Recruitment Profile

Post number	12634
Position title	Estates Surveyor
Grade	9A
Department	People
Location	HQ (Newtown St Boswells) / Hybrid
Salary/Rate of Pay	£43634.06 - £47119.81 per annum
Hours of work	35
Weeks per year	52.1428
Number of staff responsible for	0
Reports to post number	Estates Strategy Manager
Registration requirements	None
Drivers Licence required	A current driving licence and use of a vehicle is an essential requirement of this post. * If you have a disability which precludes you from holding a drivers licence, Scottish Borders Council will take into account its responsibility to make reasonable adjustments to allow for your disability. Should it be possible to make such an adjustment in order that you can undertake the travel responsibilities of the post, this will be taken into account in consideration for this role. Category B
Contract status	Permanent
Contract end date	
Reason for temporary vacancy	
Disclosure status	None
Political restrictions	No
Role profile number	TE6A
Business World post status	Permanent
Work pattern	weekday
Vacancy number	SBO09804
Closing date	02/03/2026

Role purpose

Reporting to the Estates Strategy Manager, you will be responsible for advising on all aspects of estate and asset management across our operational and non operational portfolio. Our Estate encompasses a wide range of property types and offers an interesting and diverse workload within a dynamic and supportive team environment. This is an exciting time to join us as we advance our Rationalisation, Optimisation and Decarbonisation programme, shaping a modern, efficient and sustainable estate for the future. The role includes a blend of home and office working, alongside on site activities.

PRINCIPAL DUTIES & RESPONSIBILITIES

• To support the Estates Strategy Manager in the comprehensive estate and asset management of the Council's operational, non-operational and Common Good portfolios.
• Disposal of land and property declared surplus to the requirements of the Council through sale, lease or licence including Community Asset Transfers.
• Acquisition of land and property required to meet the operational requirements of the Council.
• Ensuring that the Council delivers Best Value from its property assets by maximising revenue income and capital values.
• Negotiation of new leases, lease extensions and rent reviews for Council's leased in portfolio.
• Provision of support and advice to the wider Estates technical team on property matters and to lead on the negotiation of wayleaves / servitudes.

• Valuation of land and property for asset valuations and for other purposes including disposal and acquisition.
• Preparation of reports to Council Committees and other public bodies on property related matters.
• Provision of strategic property advice to support the Estates Strategy Manager as required.
• Work in accordance with the Corporate Landlord model and have a collaborative approach to working with Property Maintenance, Localities, Place Making and other teams.
• Carry out any other relevant duties which may be required to meet the needs of the Estates Service.

Person specification		
Criteria	**Essential**	**Desirable**
Education, qualifications and training	Member of the Royal Institution of Chartered Surveyors or other equivalent professional qualification or substantial relevant experience. Applications may be considered from graduates with a degree that meets the RICS general practice criteria and with some relevant experience however this would be a lower graded role at a reduced salary.	RICS Registered Valuer
Skills, knowledge and competences	Understanding of relevant property related legislation in relation to estate management and asset management. Effective written, oral, communication and negotiation skills IT skills. particularly experience using the MS suite of programmes and familiarity with property databases	Understanding of how to effectively manage property within a public sector organisation
Experience	Experience of estates and / or asset management in public or private sector Experience in preparation and presentation of reports	Commercial property experience including transactions Knowledge of the local land and property market in the Scottish Borders Some experience of Local Authority procedures, and of working with elected members, senior managers and the public
Other	Adept at working under pressure and to deadlines	

Driving Licence - Where it is an essential requirement for this post to hold a current driving licence. Note: If you have a disability which precludes you from holding a drivers licence, Scottish Borders Council will take into account its responsibility to make reasonable adjustments to allow for your disability. Should it be possible to make such an adjustment in order that you can undertake the travel responsibilities of the post, this will be taken into account in consideration for this role.

HEALTH & SAFETY STATEMENTS

Must take reasonable care for the health and safety of themselves, other employees and anyone else who may be affected by their work activities carried out. Employees shall work in accordance with policies, procedures, information, instructions, and / or training received.

Recruitment Profile

This profile is indicative of the nature and level of responsibility associated with the post. It is not exhaustive and the post holder may be required to undertake such other duties as may be required by the Workforce Planning & Development Manager to meet the needs and responsibilities of the Service and the Council.

