



LONDONASSEMBLY

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# London's housing stock

Research Unit

November 2024

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## About this report

This data analysis, produced by the London Assembly Research Unit, provides an overview of Londoners' homes, including their number, size, condition, cost, age and ownership. The report is intended to provide a snapshot, to give as accurate a picture as possible of what the capital's housing stock looks like today.

The information presented in the report is based on published data from a range of sources, including the Census, English Housing Survey, and other outputs from the Ministry of Housing, Communities and Local Government (MHCLG), Office for National Statistics, Ofcom, the Valuation Office Agency and Greater London Authority.

The analysis was originally undertaken at the request of the Assembly's Planning & Regeneration Committee, to inform the Committee's future investigations. It also covers topics relating to the remits of the Assembly's Housing, Environment, Fire, Budget & Performance, Transport and Economy, Culture & Skills Committees.

The London Assembly Research Unit provides an impartial research and information service. We undertake research and analysis on key issues in London to inform the Assembly's work. To access other publications by the Research Unit please visit: <https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-research-unit-publications>

**This report was produced by Richard Berry, Charis St. Clair Fisher, Kate Firth and William Weihermüller.** Additional research assistance by Najib Ahmed. With thanks to Sarah-Jane Gay, Matty Hadfield, Memuna Hussain and Ashleigh Tilley.



The London Assembly Housing Committee has also produced the Affordable Housing Monitor 2024, with more information on the supply of new, affordable homes in London.

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# 1 NUMBER AND DENSITY OF HOMES

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## Overview

This section presents data on the overall number of homes in London, broken down by tenure. It also discusses the rise in the number of homes in the past 20 years. Finally, this section presents data on housing density, which is much higher in London than elsewhere in the country.

## Source information

For all of the data presented in this section, the source is MHCLG's ['Live tables on dwelling stock'](#).

This regular data release provides information on the number of dwellings, housing tenure, supply, condition and vacancy levels. Data is compiled for England, with breakdowns by region and local authority. No data is collected directly for this publication; it is drawn from a number of sources including the Census, English Housing Survey and local authorities.

The data presented in this section was published by MHCLG in May 2024.



# In 2023, London had almost 3.8 million homes



**Total number of dwellings**  
3,790,210



**Private sector  
(owned or rented)**  
2,969,640



**Private Registered Provider  
of social housing**  
426,419

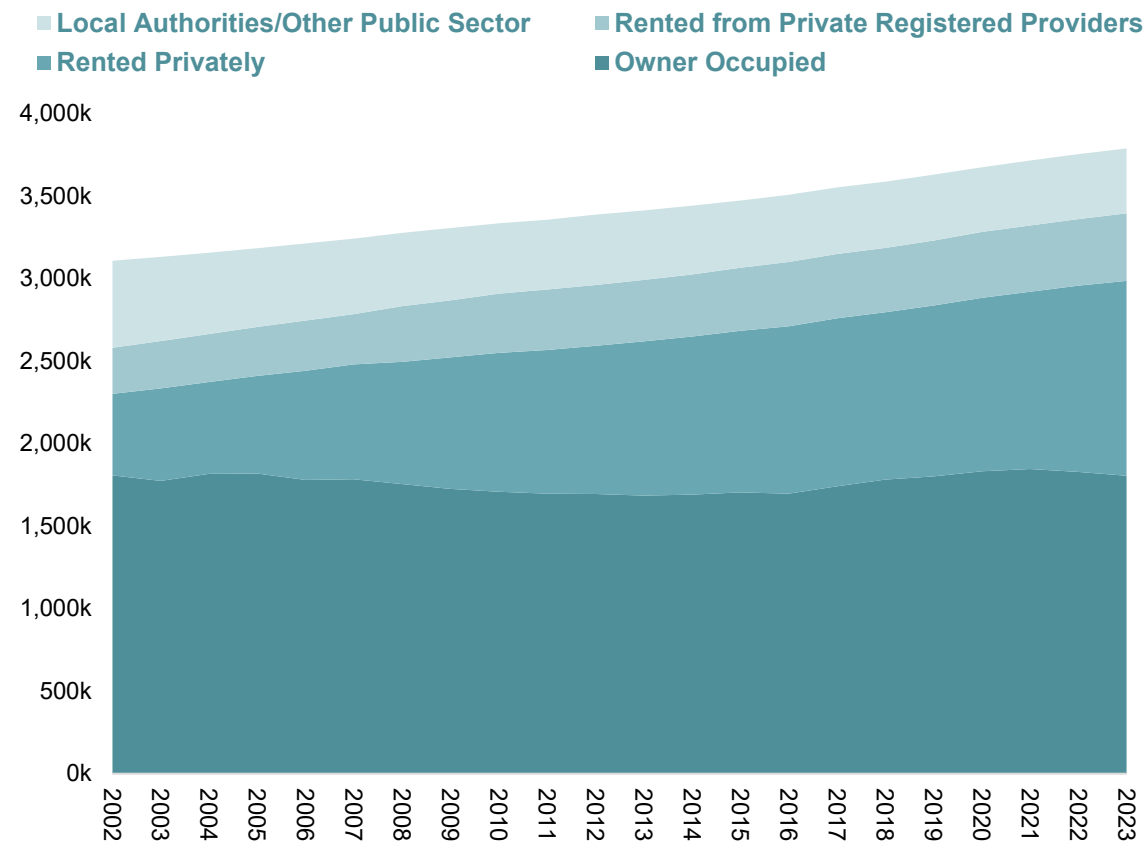


**Local Authority\***  
390,151

Source: Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 100, June 2024. Private Registered Providers were previously known as Housing Associations or Registered Social Landlords; this category includes both for-profit and not-for-profit providers. This dataset indicates London also 3,451 homes classed as 'other public sector'.  
\*Some authorities providing this data have indicated that the data reported for 'other public sector' stock may be based on partial information.

