



simply
affordable
homes



**ASSET MANAGER
RECRUITMENT PACK
JUNE 2026**

**CAMPBELL
TICKELL**

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Your application

Thank you very much for your interest in the Asset Manager (Housing) post for Simply Affordable Homes RP Limited (Simply Affordable Homes).

On the following pages, you will find details of the role and the selection process to assist you in completing and tailoring your application.

You will no doubt do your own due diligence but do read this pack carefully as it will provide you with a good overview of the organisation and the role. After you have done that, please feel free to get in touch with one of us, so that we can talk through your offer and get a sense of how it aligns with what Simply Affordable Homes is seeking.

To apply, we will need the following from you:

- A CV. Make sure this confirms your current/most recent roles, including any NED posts; and you can sum up earlier roles, say before the last 15 years; tell us about your achievements so we get a picture of your skills and experience; try to keep it to two pages or three at most;
- A personal statement. We want to hear about your motivation, why this role/organisation, and you will also want to evidence how relevant your offer is to the role specification; again ideally in two to three pages; and
- The declaration form, which is accessible via the role page on our website and includes space to indicate if you cannot attend any of the interview dates

Please submit your completed application documents using the online form, which is accessible via our jobs page: www.campbelltickell.com/jobs. You will receive an email confirmation and see an onscreen confirmation message after submitting your application, but if you have any issues, you can call 020 3434 0990.

The role closes at 9am on Wednesday 22nd July 2026. Please ensure we receive your application in good time.

We are happy to have further discussion, so drop one of us an email at the address below and we can arrange a time to speak.

Kind regards,

Isabella Ajilore

Isabella Ajilore | Search Consultant

isabella.ajilore@campbelltickell.com | 07572 166 417

Alice Morris

Alice Morris | Consultant

alice.morris@campbelltickell.com

Welcome to Simply Affordable Homes

I am very pleased that you are taking a look at this opportunity to join the team at Simply Affordable Homes.

We established Simply Affordable Homes as a Registered Provider (with the RSH) to make an active contribution to tackling the housing crisis. Our for-profit model has enabled us to attract long-term private investment capital to support the provision of more affordable homes for those in need. Our funding is sourced via Savills Investment Management, a highly reputable investor in real estate that enables people, communities and ecosystems to thrive. This means that Simply Affordable Homes is already robustly anchored. Furthermore, we have a highly experienced Board and Executive team.

Our housing portfolio is set to grow at pace over the next couple of years. We have currently raised over £100m of equity capital to invest, with an ambition to raise and invest over £500m over the medium term. Our current geography spans the South East up into the Midlands (although our mandate covers the whole UK), and further investments will continue to focus on regulated affordable housing stock, including social rent, affordable rent and shared ownership tenures.

It is an exciting time to be joining us. The foundations are in place, and the successful candidate will play an important part in helping us to further develop and refine our systems and approaches. In this newly created role, we expect you to draw on your previous experience to assist the Simply Affordable Homes business grow and mature.

At Simply Affordable Homes, we care about what we do, how we do it, and the impact it has on our customers.

Please do speak to Campbell Tickell if you feel that this is the type of setting in which you will thrive. We are working together to create better homes for the future, and I hope you will want to join us in that endeavour.

Warm wishes

Todd

Todd Ricketts | Head of Housing



About us

The Simply Affordable Homes Fund invests in both existing and new-build affordable housing across the UK through its Registered Provider, Simply Affordable Homes RP Limited. Since its first close in March 2024, the Fund has grown rapidly, owning 423 homes by March 2026 and continuing to expand through further acquisitions.

Our objective is to increase the supply of high-quality affordable homes, including social, affordable and intermediate rent, as well as shared ownership properties. We work in partnership with housing associations, registered providers, developers and homebuilders to acquire existing portfolios and support new developments through forward purchase and forward funding.

The Fund raised £124m in 2024/25 and completed its first major investments, including portfolios in Oxfordshire and the wider UK. Growth has continued into 2025/26, with additional acquisitions further strengthening the portfolio.

Residents are at the heart of our approach. Our homes are managed by Pinnacle Group, ensuring high-quality service and support, while specialist partners assist with shared ownership services.

A strong focus on responsible investment underpins our strategy. We integrate environmental, social and governance (ESG) considerations throughout the investment lifecycle, supported by a dedicated Responsible Investment Committee and aligned with Savills Investment Management's wider ESG framework.

