



Housing 2025 Salary Survey & Guide Mid Year Release

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Housing

Market Overview

The biggest need in the housing market remains focused on addressing homelessness, specifically getting people off the streets and out of temporary accommodation into more permanent housing arrangements. This includes meeting the growing demand for housing options and increasing the provision of roles such as homelessness prevention officers, temporary accommodation officers, and housing needs professionals. There is also a sustained requirement for accommodation for asylum seekers.

This priority has remained consistent over the past six months. However, additional funding has enabled local councils to expand their housing teams, resulting in an uplift in job vacancies to meet the increased demand on internal resources.

Looking Ahead

In the coming months, the expectation is for a further rise in demand for the aforementioned roles. The availability of residential properties remains limited, and the rising cost of temporary accommodation continues to place pressure on housing services. As such, there is no anticipated reduction in the demand for housing professionals.

Several legislative and external factors may influence this outlook. Labour's suggested decriminalisation of rough sleeping, announced last week, could alter the duty of care that local authorities hold and their obligation to provide housing. The Renters Reform Bill may affect private sector landlords by making it harder to evict tenants, potentially reducing the willingness of landlords to rent to those in social housing due to perceived increased risks. Additionally, updates to building safety regulations, where necessary works remain incomplete or councils have not met required standards, are leading to higher numbers of void properties and adding further strain on housing availability. Finally, while there is a suggested government investment of billions of pounds to increase housing stock, it is too soon to determine what impact, if any, this will have on the sector.



2025 Salary Ranges

Public Sector - Contract Rates

Job Title	Contract Rates (Per Hour/Day)		
	Min. Rate	Max. Rate	Average*
Housing Officer/Neighbourhood Officer	£25	£32	£27
Tenancy Management Officer	£25	£32	£28
Leasehold Officer	£25	£32	£28
Income Officer/Rent Officer	£24	£33	£28
Lettings Officer/Allocations Office	£24	£30	£26
Home Ownership Officer	£28	£35	£31
Housing Options Officer	£26	£34	£28
Homelessness Prevention Officer	£27	£35	£30
Housing Advice Officer	£26	£32	£28
Housing Needs Officer	£26	£32	£29
Housing Assessment Officer	£28	£36	£31
Rough Sleeper/Outreach Worker	£20	£28	£25
Temporary Accommodation Officer	£25	£32	£28
Housing Allocations Manager	£300 (per day)	£400 (per day)	£350 (per day)
ASB Officer	£25	£35	£32
Tenancy Enforcement Officer	£26	£34	£32
Community Safety Officer	£28	£36	£33
ASB Case Manager	£300 (per day)	£400 (per day)	£350 (per day)
Housing Supply Officer/ Acquisitions	£30	£38	£34

*Mode

Continued overleaf

2025 Salary Ranges

Public Sector Continued - Contract Rates

Job Title	Contract Rates (Per Hour/Day)		
	Min. Rate	Max. Rate	Average*
Housing Benefit Officer	£22	£28	£25
Council Tax Officer	£20	£26	£24
Welfare Rights Advisor	£25	£30	£27
Revenues & Benefits Officer	£23	£30	£26
Income & Financial Inclusion Officer	£26	£34	£29
Tenancy Sustainment Officer	£22	£30	£28
Complex Needs Housing Officer	£25	£32	£30
Supported Housing Manager	£350 (per day)	£420 (per day)	£380 (per day)
Team Leader	£280 (per day)	£350 (per day)	£320 (per day)
Service Manager – Housing Management	£400 (per day)	£550 (per day)	£500 (per day)
Service Manager – Homelessness/ Housing Needs	£450 (per day)	£550 (per day)	£500 (per day)
Service Manager – Temporary Accommodation	£455 (per day)	£550 (per day)	£500 (per day)
Head of Housing Services	£550 (per day)	£650 (per day)	£600 (per day)
Head of Homelessness & Housing Needs	£555 (per day)	£700 (per day)	£650 (per day)
Head of Tenancy Management/ Neighbourhoods	£525 (per day)	£650 (per day)	£580 (per day)
Head of Strategic Housing/ Housing Strategy	£550 (per day)	£675 (per day)	£625 (per day)
Head of Temporary Accommodation	£550 (per day)	£650 (per day)	£600 (per day)
Head of Community Safety/ASB	£500 (per day)	£650 (per day)	£600 (per day)
Head of Revenues and Benefits	£550 (per day)	£700 (per day)	£650 (per day)

*Mode

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2025 Salary Ranges

Public Sector Continued - Contract Rates

Job Title	Contract Rates (Per Hour/Day)		
	Min. Rate	Max. Rate	Average*
Assistant Director	£650 (per day)	£850 (per day)	£700 (per day)
Director of Housing	£700 (per day)	£950 (per day)	£850 (per day)
Interim Chief Housing Officer	£800 (per day)	£1,100 (per day)	£1,000 (per day)

*Mode

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The Carrington West 2025 Salary Survey details salary information and recruiting trends in the regions and business sectors we cover. Our information has been researched and collated with the help of our clients and candidates and from our working knowledge of the marketplace. Our consultants have extensive expertise in their practice area and the information reported is based on extensive interaction with hiring managers, HR professionals and in-house recruiters as well as data extracted from our own database and internal research resources. As with all reports that detail salary information and trends, we represent the mainstream view and we recognise there will be individual situations that fall outside the data published. This survey is therefore a guide to general movement in the sector. Please contact us for further information or for clarification on any of the compensation trends detailed in this report.

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