# Dwelling stock has increased by 680,000 over the last 20 years

Dwelling stock in London by tenure, 2002-2023 (thousands)



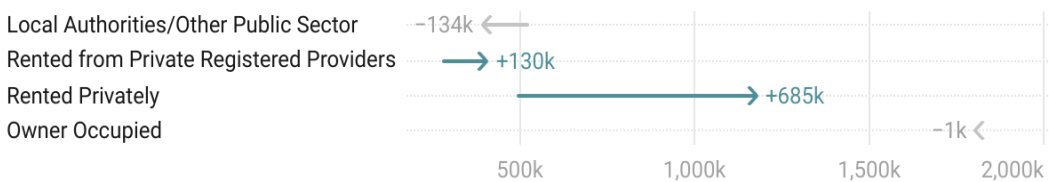
There has been an increase in London’s housing stock over the past two decades, with a change in the tenure composition.

Over the two decades to 2023, the number of private rented homes, which increased by 685,000.

Homes rented from Private Registered Providers of social housing has also increased by 130,000.

The number of local authority and owner-occupied dwellings decreased in this period.

Change in Dwelling stock by tenure, 2002-2023 (thousands)



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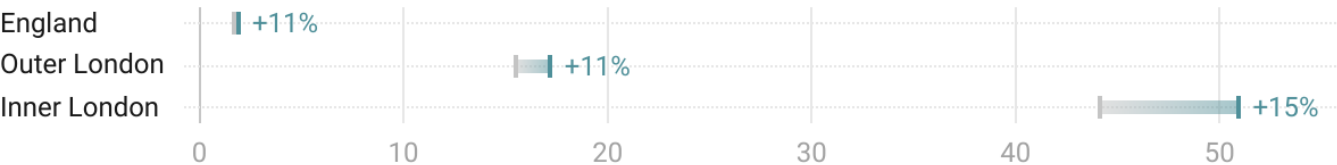
Source: Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 109, accessed 20 August 2024. Figures for the total dwelling stock and private sector are estimates and should not be considered as accurate to the nearest dwelling. Shared ownership dwellings are currently included in owner-occupied dwellings. Private Registered Providers were previously known as Housing Associations or Registered Social Landlords; these figures include all self-contained units only. Additional information about the demolition of London homes, for instance as part of a regeneration project, is included in the London Assembly Housing Committee’s [Affordable Housing Monitor 2024](#).

# Housing density is significantly higher in London

Housing density is higher in London than other major cities. Across London, there were 24.1 dwellings per hectare in 2023. This is around twice the density of the West Midlands (13.35), Merseyside (10.29) Greater Manchester (9.94) and Tyne and Wear (9.87) metropolitan areas.

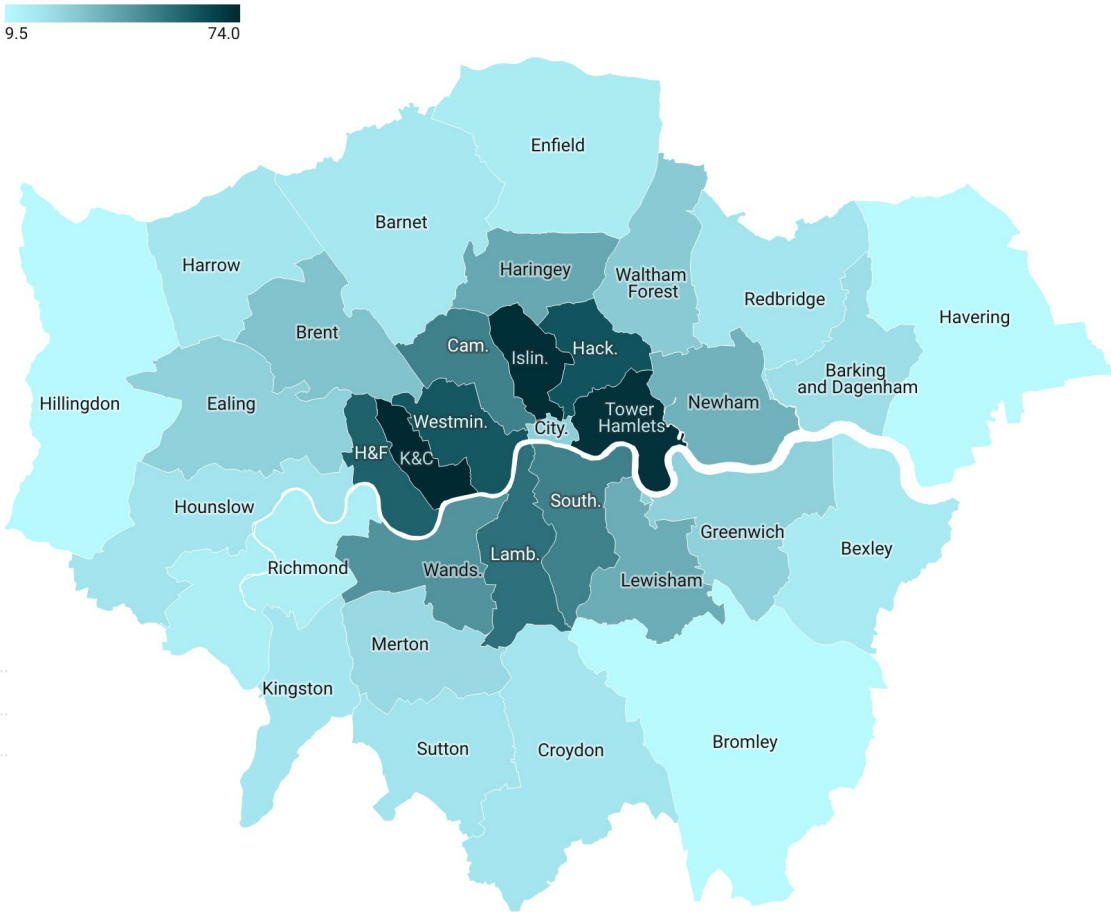
Dwelling density in inner London is now at 50.99 dwellings per hectare, while in outer London it is 17.26. Over the last 12 years, dwelling density has risen at a faster rate in inner London. The increase in outer London has matched that of England as a whole.

