

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

◦ Lease and Property Manager

Ilford, IG3 8XJ

Salary:

£64455.00 to £74896.00

Type:

Permanent

Employer:

NELFT North East London Foundation Trust

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

◦ Assistant Director - Lease and Property Management

Ilford, IG3 8XJ

Salary:

£76965.00 to £88682.00

Type:

Permanent

Employer:

NELFT North East London Foundation Trust

[Apply now on NHS Jobs for Assistant Director - Lease and Property Management job \(opens in a new window\)](#) ^[14]

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

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

W 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 \(opens in a new window\)](#) ^[16]

- **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 \(opens in a new window\)](#) ^[17]

- **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 \(opens in a new window\)](#) ^[18]

- **IT Manager**

York Business Park, YO26 6RW

Salary:

£55895.00 to £62889.00

Type:

Permanent

Employer:

Compass

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

- **Practice Manager**

Birmingham, B26 1AT

Salary:

Negotiable

Type:

Permanent

Employer:

Rowlands Road Surgery

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

- **Research Manager**

Sheffield, S4 7QQ

Salary:

£46148.00 to £52809.00

Type:

Fixed-Term

Employer:

Sheffield Health and Social Care NHS Foundation Trust

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

- **Project Manager**

Carlisle or Whitehaven, CA3 0HA

Salary:

£29970.00 to £36483.00

Type:

Fixed-Term

Employer:

North Cumbria Integrated Care NHS Foundation Trust

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

- **Practice Manager**

Manchester, M18 8HE

Salary:

Negotiable

Type:

Permanent

Employer:

Central Manchester Networks Ltd

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

- **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 \(opens in a new window\)](#) ^[24]

- **Project Manager**

Carlisle or Whitehaven, CA3 0HA

Salary:

£29970.00 to £36483.00

Type:

Fixed-Term

Employer:

North Cumbria Integrated Care NHS Foundation Trust

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

- **Placement Manager**

Tadworth, KT20 5RU

Salary:

£38708.00

Type:

Permanent

Employer:

The Children's Trust

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

- **Administration Manager**

317 Trustwide, NE1 4LP

Salary:

£29970.00 to £36483.00

Type:

Permanent

Employer:

The Newcastle upon Tyne Hospitals NHS Foundation Trust

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

^[26]

- **Ward Manager**

London, W5 4RN

Salary:

£51883.00 to £58544.00

Type:

Permanent

Employer:

West London NHS Trust

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

- **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 \(opens in a new window\)](#) ^[28]

- **Practice Manager**

Cardiff, CF24 2HB

Salary:

£55000.00

Type:

Permanent

Employer:

Four Elms Medical centre

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

- **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 \(opens in a new window\)](#) ^[30]

- **Pharmacy Manager**

Redruth, TR15 2AF

Salary:

Negotiable

Type:

Permanent

Employer:

Superdrug

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

- **Deputy Manager**

Littleover, DE23 4BU

Salary:

£16.00

Type:

Permanent

Employer:

Avery Healthcare Group Ltd.

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

- **Pharmacy Manager**

Kingston Upon Hull, HU10 7AZ

Salary:

Negotiable

Type:

Permanent

Employer:

Spire Healthcare Ltd

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

- **Dispensary Manager**

Norwich, NR13 3RA

Salary:

Negotiable

Type:

Permanent

Employer:

Acle Medical Partnership

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

- **Ward Manager**

Rochdale, OL12 0NB

Salary:

Negotiable

Type:

Permanent

Employer:

Northern Care Alliance NHS Foundation Trust

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

- **Ward Manager**

Bridgend, CF311RQ

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Cwm Taf Morgannwg University Health Board

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

- **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 \(opens in a new window\)](#) ^[37]

- **Finance Manager**

Harrogate, HG2 7SX

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Harrogate and District NHS Foundation Trust

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

- **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 \(opens in a new window\)](#) ^[39]

- **Ward Manager**

Reading, RG30 4EJ

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Berkshire Healthcare Foundation Trust

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

- **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 \(opens in a new window\)](#) ^[41]

- **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 \(opens in a new window\)](#) ^[41]

- **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 \(opens in a new window\)](#) ^[42]

- **Practice Manager**

Dudley, DY2 0EF

Salary:

Negotiable

Type:

Permanent

Employer:

Dudley Wood Surgery

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

- **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 \(opens in a new window\)](#) ^[44]

- **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 \(opens in a new window\)](#) ^[45]

- **Contracts Manager**

Dorchester, DT1 2JY

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Dorset County Hospital NHS Foundation Trust

