

Market Report Q3 2026

For ten years, Daniel has supported professional construction and property consultancies in hiring Quantity Surveyors across the UK, primarily throughout London and the Southeast. Since 2023, he has also published quarterly reports focusing on key statistics, trends, and insights within the construction consultancy recruitment market.

Having expanded the Foster & May team in April 2026, Daniel and the team have been able to take a deeper dive into Quantity Surveying salaries across the UK. As a result, we will continue to compare updated salary data across different regions. We will also explore several key topics, including our first discussion around the growing role of AI within Quantity Surveying.

Regional Salary Comparison – Quantity Surveying

Since Q2 2026 and the expansion of the Foster & May team, we have been able to collect a larger and more representative salary dataset, providing a clearer view of regional pay trends across the Quantity Surveying profession.

The figures below compare updated midpoint salaries for key Quantity Surveying roles across three UK regions. They highlight regional salary differences and identify where pay premiums remain strongest.

Level	London Midpoint (£)	North Midpoint (£)	Midlands Midpoint (£)	London Premium vs North	London Premium vs Midlands
Graduate	29,000	27,500	27,500	5.45%	5.45%
Assistant	37,500	33,500	37,500	11.94%	0%
QS	55,000	47,500	47,500	15.79%	15.79%
Senior	70,000	67,500	65,500	3.70%	6.87%
Associate	88,500	72,500	79,000	22.07%	12.03%

London's salary premium becomes most pronounced at senior management level

Based on the Quantity Surveyors we have helped throughout 2026, the data suggest that London's salary premium isn't consistent throughout the career ladder. It starts relatively small at Graduate level, increases through Assistant and Quantity Surveyor level, narrows at Senior level, and then widens considerably at Associate.

However, whilst midpoint salaries provide a useful indication of the typical market rate, it is at the upper end of the salary range where the regional difference becomes most apparent. Quantity Surveyors in London and the Southeast benefit from greater earning potential, with this difference becoming particularly pronounced at the more senior levels.

Highest Salary - Regional Premium

Level	London (£)	North (£)	Midlands (£)	London Premium vs North	London Premium vs Midlands
Graduate	33,000	30,000	30,000	10.00%	10.00%
Assistant	47,000	40,000	43,000	17.50%	9.30%
QS	70,000	60,000	60,000	16.67%	16.67%
Senior	80,000	75,000	71,000	6.67%	12.68%
Associate	102,000	75,000	80,000	36.00%	27.50%

As we continue to support more Quantity Surveyors across the UK, the data will begin to provide an increasingly detailed picture of regional salary trends and how the market is changing. Over time, this will allow us to build a clearer picture of how regional salary differences develop across each level of the profession and provide useful insight into the changing QS market.



Artificial Intelligence

A very noticeable trend has emerged over the past two Quarters, with an increasing number of Quantity Surveyors becoming involved, either directly or indirectly, in the creation of new Artificial Intelligence (AI) tools designed to improve and make certain elements of the construction process more efficient.

While much of this activity appears to be driven by a desire to innovate and improve existing processes, there have been examples where employers have raised concerns over AI products created during working hours or using company information and resources. In some instances, this has created potential conflicts with existing employment contracts, intellectual property provisions and company policies.

As AI becomes increasingly accessible and more Quantity Surveyors begin experimenting with developing their own tools, it is certainly something both employers and employees should be aware of. The opportunities for innovation are significant, but so too are the potential employment and intellectual property implications where company time, data, or resources are involved.

It is certainly something we will continue to keep an eye on as this type of activity grows.



Graduate Opportunities vs Graduate Schemes

With the continued shortage of good Quantity Surveyors, investing in graduates is a smart way for practices to develop their next generation of MRICS Quantity Surveyors.

When speaking to Graduates, a common concern is what happens if they don't secure a place on a Graduate Scheme. These schemes can be an excellent way for larger practices to develop graduates through structured programmes and exposure to different areas of the business.

However, **a Graduate Scheme isn't a prerequisite for building a successful career in Quantity Surveying.**

For smaller and mid-sized PQS practices, I wouldn't necessarily recommend introducing a formal scheme. Instead, I'd encourage practices to build relationships with Universities and Colleges and highlight the opportunities available through a Graduate Quantity Surveyor position.

With the right support and mentoring, Graduates can gain hands-on, well-rounded experience without being part of a formal scheme. In some smaller practices, they may even have the opportunity to take on a greater responsibility and get involved in projects from day one.

For Graduates who don't secure a place on a Graduate Scheme, it's important to remember: **the scheme isn't the career - it's simply one route into it.**



Concluding Thoughts

This quarter has provided some really interesting insight into how AI is impacting Quantity Surveying from an employment perspective, as well as how the QS market is viewed by Graduates.

Interestingly, as we enter Q4, the focus tends to shift towards Quantity Surveyors aiming to become MRICS as their assessments take place - moving the conversation towards salary reviews, promotions, bonuses and more.

And that's before we even mention the **C word - Christmas**.

We'll continue to track these conversations and the wider trends shaping the Quantity Surveying market, and look forward to sharing more in our next report.

Daniel Foster

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If you are looking to hire a Quantity Surveyor anywhere in the UK, please don't hesitate to contact us:

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