## Percentage increase in dwellings per hectare, 2011-2023



Created with Datawrapper

## Dwellings per hectare, 2023



Source: Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 126, June 2024. The dwelling stock statistical release presents National Statistics on estimates of the number of dwellings in England and in each local authority district. The statistics use the Census as a baseline and apply annual net changes to the dwelling stock as measured by the related Housing supply: net additional dwellings statistics. The cities used for comparison in the text are based on the 'Met county' entries in the dataset, combining several local authorities in each area.

# 2 TYPE AND SIZE OF HOMES

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## Overview

This section considers how many homes of different types London has, and what size they are. It presents data on how many households live in different types of home, the number of bedrooms they have, and households in houses of multiple occupation. The section includes a focus on tall buildings, which have grown significantly as a proportion of London's housing stock in the past 20 years.

## Source information

The data in this section comes from two main sources. The [English Housing Survey](#) is used for information on the type, height and age of buildings that London's homes are in. The English Housing Survey is a continuous national survey commissioned by MHCLG. It includes interviews with a representative sample of households, and physical inspections of a sub-sample of addresses. The [technical report](#) for the English Housing Survey provides further information.

MHCLG publishes a range of data tables derived from the English Housing Survey findings, as well as releasing full datasets via the UK Data Service. The data presented in this section is based on Research Unit analysis of the full datasets, based on survey data from 2021.

Data on accommodation type, bedrooms and household in multiple occupation is from the [2021 Census of England and Wales](#), published by the Office for National Statistics. The Census takes place every ten years and collects information on every household, based on households' questionnaire responses.

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# Around one in nine London homes are flats in high rise buildings

In 2021, English Housing Survey categorised homes according to what type of building they were in. Research Unit analysis of the data suggests that London has a significantly greater proportion of homes in tall buildings than the national average.

## In London in 2021:



**45.8%** of homes were a house or bungalow



**42.5%** of homes were flats in low-rise buildings (two to five storeys)



**11.7%** of homes were flats in high-rise buildings (six or more storeys)

## Across the whole of England in 2021:



**77.3%** of homes were a house or bungalow



**20.0%** of homes were flats in low rise buildings (two to five storeys)



**2.7%** of homes were flats in high rise buildings (six or more storeys)

Source: Ministry of Housing, Communities and Local Government, [English Housing Survey](#) 2021, Research Unit analysis. Based on a representative sample of dwellings.

# In 2021, over half of London households lived in a flat

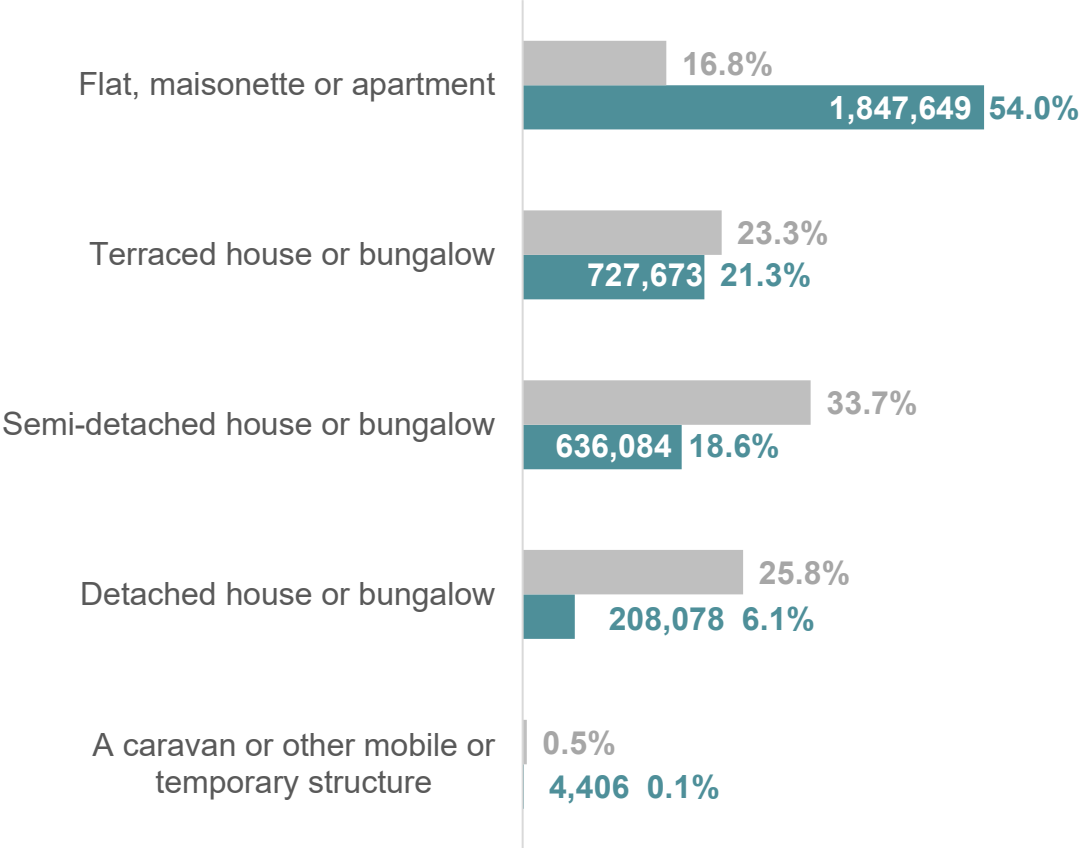
The 2021 Census asked what type of home households live in.

London differed significantly from the rest of England in terms of accommodation type, with 54 per cent of households in London living in a flat, maisonette or apartment, compared to just 17 per cent in the rest of England.

46 per cent of London households lived in a house or bungalow, compared to 83 per cent in the rest of England.

A quarter of households in the rest of England lived in a detached house or bungalow, compared to just 6 per cent in London.

