

Head of Assets	
Reporting to: Chief Operating Officer	Responsible for: Performance & Insight Manager
Hours of work – 35 hours per week Monday – Friday (flexi time)	Salary - £48k - £55k inclusive of car user (dependent on experience)

This is a senior strategic position that supports the Chief Operating Officer (COO) and reports to the Board. The post holder will be an active and effective member of the Leadership Team, providing strategic leadership across assets, property compliance, repairs, building safety, and communal services. They will deputise for the COO when required and help embed a strong values-based culture across the organisation.

The Person

- A senior leader with strong technical skills and property knowledge, who;
- Can develop staff, work across teams and contribute effectively at senior level.
- Has experience of managing budgets, contractors and performance delivery.
- Is knowledgeable about housing, property, health & safety and regulatory requirements.
- Is a clear communicator with the ability to build positive relationships with colleagues, residents, contractors, partners and the Board.
- Is customer-focused, values-led and committed to service improvement, compliance and value for money.

The Role

All roles are expected to exemplify CHA core values, demonstrate value for money and progress the social aims of the organisation

Asset Management & Investment

- Lead the strategic direction of asset management and investment to ensure homes are safe, sustainable and well maintained.
- Specify investment works ensuring value, quality and sustainability
- Oversee stock surveys and maintain accurate asset data.
- Deliver planned investment programmes ensuring investment decisions are evidence based and aligned to business priorities.
- Lead sustainability and decarbonisation priorities, including funding opportunities and future investment planning.

Repairs & Maintenance

- Provide strategic leadership for repairs, maintenance voids and contractor management to deliver high-quality, customer-focused services.
- Drive operational performance, service improvement and effective resolution of complex repair and disrepair issues.
- Ensure systems, controls and partnerships support efficient delivery, value for money and strong customer outcomes.
- Provide hands-on leadership through inspections and issue resolution.

Compliance & Building Safety

- Lead the organisation's approach to property compliance and building safety, ensuring full regulatory assurance across all key safety areas.
- Provide clear assurance to the Executive Team and Board on compliance performance, risk management and improvement actions.

- Ensure effective and accountable handling of complaints relating to assets, repairs and compliance, using insight and learning to drive continuous service improvement.
- Maintain robust compliance frameworks and reporting, delivering clear, accurate and timely reports to the Executive Team and Board that provide assurance on asset performance, compliance and associated risks.

Corporate Responsibilities

- Lead organisational improvement through effective governance, modern systems and up-to-date policy frameworks.
- Support delivery of the Business Plan in line with asset and compliance priorities.
- Manage budgets, forecasts and spending controls.
- Represent the organisation externally and champion equality, diversity and inclusion in leadership and service delivery.

The diverse nature of the Association's current and potential activities requires flexibility from all members of the staff team. This profile cannot therefore ever be an exhaustive list and the postholder will undertake any other tasks and duties within the scope and grade of the post as required and to meet changing business needs.

Skills/Experience	Qualifications
<p>Essential:</p> <ul style="list-style-type: none"> • A leader with strong technical skills, sound property knowledge and the credibility to lead across asset management, compliance and repairs. • Sound leadership skills, with the ability to influence, challenge and motivate teams and contractors. • Strong understanding of property compliance, contract management, procurement and value for money. • Experience of using asset data, performance information and digital systems to drive decision-making and service improvement. 	<p>Essential:</p> <ul style="list-style-type: none"> • Professional property qualification
<p>Desirable:</p> <ul style="list-style-type: none"> • Senior experience in social housing asset management, compliance, repairs or technical services • Good understanding of the social housing sector, including the regulatory environment for Registered Providers • Strong knowledge of building safety, consumer standards and wider property compliance requirements. • Experience of operating as part of a senior management team and reporting to a Board. 	<p>Desirable:</p> <ul style="list-style-type: none"> • Education to Degree Level Evidence of continuing professional development, or a commitment to working towards it. (e.g. CIH, RICS. NEBOSH)
<p>Personal Qualities and Commitment to:</p>	
<ul style="list-style-type: none"> • CHA values and the social purpose of the organisation. • High-quality, tenant-focused services. • Equality, diversity and inclusion. • The long-term success of CHA. 	