

Surveyor

Surveyors make sure that buildings are safe and well-maintained so care can be delivered effectively.

Working life

As an NHS surveyor, you'll be responsible for managing NHS properties. In the NHS, surveyors may be known as:

- asset managers
- estate managers
- property managers



The role

Your job will involve all aspects of estate and property management including

- leases and tenancies
- rents and service charges
- property transactions (buying and selling)
- legal requirements
- organising repairs and maintenance
- valuing property
- project managing building and renovations

Where will I work?

You'll be based in an office or at home but may need to travel to meetings and spend a lot of time on site.

Who will I work with?

You'll work with other staff from corporate services, such as [architects](#) ^[1] and [finance staff](#) ^[2] and managers responsible for [estates and facilities](#) ^[3], [project managers](#) ^[4] and [procurement](#) ^[5]. You're likely to meet healthcare staff when you travel to NHS sites but are unlikely to have contact with patients. You also work with people outside the NHS, mainly in the construction industry.

Entry requirements

Surveyors in the NHS have to be fully-qualified and chartered through the [Royal Institution of Chartered Surveyors](#) ^[6].

Your job will involve all aspects of estate and property management.

To become a surveyor, you need either:

- a degree in surveying, or a related subject, accredited by the [Royal Institution of Chartered Surveyors](#) ^[6]

or

- a degree in any subject followed by a Masters accredited by the RICS

Accredited degrees include building surveying, quantity surveying, estate management, real estate or property. Courses are three or four years full time or up to six years part time. There are also distance learning options.

To get onto a degree course, you need

- two or three A levels along with five GCSEs ([grades A-C](#) ^[7]), including English language and maths

or alternative qualifications, including

- BTEC or HNC
- relevant NVQ
- access course
- equivalent Scottish or Irish qualifications

For a Masters, you need a good honours degree. However, each institution sets its own entry requirements, so it's important to check carefully.

After university, to become fully qualified as a surveyor, you have to

- work under supervision for two or three years
- pass an Assessment of Professional Competence (APC)

Personal characteristics and skills needed

A surveyor needs to

- have an interest in buildings and property
- be willing to travel
- spend time working outdoors
- work on several different projects at once
- be able to meet deadlines
- work with contractors and others from the construction industry

You'll also need

- negotiating skills
- organisational skills
- project management skills
- business skills

Training and development

If you join NHS Property Services as a graduate trainee, you spend two years with different teams, working towards the Assessment of Professional Competence (APC). You can then apply for chartered membership of the Royal Institution of Chartered Surveyors [6].

If you join the NHS as a fully-qualified chartered surveyor, you will receive training to introduce you to the department and its systems and procedures.

Chartered surveyors have to keep their skills and knowledge up to date with annual CPD (continuing professional development). The Royal Institution of Chartered Surveyors [6] runs courses, conferences and seminars where engineers can update their skills and network with others.

Employers may offer short courses in particular topics such as budgeting or project management.

• Pay and conditions

Most staff working in the NHS are paid on the Agenda for Change (AfC) [8] pay system. As a surveyor, your salary will depend on your precise role and level of responsibility. You're likely to start on AfC [9] band 6. With further training and experience, you could apply for more senior positions at band 7 and above.

Surveyors in the NHS work standard hours of around 37.5 a week. They may have some evening meetings.

Terms and conditions will be different for surveyors working outside of the NHS.

• Where the role can lead

You can gain experience by working on a range of projects and by taking on bigger projects.

You could progress to become a manager, responsible for the work of a team of surveyors. You could then progress further to manage a geographical area or be responsible for particular part of the business.

• Job market and vacancies

If you're applying for a role either directly in the NHS or in an organisation that provides NHS services, you'll be asked to show how you think the NHS values apply in your everyday work. [Find out more about NHS values.](#) ^[10]

The RICS ^[6] advertises vacancies on its website. [NHS Property Services](#) ^[11] has details of the Graduate Trainee Scheme on its website.

Most NHS trusts advertise their vacancies on [NHS Jobs](#) ^[12]. Some of the current vacancies are below.

