



## Careers Leaders Guide

The Royal Institution of Chartered Surveyors (RICS) is committed to widening young people's understanding of the world of work to help build a generation of young people equipped with the skills to fill skills gaps within the future surveying industry.

RICS has created an exciting pack of resources that will raise awareness of the broad range of careers that are available within the Chartered Surveying profession, whilst also helping your school meet the Gatsby Benchmarks:

- providing lesson resources that bring careers to life in the curriculum
- offering 'virtual' encounters with employers through the game and careers profiles
- giving young people labour market information about the routes into a career as a Chartered Surveyor and the progression opportunities available

This guide gives an overview of the support provided by RICS to help you bring careers in Chartered Surveying to life in your school.

1. The WOW factor! – why surveying?
2. Curriculum-led resources
3. Mega City game
4. Meet the Surveyor – career profiles to share with your students
5. Routes into surveying

### Where can I find out more?

The RICS Inspire programme has several initiatives open to schools, including Inspire workshops, where students in years 9 and 10 work in teams to complete project-based tasks and challenges. The two-hour workshop is supported by RICS ambassadors and is designed to provide a "taster" of the numerous careers within the industry, reflecting on aspects of surveying, project management and the skills needed to succeed.

**To find out more about the Inspire workshops and other initiatives offered RICS, visit**  
[www.rics.org/uk/careers/employers/inspire-programme](http://www.rics.org/uk/careers/employers/inspire-programme).



## 1. The WOW Factor! – why surveying?

Many students may not know very much about the opportunities available within the world of surveying, but Chartered Surveyors design, build, value and manage everything around us.

They are involved in planning the construction of everything from skyscrapers to shopping centres and festivals to football stadiums.

Constant innovation means new technology is changing the face of surveying. From drones to lasers, 3D printers to virtual reality – surveying is at the forefront of technology.

- **Mobile mapping:** using specialist drones, and laser scanners, surveyors can map anything, anywhere in the world.
- **Artificial intelligence:** smart computers that learn through experience like machines that help surveyors design, or driverless cars that can gather data from dangerous places.
- **3D modelling:** surveyors use augmented reality (AR) and other technology to make interactive 3D models of buildings – like Minecraft, but with the instructions to build a skyscraper.
- **Virtual reality:** presenting an alternative reality to people – taking a property tour, or inspecting a construction site, from your home.
- **The internet of things:** connecting objects so they can transfer information without human interaction, such as wind turbines telling each other way the wind direction.
- **Smart cities:** using data and technology to monitor and manage what's happening in a city to improve quality of life.

### Case study: fit for the Premier League

Tottenham Hotspur's new stadium will be an impressive multi-functional stadium. In this project, a Chartered Surveyor has taken on the role of Head of Building Control – overseeing safety issues and the build. The redesign is increasing capacity from 36,200 to 61,000 fans, and features a retractable pitch, so the stadium can host American football games and concerts – and helping to regenerate the local area.

**For more information on exciting opportunities in surveying, guide your students to explore the careers profiles in section 4 of this guide.**





## 2. Curriculum-led Resources

The curriculum-led resources pack will enable teachers to enhance the curriculum, bringing careers in surveying to life. Download the pack here and share with teachers in your school.

- A **Teacher Guide** with helpful tips on how to deliver the resources, providing suggestions on how to extend and compress delivery based on time available
- Two exciting **Lesson Packages** linked to the PSHE and Geography curriculums
- An **Interactive Mega City Game**
- **Careers Profiles**
- **Letter for students** to take home



## 3. Mega City Game

From using drones to map out a megacity, to designing a new entertainment complex, the RICS Mega City game introduces students to the world of Chartered Surveying. By taking on the roles of surveyors, students use state of the art technology and problem solving to budget, map, design, build and manage a megacity. They play the game as a whole class and try to balance a multi-million-pound budget whilst ensuring the best decisions are made.

Get your students to visit [megafutures.RICS.org](https://megafutures.RICS.org) to play the game at home or in school, but most importantly have fun!



