

# 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.](#) <sup>[10]</sup>

The RICS <sup>[6]</sup> advertises vacancies on its website. [NHS Property Services](#) <sup>[11]</sup> has details of the Graduate Trainee Scheme on it's website.

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

## Find a vacancy

Enter your location or postcode

Show results within

Search

### o Head of Property

M Maidenhead, SL6 6DU

Salary:

£64337.00 to £74415.00

Type:

Permanent

Employer:

Berkshire Healthcare Foundation Trust

[Apply now on NHS Jobs for Head of Property job \(opens in a new window\)](#) <sup>[13]</sup>

### o Programme Manager - Digital Programme Management Office

Nottingham Road, NG5 1PB

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Nottingham University Hospitals NHS Trusts

[Apply now on NHS Jobs for Programme Manager - Digital Programme Management Office job \(opens in a new window\)](#) <sup>[14]</sup>

- **Fire Safey Manager (Senior Operating Manager)**

Shrewsbury, SY3 8XQ

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

The Shrewsbury and Telford Hospital NHS Trust

[Apply now on NHS Jobs for Fire Safey Manager \(Senior Operating Manager\) job \(opens in a new window\)](#) <sup>[15]</sup>

- **Estates Manager**

York, YO24 1GL

Salary:

£46416.00 to £53114.00

Type:

Fixed-Term

Employer:

St Leonard's Hospice

[Apply now on NHS Jobs for Estates Manager job \(opens in a new window\)](#) <sup>[16]</sup>

- **Ward Manager**

Rotherham, S26 4TH

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Rotherham Doncaster and South Humber NHSFT

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) <sup>[17]</sup>

- **Project Manager**

Cwmbran, NP44 3HR

Salary:

£37898.00 to £45637.00

Type:

Fixed-Term

Employer:

Aneurin Bevan University Health Board

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

- **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 \(opens in a new window\)](#) [19]

- **Theatre Manager**

Dudley, DY1 2HQ

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

The Dudley Group NHS Foundation Trust

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

- **Test Manager**

Filton, Bristol, BS34 7QH

Colindale, NW9 5BG

Tooting, SW17 0RB

Edgbaston, B15 2SG

Manchester, M13 9LL

Dodworth, Barnsley, S75 3FG

Salary:

£55690.00 to £62682.00

Type:

Fixed-Term

Employer:

NHS Blood and Transplant

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

- **Ward Manager**

Preston, PR3 2JH

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Lancashire & South Cumbria NHS Foundation Trust

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

- **Team Manager**

York/Northallerton/Scarborough/Harrogate, YO30 4XT

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Tees Esk and Wear Valleys NHS Foundation Trust

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

- **Clinical Manager**

Bristol, BS1 2AG

Salary:

£45500.00

Type:

Permanent

Employer:

Brook

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

- **Finance Manager**

Southampton, SO40 2RZ

Southampton, SO19 8BR

Newport, PO30 5TG

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Hampshire and Isle of Wight Healthcare NHS Foundation Trust

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

- **Home Manager**

Arbroath, DD11 1RA

Salary:

£57000.00

Type:

Permanent

Employer:

HC-One

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) <sup>[26]</sup>

- **Practice Manager**

Cheltenham, GL52 6HS

Salary:

£40000.00 to £55000.00

Type:

Permanent

Employer:

Sixways

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) <sup>[27]</sup>

- **Practice Manager**

Coventry, CV6 6DR

Salary:

Negotiable

Type:

Permanent

Employer:

Windmill Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) <sup>[28]</sup>

- **PCN Manager**

Ongar, CM5 0AL

Salary:

£50000.00

Type:

Permanent

Employer:

Ongar Health Centre

[Apply now on NHS Jobs for PCN Manager job \(opens in a new window\)](#) <sup>[29]</sup>



- **Theatre Manager**

Cardiff, CF14 4XW

Salary:

£54550.00 to £61412.00

Type:

Permanent

Employer:

Cardiff and Vale University Health Board

[Apply now on NHS Jobs for Theatre Manager job \(opens in a new window\)](#) <sup>[30]</sup>

- **PCN Manager**

Leeds, LS12 5SG

Leeds, LS12 5SG

Leeds, LS13 4JH

Salary:

Negotiable

Type:

Permanent

Employer:

BWM PCN Limited

[Apply now on NHS Jobs for PCN Manager job \(opens in a new window\)](#) <sup>[31]</sup>

- **Pharmacy Manager**

Redruth, TR15 2AF

Salary:

Negotiable

Type:

Permanent

Employer:

