

JOB DESCRIPTION

Job Designation/ Service	Property Acquisition Manager - Residential Children's Homes
Responsible to	Business Development Director
Location:	Stoney Beck, Penrith
Job Purpose and Role <p>As a Property Acquisition Manager, you will be responsible for identifying and acquiring properties that will be converted into residential children's homes. This is a critical role in our organisation, as these homes will provide a safe and nurturing environment for children in crisis.</p> <p>As we are a small team there is an expectation that the Property Acquisition Manager will work flexibly, and in partnership with colleagues, to make sure that team and business priorities are met at all times.</p> <p>The Property Acquisition Manager uses several criteria to evaluate potential properties for conversion into residential children's homes. These criteria may vary depending on the specific needs and goals of the organization.</p> <p>By considering these criteria, the Property Acquisition Manager aims to identify properties that meet the organization's requirements and have the potential to provide a safe and supportive environment for the children in their care.</p>	

Main Responsibilities and Specific Outcome Area's:

- Conduct thorough market research and analysis to identify potential properties suitable for conversion into residential children's homes.
- Develop and maintain a network of contacts, including estate agents, property owners, and developers, to source property acquisition opportunities.
- Evaluate potential properties based on predetermined criteria, including location, size, zoning, and suitability for conversion.
- Negotiate and secure favourable purchase agreements with property owners, ensuring optimal terms and conditions for the organization.
- Collaborate closely with the finance team to assess the financial viability of potential acquisitions and develop comprehensive business cases.
- Coordinate and lead due diligence processes, including property inspections, environmental assessments, and title searches.
- Prepare and present proposals, reports, and recommendations to senior management and stakeholders.
- Stay updated on market trends, regulations, and industry developments related to residential children's homes and property acquisition.
- The Property Development Manager will need to work to tight deadlines and coordinate with varied external agencies (e.g. Solicitors & Planners) to ensure that new homes are open to deadline.

Requirements for the role

- Proven experience in a similar role, preferably in property acquisition or property development.
- Strong knowledge of the residential property market, including market dynamics, property valuation, and legal and regulatory requirements.
- Demonstrated experience in sourcing and acquiring properties,
- Ability to work collaboratively with a finance team to evaluate the financial viability of potential acquisitions and develop business cases.
- Excellent negotiation and interpersonal skills, with the ability to build and maintain relationships with property owners, developers, and other stakeholders.
- Strong analytical and problem-solving abilities, with a keen attention to detail.
- Excellent written and verbal communication skills, with the ability to effectively present proposals and reports to senior management and stakeholders.
- Proactive and self-motivated, with the ability to work independently and manage multiple projects simultaneously.
- Familiarity with relevant software and tools used in property acquisition and property analysis is a plus.
- A passion for making a positive impact on the lives of children and a commitment to the organization's mission.

General Statement

The above duties and responsibilities do not include or define all tasks that may be required by the post holder. The duties and responsibilities may vary without changing the general character of the duties or the level of responsibility entailed.

Health and Safety

A Wilderness Way Ltd aim to provide and maintain a positive, safe, and healthy working environment for our employees. In support of this, all employees are required to take reasonable care of themselves and others who may be affected by their actions as well as comply with Health and Safety regulations and other requirements.

Equal Opportunities

A Wilderness Way Ltd supports Equal Opportunities in Employment and opposes all forms of unlawful discrimination on grounds such as colour, race, nationality, ethnic or national origin, sex, marital status, disability, sexual orientation, religion or belief and age. You are expected to comply at all times to the Company's EO Policy and Guide to Equality document.

Safeguarding

AWW Ltd is committed to safeguarding and promoting the welfare of those individuals covered by regulated activity and expects all staff to share this commitment. It is an essential requirement that staff are aware of AWW Ltd's

safeguarding procedures and staff have a duty to ensure they attend training to enable them to recognise the indicators for concerning behaviors and receive safeguarding supervision as appropriate.

Person Specification

QUALIFICATIONS:

Essential

Desirable

- Qualified to degree level or equivalent
- Project Management



KNOWLEDGE & EXPERIENCE

- Experience of hands-on management of property acquisition in a fast-paced environment, resulting in successful conclusion and within required timescales.
- Proven knowledge and experience in sourcing and acquiring properties within the market.
- Ability to work collaboratively with a finance team to evaluate the financial viability of potential acquisitions and develop business cases.
- Excellent negotiation and interpersonal skills, with the ability to build and maintain relationships with property owners, developers, and other stakeholders.
- Strong analytical and problem-solving abilities, with a keen attention to detail.
- Strong working knowledge of the residential property market, including market dynamics, property valuation, and legal and regulatory requirements.
- Proactive and self-motivated, with the ability to work independently and manage multiple projects simultaneously.



PERSONAL QUALITIES

- Ability to work with autonomy in a flexible and creative manner, whilst maintaining adherence to policies and procedures.
- Ability to form relationships at all levels within the organisation and effectively communicate across functional lines, whilst fostering a culture of “no surprises”.
- Driven to stay motivated and resilient to see tasks through to completion in a changing environment.
- Motivated to achieve with a can-do attitude and demonstratable analytical and problem-solving skills.
- Commitment to outstanding and aspirational results for children and young people in the looked after system.



SKILLS & ABILITIES

- Excellent communication skills both oral and written. Ability to communicate effectively (including confidential and sensitive information) verbally, adjusting language, style and content as appropriate to the audience.



<ul style="list-style-type: none"> • Demonstrates a readiness to make decisions, whilst exercising good judgement on when to refer or seek advice. 	✓	
<ul style="list-style-type: none"> • Excellent organisational and time management skills with an ability to prioritise, follow up, and deliver within agreed timeframes, along with strong attention to detail. 	✓	
<ul style="list-style-type: none"> • Ability to develop and maintain positive and influential working relationships with stakeholders. 	✓	
<ul style="list-style-type: none"> • Ability to challenge and influence whilst maintaining relationships and effectively working with others. 	✓	
Other work-related requirements		
<ul style="list-style-type: none"> • Ability to support the core values of A Wilderness Way and passionate about what we do and the difference that our services make to children in our care. 	✓	
<ul style="list-style-type: none"> • To have an understanding of and positive belief in the promotion of inclusion and equal opportunities for all, including those from diverse, cultural, social and racial backgrounds. 	✓	
<ul style="list-style-type: none"> • Willingness to undergo a satisfactory enhanced DBS check and to register with the DBS Update Service OR hold a satisfactory enhanced DBS check for the correct workforce plus existing registration for the Update Service. 	✓	
<ul style="list-style-type: none"> • Full UK driving licence holder (preferably without endorsements). Access to own vehicle for travelling between sites. 	✓	
<ul style="list-style-type: none"> • Ability to work in office, and within services, as well as from home in a hybrid working environment. 	✓	