



Phone: 0800 585 360

Email: jobs@homesinsomerset.org



Hazards Surveyor

Recruitment Pack





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Welcome to Homes in Somerset

Dear Applicant,

Thank you for your interest in working with us at Homes in Somerset. This is a great opportunity for an outstanding professional to join us at an exciting time.

As a Hazards Surveyor, you will help keep our customers safe by inspecting homes, identifying the causes of damp, mould and other housing hazards, and arranging effective remedial works.

The successful candidate will be joining an organisation committed to colleague engagement, where every colleague is valued and heard. We can offer you excellent professional development, training, and support to enable you to achieve your full potential.

If this role excites you and you are keen to join a passionate team of people working for our customers and a leading Arm's Length Management Organisation (ALMO) then we look forward to hearing from you.

Within this pack are all the details about the role and the recruitment process and key dates. However, if you require any further information or would like to discuss the role, please contact us by emailing Jobs@homesinsomerset.org.

We look forward to receiving your application.

With best wishes,

Julia Paling

Head of People and Communications



About Homes in Somerset

Here at Homes in Somerset, our customers are at the heart of everything we do.

We're soon to become the largest housing provider in Somerset. We are proud to build stronger communities through providing great homes. We are driven to be the best managing agent in England, and we plan to do this by upholding our values and working towards three core strategic themes.

Just a few of our accolades include a Top 50 Landlords Award, Investors in People Gold Award and a gold RoSPA Award for health and safety performance, and we've got big plans for the future.

Our current strategy



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Role Profile

Job Title: Hazards Surveyor
Contract Type: Permanent, full time
Salary: £37,280 - £39,862 (pay award pending)
Annual Leave: 27 days per annum

Role Purpose

Reporting to the Hazard Lead, the Hazards Surveyor is responsible for inspecting residential properties, accurately identifying the causes of damp, mould and other housing hazards, and specifying appropriate remedial works. The postholder will oversee each case from initial assessment through to completion and post-inspection, maintaining comprehensive records, providing clear professional advice, and ensuring compliance with statutory timescales and all relevant health and safety requirements.

You will:

- Carry out survey visits to properties in response to reports of damp and/or mould
- Diagnose causes fully and accurately and provide a summary of findings
- Identify and raise orders for works needed
- Monitor works to completion and post-inspect
- In cases where the damp/mould constitutes an emergency situation, carry out survey, diagnose and arrange works to make safe within tight timescales (24 hours)
- In line with evolving legislation, including Awaab's Law and the Housing Health and Safety Rating System (HHSRS), carry out these duties in response to reports of damp, mould and other housing hazards within required timescales
- Provide detailed reports for disrepair claims.
- Assist other surveyors with, and carry out, tasks as required
- Support compliance with the Construction (Design and Management) Regulations 2015 where remedial works require effective planning, coordination and contractor management.



What you will bring:

- Be technically strong, solution focused and a proven decision maker
- Have a recognised qualification in Damp, Mould & Condensation investigation.
- Experience in dealing with Damp & Mould issues and understand remedial measures to rectify highlighted issues.
- Understand consequences of failing to rectify D & M issues.
- Have a strong focus on customer satisfaction and the customer experience
- Deliver the right result, think outside the box and be responsive to change and creative in approach
- Be aware of, and take responsibility for compliance with, all Health and Safety legislation. Ensure a safe working environment for customers, colleagues, the public and contractors by ensuring that health and safety is effectively planned, organised, controlled and monitored.
- Understand the requirements of Awaab's Law, including the need to respond to emergency hazards and significant damp and mould risks within prescribed timescales.
- Be fully aware of and maintain compliance with Asbestos Regulations
- Have awareness of CDM 2015 requirements and the importance of safe planning, coordination and management of contractors when repair or remedial works are required.
- MCIOB or RICS qualifications are desirable.

