

Job title: Asbestos Contract Manager
(Social Housing)

Line manager: Senior Delivery Manager

Grade (if applicable): 2

Direct reports: None



Role purpose:

You will be responsible for ensuring the safe, compliant, and effective management of asbestos across our homes and communities. This includes overseeing asbestos surveying, removal, and remediation contracts, ensuring compliance with statutory obligations such as the Control of Asbestos Regulations 2012, and protecting residents, staff, and contractors from asbestos-related risks.

The role will lead on strategic contract management utilising designated contractors, performance monitoring, and continuous improvement of asbestos services, ensuring value for money and high standards of health and safety in line with regulatory expectations including the Regulator of Social Housing and Health and Safety Executive.

Key results:

- Ensure full compliance with all asbestos-related legislation including Approved Codes of Practice (ACoPs), and guidance.
- Support the Duty Holder in line with Regulation 4 (Duty to Manage).
- Maintain accurate and up-to-date asbestos registers and management plans.
- Support responses to audits, inspections, and regulatory reviews.
- Manage asbestos surveying and removal contractors and monitor contractor performance against KPIs, SLAs, and contractual obligations.
- Undertake regular contract reviews, audits, and site inspections.
- Ensure contractors operate safely and in accordance with method statements and risk assessments.
- Promote a strong safety culture and guidance across Peabody for all asbestos-related works.
- Ensure robust risk assessments, plans of work, and air monitoring processes are in place.
- Investigate incidents, near misses, and non-compliance issues.
- Escalate risks appropriately and implement corrective actions.
- Oversee asbestos data systems and ensure integration with asset management systems.
- Use data analytics to identify trends, risks, and priorities.
- Ensure survey data supports wider compliance programmes (e.g. electrical, fire safety, repairs).
- Ensure clear communication with residents regarding asbestos works including complaints, concerns, and support vulnerable resident considerations sensitively.
- Minimise disruption and support the Neighbourhood team to ensure access to properties for surveys and works.
- Manage budgets for asbestos management, surveys, and removal works ensuring value for money through SORs.
- Provide technical leadership and subject matter expertise.
- Drive service improvements and innovation in line with sector best practice.

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Success metrics:

- Align your working practices with our company values as well as resident satisfaction.
- Meet set KPIs and objectives.
- Control and deliver programmes of work including budget management, health & safety, and stakeholder relationships.
- Successful support of the Customer Team in resolution of resident issues and feedback.
- Deliver programmes of work on time to set targets.
- Show continuous improvement and innovation.
- Provide Technical experience and support within the organisation.

About you:

You will be:

- Able to work independently and as part of our incredible team.
- Able to be proactive and forward thinking.
- Be able to build successful relationships with both internal and external stakeholders within the business.
- Be able to work to tight deadlines remaining solution focused.
- Able to confidently use the required IT and follow processes.

You will have:

- BOHS P405 (Management of Asbestos in Buildings) or equivalent (essential)
- BOHS P402 (Suryeying and sampling) or equivalent (desirable)
- NEBOSH General Certificate or equivalent (desirable)
- Membership of relevant professional body (e.g. BOHS, IOSH) (desirable)
- Extensive experience managing asbestos in a social housing or property environment.
- Strong understanding of the Control of Asbestos Regulations 2012, CDM and HSE guidance
- Experience working within regulatory frameworks such as those set by the Regulator of Social Housing.
- Knowledge of asset management systems and compliance data.
- Strong leadership and stakeholder management skills.
- Excellent analytical and problem-solving ability.
- Effective communication skills, particularly in explaining technical risks to non-technical audiences. Ability to manage competing priorities in a complex operational environment.
- Strong commitment to health and safety and resident wellbeing.
- Integrity and accountability in decision-making.

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