Proportion of accommodation type, **London** compared to the rest of England in 2021

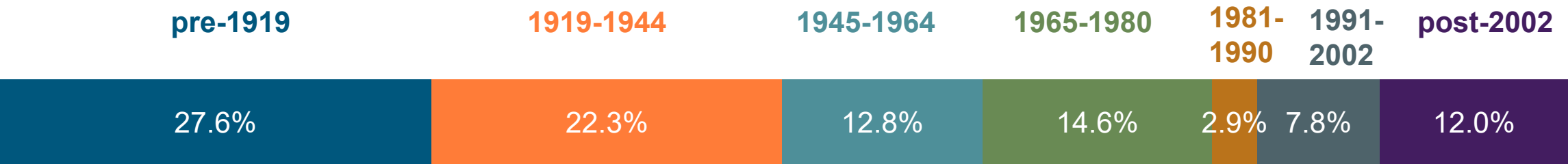


Source: Office for National Statistics, [Accommodation type](#), Census 2021, January 2023

# Over one in ten homes in London were built after 2002

In 2021, the English Housing Survey found that more than a quarter of London’s homes were built pre 1919, and a further one in five between 1919 and 1944. More than one in ten homes in London have been built since 2002; the majority of these were flats, with a large proportion in high-rise buildings.

## Age of London’s homes (all homes)<sup>1</sup>



## Types of homes built in London since 2002<sup>1</sup>



**13.3%** are a house or bungalow



**36.1%** are flats in low-rise buildings (two to five storeys)



**50.6%** are flats in high-rise buildings (six or more storeys)

Analysis by the organisation New London Architecture has found that **270 buildings of 20 storeys or higher were built in London from 2013 to 2023**. A large majority of these were primarily for residential use, and an estimated 58,000 homes were delivered.<sup>2</sup>

Source: 1) Ministry of Housing, Communities and Local Government, [English Housing Survey](#) 2021, Research Unit analysis. Based on a representative sample of dwellings. 2) New London Architecture, [London's Growing Up: A Decade of Building Tall](#), May 2024 (£)

# Households in London tend to have fewer bedrooms than the rest of England

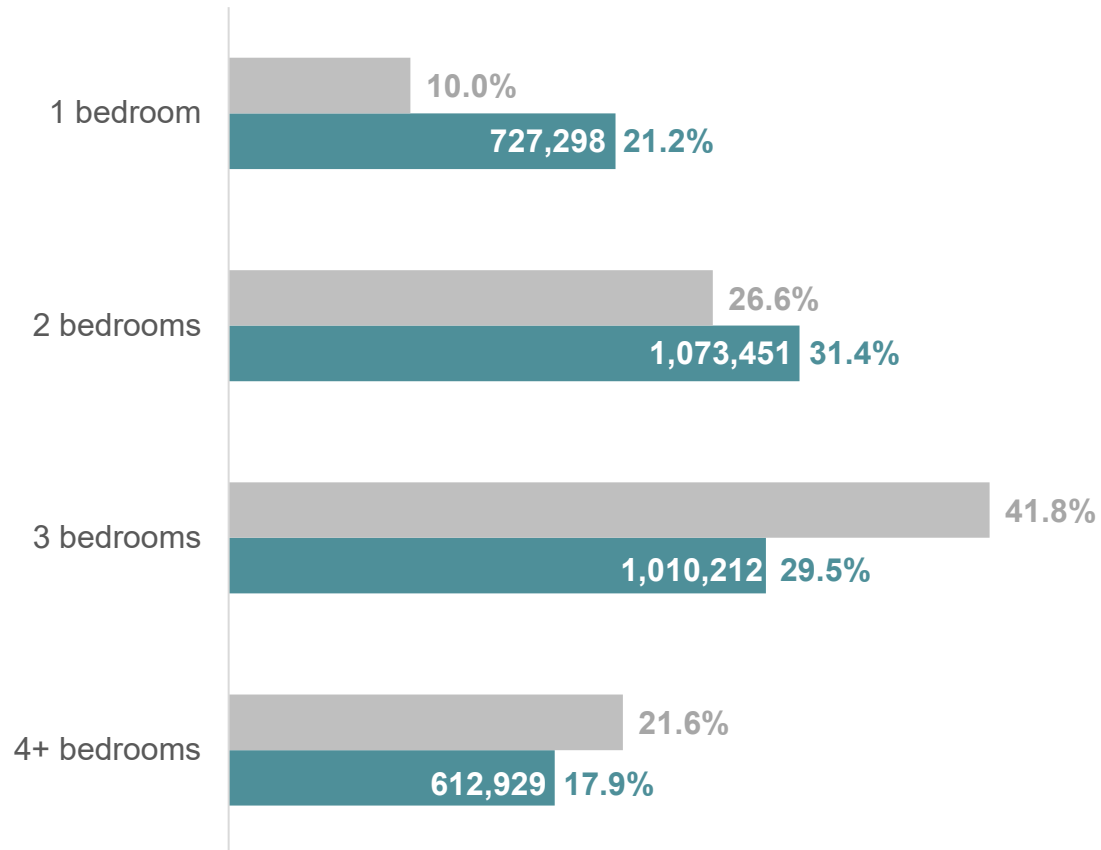
The 2021 Census measured the number of bedrooms each household had in their home. This suggests that London homes have fewer bedrooms on average than elsewhere in the country.

One in five households in London (21 per cent) live in a one bedroom home, significantly higher than the rest of England at 10 per cent.

Over half (52 per cent) of London homes have two or fewer bedrooms, compared to 37 per cent in the rest of London.

London households are less likely to have three or more bedrooms, compared to the rest of England. 47 per cent of London households live in a home with three or more bedrooms, compared to 63 per cent the rest of England.

Proportion of bedrooms, London compared to the rest of England in 2021



Source: Office for National Statistics, [Number of bedrooms](#), Census 2021, January 2023