## 4. Careers profiles

To help students understand what life is like as a surveyor, a number of career profiles have been developed to bring their roles to life.

Profiles of real Chartered Surveyors enable students to gain insight to the exciting roles they could pursue in a career in chartered surveying. Each profile contains:

- Key skills
- Average salary
- 'Day in the life' description
- 'Wow' factor of the role
- Progression routes
- Top tips

BUILDING SURVEYOR	ENVIRONMENTAL SURVEYOR	QUANTITY SURVEYOR	COMMERCIAL SURVEYOR
RURAL SURVEYOR	RESIDENTIAL SURVEYOR	PROJECT MANAGEMENT SURVEYOR	FACILITIES MANAGEMENT SURVEYOR
GEOMATICS SURVEYOR	PLANNING AND DEVELOPMENT SURVEYOR	VALUATION SURVEYOR	INFRASTRUCTURE SURVEYOR

# Davina Fillingham

## Rural Surveyor



**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Problem solving • Negotiation skills • Communication

### Summary

As a Rural Surveyor, I manage, value, buy and sell rural properties and land, including woodlands, agriculture estate and farms. I also travel throughout the country to negotiate contracts and advise property and business owners on different opportunities to develop their properties or land.

### Day in the life

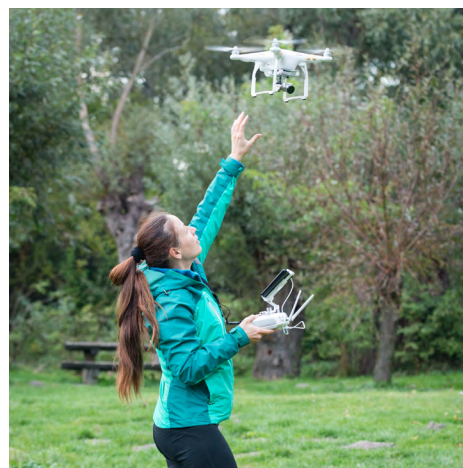
Every day is very different. I love the variation of work and the ability to interact with rural people - this is what makes my job exciting. One day I could be advising on a tenancy for traditional agriculture landed estate, and the next day I could be negotiating the lease of one of the country's largest battery storage sites. Day to day, I am involved in land and estate management, selling and buying farmland, giving advice and valuing properties.

### WOW factor (why I love my job!)

From tractors driving themselves or vertical farming operations growing crops with LED lighting, technology is the future of surveying. This is the most exciting part of my job! I have seen how drones, satellite imagery, sensors and big data have provided significant advances in the way we manage land and property, and this is only the beginning.

### How did you become a Rural Surveyor?

During my degree I spent my Easter and summer holidays working in a rural practice office in my home town gaining valuable experience which helped with my studies and put me ahead of other candidates when I left University.



### Top tips

Gain as much experience as possible – no one is perfect, and everyone makes mistakes now and then, but you learn from those mistakes. Be conscientious - if you work hard, you will be rewarded in the end.

- Be willing to learn
- Gain work experience
- Develop your people skills

GCSEs/A Levels/  
Scottish Highers  
Or  
Non-accredited  
degree

RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor





## Shyam Visavadia

### Project Management Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Organisation • Teamwork • Communication

#### Summary

As a Project Management Surveyor, I bring together an entire team to make sure projects are delivered on time, on budget and to the very best quality. Whether it's working on building the tallest tower in the world, or preparing stadiums for popular sporting events, I organise the teams to create the world we live in.

#### Day in the life

I work in a vibrant, creative and innovative environment. One day, I may be attending a meeting with a world leading contractor, and the next day I could be on an airplane to Europe to attend a brainstorm session with a group of designers on a new concept. It's very much a work hard, play hard culture and no two days are the same. Sometimes, I could be logging onto my laptop from the airport on my way to Dubai or working from a café in Abu Dhabi.

#### WOW factor (why I love my job!)

My journey so far has been amazing. I travel the world to work on some of the best projects and have met some fantastic people along the way. I am passionate about buildings and my job allows me to express this. I am currently working on a mega project in the Middle East to create an eco-friendly destination across a lagoon of 50 untouched islands.