Find a vacancy

Enter your location or postcode

Show results within

Search

◦ Band 8d Strategic Property Development Surveyor

London, NW3 2QG

Salary:

£99808.00 to £113803.00

Type:

Fixed-Term

Employer:

Royal Free London NHS Foundation Trust

[Apply now on NHS Jobs for Band 8d Strategic Property Development Surveyor job \(opens in a new window\)](#) ^[13]

◦ Category Manager - FM, Property & Business Services

Sheffield, S4 7UQ

Salary:

£55690.00 to £62682.00

Type:

Permanent

Employer:

Leeds and York Partnership NHS Foundation Trust

[Apply now on NHS Jobs for Category Manager - FM, Property & Business Services job \(opens in a new window\)](#) ^[14]

- **Capital Development Manager (Project Manager)**

Worthing, BN11 2DH

Salary:

Negotiable

Type:

Permanent

Employer:

University Hospitals Sussex NHS Foundation Trust (279)

[Apply now on NHS Jobs for Capital Development Manager \(Project Manager\) job \(opens in a new window\)](#) ^[15]

- **Deputy Practice Manager (progression to Practice Manager)**

London, SE3 0EN

Salary:

Negotiable

Type:

Permanent

Employer:

Manor Brook Medical Centre

[Apply now on NHS Jobs for Deputy Practice Manager \(progression to Practice Manager\) job \(opens in a new window\)](#) ^[16]

- **Home Manager**

Mollington, CH1 6NP

Salary:

£40000.00 to £80000.00

Type:

Permanent

Employer:

Barchester Healthcare

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) ^[17]

- **Pharmacy Manager**

Kingston Upon Hull, HU10 7AZ

Salary:

Negotiable

Type:

Permanent

Employer:

Spire Healthcare Ltd

[Apply now on NHS Jobs for Pharmacy Manager job \(opens in a new window\)](#) [18]

- **Catering Manager**

Yorkshire and Humber, S13 7PG

Salary:

£14.24

Type:

Permanent

Employer:

Cygnnet Health Care

[Apply now on NHS Jobs for Catering Manager job \(opens in a new window\)](#) [19]

- **Reception Manager**

Wallasey, CH45 5LN

Salary:

Negotiable

Type:

Permanent

Employer:

St Georges Medical Centre

[Apply now on NHS Jobs for Reception Manager job \(opens in a new window\)](#) [20]

- **Operations Manager**

Blackpool, FY4 4TW

Blackpool, FY1 3JW

Blackpool, FY1 3JG

Salary:

Negotiable

Type:

Permanent

Employer:

Adelaide Street Family Practice

[Apply now on NHS Jobs for Operations Manager job \(opens in a new window\)](#) [21]

- **Practice Manager**

Brighouse, HD6 1AT

Salary:

Negotiable

Type:

Permanent

Employer:

Rydings Hall Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[22]

- **Practice Manager**

Hounslow, TW3 3ET

Salary:

Negotiable

Type:

Permanent

Employer:

Bath Road Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[23]

- **Divisional Manager**

London, NW1 2BU

Salary:

£117645.00 to £134103.00

Type:

Fixed-Term

Employer:

University College London Hospitals NHS Foundation Trust

[Apply now on NHS Jobs for Divisional Manager job \(opens in a new window\)](#) ^[24]

- **Practice Manager**

Brighouse, HD6 1AT

Salary:

Negotiable

Type:

Permanent

Employer:

Rydings Hall Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[22]

- **Reception Manager**

London, E2 9LS

Salary:

Negotiable

Type:

Permanent

Employer:

The Mission Practice

[Apply now on NHS Jobs for Reception Manager job \(opens in a new window\)](#) ^[25]

- **Project Manager**

Cwmbran, NP44 3HR

Salary:

£39263.00 to £47280.00

Type:

Fixed-Term

Employer:

Aneurin Bevan University Health Board

[Apply now on NHS Jobs for Project Manager job \(opens in a new window\)](#) ^[26]

- **Ward Manager**

Woolwich, SE18 4QH

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Lewisham and Greenwich NHS Trust

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) ^[27]

- **Team Manager**

Sunderland, SR2 0NB

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Cumbria, Northumberland, Tyne and wear (CNTW) NHS Foundation Trust

[Apply now on NHS Jobs for Team Manager job \(opens in a new window\)](#) ^[28]

- **Reception Manager**

Southend-on-Sea, SS1 3HD

Southend-on-sea, SS3 8UT

Salary:

£13.00

Type:

Permanent

Employer:

Southend Coastal Surgeries

[Apply now on NHS Jobs for Reception Manager job \(opens in a new window\)](#) ^[29]

- **Dispensary Manager**

Exeter, EX2 5DW

Salary:

£38682.00 to £46580.00

Type:

Permanent

Employer:

Royal Devon University Healthcare NHS Foundation Trust

[Apply now on NHS Jobs for Dispensary Manager job \(opens in a new window\)](#) ^[30]

- **Training Manager**

Cardiff, CF10 3NQ

Salary:

£48527.00 to £55532.00

Type:

Secondment

Employer:

Powys Teaching Health Board

[Apply now on NHS Jobs for Training Manager job \(opens in a new window\)](#) ^[31]

- **Dispensary Manager**

Exeter, EX2 5DW

Salary:

£38682.00 to £46580.00

Type:

Permanent

Employer:

Royal Devon University Healthcare NHS Foundation Trust

[Apply now on NHS Jobs for Dispensary Manager job \(opens in a new window\)](#) ^[30]

