessments etc. * Attend meetings that may be necessary in the performance of your duties. * Ensure you carry out all actions in a timely manner following key project and stage handover meetings. * Encourage feedback and proactively manage technical queries and actions during the build stage of projects. * Comply with and uphold company policies and procedures. * Undertake any additional tasks as may reasonably be required from time to time.   **Effectively appoint and resource external consultants to meet business plan, cost and quality requirements**   * Provide clear and concise consultant briefs to drive right first time outputs * Review and provide sign off of consultant outputs, effectively managing discrepancies and gaps   **Support Production team in the delivery of high quality homes throughout the Production and Site closure Stages.**   * Provide proactive input into technical query process. * Attend Project Team Site Meetings as required * Engage with external authorities to develop relationships and obtain required sign-offs * Work with Story Homes site management team and our subcontractors to effectively manage the delivery of all design & architectural based tasks. |

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| **Key Attributes** | Core:   * Excellent attention to detail and communication skills * Working knowledge of the house building industry and construction * Ability to work as part of a team as well as on own initiative * Fluent in AutoCAD and MS Office * Commercially aware linking design to cost and value * Good understanding of regulations and legislation impacting design. * Tenacious and resilient * Track record of implementing lessons learnt as part of continuous improvements * Flexible and versatile |
| Desirable:   * Working knowledge of graphics software |
| **Qualifications/**  **Experience** | Core:   * HNC Construction * 1 - 3 Years relevant industry experience. |
| Desirable: |

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| **I confirm I have read and understood my job description.** | | | |
| Employee Name |  | Date |  |
| Employee Signature |  | Date |  |
| Line Manager Signature |  | Date |  |

I*t is a requirement of Story Homes that all staff work in a flexible manner compatible with their job and in line with the objectives of the company. Please note that the job description for this position may be reviewed and amended to incorporate the future needs of the business.*