#### How did you become a Project Management Surveyor?

During my studies, I carried out work experience placements and internships at several surveying companies. This was invaluable because it helped me build the foundations of my professional network via the RICS Matrics (young professionals network).



#### Top tips

Remember a job is one off, but a career is with you for life. Passion and fulfilment will pave the path to your future, and open doors to new and exciting opportunities.

- Follow your gut instinct!
- Make informed decisions
- Connect with positive people
- Enjoy the journey and have fun!

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## Dr Samantha Organ

### Building Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Observation • Communication • Organisation

### Summary

I give advice on how to design, build and restore buildings. I am like the Sherlock Holmes of construction, because I solve challenges and problems, by following clues using my powers of observation. I also create detailed reports to advise on how best to repair, maintain and restore properties.

### Day in the life

I often start my day looking through construction project documents, before heading to a building site or to a meeting in the office. I might be advising on the creation of a new multimillion-pound university complex in the morning, then overseeing the restoration of a barn during the afternoon. In the evening you will find me heading off to professional seminars to learn about exciting developments, such as drones and digital mapping.

### WOW factor (why I love my job!)

I work on some incredible properties and structures, and travel across the world to redesign buildings. I also develop technology and enjoy seeing how this is applied during projects. No two projects are the same, and I love being challenged.

### How did you become a Building Surveyor?

If I were to start again, I would consider an apprenticeship as you gain experience as you study, it's paid, and your employer pays for your course fees.



### Top tips

Working as a Building Surveyor is a varied, enjoyable job, where you'll have the opportunity to make a real difference to buildings and their occupants.

- Do your research into the different roles within the construction industry to see if one is right for you
- Get some work experience with a Buildings Surveyor to get a flavour of what we do
- Check out the RICS website for accredited university courses

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RICS accredited degree

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## Helen Jones

### Residential Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Flexibility • Multi-tasking • Problem Solving

### Summary

As a Residential Surveyor, I look at properties on behalf of banks and building societies, to see how much they are worth. When people want to buy a new home, they tend to borrow money from banks and buildings societies, and I help them decide how much to lend to customers. In my role, I look at the different ways that valuations can be carried out then work out how risky it would be for the bank to lend this money.

### Day in the life

Every day is different and the decisions that my colleagues and I make affect people's lives. I mostly work from home which means I have a good work-life balance. When a valuation has been carried out on a property, and I have checked all of the details, if there is a minimal risk to the bank, the customer is able to go ahead and purchase that home. I also attend meetings which are mostly conference calls and talk to several people throughout the day about the potential risks involved for range of properties.

### WOW factor (why I love my job!)

The future is very exciting because data sources are becoming more sophisticated. My company has a team of system developers who use advanced technology like photo recognition, to capture construction types and calculate land areas.

### How did you become a Residential Surveyor?

When I was 14 years old, I went on a school trip to look at inner city residential properties, luxury mansions and everything in-between. From that moment on, I really wanted to work in housing.



### Top tips

I started my surveying career as a secretary, then worked my way up the ranks to become a Senior Surveyor. If you are prepared to work hard, and have the right qualifications and determination, you will reach your goal.

- Gain work experience
- Work hard
- Be determined

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## Charlton Bland

### Geomatics Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Curiosity • Adaptability • Adventurous spirit

#### Summary

I measure the earth and its features to create maps and collect useful data. The maps I create can be 2d, 3d or include virtual reality to really bring them to life, but the most important thing is that they are accurate. My friends think my work is a bit like Indiana Jones, because I do a mixture of exciting work out in the field, and more academic work back in my office. Someone, who enjoys getting outdoors and visiting different places would certainly enjoy my job.

#### Day in the life

If I'm in the field, I wake up in a hotel and travel early to the site to do a site safety briefing with the drone pilot. Then I'll set up my technology (Global Navigation Satellite System technology and Electronic Distance Measurement) and collect the geospatial data I need. In the office, I advise colleagues across the world on the best way to go about mapping a site. I carry out statistical analysis and quality assurance on the data I've collected. It's very rewarding and the ability to see a job through from start to end is one of the best parts of being a surveyor.

