

Residential Surveyor Training Guide



Your surveying career starts here
www.sava.co.uk



Welcome



I am delighted that you are considering a career in residential surveying and valuation. The Sava School of Surveying's Diploma in Residential Surveying and Valuation is a unique and highly sought-after qualification giving those without a relevant degree the opportunity to join the profession. It is carefully designed to prepare you for life as a surveyor and is the preferred option for employers looking to recruit into the industry.

Since our inception, we have trained circa 1,000 surveyors who are currently enjoying their new careers with corporate firms, smaller local businesses or working independently. The diploma opens up a wealth of career opportunities for you.

This training guide will take you through our surveying qualification and provide a glimpse into what life is like once you are qualified. If you would like to find out more or have any questions, no matter how small, our friendly team of course advisors are on hand to help.

Thank you for your interest in studying with Sava School of Surveying. Whether you choose to train with us or you follow another career path, we would like to wish you all the best.

Hilary Grayson

Director of Surveying Services
Sava School of Surveying

The work of residential surveyors is vital



There are 29 million residential properties in the UK, with a combined value of £9 trillion (Savills, 2025). They are a national asset of the highest social and economic importance. And at an individual level, the home provides belonging, identity and privacy.

Residential surveyors keep the housing market moving by giving homebuyers critical information on the most important purchase of their life. They provide expert valuations to enable mortgage lenders to manage their lending risk. Residential surveyors also provide specialist advice on issues such as technical defects, low energy retrofit, and legal disputes.

The Sava School of Surveying provides training and qualifications for new entrants to join the profession, as well as supporting existing surveyors to develop their skills and knowledge. We also keep the sector informed through newsletters, free CPD and an annual technical and careers Expo.

Sava has provided skills and education to the residential sector for the last 40 years.

A professional career that's purposeful and rewarding



Why do residential surveyors love their job? The response is often that they love looking around property and advising their client on its positive features, the things that need attention, its value, and the opportunities that exist to adapt the property to future needs.

There is high demand for surveying services across the UK and a limited supply of new surveyors entering the industry, making it a great choice for those seeking a career change.

Life as a residential surveyor also offers great freedom and flexibility, with options to work for yourself or with an established firm.



Sava

95%

of Sava graduates have decided to become members of the Royal Institution of Chartered Surveyors

£60K

Average basic salary of a graduate after just two years working in the field

95%

employment rate for Sava graduates

The Qualification



The Diploma in Residential Surveying and Valuation is a professional qualification that provides you with the skills and knowledge to be a well-rounded residential surveyor.

TRAINING

Training is delivered over 15 months via a mix of virtual classrooms, online learning and face-to-face sessions at locations around the country. The majority of the diploma is delivered through virtual classrooms and online learning, with eight face-to-face days at your chosen course location, a further four practical days delivered at our training properties in Milton Keynes, and a half day on-site skills session in Cranfield, Bedford.

ASSESSMENT

You will need to complete a portfolio for assessment. This includes 10 condition reports and valuations to demonstrate your technical knowledge, as well as written tasks to assess your business and interpersonal skills. It is through this assessment that you demonstrate you have the skills and knowledge to practise as a residential surveyor. You will then complete two multiple-choice exams to achieve your qualification.

HOW LONG DOES IT TAKE?

Training is delivered over 15 months. The assessment phase starts 11 months into the qualification and, for most, takes between 12-18 months to complete (learner dependent). The qualification is designed to be completed in 24-30 months.

TRAINER EXPERTISE

The training is delivered by leading surveying practitioners – many of whom deliver training for the Royal Institution of Chartered Surveyors (RICS) and have written much of the industry guidance and textbooks that are used on the diploma.

HOW MUCH STUDY DO I NEED TO UNDERTAKE?

This depends on the relevance of your past work experience and your individual learning style. Most learners dedicate 10-15 hours each week to studying.

WHAT ARE THE ENTRY REQUIREMENTS?

There are no formal entry requirements; however, we recommend that you possess a good understanding of English writing, mathematics and IT skills at an equivalent standard to GCSE grade C.

WHO IS THE QUALIFICATION DESIGNED FOR?

The qualification is designed for those without a relevant degree or experience who wish to enter the surveying profession. It is suitable for anyone to undertake; however, a background in the property or construction industry would be an advantage.

WHAT CAN I DO ONCE I'M QUALIFIED?

The career pathways are diverse, from traditional surveying roles carrying out condition surveys for homebuyers, to residential valuation work for lenders or more specialist roles focused on certain areas e.g. party wall surveying, listed buildings or identifying issues and defects in a social housing setting.

The course teaches you everything you need to become a competent residential surveyor with no previous experience.

SOME OF OUR EXPERT TRAINERS



LARRY RUSSEN (FRICS, FCABE)
CHARTERED BUILDING SURVEYOR



FIONA HAGGETT (FRICS)
CHARTERED SURVEYOR AND VALUER



ALAN APPLEBY (FRICS)
CHARTERED SURVEYOR AND VALUER



JOHN WHEATLEY (MRICS)
CHARTERED BUILDING SURVEYOR

Why train with the Sava School of Surveying?

