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| Job title: |  | Graduate Building Surveyor / Year Out Placement Undergraduate Building Surveyor |
| Office: |  | Birmingham commencing Sept 2026 |
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Job purpose

We have an excellent opportunity for a graduate building surveyor (GBS) or a year out Building Surveyor (BSY) to join our established Birmingham office. Whether you are studying a Building Surveying Sandwich (SW) degree, or are due to graduate from a BS degree in 2026 you will be part of an expanding team working on a wide range of building surveying disciplines in a commercial environment. You will be part of a very supportive environment with full support provided to achieve your APC, which includes attending our corporate graduate training sessions, bringing together national experts to up skill both TFT and client graduates.

TFT is passionate about people development and will provide you with excellent and progressive career opportunities, alongside sponsored learning.

As this is a graduate BS or a BSY position, you will need to be in the office at least 4 days a week initially, to work closely with the team and support your knowledge development.

About TFT

TFT is the leading independent firm of Development, Built Asset & Engineering and Sustainability consultants. We place the wellbeing of people and the performance of buildings at the heart of everything we do.

We’re proud of our reputation for integrity and delivering work of the highest quality, blended with commercial pragmatism. We offer a strong track record across all commercial property sectors, advising investors, developers, occupiers and owners on maximising best property asset values. Diversity and strength in depth is important to us. Whether it be a technical thought leader with a career’s experience – or a recently qualified rising star – in today’s risk averse world you need people on your side with a reputation for diligence, transparency, intellect and commercial insight. Clients see TFT as large enough to provide the expertise and resources to get the best from their portfolios, and small enough for it to matter personally.

We have over 200 employees operating from a network of 12 offices in Belfast, Birmingham, Bristol, Cambridge, Cardiff, Dublin, Edinburgh, Guildford, London, Leeds, Manchester and Southampton.

Key accountabilities

TFT has an enviable client list and you will work with institutional funds such as Aviva, Legal & General, Railway Pension Nominees, British Land and Grainger PLC, among others. You will have the opportunity to work on a mix of professional and project work (with a focus on contract administration and technical building surveying initially) including:

1. Contract administration
2. Surveys and scheduled of condition
3. Technical due diligence
4. Dilapidations
5. Building Pathology
6. Due diligence services
7. Specification/maintenance management
8. PPM, RCA’s and licences to alter
9. Pre-acquisition surveys
10. Project Monitoring
11. Working to complete APC competencies

Performance criteria

1. BSc (Hons) or MSc Building Surveying (RICS accredited course), or equivalent pathway
2. Confident in talking to a wide range of people to build relationships
3. Experience of CAD would be an advantage but not compulsory

Skills and behaviour

1. Must be a good team player but able to work independently
2. Confident communicator both verbally and in writing
3. Driven and ambitious to achieve
4. Thorough understanding of the needs and demands of a wide range of people and how to meet and exceed their expectations
5. Proactive and uses initiative for personal knowledge development
6. Accurate with high attention to detail
7. Excellent time management skills
8. Must have a full UK driving licence and access to use of a car to travel around the region (due to location of the work reliance on public transport is not usually practical)
9. Willing to travel

Package indicators

Competitive salary offered plus benefits: discretionary bonus scheme, mobile phone & laptop, Private Health Care (after 6 months), Personal Accident cover, Life Assurance, 25 days’ holiday, one day a year charity leave and a wellbeing day to take time out for you. Company pension after 3 months.

Cycle scheme and interest free season ticket loan on completion of probationary period.

We are BCorp Certified!

As TFT’s impact on the world has grown with the size of our business and the scale of our client services, we are determined that our future growth continues to be positive and sustainable. B Corp certification enables us to do just that, by recognising the highest standards of social and environmental performance and aligning our ongoing efforts with the UN’s Sustainable Development Goals. <https://www.tftconsultants.com/tft-is-a-certified-b-corp/>

DEI at TFT

At TFT we don’t aim to tick boxes and count numbers and percentages, we create an environment where anyone, from any background and life experience, can do their best work. We empower you to bring your full, authentic self to work. We are diverse by nature and inclusive by choice.

If you’re driven to perform, you’ll fit right in, we approach work fearlessly, learn quickly and improve constantly. A bright idea can come from anyone. We believe diversity drives innovation.

Our approach to diversity, equity and inclusion is simple – we include everyone.