#### WOW factor (why I love my job!)

The most exciting part of my job is the rate of change that we are experiencing with technology, and working out how we evolve with it. Being such a technology-focused discipline, it's impossible to get bored. My personal expertise in the use of drones for surveying has taken me across the UK and even to Australia and the USA.

#### How did you become an Environmental Surveyor?

My degree gave me a solid foundation in land surveying which means I'm able to solve most surveying challenges successfully, even if my technology suddenly stops working!



#### Top tips

Take the time to explore the different areas and specialisms within land surveying such as remote sensing, engineering surveying, mine surveying, hydrographic surveying or aerial surveying.

- Work hard
- Go all in
- Be resilient

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Non-accredited  
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Chartered  
Surveyor





## David Inman

### Environmental Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Good with people • Persuasive communicator • Problem solver

#### Summary

My work is important as I'm like an environmental guardian, protecting our world for generations to come. I help all sorts of businesses make sure the work they do is not harmful to our rivers, animals and plants. I set businesses up with the correct ways to recycle waste, heat and cool offices, and use lights and computers.

#### Day in the life

I work from home, which means I don't have to commute to work every day and gives me a great work-life balance. My daily tasks involve communicating with clients via email and telephone, carrying out calculations on waste and energy use and writing reports to communicate my findings. If I'm out with clients, I might be working in a quarry or in a high-end, commercial property. Not all of the work I do is exciting, but I'm always working in different places, with different people so my job is never boring.

#### WOW factor (why I love my job!)

I love the variety of interesting people I meet. I also enjoy applying my knowledge to help amazing clients, like a global business with a billion-pound turnover, or exciting projects such as Crossrail. My work allows me to really make a difference in the world by influencing the way important institutions such as universities, local authorities and the NHS safeguard the environment for future generations.

#### How did you become an Environmental Surveyor?

As part of my degree, I completed a 12-month work placement in the coal industry as a Development Surveyor. This gave me exposure to dealing with environmental matters and negotiating with other business and members of the public.



#### Top tips

If you want to work on local projects and support your community, you can! Alternatively, if you want to travel overseas to work, RICS qualifications are internationally recognised and can take you anywhere. The ability to effectively communicate in verbal, written and graphical form to a wide range of people is always key so find ways to develop this skill.

- Research different surveying roles
- Gain work experience
- Develop your communication skills

GCSEs/A Levels/  
Scottish Highers  
Or  
Non-accredited  
degree

RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor

# Helena Tibbitts

## Valuation Surveyor



**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Communication • Multi-tasking skills • Attention to detail

### Summary

As a Valuation Surveyor, I tell people how much their properties are worth. I do this by carrying out valuations on residential, commercial or industrial properties, and advising on the most suitable investment, development and the management of these properties.

### Day in the life

On a daily basis I attend site visits to inspect properties for valuation, undertake research and create valuation reports. I sometimes I get to travel to different parts of the country to value properties. I love meeting different people and the variety that my job brings. At times it can require a lot of multi-tasking to work on different projects at the same time.

### WOW factor (why I love my job!)

From run down cottages, to multi-million-pound estates, I get to see and work on a range of properties on a daily basis. It's great to see their transformation. I also experience so much variety and enjoyment in my job.

### How did you become a Valuation Surveyor?

I undertook a postgraduate diploma in surveying whilst working. Many others undertake a surveying degree first, but it is not essential if you are happy to study and work at the same time.



### Top tips

Surveying is perfect for someone who likes a varied workload and doesn't want to sit behind a desk all day. They should also be interested in the outdoors and interested in buildings. Get as much work experience as you can with local firms to gain an idea of the types of properties that interest you.