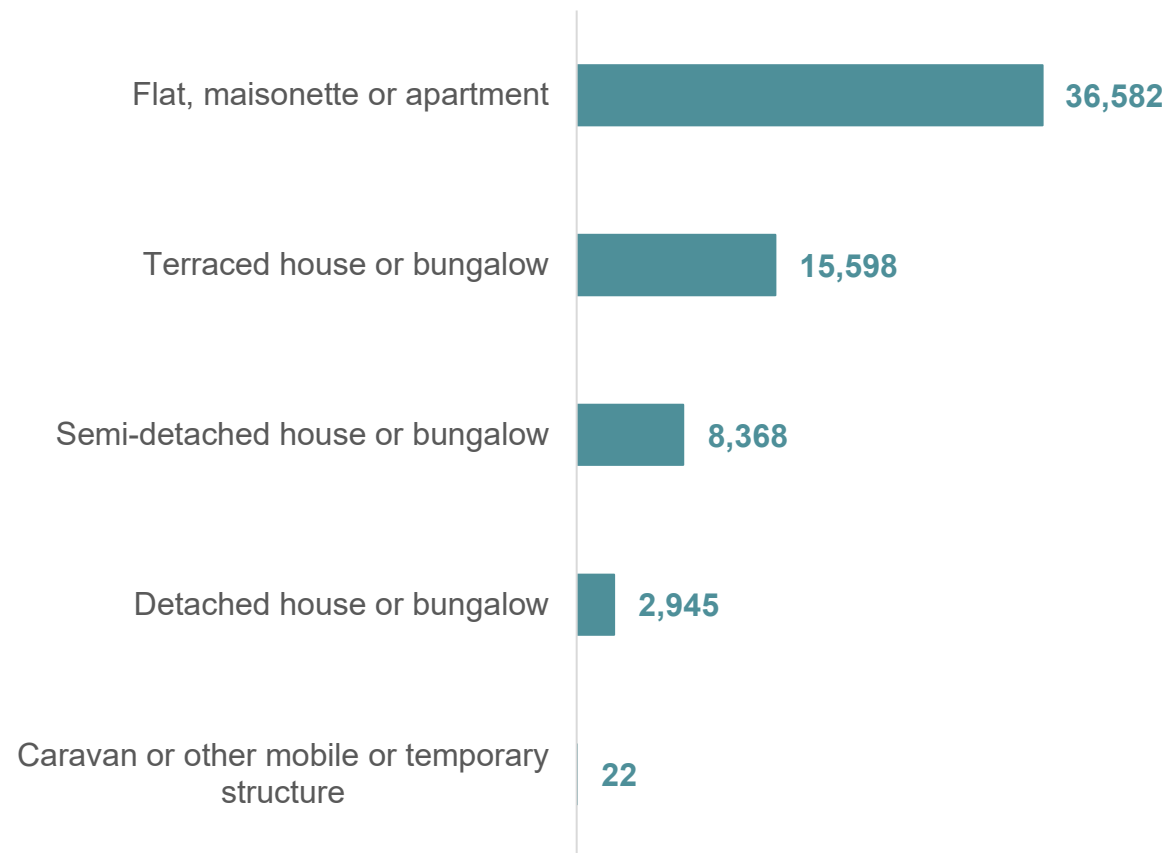
# In 2021, London had over 60,000 households in houses of multiple occupation

Houses of multiple occupation (HMOs) are dwellings where multiple households live and share facilities in one home.

The 2021 Census showed 189,069 HMOs across England and Wales, of which 63,515 were in London. Within London, 1.9 per cent of households were in HMOs. This is the highest of any other region; in the rest of England, 0.6 per cent of households were in HMOs.

A small HMO is shared by 3 or 4 unrelated tenants. A large HMO is shared by 5 or more unrelated tenants. Most of London’s HMOs were small (54,376) rather than large HMOs (9,139).

London’s HMOs by accommodation type, 2021



Source: Office for National Statistics, [Number of households in houses in multiple occupation \(HMO\) by accommodation type](#), Census 2021. A dwelling is considered a HMO if at least three unrelated individuals live there, forming more than one household, and toilet, bathroom or kitchen facilities are shared.



# 3 TENURE AND OWNERSHIP

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## Overview

This section presents data on the ownership and costs of London homes. It includes data on how many homes are owner-occupied, in shared ownership, rented privately, or social housing. The section also presents data on how many homes are leasehold properties, which is more common in London than elsewhere in the country. Finally, this section provides information on the number of vacant homes in London.

## Source information

Data on housing tenure is from the 2021 Census (see [page 8](#) of this report).

Data on vacant homes is from MHCLG 'Live tables on dwelling stock' (see [page 4](#) of this report).

Data on leasehold properties is from a separate MHCLG data release, '[Leasehold dwellings, 2022 to 2023](#)'. MHCLG estimates the number of leasehold properties, based on a sample of properties, using data provided by the English Housing Survey, HM Land Registry, Valuation Office Agency and MHCLG dwelling stock estimates.

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# More London households rent than own

The 2021 Census included information on the type of tenure under which households live in their homes.

Over half of households in London (53 per cent) were renting in 2021, significantly higher than in the rest of England (35 per cent).

Conversely, 65 per cent of households in the rest of England were homeowners (own outright, own with a mortgage or shared ownership), compared to 47 per cent in London.

Additionally, there were 6,356 households (0.2 per cent) categorised in London as ‘lives rent free’.

**1,816,491** households  
**53.0 per cent** of London households were **renting**



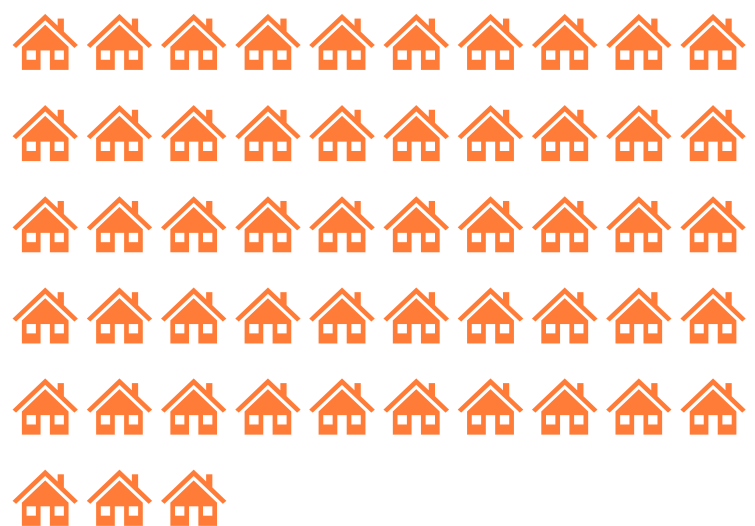
**1,601,042** households  
**46.8 per cent** of London households were **homeowners**