Overall, the Fund is committed to delivering sustainable, high-quality housing while addressing the UK's growing demand for affordable homes.

Further information about us can be found in our:

- [IMPACT REPORT](#)
- [ANNUAL REPORT TO TENANTS](#)
- [ANNUAL REPORT AND ACCOUNTS – MAR 2025](#)



Our portfolio locations

Simple Affordable Homes

Portfolio as at 31 March 2025



Role profile

Asset Manager (Housing)

Reporting To: Head of Housing

Location: Hybrid - home working with regular attendance in the office

Travel: Regular cyclical site visits to SAH properties across the country for asset inspection and assurance purposes related to our managing agent, as well as other meetings as and when required.

Purpose of the Role

Supporting the Head of Housing to manage the performance, value and investment risk of SAH's social housing assets on behalf of the Executive Team and the Board, providing strategic asset management, transactional due diligence, and independent assurance over the operational delivery undertaken by SAH's managing agent and specialist contractors. The role is an investment and technical asset management function; it does not hold responsibility for the day-to-day delivery of housing management services to tenants, which sits with the managing agent.

Key Responsibilities

Investment & Portfolio Asset Management

- Working with the Investment Director to develop and maintain asset management strategies and individual asset business plans to optimise long-term value, return and risk across the portfolio.
- Working with the Head of Finance to conduct option appraisals (hold, invest, dispose, repurpose) and present recommendations to the Executive Team and the Board.
- Monitor asset performance against investment objectives and maintain portfolio-level asset data and stock intelligence to inform strategy.

Acquisitions, Disposals & Due Diligence

- Lead technical and asset due diligence on acquisitions and disposals, including stock condition, compliance status, title and valuation considerations.
- Support transaction structuring and the integration of acquired portfolios from an asset and investment-risk perspective.

Compliance Assurance & Oversight

- Provide independent assurance and monitoring over building safety, fire safety, Decent Homes and statutory compliance, verifying that obligations under the Building Safety Act 2022, Awaab's Law and the Decent Homes Standard are being delivered by the managing agent and specialist contractors.
- Review compliance performance data, audit outcomes and remediation programmes, escalating risk to the Head of Housing, Executive team and the Board.
- Commission and oversee stock condition surveys and specialist technical assessments and translate findings into investment and planned-works requirements.

Managing Agent & Contract Oversight

- Oversee the managing agent's delivery against asset, repairs, voids and planned-works obligations on a contractual and performance basis, holding them to account for service delivery without assuming responsibility for that delivery.
- Manage capital and major works programmes at a commissioning, budgetary and assurance level, with delivery executed by the managing agent and contractors.

Reporting & Governance

- Produce asset performance, compliance assurance and investment reporting for the Executive Team, Board and investors.
- Support governance, risk and regulatory reporting from an asset management standpoint.

Required Skills & Knowledge

- A relevant technical or professional qualification in surveying, building, asset or property management (e.g. RICS, CIOB, or equivalent), or substantial demonstrable experience in a property or asset management discipline.
- CIH Level 4 or the willingness to work towards.
- Working knowledge of the Building Safety Act 2022, Awaab's Law, the Decent Homes Standard and stock condition methodology, sufficient to assure and monitor compliance delivered by managing agents and specialist contractors.
- Strong commercial and analytical skills, including investment appraisal, due diligence on acquisitions and disposals, and asset performance analysis.
- Ability to manage outsourced delivery partners on a contractual and performance basis and to deliver demonstrable value for money outcomes.
- Experience of asset management systems (e.g. Keystone, PIMSS, Apex) and proficiency in Microsoft Excel, Word and other MS Office applications.
- Strong organisational skills with the ability to manage multiple workstreams and prioritise effectively.
- Effective communicator, able to engage constructively with the fund manager, managing agent, contractors and internal stakeholders.