- Gain work experience
- Develop communication skills
- Learn how to multi-task

GCSEs/A Levels/  
Scottish Highers  
Or  
Non-accredited  
degree

RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor



# Kimberly Hepburn

## Infrastructure Surveyor



**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Interpersonal skills • Sound judgment • Intellectual curiosity

### Summary

As an Infrastructure Surveyor, I keep London moving by working on projects to improve the city's transport links. I also manage costs and contracts for construction projects, particularly where transport networks are involved. From estimating and planning costs, to preparing contracts and consulting on million-pound budgets, I love that my job helps to improve the spaces we travel, study, work and live in.

### Day in the life

No day is the same for me, literally. This morning I attended a breakfast seminar hosted by a law firm, followed by a site visit around a new tube station. In the afternoon, I held a meeting to assess the cost of transforming railway arches into shops, then met with my mentor to discuss my progress. One thing is for sure, each day is an opportunity to learn, grow and make an impact.

### WOW factor (why I love my job!)

I love how diverse, challenging and unpredictable my work is and the impact my job has on the world. At Transport for London (TfL), I work on projects to improve the city's transport network and serve our population's growing and changing needs. Who would've thought a 21-year-old would be able to make a real impact like this?

### How did you become an Infrastructure Surveyor?

A degree apprenticeship will usually take 5 years. I decided to undertake an apprenticeship with RICS because I wanted to learn on the job, out of the classroom and gain an industry-recognised qualification.



### Top tips

Look for companies that offer excellent development opportunities and a support network to help you achieve career milestones, such as gaining chartered status with RICS.

- Get some work experience
- Attend careers events
- Consider degree apprenticeships

GCSEs/A Levels/  
Scottish Highers  
Or  
Non-accredited  
degree

RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor



## Stephanie Marshall

### Quantity Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Communication • Teamwork • Desire to always learn

#### Summary

My job involves looking after the money used to buy and build buildings. The buildings can be small or large, anywhere in the country, but I have to make sure the money is spent wisely. Imagine buying LEGO® blocks with your pocket money – you want to buy as many as you can, but need to keep a close eye on how much it costs.

#### Day in the life

My days are always varied, which is why I love my profession. One day I may be on a building site checking the progress of a construction and valuing how much the client has spent. Other days I may be working in a digital model to measure the windows, doors, floor finishes and walls of a building. Many of my colleagues have travelled the world to do this job, which is amazing!

#### WOW factor (why I love my job!)

I love my job because at end of each project you have a building which is going to be enjoyed by people in the community. It could be a school for children, a hospital for patients, a home for a family or even a hotel for visitors. Surveying is also adapting to technology! From taking a client into a virtual building to explain what the space will feel like when it's built, to measuring 3D digital models, it's very exciting!

#### How did you become a Quantity Surveyor?

If I was to start my career again, I would definitely do an Apprenticeship Degree and work at the same time as studying because you learn so much while you are at work.



#### Top tips

You don't need to be amazing at maths to be a Quantity Surveyor. There are sophisticated digital programmes to help you, particularly when dealing with multi-million-pound building projects.

- Gain work experience
- Be a team player
- Keep up with technology

GCSEs/A Levels/  
Scottish Highers  
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Non-accredited  
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RICS accredited degree

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Chartered  
Surveyor





## Faith Locken

### Commercial Surveyor

**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Passion • Confidence • Imagination

### Summary

As a Commercial Surveyor, I help companies build offices, retail outlets and residential buildings in the City of London. I specialise in properties used for business and most of my work involves giving verbal or written advice, while keeping up to speed on developments within the commercial property market.

### Day in the life

I can confidently say that no two days are the same. I work on building sites, attend internal and external meetings, prepare paperwork, work with a range of people and on different property types daily. I also get a lot of fresh air because I work outside a lot and enjoy working in central London because I like to experience the hustle and bustle of Oxford Street.

### WOW factor (why I love my job!)

It is amazing advising on developments as you get to see a project from start to finish and once completed you can say that you helped build a piece of history. I love my job!

### How did you become a Commercial Surveyor?

I started out by doing a simple Google search of "careers in property" and then applied to do various internships and work experience both in the UK and abroad related to property. This helped boost my CV.



### Top tips

Be passionate about property, work hard at networking and try to meet other people with similar passions.