Equality – Ensure that all work and outputs comply with and promotes equal opportunities and diversity.

Supervisory or Managerial posts only - Ensure that HR systems are in place for reporting management information and making recommendations for any corrective action necessary.

Equal Opportunities - Scottish Borders Council is committed to improving the diversity of its workforce to better reflect the communities we serve. We welcome applications from all minority groups and individuals who identify with one or more of the protected characteristics as defined by the Equality Act 2010. In particular from candidates who assess themselves as having a disability, under the Disability Confident Employer scheme this guarantees an interview to those individuals who meet the essential criteria of the post. All appointments will be made on merit.

Digital Innovation & Solution Focused Statement
Scottish Borders Council is committed to excellence and continuous improvement through the transformative power of digital solutions reinforcing our commitment to excellence, sustainability, enhancing our work practices and enriching our support to the community. As digital innovation evolves, our organisation is dedicated to integrating these advancements in a manner that aligns with our core values and strategic objectives.
All roles across the Council will actively seek and implement the latest digital solutions and technologies that can improve efficiency, productivity, and the quality of our services. Training will be provided, to ensure staff are proficient in utilising new technologies, fostering a culture of continuous learning and adaptability.

Please note priority will be given to staff on the deployment/redeployment list who meet the essential criteria of the post.

Please note that applicants who have received early retirement/voluntary severance from Scottish Borders Council will not be considered.

TEMPORARY POSTS
If at a later date a temporary post becomes permanent, it will be at the discretion of the Department's management team to confirm the post holder as permanent without readvertising.

PRE EMPLOYMENT CHECKS

Essential

- Confirmation of Right to Work in the UK **- (All posts)**
- Level 1/Level 2/PVG Registration Disclosure Check - ***(PVG/Disclosure posts only)***
- References - ***(All posts***)
- Confirmation of qualifications required to meet the essential criteria on the person specification **- (All posts)**

Right to Work in the UK - To ensure that you are eligible to work in the UK, we will require the following documentation:

- A Passport showing you are a British/Irish Citizen.

  OR

- A British Birth/Adoption Certificate along with an official document containing your name and permanent National Insurance number

For all other nationalities

- Settled status code

  OR

- Immigration status document, for further information visit Apply to the EU Settlement Scheme (settled and pre-settled status) - GOV.UK (www.gov.uk)

Please note that a Short Birth Certificate and a Driving Licence are not sufficient to show your entitlement to work in the UK.

OTHER DETAILS

Disclosure/PVG Registration

Under the Rehabilitation of Offenders (Exclusion and Exceptions) (Scotland) Order 2003 to the 1974 Rehabilitation of Offenders Act (ROA) Scottish Borders Council are entitled to ask "exempted questions" that require applicants for certain positions to reveal their full criminal history.

This means that all details of criminal convictions, whether they are spent or not, must be disclosed to help the recruiting manager assess the person's suitability for a position of trust.

Disclosure

These "excepted professions" are set out in the Exceptions Order and include:

- certain professions in areas such as health, pharmacy and the law;
- senior managers in banking and financial services;

PVG Registration

Certain posts are considered Regulated Work with Vulnerable Children and/or Protected Adults, under the Protection of Vulnerable Groups (Scotland) Act 2007. Preferred candidates will be required to join the PVG Scheme or undergo a PVG Scheme update check prior to a formal offer of employment being made by Scottish Borders Council.

PVG/Disclosure Process

After the application is processed you will receive an email with a secure link to view the disclosure. You must share this with us to progress the recruitment process.

Political Restrictions

Certain posts within Scottish Borders Council will be deemed Politically Restricted. If you are appointed to such a post the Local Government Officers' (Political Restrictions) Regulations 1990 provide that your terms and conditions of employment are deemed to incorporate additional provisions set out in the Schedule to the Regulations, a copy of which can be obtained from HR. Full details of restrictions will be provided in your application pack if you are applying for a Politically Restricted post.

**** From 1 April 2025 a Scottish Local Government Living Wage Rate of £13.06 per hour has been agreed. All employees recruited on a salary/wage less than the SLGLW rate shall receive a payment additional to their salary/wage in order that they are paid at the rate of £13.06 per hour. The additional payment shall count as pensionable earnings and be subject to deduction of tax, national insurance and pension where appropriate.