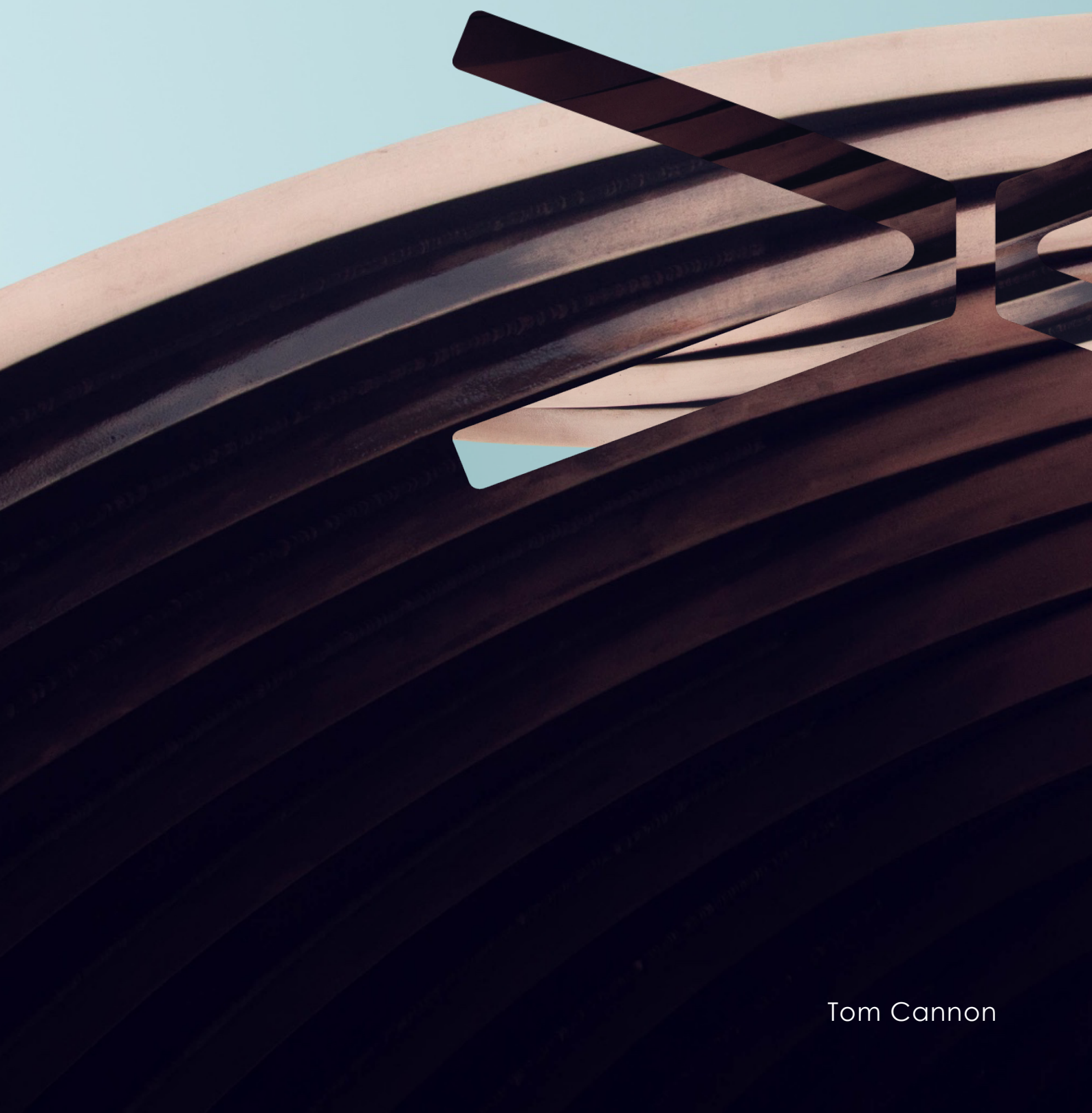


Job Description

# Senior Quantity Surveyor – Real Estate Development



Tom Cannon



10 October 2025

# Commercial Manager – Real Estate Development

Job title

Commercial Manager

Based at

Head Office, working five days a week from Head Office

Reports to

Tom Cannon – Senior Commercial Manager

Recruitment consultants

This role is being recruited directly by the Senior Commercial Manager

Dominus is a privately owned, trusted group of companies focused on the student, build to rent, hotel and commercial sectors in London and across the United Kingdom.

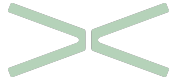
Founded in 2011, we have grown into a market-leading real estate platform with assets under management of more than £2 billion. We are an end-to-end business, with capabilities spanning acquisition, design, planning, development, and asset management.

Our differentiation stems from our ability to approach each project individually and identify the optimal strategy to maximise value.

We combine a highly knowledgeable team with trusted partnerships, and in doing so have built a reputation for quality throughout the industry.

## **Scope**

The Commercial Manager is responsible for ensuring the cost-effectiveness of projects and leading in the cost planning, design scrutiny, procurement and budget management of the Group's developments on design and build contracts, within agreed budgets.



The Commercial Manager also liaises with other teams, including the Pre-Acquisition Development Manager in the Development Team, to review and comment on a range of commercial issues from acquisition.

