

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 it's 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

◦ Property Manager

Durham, DH1 5RD

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Tees Esk and Wear Valleys NHS Foundation Trust

[Apply now on NHS Jobs for Property Manager job \(opens in a new window\)](#) ^[13]

◦ Property Manager

Colchester, CO4 9YQ

Salary:

£46148.00 to £52809.00

Type:

Fixed-Term

Employer:

East Suffolk and North Essex NHS Foundation Trust

[Apply now on NHS Jobs for Property Manager job \(opens in a new window\)](#) ^[14]

- **Organisational Development Manager (Leadership, Management & Teams)**

Across Wales, LL17 0LJ

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Welsh Ambulance NHS Trust

[Apply now on NHS Jobs for Organisational Development Manager \(Leadership, Management & Teams\) job \(opens in a new window\)](#) ^[15]

- **Quality Manager/Deputy Laboratory Manager - Microbiology Speciality**

Stanley, AA1 1AA

Salary:

£42000.00 to £52000.00

Type:

Fixed-Term

Employer:

Falkland Islands Government

[Apply now on NHS Jobs for Quality Manager/Deputy Laboratory Manager - Microbiology Speciality job \(opens in a new window\)](#) ^[16]

- **General Manager**

Sittingbourne, ME10 1QA

Salary:

£65000.00 to £68000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Procurement Manager**

Salford, M5 3EH

Salary:

£30000.00 to £40000.00

Type:

Permanent

Employer:

NHS Shared Business Services

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

- **Home Manager**

Wigston, LE18 2BP

Salary:

£62000.00 to £62000.00

Type:

Permanent

Employer:

HC-One

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

- **Pharmacy Manager**

Oxford, OX3 7RP

Salary:

£57000.00 to £60000.00

Type:

Permanent

Employer:

Nuffield Health

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

- **Finance Manager**

York, YO24 1GL

Salary:

£30144.00 to £39632.00

Type:

Fixed-Term

Employer:

St Leonard's Hospice

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

- **Service Manager**

West Midlands, ST11 9JG

Salary:

£40000.00 to £40000.00

Type:

Permanent

Employer:

Cygnnet Health Care

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

- **Team Manager**

Ramsgate, CT9 4BF

Salary:

£30826.00 to £30826.00

Type:

Permanent

Employer:

Mental Health Matters

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

- **Business Manager**

York, YO41 1PS

Salary:

£37663.00 to £42648.00

Type:

Permanent

Employer:

Practice Plus Group

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

- **Practice Manager**

Birmingham, B30 1BY

Birmingham, B48 7LA

Salary:

Negotiable

Type:

Permanent

Employer:

Northwood Medical Centre

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

- **Practice Manager**

London, E10 6JB

Salary:

Negotiable

Type:

Permanent

Employer:

The Lyndhurst Surgery

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

- **Case Manager**

Hull, HU8 9RW

Salary:

£37338.00 to £44962.00

Type:

Permanent

Employer:

City Health Care Partnership CIC

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

- **Compliance Manager**

Manchester, M22 4BJ

Salary:

£25000.00 to £30000.00

Type:

Permanent

Employer:

Diagnostic Healthcare Ltd

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

- **Practice Manager**

Reading, RG6 1JS

Reading, RG5 4JA

Salary:

£45000.00 to £60000.00

Type:

Permanent

Employer:

Parkside Family Practice

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

- **Operations manager**

Widnes, WA8 8QS

Salary:

Negotiable

Type:

Permanent

Employer:

The Beeches Medical Centre

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

- **Practice Manager**

Clacton on Sea, CO15 3AU

Salary:

Negotiable

Type:

Permanent

Employer:

Primary Care Careers

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

- **Cleaning Manager**

Bath, BA1 3NG

Salary:

£29970.00 to £36483.00

Type:

Permanent

Employer:

Royal United Hospitals Bath NHS Foundation Trust

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

- **Ward Manager**

Worthing, BN13 3AT

Salary:

£46148.00 to £52809.00

Type:

Fixed-Term

Employer:

Sussex Partnership NHS Foundation Trust

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

- **Home Manager**

New Malden, KT3 5EA

Salary:

£84000.00 to £103826.00

Type:

Permanent

Employer:

Aria Care

[Apply now on NHS Jobs for Home Manager job \(opens in a new window\)](#) ^[34]

- **Ward Manager**

Cramlington, NE23 6NZ

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Northumbria Healthcare NHS Foundation Trust

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

- **Cleaning Manager**

Bath, BA1 3NG

Salary:

£29970.00 to £36483.00

Type:

Permanent

Employer:

Royal United Hospitals Bath NHS Foundation Trust

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

- **Energy Manager**

London, WC1N 3JH

Salary:

£54320.00 to £60981.00

Type:

Permanent

Employer:

Great Ormond Street Hospital for Children NHS Foundation Trust

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

- **Ward Manager**

Isleworth, TW7 6AF

Salary:

£51883.00 to £58544.00

Type:

Permanent

Employer:

Chelsea and Westminster Hospital NHS Foundation Trust

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

- **Pharmacy Manager**

Redruth, TR15 2AF

Salary:

Negotiable

Type:

Permanent

Employer:

Superdrug

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

- **Workshop Manager**

Scunthorpe, DN15 7BH

Salary:

£37338.00 to £44962.00

Type:

Permanent

Employer:

Northern Lincolnshire and Goole NHS Foundation Trust

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

- **Hospitality Manager**

Chertsey, KT16 9FS

Salary:

£40000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Service Manager**

Huddersfield, HD1 3LT

Salary:

£29000.00 to £32000.00

Type:

Permanent

Employer:

Invictus Wellbeing

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

- **Hospital Manager**

Worcester, WR1 2DD

Salary:

Negotiable

Type:

Permanent

Employer:

CHEC

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

- **Hospitality Manager**

Beckenham, BR3 3FH

Salary:

£35000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Operations Manager**

Manchester, M28 0FE

Salary:

£28.87

Type:

Fixed-Term

Employer:

NHS Professionals Limited

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

- **Service Manager**

Doncaster, DN4 8QN

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Rotherham Doncaster and South Humber NHSFT

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

- **Clinic Manager**

Middlesbrough, TS3 6LB

Salary:

£50000.00 to £54000.00

Type:

Permanent

Employer:

Diaverum

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

- **Practice Manager**

London, W2 2HL

London, W2 5ES

Salary:

£55000.00 to £65000.00

Type:

Permanent

Employer:

Connaught Square Practice

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

- **Deputy Manager**

Littleover, DE23 4BU

Salary:

£16.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Project Manager**

Nottingham, NG2 3AJ
Nottingham, NG7 2UH
Sutton-in-ashfield, NG17 4JL

Salary:

£45000.00

Type:

Permanent

Employer:

NEMS Community Benefit Services Ltd

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

- **Waste Manager**

Harlow, CM20 1QX

Salary:

£29970.00 to £36483.00

Type:

Permanent

Employer:

The Princess Alexandra Hospital NHS Trust

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

- **Category Manager**

Huddersfield, HD3 3EA

Salary:

£41341.00

Type:

Permanent

Employer:

Calderdale and Huddersfield Solutions

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

- **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 \(opens in a new window\)](#) ^[52]

- **Pharmacy Manager**

Eastleigh, SO53 2DW

Salary:

Negotiable

Type:

Permanent

Employer:

Nuffield Health

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

- **Deputy Manager**

Cardiff, CF24 2NT

Salary:

£45000.00

Type:

Permanent

Employer:

involve Care & Support

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

- **Outpatient Manager**

London, NW3 2AL

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Marie Curie

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

- **Practice Manager**

Bradford, BD8 9LB

Salary:

Negotiable

Type:

Permanent

Employer:

Kensington Partnership

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

- **Operations Manager**

Chester Le Street, DH3 2QT

Salary:

£35000.00 to £40000.00

Type:

Permanent

Employer:

Birtley Medical Group

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

- **Operations Manager**

Slough, SL1 1TT

Salary:

£35000.00

Type:

Permanent

Employer:

Herschel Medical Centre

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

- **Practice Manager**

Papworth Everard, CB23 3QQ

Salary:

Negotiable

Type:

Permanent

Employer:

Papworth Surgery

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

- **Business Manager**

Davyhulme, M41 5SL

Salary:

£62215.00 to £72293.00

Type:

Secondment

Employer:

Greater Manchester Mental Health NHSFT

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

- **Home Manager**

Milton Keynes, MK6 5LS

Salary:

£50000.00 to £100000.00

Type:

Permanent

Employer:

Barchester Healthcare

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

- **Business Manager**

Davyhulme, M41 5SL

Salary:

£62215.00 to £72293.00

Type:

Secondment

Employer:

Greater Manchester Mental Health NHSFT

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

- **Operations Manager**

Slough, SL1 1TT

Salary:

£35000.00

Type:

Permanent

Employer:

Herschel Medical Centre

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

- **Operations Manager**

Eastbourne, BN21 3UU

Salary:

£56567.00 to £61626.00

Type:

Fixed-Term

Employer:

East Sussex County Council

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

- **Therapy Manager**

Crediton, EX173NH

Salary:

£46148.00 to £52808.00

Type:

Permanent

Employer:

Royal Devon University Healthcare NHS Foundation Trust

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

- **Team Manager**

Redditch, B97 6QS

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Inclusion

[Apply now on NHS Jobs for Team Manager job \(opens in a new window\)](#) ^[64]

- **Operations Manager**

Wetherby, LS22 6RT

Salary:

Negotiable

Type:

Permanent

Employer:

Crossley Street Surgery

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

- **Recruitment Manager**

London, SE1 4YB

Salary:

£35964.00 to £43780.00

Type:

Fixed-Term

Employer:

Guy's and St Thomas' NHS Foundation Trust

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

- **Practice Manager**

Stoke-on-trent, ST4 8LT
Stoke-on-trent, ST12 9EP

Salary:
£40000.00 to £45000.00

Type:
Permanent

Employer:
Brinsley Avenue Practice

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

- **Finance Manager**

Wembley, HA0 4UZ

Salary:
£15.00 to £20.00

Type:
Permanent

Employer:
Premier Medical Centre

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

- **Legacy Manager**

Luton, LU3 3NT

Salary:
£41750.00

Type:
Permanent

Employer:
Keech Hospice Care

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

- **Further information**

- [Royal Institution of Chartered Surveyors](#) ^[70]
- [NHS Property Services](#) ^[11]

Other roles that may interest you

- [Estates technician](#) ^[71]
- [Estates manager](#) ^[72]
- [Facilities management](#) ^[73]

- Fire safety officer [74]

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Links

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