Person specification

Qualifications & Education

Essential

- Relevant professional qualification in housing, building, construction, or asset management (or equivalent experience)
- Evidence of continued professional development

Desirable

- Chartered membership of a relevant professional body (e.g. CIOB, RICS, CIH)
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Knowledge & Experience

Essential

- Significant experience in asset management, property management, or maintenance within a housing or property environment
- Strong knowledge of building construction, defects, and repair practices
- Detailed understanding of social housing legislation and regulation, including:
 - Decent Homes Standard
 - Building Safety Act
 - Landlord & Tenant legislation
 - Awaab's Law
- Experience of managing compliance programmes (gas, electrical, fire safety, asbestos, etc.)
- Experience of analysing property performance data and using it to inform investment decisions
- Proven experience of scrutinising costs and delivering value for money in repairs and maintenance
- Experience working with managing agents, contractors, or outsourced service providers

Desirable

- Experience supporting property acquisitions and undertaking due diligence
 - Experience with major works programmes and contract management
 - Familiarity with asset management systems (e.g. Keystone, Apex, PIMSS)
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Skills & Abilities

Essential

- Strong analytical skills with the ability to interpret technical reports, data, and financial information
- Excellent attention to detail, particularly in cost validation and compliance monitoring
- Ability to manage multiple priorities and workstreams effectively
- Strong organisational and planning skills
- Excellent communication and interpersonal skills, with the ability to influence and challenge where appropriate
- Ability to produce clear reports and recommendations for senior stakeholders
- Proficient in Microsoft Office applications, particularly Excel

Desirable

- Ability to use asset data systems and reporting tools to generate insights
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Personal Attributes

Essential

- Proactive and self-motivated, with a strong sense of accountability
 - Solution-focused, with a practical and commercial approach
 - High level of integrity and professionalism
 - Confidence to challenge contractors and partners constructively
 - Commitment to delivering high-quality homes and services for residents
 - Flexible and adaptable approach to working in a dynamic environment
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Other Requirements