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

- **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 \(opens in a new window\)](#) ^[47]

- **Unit Manager**

Chelmsford, CM1 7ET

Salary:

£46148.00

Type:

Permanent

Employer:

Mid and South Essex NHS Foundation Trust

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

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

- **Team Manager**

Gosforth, NE3 3PF

Salary:

£62000.00 to £65000.00

Type:

Permanent

Employer:

Evolve Psychology Services

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

- **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 \(opens in a new window\)](#) ^[51]

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

- **Procurement Manager**

Manchester, M1 1EX

Salary:

£40000.00

Type:

Permanent

Employer:

NUPAS Ltd

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

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

- **BUSINESS MANAGER**

Bromley, BR1 5EP

Salary:

Negotiable

Type:

Permanent

Employer:

Downham Family Medical Practice

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

^[55]

- **EPRR Manager**

26 Bennerley Road, Bulwell, NG6 8WR

Salary:

£53755.00 to £60504.00

Type:

Permanent

Employer:

Nottingham CityCare Partnership CIC

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

- **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 \(opens in a new window\)](#) ^[57]

- **Business Manager**

High Wycombe, HP11 2SD

High Wycombe, HP15 7AD

Salary:

£45000.00 to £50000.00

Type:

Permanent

Employer:

Desborough Surgery

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

- **Project Manager**

Pan Wales, SA6 8RE

Salary:

£37898.00 to £45637.00

Type:

Fixed-Term

Employer:

Welsh Ambulance NHS Trust

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

- **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 \(opens in a new window\)](#) [60]

- **Catering Manager**

Birmingham, B24 0DF

Birmingham, B29 7DA

Salary:

£37000.00

Type:

Permanent

Employer:

Birmingham Hospice

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

- **Ward Manager**

Llandrindod Wells, LD1 5HF

Salary:

£46840.00 to £53602.00

Type:

Permanent

Employer:

Powys Teaching Health Board

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

- **Practice Manager**

Newport, NP199PS

Salary:

Negotiable

Type:

Permanent

Employer:

Park Surgery

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

- **Delivery 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 Delivery Manager job \(opens in a new window\)](#) ^[64]

- **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 \(opens in a new window\)](#) ^[65]

- **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 \(opens in a new window\)](#) ^[66]

- **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 \(opens in a new window\)](#) ^[67]

- **Practice Manager**

Littleborough, OL15 8HF

Salary:

Negotiable

Type:

Permanent

Employer:

Rochdale Health Alliance

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

- **Team Manager**

London, SW17 0YF

Salary:

£54320.00 to £60981.00

Type:

Secondment

Employer:

South West London and St Georges Mental Health NHS Trust

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

- **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 \(opens in a new window\)](#) ^[70]

- **Further information**

- [Royal Institution of Chartered Surveyors](#) ^[71]
- [NHS Property Services](#) ^[11]

Other roles that may interest you

- [Estates technician](#) ^[72]
- [Estates manager](#) ^[73]
- [Facilities management](#) ^[74]
- [Fire safety officer](#) ^[75]

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Links

[1] <https://www.healthcareers.nhs.uk/explore-roles/corporate-services/architect> [2]
<https://www.healthcareers.nhs.uk/explore-roles/corporate-services/finance-staff> [3]
<https://www.healthcareers.nhs.uk/explore-roles/estates-and-facilities-management> [4]
<https://www.healthcareers.nhs.uk/explore-roles/general-management/project-manager> [5]
<https://www.healthcareers.nhs.uk/explore-roles/estates-and-facilities-management/project-management-and-procurement> [6] <http://www.rics.org/> [7] https://www.healthcareers.nhs.uk/glossary#Grades_A-C [8]
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<https://www.healthcareers.nhs.uk/glossary#AfC> [10] <https://www.healthcareers.nhs.uk/about/working-health/nhs-constitution> [11] <http://www.property.nhs.uk> [12] <http://www.jobs.nhs.uk/> [13]
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<https://beta.jobs.nhs.uk/candidate/jobadvert/B0474-25-0076> [26]
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<https://beta.jobs.nhs.uk/candidate/jobadvert/R0046-PM-REDRUTH> [32]
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<https://beta.jobs.nhs.uk/candidate/jobadvert/E0365-25-0370> [53]
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<https://beta.jobs.nhs.uk/candidate/jobadvert/A5455-25-0003> [58]
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<https://beta.jobs.nhs.uk/candidate/jobadvert/C9020-25-0115> [60]
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