- **Practice Manager**

Bolton, BL3 5HP

Salary:

Negotiable

Type:

Permanent

Employer:

Al-Fal Medical Group

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) [32]

- **Support Manager**

Newcastle, NE3 3XT

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Cumbria, Northumberland, Tyne and wear (CNTW) NHS Foundation Trust

[Apply now on NHS Jobs for Support Manager job \(opens in a new window\)](#) [33]

- **Administration Manager**

Wrexham, LL13 7TD

Salary:

£31516.00 to £38364.00

Type:

Fixed-Term

Employer:

Betsi Cadwaladr University Health Board

[Apply now on NHS Jobs for Administration Manager job \(opens in a new window\)](#)

[34]

- **Pharmacy Manager**

Redruth, TR15 2AF

Salary:

Negotiable

Type:

Permanent

Employer:

Superdrug

[Apply now on NHS Jobs for Pharmacy Manager job \(opens in a new window\)](#) [35]

- **Practice Manager**

Colchester, CO3 4LN

Salary:

Negotiable

Type:

Permanent

Employer:

Primary Care Careers

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[36]

- **Project Manager**

Bristol, BS2 8HW

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

University Hospitals Bristol and Weston NHS Foundation Trust (UHBW)

[Apply now on NHS Jobs for Project Manager job \(opens in a new window\)](#) ^[37]

- **Ward Manager**

Maidstone, ME16 9PH

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Kent & Medway NHS & Social Care Partnership Trust

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) ^[38]

- **Practice Manager**

Birmingham, B18 7AL

Salary:

Negotiable

Type:

Permanent

Employer:

Cavendish Medical Practice

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[39]

- **Business Manager**

Moreton in Marsh, GL56 0DS
Cheltenham, GL54 3QJ
Chipping Campden, GL55 6AU
Cheltenham, GL54 2AZ
Cheltenham, GL54 1AX

Salary:

£27429.00

Type:

Permanent

Employer:

North Cotswold Primary Care Network

[Apply now on NHS Jobs for Business Manager job \(opens in a new window\)](#) ^[40]

- **Unit Manager**

Merthyr Tydfil, CF47 9DT

Salary:

£48527.00 to £55532.00

Type:

Secondment

Employer:

Cwm Taf Morgannwg University Health Board

[Apply now on NHS Jobs for Unit Manager job \(opens in a new window\)](#) ^[41]

- **Estates Manager**

Southend on Sea, SS2 6PR

Salary:

£43000.00

Type:

Permanent

Employer:

Havens Hospices

[Apply now on NHS Jobs for Estates Manager job \(opens in a new window\)](#) ^[42]

- **Project Manager**

Bristol, BS2 8HW

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

University Hospitals Bristol and Weston NHS Foundation Trust (UHBW)
[Apply now on NHS Jobs for Project Manager job \(opens in a new window\)](#) ^[37]

- **Reception Manager**

London, NW11 9AY

Salary:

Negotiable

Type:

Permanent

Employer:

The Practice@188

[Apply now on NHS Jobs for Reception Manager job \(opens in a new window\)](#) ^[43]

- **Practice Manager**

London, W1T 6EU

Salary:

Negotiable

Type:

Permanent

Employer:

Fitzrovia Medical Centre

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[44]

- **Therapy Manager**

Exmouth, EX8 2JN

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Royal Devon University Healthcare NHS Foundation Trust

[Apply now on NHS Jobs for Therapy Manager job \(opens in a new window\)](#) ^[45]

- **Centre Manager**

London, WC1N 3AJ

Salary:

Negotiable

Type:

Permanent

Employer:

Amethyst Radiotherapy

[Apply now on NHS Jobs for Centre Manager job \(opens in a new window\)](#) ^[46]

- **Admin Manager**

Oxford, OX1 2NA
Oxford, OX2 9JS

Salary:
£14.50 to £15.50

Type:
Permanent

Employer:
Beaumont Elms Practice

[Apply now on NHS Jobs for Admin Manager job \(opens in a new window\)](#) ^[47]

- **Ward Manager**

Hellesdon Hospital, Norwich, NR6 5BE

Salary:
£47810.00 to £54710.00

Type:
Permanent

Employer:
Norfolk & Suffolk Foundation NHS Trust

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) ^[48]

- **Ward Manager**

Bingley, BD16 1TW

Salary:
Negotiable

Type:
Permanent

Employer:
Ramsay Health Care UK Operations Limited

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) ^[49]

- **Operations Manager**

St. Albans, AL1 3HD

Salary:
Negotiable

Type:
Permanent

Employer:
Parkbury House Surgery

[Apply now on NHS Jobs for Operations Manager job \(opens in a new window\)](#) ^[50]

