

Job Profile

Job Title	Asset Manager		
Job Reference No.	HOMEJD1116	Date of issue:	June 2026

The job in a **nutshell...**

You'll be central to the success of our asset management strategic plan, leading on all property matters in your region.

You will be responsible for a regional portfolio of freehold and leasehold residential assets, made up of houses, flats, estates and blocks, occupied by home ownership or rented customers.

You will ensure that the asset management strategic plan is delivered and our assets are safe, satisfying and sustainable for our customers, as well as delivering a return in order to continue our purpose

What **success** will look like...

Ensure that the portfolio performs in terms of financial, operational, health and safety and customer satisfaction metrics. You'll flag any issues and create an action plan to resolve and escalate where appropriate.

Proactively raise issues, find solutions and recognise that, when challenges arise, handling those matters in a solution focused way, as a critical friend.

Manage all strategic asset matters affecting the portfolio (investment/ divestment), with support from the wider asset team, making recommendations and presenting these at the relevant forum. Provide advice on landlord and tenant matters where required.

Develop and foster a great working relationships with our wider regional operational teams, along with Regional Directors, with a clear understanding of their respective roles to support the successful implementation delivery of the asset management strategic plan. You'll lead on the regional delivery of the asset management strategic plan within your portfolio ensuring efficiency and continuous improvement.

Attend monthly regional operational meetings to review and discuss asset performance, providing a clear steer on any interventions that may be required.

Support the production of accurate, regular, concise monthly management information to support decision making and to identify/ manage key risks to the business.

Interpret, challenge and enforce legal terms such as covenants and lease terms.

You'll already have these **brilliant** skills, qualifications and knowledge...

Transferable Skills.	Technical qualifications, experience and knowledge.
We are one team, unique and valued • We treat each other with respect, dignity and trust • We support our customers and colleagues to flourish • We are curious and embrace our filters and blind spots	Property Institute membership • Member of The Property Institute (ATPI) or equivalent • Understanding of professional standards and expectations within property practice • Commitment to maintaining professional knowledge and credibility
We are intuitively collaborative • Mentor and shadow others to share knowledge • Work together to understand how our strengths complement each other in achieving our goals • Shout about our achievements both within and outside Home Group to help people realise the breadth of what we do	Asset management expertise • Experience managing residential assets across a mix of tenures including rented and leasehold • Experience across different property types including houses, flats and mixed use • Understanding how different interests in land are treated from both landlord and tenant perspectives
We get where our customers are in their lives • Advocate for our customers regardless of who they are and amplify their voices • Understand how your role makes a difference to our customers • Listening to customers to understand their needs	Property law knowledge • Understanding of property litigation and related processes • Ability to interpret, challenge and enforce covenants • Ability to interpret and apply lease terms effectively
We have a win-win mentality • Be positive and solutions focused • Pays attention to the details • Be brave; communicate and collaborate with people beyond your usual team	Stakeholder and customer engagement • Experience engaging with a range of stakeholders across asset management • Confidence working directly with customers • Ability to build trust and confidence in the Group through interactions

We'd also love you to have, or be **brilliant** at... (but don't worry if not)

Member of The Property Institute (MTPI) and Associate RICS
Understanding of social housing and registered providers
Working in a similar role on behalf of property owners as both agent and/ or principal

We're all **accountable** for...

Health and Safety of our ourselves and others; put simply this includes taking the time to complete all learning, understanding your role-specific responsibilities, working with reasonable care and taking steps to address and report problems related to Health and Safety.

Taking a proactive approach to your learning and development to be the best you can be. This includes understanding and keeping up to date with all our relevant policies and processes as well as taking advantage of all the learning opportunities and resources available to you ... they're there for a reason but don't worry, we'll help keep you informed along the way.

Promoting equality, diversity and inclusion as a top priority at Home Group; leading by example in your actions and demonstrating our Brilliant People behaviours.

Keeping things compliant! You'll have role-specific and organisational goals but it's important you take these seriously and keep people and information secure and safe within the scope of doing your bit here at Home Group.

Comfortable operating in a modern digital workplace, including using digital tools to work collaboratively and productively.

Other **important** stuff...

Budget Holder	Yes	Budget value up to £	Up to £1mn
Manages People	No	# of direct reports circa	Enter value
Travel	Occasional	Driving Essential	No
DBS	None		

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