- Gain some work experience
- Be a go-getter
- Never give up!

GCSEs/A Levels/  
Scottish Highers  
Or  
Non-accredited  
degree

RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor

# Theo Till

## Planning and Development Surveyor



**Entry level salary:** £35,000 + bonus

**Average Salary:** £60,000 + bonus

**Top Salary:** £80,000 + bonus

**KEY SKILLS:** Numeracy • Listening skills • Organisation

### Summary

As a Planning and Development Surveyor, I find and explore locations for new properties to be built upon. I also negotiate how much it will cost to purchase land from landowners to redevelop the space and build new buildings. With over 300,000 new homes built in the UK every year, there is always a need for me to find new locations to meet the needs of the growing population.

### Day in the life

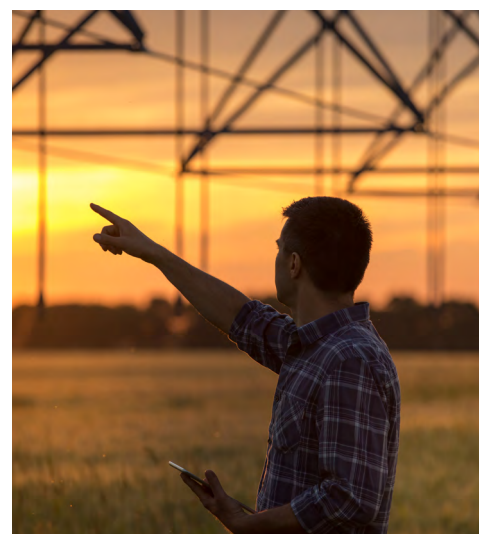
Each day is different, which is why I enjoy my job. When I am not in the office, I am walking the boundaries of land which we have bought, meeting neighbours and telling them about our plans for the re-development of land and visiting current sites where we are building and selling houses to monitor progress. Also, I regularly meet contacts to find out about possible future new site opportunities.

### WOW factor (why I love my job!)

I love the variety of my job. They say that every day is different in property and I can certainly agree. Technology means that I can work in coffee shops, on the train, on holiday (when I have to!) which gives me lots of flexibility. The really fun part of my job is when I meet contacts at sporting events, such as England playing rugby at Twickenham or attending the horse races at Cheltenham.

### How did you become a P&D Surveyor?

What really helped me was work experience. I spent a week shadowing a local surveyor as part of the work experience placement when I was at school. I then studied Planning and Development at University.



### Top tips

My advice would be to get as much work experience as possible to begin building a contact base and get a feel, first hand, for what the job entails. Follow your passion.

- Get some work experience
- Develop communication skills
- Be prepared to listen and learn

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## Nicola Dixon-Brown

### Facilities Management Surveyor



**Entry level salary:** £35,000 + bonus    **Average Salary:** £60,000 + bonus    **Top Salary:** £80,000 + bonus

**KEY SKILLS:** Communication • Flexibility • Compassion

### Summary

As a Facilities Management Surveyor (property manager), I manage the common core areas of residential properties to make sure buildings are in a good condition to live and work in. These areas, also known as the building assets, include the reception area, staircases and carparks. I also collect rent and insurance, and review requests from tenants to make changes to the building.

### Day in the life

I usually start my day talking to the Facilities Managers and Building Managers who look after the properties I manage. I then give my clients (property investors) a call to update them on any developments. The rest of my day usually involves inspecting properties, chasing rent arrears, dealing with tenant queries and ensuring maintenance works are being completed.

### WOW factor (why I love my job!)

I love how varied my job is and how every day is different. I often use artificial intelligence and DigiTech including robots and drones to survey properties, and travel across the country to view properties. My job involves a lot of different skills, so I am never bored.



### Top tips

Surveying is such a wide and varied profession. Look at all the possible pathways to determine what might suit you best - there is something for everyone!

- Be open to learning
- Show your personality
- Be patient and flexible

### How did you become a Facilities Management Surveyor?

After completing my Masters, I started temping at a surveying firm. I briefly went into banking but realised I wanted to be a surveyor, so my old firm agreed to fund me through the College of Estate Management distance learning course. Two and a half years later, I was chartered!