Source: Office for National Statistics, [Tenure](#), Census 2021, January 2023

# London has 1.8 million households that rent their home

**1,816,491** renting households  
(53.0 per cent)



**1,025,533** households  
30.0 per cent private rent



**790,958** households  
23.1 per cent social rent



Source: Office for National Statistics, [Tenure](#), Census 2021, January 2023

# London has 1.6 million households that own their home

**1,601,042** homeowner households  
(46.8 per cent)



**52,496** households  
1.5 per cent shared ownership



**838,494** households  
24.5 per cent owns with a mortgage or loan



**710,052** households  
20.7 per cent own outright



Source: Office for National Statistics, [Tenure](#), Census 2021, January 2023

# Over a third of London's homes are leasehold

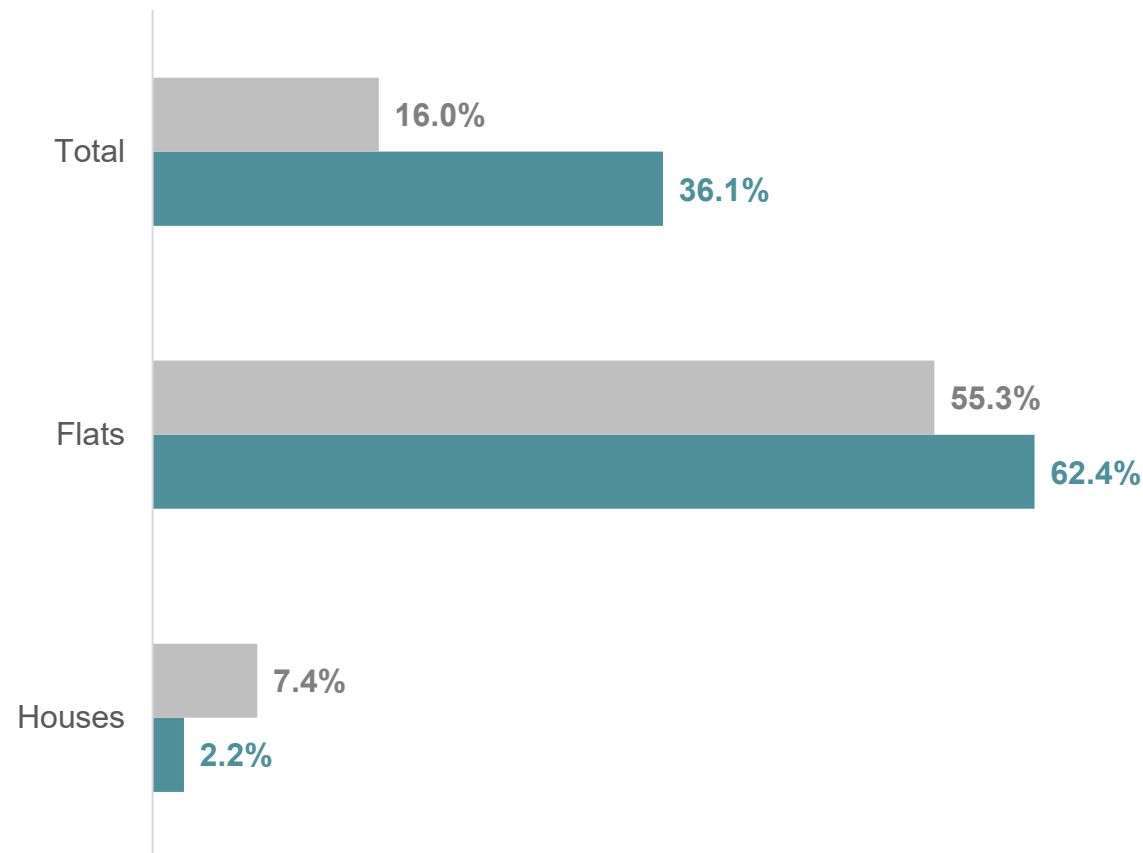
Leasehold is a form of property ownership, in which the leaseholder buys the right to occupy the property for a number of years but does not own the land or building outright. Ultimate ownership rests with the freeholder.

MHCLG publishes data on the number of leasehold dwellings, showing that this form of ownership is more common in London.

In 2022-23, 1,344,000 of 3,727,000 dwellings in London were leasehold (36.1 per cent). This is more than double the proportion of dwellings in the rest of England that were leasehold.

The vast majority of London's leasehold dwellings were flats rather than houses: 1,308,000 flats compared to 36,000 houses.

Proportion of leasehold housing stock by type, **London** compared to the **rest of England** in 2022-23



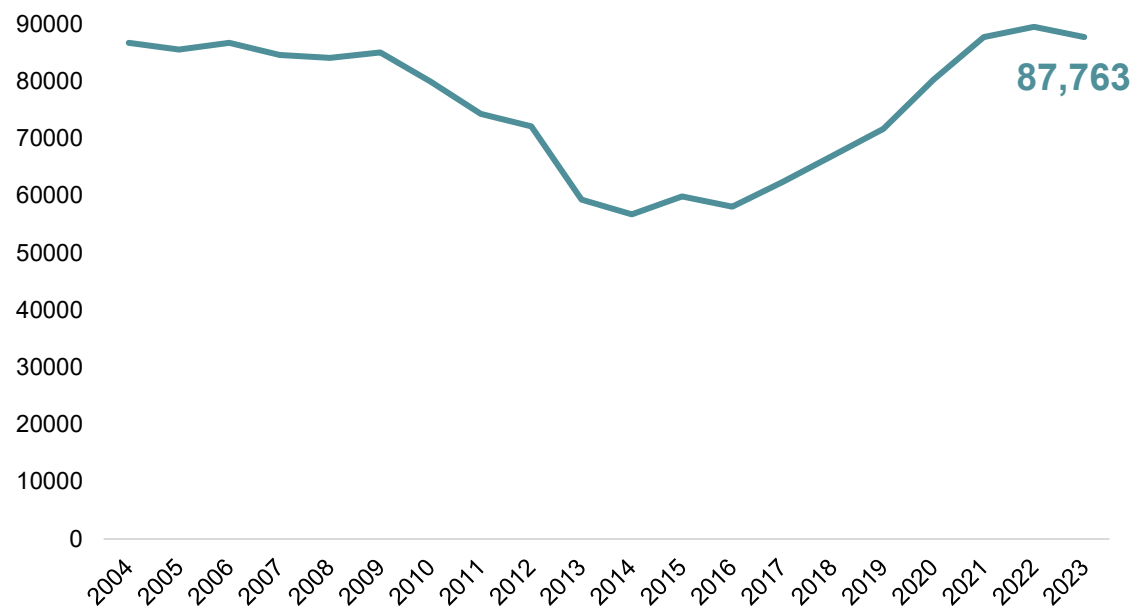
Source: MHCLG, [Leasehold dwellings 2022-23](#), 9 May 2024. Rest of England figures have been calculated to exclude London. MHCLG figures represent an estimate of the number of leasehold properties, based on a sample of dwellings.