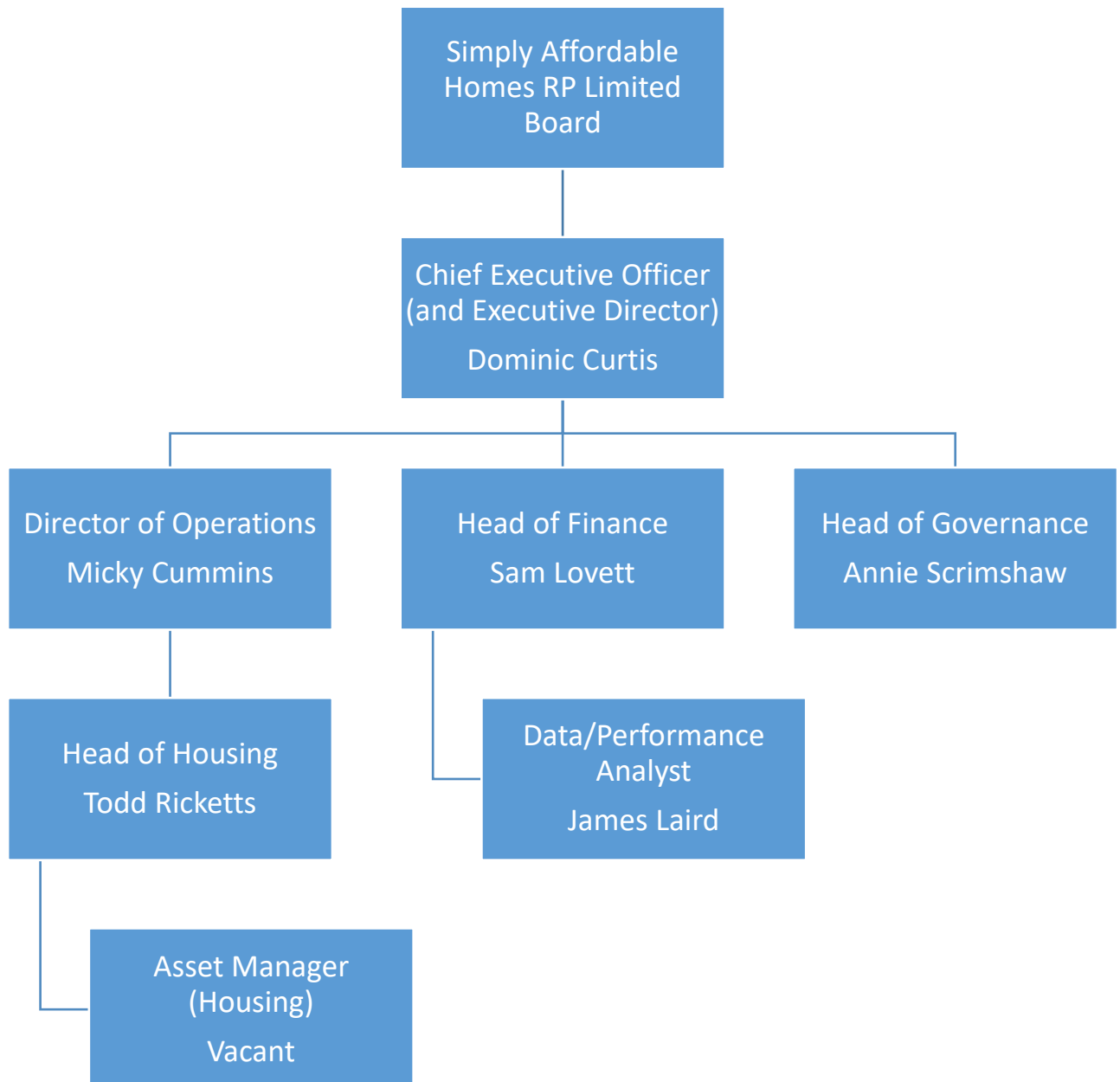
Essential

- Willingness and ability to travel regularly to sites across the country
- Ability to attend resident meetings and occasional out-of-hours commitments as required



Organisation structure

In addition to the RP structure outlined below, the RP benefits from additional people and resources at Savills IM.



Key terms and conditions

Remuneration

Salary is c. £65,000

Terms and Conditions

Pension

- Initial 4% employer contribution and 5% employee contribution. Employer contribution increases to 8% after six months.

Holiday

- 27 days' annual leave

Health & insurance

- Life assurance of 4x salary (ceasing at age 75), subject to a scheme earnings cap.
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Working arrangements

This is a full time, hybrid role with the expectation of being in the office regularly. The successful candidate will be required to travel to various Simply Affordable Homes sites on a frequent basis.

Simply Affordable Homes has a central London office (Margaret Street, W1G) and has adopted hybrid working arrangements.



Key dates and the selection process

Closing date: Wednesday 22nd July 2026 | 9am

We will be in touch to let you know the outcome of your application by the end of this week.

First interviews: Thursday 30th July 2026 | via Teams

Longlisted candidates will be interviewed by a Campbell Tickell panel.

We will be in touch to let you know the outcome of the interview by 11th August 2026.

Final stage selection:

Final interviews | Monday 17th August 2026 | In-person

Meeting with Dominic | w/c 17th August 2026 | via Teams

After the final interview the preferred candidate may be asked to meet with senior colleagues from Simply Affordable Homes, just ahead of final confirmation of appointment.

If you are unable to participate on any of the identified dates for interviews or other sessions, please do speak to Campbell Tickell before making an application.



ASSET MANAGER (HOUSING)

c. £65,000 pa | London/multi-regional travel

Simply Affordable Homes RP is well-established and reputable registered for-profit housing provider. With capital investment from a range of investors, we are contributing to tackling the housing crisis, owning 423 homes by March 2026 and continuing to expand through further acquisitions.

This is a brand-new role, offering you the unique chance to shape and define its direction from day one.

We are looking for an energetic, self-motivated individual who thrives on making things happen and is eager to make a meaningful impact. If you enjoy taking initiative and turning ideas into action, this could be the perfect role for you.

As Asset Manager, you will play a key part in delivering high-quality housing services across a diverse portfolio of customers. You will be responsible for overseeing property management activities, with a strong focus on repairs, maintenance, and the effective management of external contractors and service providers.

You will have proven experience in property management, a strong understanding of repairs and maintenance processes and be experienced in managing external service providers and contractors.

You will also have a passion for delivering excellent housing services that puts the customer at the centre of everything we do, and a proactive, “can-do” attitude and the ability to work independently.

This is a unique opportunity to shape and influence asset management performance within a growing and purpose-driven housing organisation. You will play a key role in ensuring safe, compliant, and high-quality homes, while delivering long-term value and strategic impact.

This role includes the need to travel to various locations, access to transport is required.

If you want to be part of an organisation that truly values quality, we’d love to hear from you.

For further discussion, please contact:

Isabella Ajilore – Search Consultant | 07572 166 417
isabella.aliore@campbelltickell.com

Closing date | Wednesday 22nd July 2026 | 9am

You can also download a recruitment pack at
www.campbelltickell.com/jobs



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