

## Job Profile



<b>Job profile Job title:</b> Strategic Asset Manager (Assets)	<b>Responsible to:</b> Head of Building Safety.
<b>Salary:</b> (Up to £58,800 subject to experience)	<b>Contracted hours:</b> 37
<b>Responsible for:</b>	<b>Behaviour level:</b> 2 - Managers

## Purpose of the Job

As a Strategic Asset Manager, you will be responsible for managing four direct reports leading in the management of South Lakes Housings assets ensuring we provide high quality homes which are safe, meet decent homes standard and are sustainable for current and future customers.

You will be responsible for analysing the performance of our housing stock using asset performance modelling to ensure SLH make informed strategic decision for future investment, disposals and regeneration.

You will lead on delivering the Asset Management Strategy & Sustainability Strategy, planning long-term investment programmes, and ensuring stock meets quality standards. You will take a proactive approach to tackling property related hazards, including damp and mould, Housing, Health & Safety Rating System (HHSRS) in line with regulatory requirements and resident expectations.

You will work collaboratively with colleagues and customers to understand the priorities for our homes and neighbourhoods through active engagement enabling data driven decision making to strategically manage our assets.

## Key Accountabilities

1. Lead the Assets Team in the management & maintenance of SLH systems, ensuring data collection through stock condition surveys and component replacements is robust and implement measures to maintain data integrity through validation and scrutiny.
2. Responsibility for ensuring stock condition surveys are completed in line with annual targets to meet our regulatory requirements. Any associated hazards are tracked through to completion to provide assurance risks are eliminated as well as analysing any emerging trends to manage our assets.
3. Use Business Intelligence reports to analyse property-level repair data to evaluate component failures and target stock condition surveys for properties with above-average or no reported repairs.

4. Responsibility as the duty holder for the management of SLH asbestos register ensuring we continuously review and improve the asbestos management plan and ensure data held within the Asbestos Register is robust and data integrity is maintained for all assets under SLH management.
5. Lead in the development of investment planning and 40-year business plan projections to accurately forecast financial expenditure for SLH providing continuity of programme delivery to invest in our homes.
6. You will lead the Assets Teams to work with colleagues and stakeholders to continually improve our services and ensure that our customers' needs, and expectations are met when developing investment in our homes and neighbourhoods.
7. To develop a methodology for ensuring properties due to receive capital investment are pre-inspected to prevent the premature replacement of components and raising customers' expectations.
8. Responsible for the strategic asset performance model, ensuring the data is kept updated and we have engagement from key stakeholders from across the business to analyse the performance of stock at a property and neighbourhood level to make informed decisions to invest in the right places at the right time and investment meets the needs of the customer.
9. Responsible for ensuring all asset management strategies and policies are supported by robust processes and procedures to ensure there is a consistent approach to maintaining high quality homes, regulatory compliance and best practice.
10. To be the lead in identifying suitable funding streams to maximise opportunities to secure funding which will offset SLH financial resources to invest in our homes and neighbourhoods.
11. To lead the team to procure works and consultancy contracts in line with public procurement regulations and organisational policies providing value for money and efficiency.
12. Responsibility for ensuring the Assets Team consider Leaseholders and stakeholders when planning works that will require a Section 20 Notice and being responsible for ensuring that all requirements of the legislation are complied with from 'Notice of Intention' through to 'Statement of Estimates'.
13. To be a proactive member of the SLH team; continually seeking to improve outcomes and develop your own skills and the performance of the team. You will seek to improve processes and ensure value for money.
14. To ensure that Health, Wellbeing and Safety policies and procedures are embedded and adhered to, to deliver effective and safe services and operations.

15. To promote Equality, Diversity and Inclusion and ensure you and colleagues work in accordance with the legislative and regulatory requirements at all times.
16. To ensure that SLH data is collected, safely and appropriately managed, reported accurately and produced in a timely fashion to aid sound decision making and that appropriate procedures, systems and processes are in place to ensure data quality and security.

Person specification Job title: Strategic Asset Manager		
Criteria	Essential / Desirable	Method of Assessment
<b>Qualifications</b>		
Royal Institute of Chartered Surveyors (RICS) or Chartered Institute of Building (CIOB) qualification or other relevant proven experience in asset management within the social housing sector.	E	AF
Specific technical specialism training/ qualifications/ awareness e.g., health and safety; fire safety; asbestos, HHSRS.	E	AF
Evidence of continued professional development	D	AF/I
<b>Knowledge, skills and abilities</b>		
Experienced in managing a team and creating a culture of collaboration, accountability and continuous improvement.	E	AF/I
Understanding of housing health and safety legislation including HHSRS, the Decent Homes Standard, and the Building Safety Act.	E	AF/I
Experienced in the procurement of contracts and contract management.	D	AF
Ability to interrogate systems and develop robust reporting protocols to extract data and information from systems	D	AF
Results driven with strong analytical skills, including the ability to critically analyse complex information and discern meaningful management information	E	AF
Ability to show initiative and propose solutions to issues identified. Able to write business cases and undertake feasibility studies	E	AF
Commercially aware with a focus on continuous improvement and the ability to drive change	E	AF
Excellent attention to detail with the ability to work under pressure, deliver to strict deadlines and manage conflicting priorities	E	AF

Excellent communication and interpersonal skills. Communicating confidently, effectively and empathetically with people, with the ability to explain complex issues simply without diluting the meaning	E	I
Ability to communicate clearly in writing and orally to customers, management, and colleagues, at all levels and with the ability to produce clear concise reports supported with robust data and analysis	E	AF/
An understanding and developed working knowledge of computer systems including Outlook, Excel, Word and Teams	E	AF
An unwavering commitment to equality, diversity and inclusion, ensuring this is embedded in the work of SLH	E	AF
Understanding of Net Zero Carbon, energy efficiency retrofit, and sustainability in housing.	D	AF