PINDERS

Maintenance Surveyor – Lifecycle Costing (LCC) & Planned Preventative Maintenance (PPM) - Job Description

Location: Milton Keynes (Client Site Based)
Salary: Circa £30,000 - £50,000 + Bonus + Car Allowance (Dependent on Experience)
Reporting To: Head of Building Consultancy

About Pinders

Pinders is a long-established and highly respected property consultancy providing Building Surveying, Project Services, Valuation, Consultancy and Expert Witness services across the UK. Since 1969, we have supported investors, lenders, developers and business operators with specialist property advice across a broad range of commercial sectors.

As part of our continued growth, we are seeking an ambitious Maintenance Surveyor who combines strong technical capability with commercial awareness and a genuine desire to help develop both clients and the business.

This is a rare opportunity to join a successful consultancy in a role offering significant autonomy, direct client exposure and a clear pathway towards senior leadership.

The Role

Pinders seek an experienced Maintenance Surveyor for a Lifecycle Costing (LCC), Planned Preventative Maintenance (PPM) role based in Milton Keynes.

This is a unique opportunity to work closely with a core client, developing a deep understanding of their retirement development property portfolio and becoming a trusted advisor on all property-related matters. Along with a role in expanding the client base.

The role will initially focus on LCC/PPM surveys and reports, asset management planning, project specification and delivery, along with strategic property advice.

RICS/MCIOB qualification is not essential but would be beneficial. We are looking for an experienced and knowledgeable property professional with demonstrable strong technical skills and a consultative approach.

Key Responsibilities

- Undertake property inspections and condition assessments.
- Prepare and manage Planned Preventative Maintenance (PPM) programmes.
- Produce detailed Lifecycle Costing (LCC) reports and asset replacement strategies.
- Advise on maintenance liabilities and future capital expenditure requirements.
- Complete budget planning and long-term asset management strategies.
- Act as primary property advisor to clients.
- Project design, specification and procurement.
- Manage refurbishment, maintenance and improvement projects.

- Coordinate consultants, contractors and stakeholders.
- Monitor project delivery, costs and programme performance.
- Provide professional advice on all property-related issues.
- Develop trusted relationships with key client stakeholders.

Candidate Requirements

Essential

- Experience completing LCC/PPM surveys.
- Experience preparing Lifecycle Costings.
- Experience preparing planned maintenance costings.
- Experience preparing LCC/PPM reports and programmes.
- Strong property inspection and reporting skills.
- Experience managing refurbishment or maintenance projects.
- Knowledge of contract forms, procurement and contract administration.
- Excellent client-facing communication skills.
- Ability to work independently and build strong stakeholder relationships.
- Full UK driving licence.
- Desire to develop career and the business.

Desirable

- Building Surveying background.
- Experience working within consultancy or client-side environments.
- Experience of commercial property portfolios.
- Experience of asset management planning.
- RICS/MCIOB qualification (beneficial but not essential).

Personal Qualities

- Strong relationship builder.
- Proactive and solutions-focused.
- Organised and commercially aware.
- Comfortable working autonomously.
- Passionate about delivering exceptional client service.
- Long-term career focus.

What We Offer

- Competitive salary.

- Annual bonus scheme.
- Car allowance.
- Flexible working arrangements.
- Long-term, relationship-driven role with significant autonomy and responsibility.
- Exposure to strategic asset management and project delivery.
- Clear progression opportunity into a senior leadership role.
- Opportunity to become a key part of the future succession plan of the business.