

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

◦ 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 \(opens in a new window\)](#) ^[13]

◦ Ward Manager/Site Manager

Harrogate, HG2 7SX

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Harrogate and District NHS Foundation Trust

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

- **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 \(opens in a new window\)](#) ^[15]

- **PCN Manager - Digital & Transformation Lead & Operational Manager**

Derby, DE1 1PG

Derby, DE23 8RJ

Salary:

Negotiable

Type:

Permanent

Employer:

Wilson Street Surgery

[Apply now on NHS Jobs for PCN Manager - Digital & Transformation Lead & Operational Manager job \(opens in a new window\)](#) ^[16]

- **Senior Manager, Strategic Commissioning and Contract Management**

Ipswich, IP1 2BX

Salary:

£70086.00 to £75538.00

Type:

Permanent

Employer:

Suffolk County Council
[Apply now on NHS Jobs for Senior Manager, Strategic Commissioning and Contract Management job \(opens in a new window\)](#) ^[17]

- **Practice Manager**

Birmingham, B26 1AT

Salary:

Negotiable

Type:

Permanent

Employer:

Rowlands Road Surgery

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

- **Team Manager**

Huddersfield, HD3 3HR

Salary:

£62000.00 to £65000.00

Type:

Permanent

Employer:

Evolve Psychology Services

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

- **Team Manager**

Carlisle, CA1 1PY

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 \(opens in a new window\)](#) ^[20]

- **Practice Manager**

Cardiff, CF24 2HB

Salary:

£55000.00

Type:

Permanent

Employer:

Four Elms Medical centre

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

- **Project Manager**

Newcastle Upon Tyne, NE15 8NY

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

NHS Business Services Authority

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

- **Finance Manager**

Mitcheldean, GL17 0AU

Salary:

Negotiable

Type:

Permanent

Employer:

Mitcheldean Surgery

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

- **Operations Manager**

Cambridge, CB4 1ER

Salary:

Negotiable

Type:

Permanent

Employer:

Red House Surgery

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

- **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 \(opens in a new window\)](#) ^[25]

- **Administration Manager**

Grimsby, DN31 2BH

Salary:

£27000.00 to £27000.00

Type:

Permanent

Employer:

HCRG Care Group

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

[26]

- **Trial Manager**

London, SE5 9RS

Salary:

£54320.00 to £60981.00

Type:

Fixed-Term

Employer:

King's College Hospital NHS Foundation Trust

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

- **Ward Manager**

Lowestoft, NR33 8AG

Salary:

£47810.00 to £54710.00

Type:

Permanent

Employer:

Norfolk & Suffolk Foundation NHS Trust

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

- **Pharmacy Manager**

Redruth, TR15 2AF

Salary:

Negotiable

Type:

Permanent

Employer:

Superdrug

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

- **Deputy Manager**

Littleover, DE23 4BU

Salary:

£16.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Pharmacy Manager**

Kingston Upon Hull, HU10 7AZ

Salary:

Negotiable

Type:

Permanent

Employer:

Spire Healthcare Ltd

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

- **Practice Manager**

Pudsey, LS28 7DE

Salary:

£55000.00 to £65000.00

Type:

Permanent

Employer:

Clinicare Health Support Services Ltd

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

- **Home Manager**

Kidderminster, DY10 3DJ

Salary:

£90000.00 to £111230.00

Type:

Permanent

Employer:

Aria Care

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

- **Research Manager**

Liversedge, WF15 6LP

Salary:

Negotiable

Type:

Permanent

Employer:

Locala Health and Wellbeing

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

- **Risk Manager**

To be determined, CF23 8HF

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Welsh Ambulance NHS Trust

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

- **Finance Manager**

Oxford, OX4 4XN

Salary:

£37338.00 to £44962.00

Type:

Permanent

Employer:

Oxford Health NHS Trust

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

- **Practice Manager**

London, SE22 9EP

Salary:

£35000.00 to £45000.00

Type:

Permanent

Employer:

DMC Healthcare

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

- **HR Manager**

Coventry, CV1 4JU

Salary:

£41145.00

Type:

Permanent

Employer:

Coventry And Rugby GP Alliance

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

- **Practice Manager**

Dudley, DY2 0EF

Salary:

Negotiable

Type:

Permanent

Employer:

Dudley Wood Surgery

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

- **Facility Manager**

Didcot, OX11 0RQ

Salary:

£42758.00 to £48543.00

Type:

Permanent

Employer:

UK Health Security Agency

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

- **Hospitality Manager**

Beckenham, BR3 3FH

Salary:

£35000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Nurse Manager**

Derby, DE23 3TX
Derby, DE24 0RY
Derby, DE24 3DS
Derby, DE24 8QJ
Derby, DE24 8GT

Salary:

Negotiable

Type:

Permanent

Employer:

Aspiro Healthcare

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

- **General Manager**

Epsom, KT185XA

Salary:

£75000.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Hospitality Manager**

Bagshot, GU19 5HN

Salary:

£18.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Catering Manager**

Stoke on Trent, ST3 3NZ

Salary:

£28000.00 to £30000.00

Type:

Permanent

Employer:

Douglas Macmillan Hospice

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

- **Operations Manager**

Llanfairfechan, LL33 0HH

Salary:

£63150.00 to £73379.00

Type:

Permanent

Employer:

Betsi Cadwaladr University Health Board

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

- **Team Manager**

Newcastle-Upon-Tyne, NE3 3PF

Salary:

£62000.00 to £65000.00

Type:

Permanent

Employer:

Evolve Psychology Services

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

- **Practice Manager**

Bolton, BL26NT

Salary:

£45000.00

Type:

Permanent

Employer:

HT Practice

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

- **Therapy Manager**

Crediton, EX17 3NH

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 \(opens in a new window\)](#) ^[49]

- **Management Trainee**

Birmingham, B9 4EY

Salary:

£12.21

Type:

Fixed-Term

Employer:

Badger Group

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

- **Governance Manager**

Exeter, EX2 5AF

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Devon Partnership NHS Trust

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

- **IT Manager**

Cambridge, CB24 6AB

Salary:

£48000.00 to £50000.00

Type:

Permanent

Employer:

East Anglia's Children's Hospices

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

- **IT Manager**

Cambridge, CB24 6AB

Salary:

£48000.00 to £50000.00

Type:

Permanent

Employer:

East Anglia's Children's Hospices

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

- **Ward Manager**

Blackburn, BB2 4LX

Salary:

£46148.00 to £52809.00

Type:

Secondment

Employer:

East Lancashire Hospitals NHS Trust

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

- **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 \(opens in a new window\)](#) ^[54]

- **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 \(opens in a new window\)](#) ^[55]

- **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 \(opens in a new window\)](#) ^[56]

- **Home Manager**

Prestbury, SK10 4AP

Salary:

£40000.00 to £80000.00

Type:

Permanent

Employer:

Barchester Healthcare

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

- **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 \(opens in a new window\)](#) ^[58]

- **BUSINESS MANAGER**

Bromley, BR1 5EP

Salary:

Negotiable

Type:

Permanent

Employer:

Downham Family Medical Practice

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

^[59]

- **Practice Manager**

London, W4 3JL

Salary:

£35000.00 to £40000.00

Type:

Permanent

Employer:

Grove Park Terrace Surgery

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

- **Ward Manager**

Llantrisant, CF72 8XR

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Cwm Taf Morgannwg University Health Board

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

- **Ward Manager**

Exeter, EX2 5SN

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

Devon Partnership NHS Trust

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

- **General Manager**

London, WC1E 6DB

Salary:

£70387.00 to £80465.00

Type:

Fixed-Term

Employer:

University College London Hospitals NHS Foundation Trust

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

- **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 \(opens in a new window\)](#) [64]

- **Practice Manager**

Littleborough, OL15 8HF

Salary:

Negotiable

Type:

Permanent

Employer:

Rochdale Health Alliance

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

- **Service Manager**

TBC, DN16 2JX

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Rotherham Doncaster and South Humber NHSFT

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

- **Performance Manager**

317 01 Freeman Hospital, NE7 7DN

Salary:

£46148.00 to £52809.00

Type:

Permanent

Employer:

The Newcastle upon Tyne Hospitals NHS Foundation Trust

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

- **Registered Manager**

Leeds, LS7 1QB

Salary:

£44711.00 to £47754.00

Type:

Permanent

Employer:

Leeds City Council

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

- **Home Manager**

Sevenoaks, TN13 1XH

Salary:

£40000.00 to £80000.00

Type:

Permanent

Employer:

Barchester Healthcare

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

- **Shop Manager**

Loughborough, LE11 2HS

Salary:

£19276.00

Type:

Permanent

Employer:

Rainbows Hospice for Children and Young People

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

- **Practice Manager**

Newport, NP199PS

Salary:

Negotiable

Type:

Permanent

Employer:

Park Surgery

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

- **Further information**

- [Royal Institution of Chartered Surveyors](#) ^[72]
- [NHS Property Services](#) ^[11]

Other roles that may interest you

- [Estates technician](#) ^[73]
- [Estates manager](#) ^[74]
- [Facilities management](#) ^[75]
- [Fire safety officer](#) ^[76]

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Links

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