### **Key Responsibilities**

- Preparing cost plans and budgets for projects, ensuring they align with the Investment Team's brief and budget.
- Developing and maintaining accurate and detailed cost estimates, procurement schedules, and project cash flows.
- Working closely with the Development Managers and design team to ensure that designs are cost-effective and can be delivered within budget.
- Liaising with contractors, sub-contractors, and suppliers to ensure that competitive prices are obtained for all materials and services.
- Preparing tender documentation, evaluating tender returns, and making recommendations to the Development Managers and Projects Director.
- Managing budgets for projects and change control procedures, assessing the impact of changes on project costs and timelines and implement corrective measures to control costs and maintain profitability.
- Ensure adherence to contractual requirements while proactively managing risks, handling claims, and resolving disputes to safeguard project outcomes.
- Oversee the administration of variations, change control processes, and extension of time requests in strict accordance with contractual provisions.
- Preparing regular reports for the Finance Team on project costs and budget.

### **Project Responsibilities**

#### **1. Stage 0 - Strategic Definition**

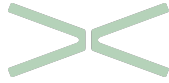
- Conducting feasibility studies and cost estimates for potential projects.
- Advising the Investment Team on cost implications of different design options and project requirements.

#### **2. Stage 1 - Preparation and Brief**

- Providing cost advice during the development of the Investment Team's brief.
- Preparing initial cost plans and budgets for the project.

#### **3. Stage 2 - Concept Design**

- Working closely with the Development Managers design team to ensure that designs are cost-effective and can be delivered within budget.



- Preparing detailed cost plans and budgets based on the concept design.

#### **4. Stage 3 - Developed Design**

- Managing external Quantity Surveyors, who are appointed at Stage 3, preparing detailed bills of quantities.
- Reviewing tender returns and making recommendations to the project team.
- Assisting with the development of the construction program and cash flow forecast.

#### **5. Stage 4 - Technical Design**

- Reviewing the detailed design and advising the project team on any cost implications.
- Developing the procurement schedule and evaluating tenders.

#### **6. Stage 5 - Construction**

- Managing change control procedures, assessing the impact of changes on project costs and timelines.
- Preparing regular reports for the Development Manager and Projects Director on project costs, budget, and progress.
- Conducting site visits and valuations to assess variations.

#### **7. Stage 6 - Handover and Closeout**

- Preparing and maintaining accurate records of all project costs.
- Producing project cost reports and analysing cost variances.

### **Corporate Responsibilities**

#### **1. Meetings**

- Attend monthly Project Review Meetings, keeping the management team fully informed of issues and progress.

#### **2. Working Relationships**

Internal: close working relationship with Development Director, Projects Director and Planning Director.

External: key relationship holder with commercial opposite numbers at contractors, suppliers / manufacturers and cost consultants.

External examples:

- Funders: You will need to establish relationships with fund monitors that represent the lender providing financing for your projects.



- **Contractors:** You will work closely with contractors who will be responsible for the construction and development of your projects. Building relationships with reliable and experienced contractors is important to ensure that your projects are completed on time and within budget.
- **Professional teams:** You will collaborate with design teams to input on the design of development projects. Building strong relationships with these professionals is important to ensure that your projects are designed and built to the highest standards.
- **Industry associations and organisations:** You can establish relationships with industry associations and organizations to stay up-to-date on trends, network with peers, and identify growth opportunities.

#### **Example Concurrent Projects**

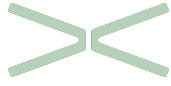
- 500 bed student in Bristol – planning
- 700 bed student in Central London – procurement and post-contract
- 900 bed hotel in South West London – procurement and post-contract
- 700 bed student in East London – planning
- 700 bed student in Central London – post-contract
- 300 bed hotel in North London – pre-contract and planning

#### **Experience and Skills**

- Bachelor's degree in Quantity Surveying or a related field.
- Relevant developer side experience in the industry, with a focus on student accommodation, hotels, and shared living spaces.
- Proficiency in using industry-standard software, including Microsoft Excel and estimating software.
- Strong analytical skills and attention to detail.
- Excellent communication and interpersonal skills, with the ability to build strong relationships with contractors, suppliers, and clients.
- Strong problem-solving skills and ability to work under pressure and meet deadlines.
- Knowledge of relevant industry standards, regulations, and codes of practice.
- Cradle to grave oversight of a multi-project portfolio of development projects.

#### **Benefits and Career Development**

We are offering a competitive salary of £110,000, and a great benefits package which includes a performance bonus, training, and coaching allowance, and you will also benefit from fantastic hotel discounts worldwide.



The performance bonus will be based on metrics to be agreed, including numeric targets around costs, and behavioural targets including interaction with colleagues, and representing us.



# About us

## Our company

From modest origins many years ago, Dominus has grown into one of the UK's most ambitious family-owned business groups. We're proud to be potent enablers and catalysts for positive change.

Our track record of honesty, integrity and delivery spans the real estate sector across the UK – in student accommodation, hospitality, residential development and beyond.

Find out more at [\*\*dominusrealestate.co.uk\*\*](https://dominusrealestate.co.uk)

## Our culture

Working in collaboration nationwide, we make a daily difference at street level, with landmark developments, innovative partnerships and a progressive, long-term view of the future.

For a decade, we've been driven by our ethos of creating and investing in strong, vibrant, sustainable communities. Today, we're more than an award-winning, forward-thinking business. We encompass charitable values, taking action in the community. And we're a trusted partner, forging links across the public and private sectors.

## Our vision

To invest in a better society where everyone's welcome.

## Our mission

We invest in design and create the future of the urban environment, harnessing the partnerships that underpin the UK.