Skills and Competencies:

- Successfully meet the KPIs and objectives agreed for myself and my team
- Successfully manage all situations and works to ensure our customer gets the best possible service
- Get feedback from my customers, peers and my manager about my effectiveness in delivering my services, as well as how I deliver them
- Be able to demonstrate the service improvements I have delivered with tangible results that show success
- Evidence that the Assets policies and processes have been followed and effectively used in managing risk and providing good customer service
- Evidence that the organisation is fully compliant with legislative obligations e.g. health and safety and procurement requirements for my area.
- Evidence timely investigation, escalation, completion and post-inspection of hazard-related works in line with Awaab's Law, CDM 2015 and relevant health and safety requirements.

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- Deliver my services within my allocated budget and evidence sound budget management through the year
- Provide excellent service to all our customers, both internal and external.
- By successfully defending disrepair cases in court, as an expert witness, where applicable.

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What we offer

We want Homes in Somerset to be a great place to work, where colleagues are proud to work for the organisation. As well as working alongside some amazing colleagues to provide great services to our customers, we offer a range of benefits.



- We recognise the importance of a work life balance and our hybrid working policy allows you to adapt.
- Up to date, modern equipment provided whether working at home or in the office. We also offer a contribution towards the cost of a desk.
- Generous holiday allowance which rises with service.
- You'll be auto enrolled into the Local Government Pension Scheme where we will contribute 17.4% of your salary.
- We pay more than the statutory parental leave and work with you to balance work and life commitments.
- We offer a 24-hour helpline and access to welfare and lifestyle advice, including counselling. We have also supported colleagues to become Mental Health First Aiders.
- Great learning and development opportunities.
- We celebrate success linked to our values including HiS Heroes and long service.
- Access to discounts for sport, leisure, and entertainment activities.



Recruitment Timetable

Activity	Proposed Dates
Recruitment opens	4 August 2026
Closing date	21 August 2026
Shortlisting	24 August 2026
Formal interviews	2 September 2026

How to Apply

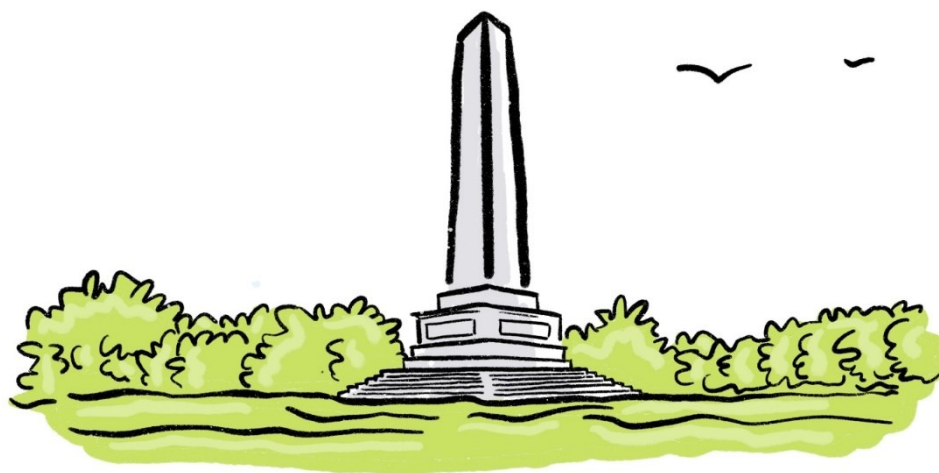
To apply, please visit the vacancies section on [our website](#). Click on the Menu button, and under the section 'Work with Us' you will find Vacancies, open this up, find the relevant vacancy and select the 'apply now' button to complete your application.

All appointments are subject to two satisfactory references, a DBS check and proof of your Right to Work in the UK. If required for the role, access to a vehicle is essential.

Our address should you need it is:

The People Team, Homes in Somerset, Bridgwater House, Kings Square, Bridgwater, TA6 3AR

The closing date for applications is **Friday, 21 August 2026 at 5pm.**



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