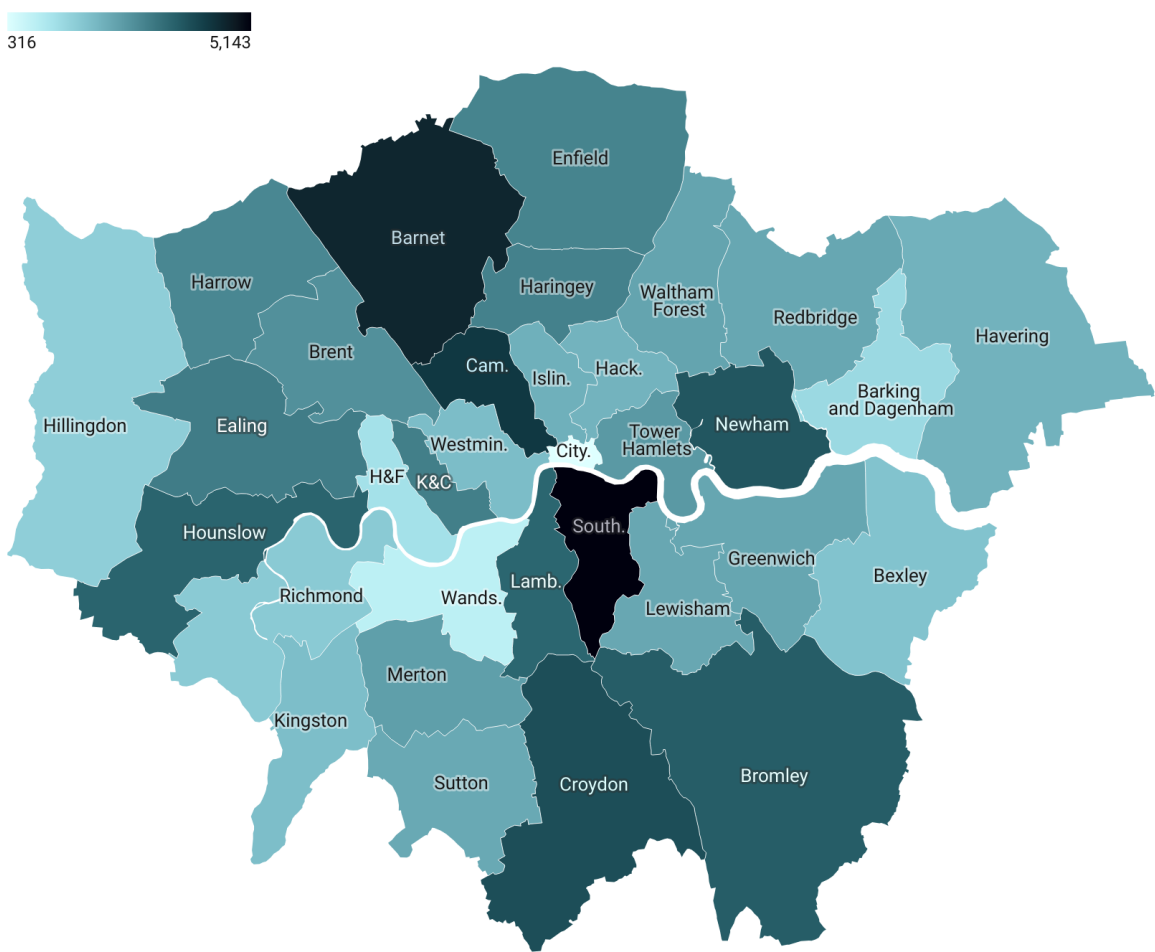
# In 2023, London had almost 90,000 vacant dwellings

MHCLG dwelling stock data includes the number of vacant dwellings, which has increased in London since 2016. This returns the number of vacant dwellings in London to 2004 levels. 41.26% of the 87,763 vacant dwellings in 2023 were long term vacant.

Total vacant dwellings in London, 2004 to 2023



Vacant dwellings in London boroughs, 2023



Map data: © Crown copyright and database right 2018 • Created with Datawrapper

Source: Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 615, accessed 20 August 2024. Vacant dwellings are defined as empty properties as classified for council tax purposes and include all empty properties liable for council tax and properties that are empty but receive a council tax exemption. The definition of long term vacant has changed over time. Since 2021 it refers to dwellings that have been empty for two years or longer.

# 4 COST

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## Overview

This section presents data on the cost of London homes. It includes analysis of rent prices and the sale price of homes; both of these measures show that London homes are more expensive than the national average, and prices have risen significantly over the past two decades. The section also provides a breakdown of the Council Tax bands London homes are in.

## Source information

The data on rental and sale prices are both published by the Office for National Statistics, which releases monthly data on both measures.

Rental prices are from the [Price Index of Private Rents](#). The index is calculated using rental data collected by rent officers operating for the Valuation Office Agency.

Sale prices are based on the [UK House Price Index](#). HM Land Registry collects the data on property transactions used in this index.