Superdrug

[Apply now on NHS Jobs for Pharmacy Manager job \(opens in a new window\)](#) <sup>[32]</sup>

- **Deputy Manager**

Littleover, DE23 4BU

Salary:

£16.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

[Apply now on NHS Jobs for Deputy Manager job \(opens in a new window\)](#) <sup>[33]</sup>

- **General Manager**

Epsom, KT185XA

Salary:

£75000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

[Apply now on NHS Jobs for General Manager job \(opens in a new window\)](#) <sup>[34]</sup>

- **Hospitality Manager**

Bagshot, GU19 5HN

Salary:

£18.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

[Apply now on NHS Jobs for Hospitality Manager job \(opens in a new window\)](#) <sup>[35]</sup>

- **Finance Manager**

London, E14 5HJ

Salary:

£61927.00 to £68676.00

Type:

Permanent

Employer:

Barts Health NHS Trust

[Apply now on NHS Jobs for Finance Manager job \(opens in a new window\)](#) <sup>[36]</sup>

- **Radiology Manager**

Newport, NP20 2UB

Salary:

£54550.00 to £61412.00

Type:

Permanent

Employer:

Aneurin Bevan University Health Board

[Apply now on NHS Jobs for Radiology Manager job \(opens in a new window\)](#) <sup>[37]</sup>

- **Operations Manager**

West Bromwich, B70 7AW

Salary:

Negotiable

Type:

Fixed-Term

Employer:

Dr R K Arora

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

- **Practice Manager**

Birmingham, B28 8BG

Salary:

£55000.00 to £60000.00

Type:

Permanent

Employer:

Hall Green Health

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

- **Ward Manager**

BRADFORD, BD9 6DP

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Bradford District Care NHS Foundation Trust

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

- **Finance Manager**

London, SE1 8SD

Salary:

£61927.00 to £68676.00

Type:

Permanent

Employer:

London Ambulance Service NHS Trust

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

- **Business Manager**

London, N17 6AA

Salary:

£45000.00 to £55000.00

Type:

Permanent

Employer:

Morris House Group Practice

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

- **Change Manager**

Warwick, CV34 5BW

Salary:

£46629.00

Type:

Permanent

Employer:

Innovate Healthcare Services

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

- **Practice Manager**

Clitheroe, BB7 9SL

Clitheroe, BB7 9SL

Clitheroe, BB7 9DZ

Salary:

Negotiable

Type:

Permanent

Employer:

Sabden & Whalley Medical Group

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

- **Business Manager**

Hitchin, SG5 1ND

Hitchin, SG5 1ND

Salary:

Negotiable

Type:

Permanent

Employer:

Bancroft Medical Centre

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

- **Practice Manager**

London, SW5 9AD

Salary:

Negotiable

Type:

Permanent

Employer:

Earl's Court Medical Centre

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

- **Practice Manager**

Northampton, NN3 8DW

Salary:

£35000.00 to £50000.00

Type:

Permanent

Employer:

Weston Favell Primary Care Centre - Favell Plus GP Surgery

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

- **Registered Manager**

Preston, PR3 3YB

Salary:

£54995.00 to £54995.00

Type:

Permanent

Employer:

The Cambian Group

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

- **Registered Manager**

Hothfield, TN26 1AZ

Salary:

Negotiable

Type:

Permanent

Employer:

Active Care Group

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

- **Practice Manager**

Birmingham, B26 3TP  
Birmingham, B33 0LU

Salary:  
£43000.00 to £48000.00

Type:  
Permanent

Employer:  
Church Road Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) <sup>[50]</sup>

- **Ward Manager**

Brighton, BN2 5BE

Salary:  
£46148.00 to £52809.00

Type:  
Fixed-Term

Employer:  
University Hospitals Sussex NHS Foundation Trust (279)

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) <sup>[51]</sup>

- **Inquest Manager**

Blackpool, FY3 8NR

Salary:  
£37338.00 to £44962.00

Type:  
Permanent

Employer:  
Blackpool Teaching Hospitals NHS Foundation Trust

[Apply now on NHS Jobs for Inquest Manager job \(opens in a new window\)](#) <sup>[52]</sup>

- **Practice Manager**

Brigg, DN20 9ED

Salary:  
Negotiable

Type:  
Permanent

Employer:  
Hibaldstow Medical Practice

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) <sup>[53]</sup>

- **Service Manager**

Harrow, HA1 4ES

Salary:

£38205.00 to £46707.00

Type:

Permanent

Employer:

Compass

[Apply now on NHS Jobs for Service Manager job \(opens in a new window\)](#) <sup>[54]</sup>