The Sava School of Surveying is the training provider of choice for those looking to pursue a career in the property surveying industry.

PART-TIME BLENDED LEARNING

The course is delivered via a blend of face-to-face and online learning, so you can train around your existing work and family commitments

NO RELEVANT DEGREE REQUIRED

The Sava diploma is a professional qualification that teaches everything you need to know about residential surveying, so whether you have experience in the industry or are completely new to the profession, the course is suitable for everyone

QUALIFY IN JUST 24 MONTHS

Unlike the full-time degree route into the surveying profession, the diploma has a specific focus on residential property meaning you can gain your qualification in as little as 24 months

GAIN DIRECT ENTRY INTO THE ROYAL INSTITUTION OF CHARTERED SURVEYORS (RICS) OR CHARTERED ASSOCIATION OF BUILDING ENGINEERS (CABE)

With the Sava diploma, you can apply for prestigious Associate membership to RICS or CABE immediately after qualifying. Once a member, you can begin offering RICS surveys like the RICS HomeBuyer Report. The Sava diploma is the only vocational route to become AssocRICS.

FULL SUPPORT PROVIDED

The Sava School of Surveying has a dedicated training team who are on hand via phone and email to ensure you receive the best learning experience, with additional support provided where needed.

FOCUSED VOCATIONAL TRAINING

The diploma is vocational, meaning you're taught real-life skills and start earning straightaway once qualified.

ALL TRAINING RESOURCES PROVIDED

We provide everything you need to be successful with your training. All textbooks, online resources, exams and webinars are included in your course fees.

“ At the Sava School of Surveying we are dedicated to putting our learners first and providing the best possible learning experience, whatever their background. The whole team is focused on helping our learners get the most from their qualification, ensuring they have the right skills and knowledge to succeed once qualified.

GEORGINA GIBSON
CUSTOMER ENGAGEMENT
MANAGER



Modules

1. Induction

Introduction to the course, meeting the team and your cohort, systems overview, and overview of key learning and surveying skills.

2. Being a Professional

This module discusses everything it means to be professional and introduces ethics, client care, communication, regulation, and professional conduct. It covers conflict avoidance, management, and dispute resolution procedures.

3. Law

Law underpins the whole qualification. This module introduces law and discusses how it is made, introducing some land law concepts such as easements, restrictive covenants, contract law, negligence, and occupiers' liability. It also covers legal and regulatory compliance.

4. Property Research and Observation

Observational and research skills are essential for surveying and these modules introduce how to complete a thorough property research as well as developing the skills needed to 'see' and record those observations. This module also includes the importance of keeping property records and data management and introduces health and safety.

5. Valuation

These modules provide the fundamental knowledge and understanding to complete RICS-compliant valuations of residential properties. The content takes you through valuation from an introduction to the concept of 'what is value', the process required in valuing a property using the comparable method, macro and micro economic factors that affect value and understanding the legal and regulatory requirements embedded in this subject area. The approach is practical and includes the use of lender guidance, recording of relevant data used in the valuation process and using supporting software to help determine the property value. A range of specialist valuation methods in Residual, New Build and Investment are also included.

6. Investigating Residential Property - Case Study Properties

These modules focus on how properties are built and what can go wrong. They look at sites, foundations, floors, roofs, walls, and joinery. We explore how residential buildings should be correctly built and the process of diagnosing the cause of defects such as building movement, dampness etc.



7. Investigating Residential Property – Building Services

This module covers how service systems such as electrics and drainage are inspected, what can go wrong and how to report on it (not to the level of a qualified engineer).

8. Inspecting Property

Building upon the observation and recording skills from earlier in the course, this focuses on the inspection 'agenda' and equipment. It covers property measurement in depth (including industry regulatory standards) and looks at residential rebuilding costs. It also covers health and safety whilst on-site.

9. Consistent Report Writing

This module looks in detail at how to report findings to clients and the importance of client care. It covers the production and distribution of condition reports, the duty to the client and principles of good report writing.



10. Investigating Residential Property – Practical Days

The practical days are site visits to a range of real properties to carry out a full inspection followed by a detailed analysis of the findings to determine what defects might exist and how impactful they would be on the owner. Please note: regardless of course location, these site visits take place in Milton Keynes. The practical sessions will be followed by an overview day to ensure you develop a robust inspection technique.

11. Energy & Sustainability

This module focuses on sustainability using the 'three pillar' framework. It looks in depth at energy efficiency and how appropriate energy improvement measures and renewable technologies can contribute to the carbon-saving agenda. It covers RdSAP conventions as part of this, but the course does not give you the ability to produce Energy Performance Certificates (EPCs).

12. Introduction to Assessment

This covers the preparation needed for the assessment process, how to present evidence for your qualification, and an overview of how to use the online e-portfolio system.