GCSEs/A Levels/  
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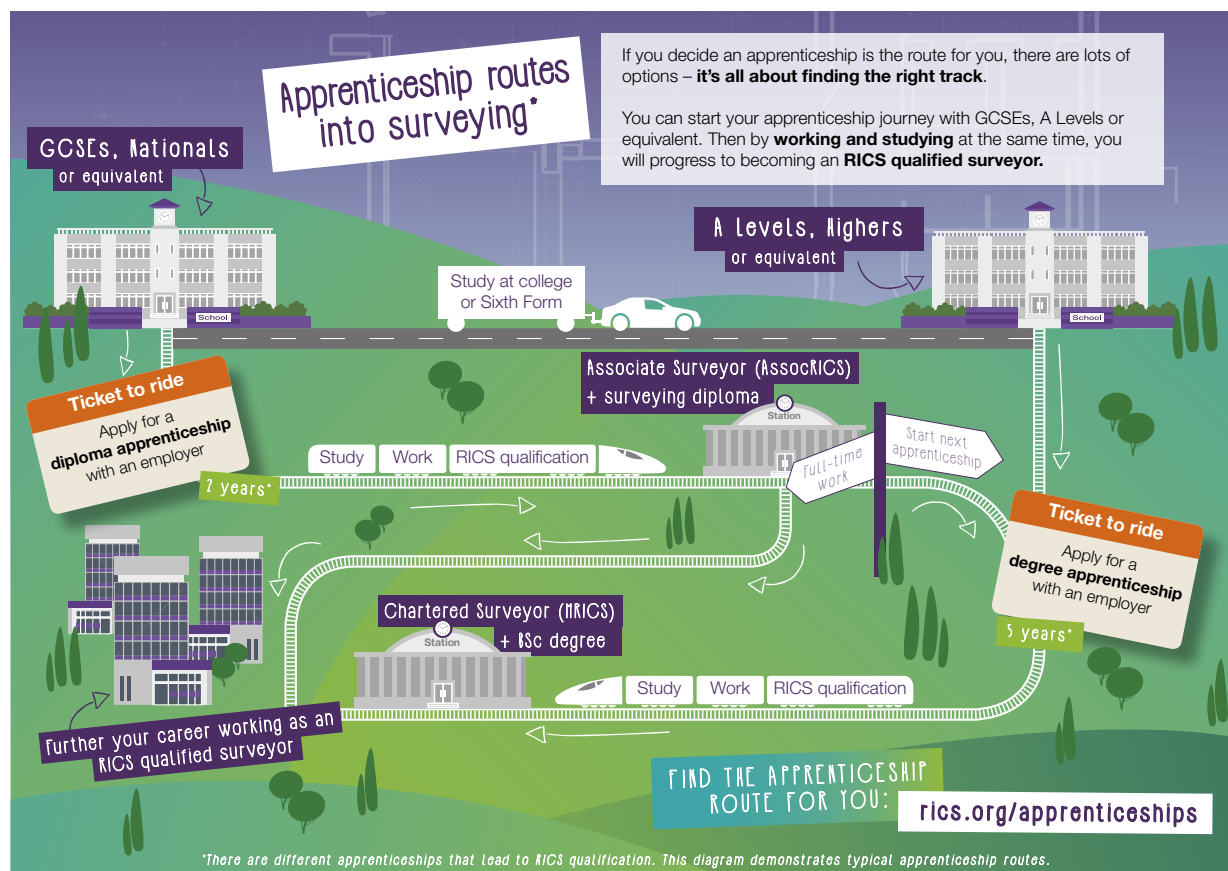
RICS accredited degree

Surveying degree apprenticeship

Graduate Surveyor

Chartered  
Surveyor

Students are able to follow different routes into Chartered Surveying, and we have provided an overview of the different routes below.



To find out more about the exciting routes into surveying, including degree apprenticeships, visit [www.RICS.org/schools](http://www.RICS.org/schools).