



Build your career in property



Photo credit: Tony McAteer, Gleeds

INTRODUCTION

The property sector is ideal if you'd like to work in a fast-moving industry where each day is different, and the results of your work can be seen and enjoyed by thousands of people. It offers a wide choice of careers – from surveying and planning to architecture, project management and more. Whichever career path you choose, you'll play a part in building something that makes a lasting impact on the world around you.

Often, people think of housing when it comes to the property sector. However, there are many areas that you could decide to work in:



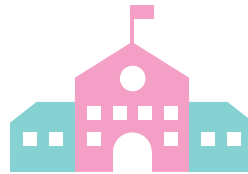
Residential

such as houses, and flats



Rural

such as country estates and farmland



Public sector

such as as schools and hospitals



Commercial

such as offices, shops and industrial estates



Mixed-use

where you might have flats with shops, offices, or a school in a single building

What skills and qualifications are needed?

You will need some form of qualification, gained through university (i.e., a related degree) or an apprenticeship (i.e., an accredited qualification), together with a professional qualification. You can also gain some 'on the job' knowledge of the property profession through internships and work experience programmes.

While working in property, you will also learn a variety of key skills, such as creative thinking, problem-solving, and how to negotiate. These skills can often be transferred from one area of property to another, so you have the flexibility to move between disciplines as you build your career.

But how do these skills apply in the real world? At LocatED, we buy land across England to build new schools on behalf of the Department for Education. The diagram overleaf shows the stages that different property professions work through to deliver a new school, and the key skills that are needed. These skills can be applied in the same way for other types of property projects where land might be built on.

STAGE 1



Finding the right site

The site needs to be the right size, in the right area, and suitable for building a school on.

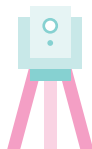
Who is involved?

- Project manager/development manager
- Commercial surveyor/land buyer

Skills

- Ability to work with numbers
- Attention to detail
- Creative thinking and problem solving

STAGE 2



Site investigations

The chosen site is investigated in further detail. This can include undertaking surveys, checking that the ground can support the building and that the site will not be impacted by floods. The local authority/council is spoken to about the proposed project to make sure the development is suitable for the location.

Who is involved?

- Project manager/development manager
- Commercial surveyor/land buyer
- Town planner
- Cost consultants
- Engineers/architects

Skills

- Excellent planning and organisational skills
- Ability to work under pressure and meet tight deadlines
- Analytical skills

STAGE 3



Buying the site

It's time to negotiate with the site's owners, to agree how much it will be bought for (the 'purchase price'), and any conditions linked to buying it e.g., completing the sale by a certain date or receiving permission from the local authority to build the school (this is known as 'planning permission'). Then, solicitors will need to create a legal agreement (or contract) based on what has been agreed.

Who is involved?

- Project manager/development manager
- Commercial surveyor/land buyer
- Solicitors

Skills

- Negotiation skills
- Creative thinking and problem solving

STAGE 4



The planning process

During the planning process, the new school is designed. This includes planning how transport will work for the site and designing the building and landscaped areas (playing fields or gardens). Project teams will speak to the local community about the project and apply to the local authority for planning permission.

Who is involved?

- Project manager/development manager
- Commercial surveyor/land buyer
- Town planner
- Cost consultants/estimator
- Engineers
- Solicitors
- Transport consultants
- Landscape architects
- Architects

Skills

- Creative thinking
- Flexibility
- Strategic thinking
- Attention to detail

STAGE 5



Building the school

Once the site has planning permission, the school construction can start. This is led by a building contractor who oversees the plans coming to life. The project or development manager is responsible for making sure the new school is finished on time and costs the agreed amount, so they will stay in regular contact with the all the people involved to manage this.

Who is involved?

- Project manager/development manager
- Cost consultants/estimator
- Site manager
- Programme manager
- Engineers
- Architects

Skills

- Attention to detail
- Ability to work with numbers

STAGE 6



Preparing to open

Now that the school is built, it needs to be looked after. This includes ensuring the plumbing, electricity, gas and ventilation (the 'mechanical, engineering and plant') systems are all running smoothly. If the site includes other buildings such as offices or community spaces, arrangements can be made for these to be rented or leased out.

Who is involved?

- Facilities manager
- Asset management
- Commercial surveyor

Skills

- Attention to detail
- Ability to work with numbers



FIND OUT MORE

Find out more about the different careers available in property and construction, and the qualifications you need, at the links below.

General information about the sector for school leavers

- Prospects:
prospects.ac.uk/jobs-and-work-experience/job-sectors/property-and-construction
- Target Careers:
targetcareers.co.uk/career-sectors/construction-and-property/68-what-types-of-jobs-and-employers-are-there-in-property

Information about the government property profession

- LocatED, a government-owned property company creating thousands of school places and an efficient education estate:
located.co.uk/join-us
- Civil Service Careers, offering information about working in Government Property:
civil-service-careers.gov.uk/professions/working-in-property
- Government Property Function, providing further information about working in a range of property-related activities:
gov.uk/government/organisations/government-property-function

Information about professional bodies for surveyors, engineers and architects

- Royal Institution of Chartered Surveyors (RICS):
rics.org/uk/surveying-profession
- The Institution of Civil Engineers (ICE):
ice.org.uk/what-is-civil-engineering
- The Institute of Structural Engineers (IStructE):
istructe.org
- Royal Institute of British Architects (RIBA):
architecture.com