Career prospects - Your route to professional membership

Once you complete the Diploma in Residential Surveying and Valuation you will be able to apply for direct entry to a number of professional bodies, such as the Royal Institution of Chartered Surveyors (RICS), the Chartered Association of Building Engineers (CABE) and the Residential Property Surveyors Association (RPSA).



RICS

The Royal Institution of Chartered Surveyors (RICS) is the leading professional body for land, property and construction in the UK. Without an exempting degree it can be a real challenge to become a member of RICS. Although routes to membership exist, they are usually designed for people with university degrees. However, the Diploma in Residential Surveying and Valuation offers direct entry as an Associate member once you have completed an online RICS ethics module. As a RICS member you will be able to produce a range of RICS products including Residential Valuations, Building Surveys and HomeBuyer Reports.

Over 118,000 professionals worldwide are members of the Royal Institution of Chartered Surveyors. Joining RICS not only provides you with a professional accreditation, it also offers you a genuine competitive advantage and demonstrates that you work to the highest standard of excellence and integrity.



CABE

The Chartered Association of Building Engineers (CABE) is an internationally recognised professional body. Membership of CABE shows your peers, employers and the public that you are a competent and ethical professional who can be relied upon to strive for the highest possible standards. The diploma is accredited by CABE and provides you with the opportunity to apply for Associate membership once qualified.



RPSA

The Residential Property Surveyors Association (RPSA) is the only professional Association focussed completely on supporting, promoting and creating independent residential surveyors. If you are looking to be self-employed then the RPSA provide a wealth of support and knowledge.



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The Sava School of Surveying prepares graduates to hit the ground running once employed. The Sava diploma is invaluable in providing the next generation of surveyors.

Kim Allcott
Allcott Surveyors

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“The flexibility of study was crucial for me. With only two contact days per month most months, I was able to fit the part-time training around my work and hectic family life. The Sava diploma offered a more accessible route in for someone like me with existing commitments who couldn’t simply drop everything to do a three-to-five-year university degree.

“I now have a job I love, I am happy and, with hard work, you can earn a very good income which comparatively diminishes the course fee.”

ERICA BOND
SAVA SCHOOL OF SURVEYING GRADUATE

“The Sava School of Surveying offers bespoke training to the residential surveying and valuation sector. This is, in my opinion, superior and prepares graduates far better for our area of work than any other traditional courses.

“We have found all the graduates we have interacted with to be very competent and prepared for the world of surveying.”

JAMES BROOK
FOUNDER, NOVELLO CHARTERED
SURVEYORS



“The Sava diploma has had a huge impact on my life. I knew surveying was my next career move and the Sava School of Surveying provided an accessible pathway into the profession. I’m absolutely loving it.

“I wasn’t enjoying Estate Agency and the Sava diploma gave me a way out. I’m now in a career for which I have a real passion and that makes all the difference.”

ZAK AHMED
SAVA SCHOOL OF SURVEYING GRADUATE



Course fees

Developing yourself and advancing your career is one of the most rewarding things you can do. The Level 6 Diploma in Residential Surveying and Valuation is priced at £16,950. It's not just a course, it's an investment in your future, propelling you into an exciting and fulfilling profession.

Equivalent to a degree in terms of academic rigour, the qualification is sought after by surveying firms across the UK and provides you with a competitive edge in the market.

Upfront and Split Payment

Pay for the course upfront before the course start date or split payment over two years with £8,475 payable before the course starts and a further £8,475 payable 12 months later.

Pay As You Learn

For those looking to spread the cost of the course, we offer several monthly payment options (plus deposit).

Business to Business

For businesses looking to enrol employees on our residential surveyor training, we offer low-deposit payment options in addition to payment up front.

[Find out more about our course fees here.](#)

What makes the course so valuable?

- Level 6 degree-equivalent qualification
- Professional training focused on residential property
- Blended learning – study flexibly alongside work
- All course materials included from textbooks to exam fees
- Expert trainers who are all active and renowned in their fields
- Qualify in 24 months, faster than the university route
- Gain direct entry into professional bodies such as RICS and CABE.

Next steps

For more information and to kickstart your new surveying career, give our course advisors a call on **01908 442158** or email us at hello@sava.co.uk. Alternatively, book a place at our next [open day](#).





Visit our website



About the Sava School of Surveying

The Sava School of Surveying is the leading provider of professional surveying qualifications, shaping careers and supporting better homes. We offer the UK's only part-time, degree-alternative pathway into the residential surveying profession, offering a direct route to Associate membership of the Royal Institution of Chartered Surveyors (RICS) and the Chartered Association of Building Engineers (CABE).

Since 2014, our flagship Diploma in Residential Surveying and Valuation has been enabling individuals to launch rewarding new careers, opening doors to people from a wide variety of backgrounds through an accessible and inclusive qualification.

Your surveying career starts here

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