- **Home Manager**

Pencoed, CF35 5LP

Salary:

Negotiable

Type:

Permanent

Employer:

HC-One

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) ^[51]

- **Practice Manager**

Saltash, PL12 4BU

Salary:

Negotiable

Type:

Permanent

Employer:

Port View Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[52]

- **Ward Manager**

Nottingham, NG12 4GA

Salary:

Negotiable

Type:

Permanent

Employer:

Spire Healthcare Ltd

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) ^[53]

- **Theatre Manager**

Cambridge, CB24 9EL

Salary:

Negotiable

Type:

Permanent

Employer:

Spire Healthcare Ltd

[Apply now on NHS Jobs for Theatre Manager job \(opens in a new window\)](#) ^[54]

- **Practice Manager**

London, SW19 1NX

Salary:

Negotiable

Type:

Permanent

Employer:

Wimbledon Medical Practice

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[55]

- **Practice Manager**

Brighton, BN2 8BU

Salary:

£50000.00 to £55000.00

Type:

Permanent

Employer:

Saltdean & Rottingdean Medical Practice

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[56]

- **Site Manager**

Spilsby, PE23 5LG

Salary:

Negotiable

Type:

Permanent

Employer:

Marsh Medical Practice

[Apply now on NHS Jobs for Site Manager job \(opens in a new window\)](#) ^[57]

- **Product Manager**

Bangor, Bowen Court or Wrexham, LL57 2PW

Salary:

£48527.00 to £55532.00

Type:

Fixed-Term

Employer:

Betsi Cadwaladr University Health Board

[Apply now on NHS Jobs for Product Manager job \(opens in a new window\)](#) ^[58]

- **Nurse Manager**

Brixham, TQ5 9TF
Brixham, TQ5 0PG

Salary:

Negotiable

Type:

Permanent

Employer:

Compass House Medical Centres

[Apply now on NHS Jobs for Nurse Manager job \(opens in a new window\)](#) ^[59]

- **Product Manager**

Bangor, Bowen Court or Wrexham, LL57 2PW

Salary:

£48527.00 to £55532.00

Type:

Fixed-Term

Employer:

Betsi Cadwaladr University Health Board

[Apply now on NHS Jobs for Product Manager job \(opens in a new window\)](#) ^[58]

- **Nurse Manager**

Brixham, TQ5 9TF
Brixham, TQ5 0PG

Salary:

Negotiable

Type:

Permanent

Employer:

Compass House Medical Centres

[Apply now on NHS Jobs for Nurse Manager job \(opens in a new window\)](#) ^[59]

- **Site Manager**

Spilsby, PE23 5LG

Salary:

Negotiable

Type:

Permanent

Employer:

Marsh Medical Practice

[Apply now on NHS Jobs for Site Manager job \(opens in a new window\)](#) ^[57]

- **Practice Manager**

Birmingham, B26 3TP

Salary:

£40000.00 to £50000.00

Type:

Permanent

Employer:

Church Road Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) ^[60]

- **Finance Manager**

Manchester, M20 4BX

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

The Christie NHS FT

[Apply now on NHS Jobs for Finance Manager job \(opens in a new window\)](#) ^[61]

- **Operations Manager**

Nottingham, NG4 3DQ

Salary:

£54060.00 to £58500.00

Type:

Fixed-Term

Employer:

Cora Health Group Limited

[Apply now on NHS Jobs for Operations Manager job \(opens in a new window\)](#) ^[62]

- **Home Manager**

Falkirk, FK2 9RY

Salary:

£50000.00 to £60000.00

Type:

Permanent

Employer:

HC-One

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) ^[63]

- **Commissioning Manager**

Brecon, LD3 0LU

Salary:

£48527.00 to £55532.00

Type:

Permanent

Employer:

Powys Teaching Health Board

[Apply now on NHS Jobs for Commissioning Manager job \(opens in a new window\)](#)

[64]

- **Locality Manager**

Northumberland, County Durham, Teesside, NE15 8NY

Salary:

£55690.00 to £62682.00

Type:

Permanent

Employer:

North East Ambulance Service NHS Foundation Trust

[Apply now on NHS Jobs for Locality Manager job \(opens in a new window\)](#) [65]

- **Management Accountant**

Oxford, OX4 4XN

Salary:

£31049.00 to £37796.00

Type:

Permanent

Employer:

Oxford Health NHS Trust

[Apply now on NHS Jobs for Management Accountant job \(opens in a new window\)](#)

[66]

- **Further information**

- [Royal Institution of Chartered Surveyors](#) [67]
- [NHS Property Services](#) [11]

Other roles that may interest you

- [Estates technician](#) [68]
- [Estates manager](#) [69]

- Facilities management [70]
- Fire safety officer [71]

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Links

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