- **Ward Manager**

Cwmbran, NP44 8YN

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Aneurin Bevan University Health Board

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) <sup>[55]</sup>

- **Ward Manager**

Abergavenny, NP7 7EG

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Aneurin Bevan University Health Board

[Apply now on NHS Jobs for Ward Manager job \(opens in a new window\)](#) <sup>[56]</sup>

- **Practice Manager**

Newport, NP199PS

Salary:

Negotiable

Type:

Permanent

Employer:

Park Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) <sup>[57]</sup>

- **Home Manager**

Pencoed, CF35 5LP

Salary:

£58000.00

Type:

Permanent

Employer:

HC-One

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) <sup>[58]</sup>

- **Home Manager**

Morrison, SA6 7BJ

Salary:

£58000.00

Type:

Permanent

Employer:

HC-One

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) <sup>[59]</sup>

- **Operations Manager**

Exeter, EX2 7FW

Salary:

£53755.00 to £60504.00

Type:

Fixed-Term

Employer:

Devon Partnership NHS Trust

[Apply now on NHS Jobs for Operations Manager job \(opens in a new window\)](#) <sup>[60]</sup>

- **Imaging Manager**

Preston, PR2 9SZ

Salary:

Negotiable

Type:

Permanent

Employer:

Ramsay Health Care UK Operations Limited

[Apply now on NHS Jobs for Imaging Manager job \(opens in a new window\)](#) <sup>[61]</sup>



- **Bed Manager**

Radlett, WD7 9HQ

Salary:

£48270.00 to £54931.00

Type:

Permanent

Employer:

Hertfordshire Partnership University NHS Foundation Trust

[Apply now on NHS Jobs for Bed Manager job \(opens in a new window\)](#) <sup>[62]</sup>

- **Programme Manager**

England, BS34 7QH

Salary:

£55690.00 to £62682.00

Type:

Fixed-Term

Employer:

NHS Blood and Transplant

[Apply now on NHS Jobs for Programme Manager job \(opens in a new window\)](#) <sup>[63]</sup>

- **Fundraising Manager**

Runcorn, WA7 6EP

Salary:

£15.45

Type:

Fixed-Term

Employer:

Halton Haven Hospice

[Apply now on NHS Jobs for Fundraising Manager job \(opens in a new window\)](#) <sup>[64]</sup>

- **Deputy Manager**

Ramsgate, CT11 9SH

Salary:

£37338.00 to £44962.00

Type:

Fixed-Term

Employer:

Kent & Medway NHS & Social Care Partnership Trust

[Apply now on NHS Jobs for Deputy Manager job \(opens in a new window\)](#) <sup>[65]</sup>

- **Practice Manager**

Bexhill-on-sea, TN39 4SP  
Bexhill-on-sea, TN40 2HG

Salary:

Negotiable

Type:

Permanent

Employer:

Little Common Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) [66]

- **District Manager**

Folkestone, CT20 1SZ

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Kent Community Health NHS Foundation Trust

[Apply now on NHS Jobs for District Manager job \(opens in a new window\)](#) [67]

- **Practice Manager**

Bognor Regis, PO22 9TD

Salary:

Negotiable

Type:

Permanent

Employer:

Bersted Green Surgery

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) [68]

- **Service Manager**

Hinckley, LE10 3EY

Salary:

£40000.00

Type:

Permanent

Employer:

Everyone Health Ltd

[Apply now on NHS Jobs for Service Manager job \(opens in a new window\)](#) [69]

- **Operations Manager**

London, N8 8PL  
London, N17 8AA

Salary:  
£42000.00

Type:  
Fixed-Term

Employer:  
Open Door

[Apply now on NHS Jobs for Operations Manager job \(opens in a new window\)](#) [70]

- **Practice Manager**

Clacton on Sea, CO15 3AU

Salary:  
Negotiable

Type:  
Permanent

Employer:  
Primary Care Careers

[Apply now on NHS Jobs for Practice Manager job \(opens in a new window\)](#) [71]

- **Hospitality Manager**

Oswestry, SY10 9BX

Salary:  
£36167.00 to £40937.00

Type:  
Permanent

Employer:  
Hope House Children's Hospices

[Apply now on NHS Jobs for Hospitality Manager job \(opens in a new window\)](#) [72]

- **Further information**

- [Royal Institution of Chartered Surveyors](#) [73]
- [NHS Property Services](#) [11]

## Other roles that may interest you

- [Estates technician](#) [74]
- [Estates manager](#) [75]
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### Links

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