

# Property & Surveying 2025 Mid Year Update

## What is the biggest need in the market?

Within the public sector the demand is highest for interim Project Managers and candidates capable of dealing with more complex works across the residential surveying market. Along with this is continued focus in the Commercial Asset Management space with a focus on disposals and management of investment portfolios to drive income and fee generation as expected.

The private building consultancy demand for surveyors with 3-5 years' experience or post chartership remains very high as always.

## How has that changed in the last 6 months?

The building safety regulations have had a big impact in the last 6 months with a great deal of councils self-referring to the regulators for not meeting the building safety standards. This work is the driving force for project works and compliance related vacancies. We have also seen more movement of graduate and junior surveyors that are taking advantage of increased demand achieving significant pay rises, way above the average 5% salary increase we have seen in the market, to make a move.

## How do we expect it to change in the next 6 months?

The expectation is that the above will continue along with the usual seasonal increases from the public sector in surveyors dealing with weather-related issues towards the back end of the year.

Within the Local government sector, we now expect increased reliance on temporary staff over the next 18 months with the merging of councils, teams and portfolios of property. Devolution creates an air of uncertainty as any change does, during times of change we generally see a drop in permanent recruitment in the public sector with positions being reviewed and interims being utilized to fill gaps until more permanent structures are confirmed.

Public Property portfolios and the information held vary significantly from one authority to the next and navigating that will be a huge challenge along with existing work. The likelihood is this will also create opportunities for consultancies that support these clients with the delivery of works.