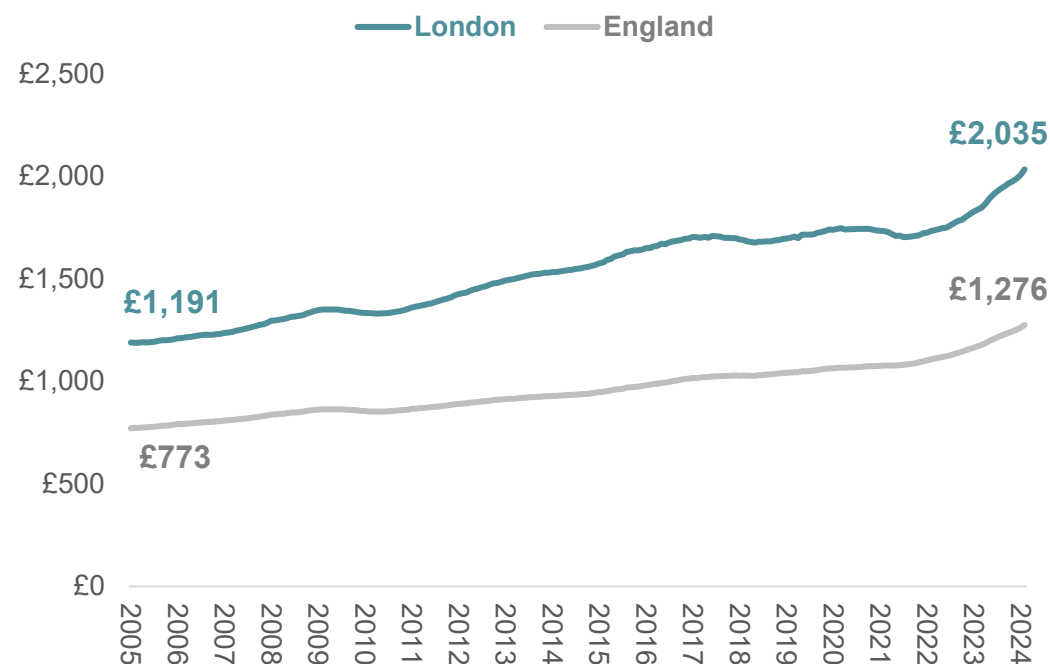
Data on properties in Council Tax bands is published by the Valuation Office Agency, with data on charges published by MHCLG.

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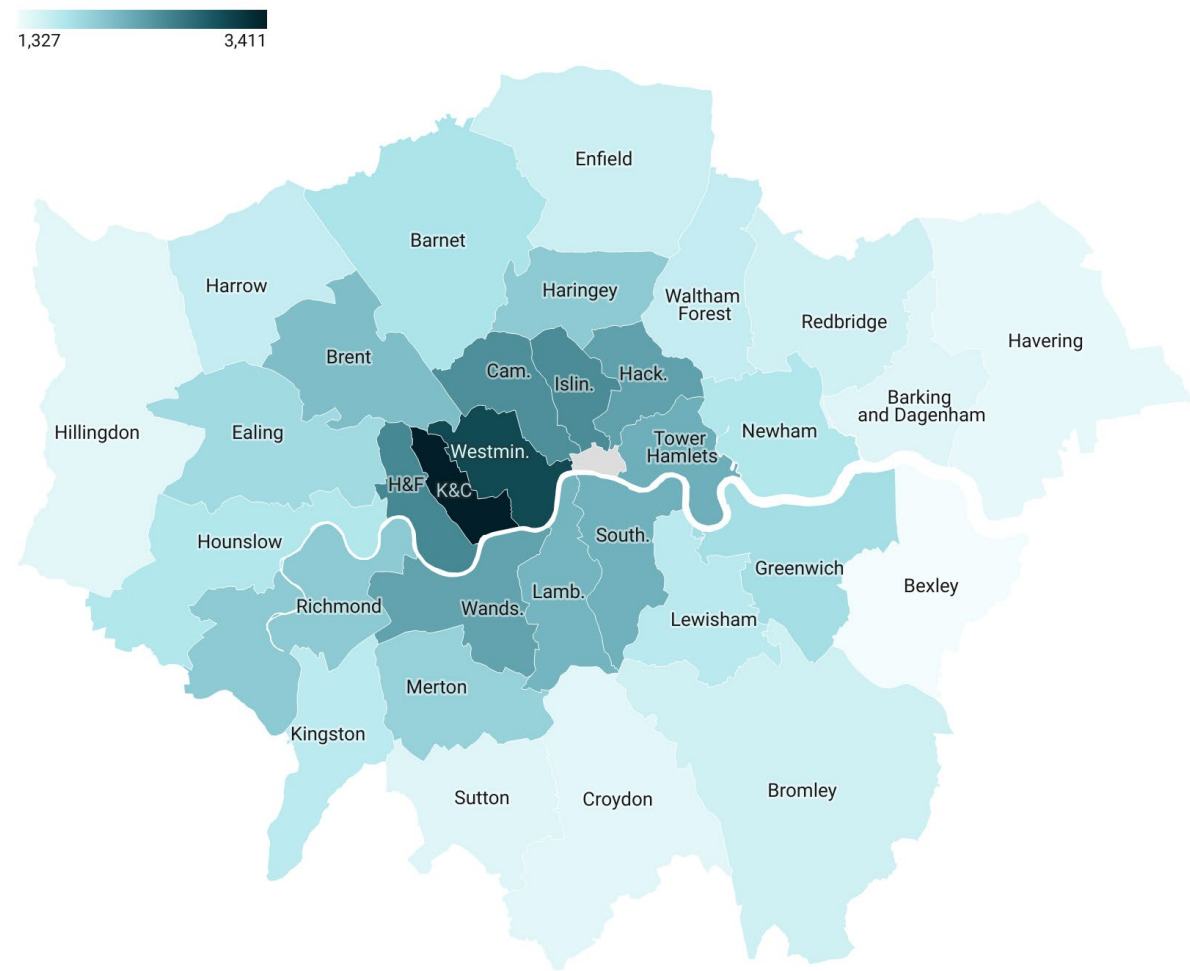
# The average private rent for a London home in 2023 was over £2,000

Office for National Statistics data shows renting a home privately in London costs significantly more than the national average. There is variation within London, too: average private rent is highest in Kensington and Chelsea (£3,411).

Average monthly private rent, London and England, January 2005 to February 2024<sup>1</sup>



Average monthly private rent for London boroughs, July 2024<sup>2</sup>



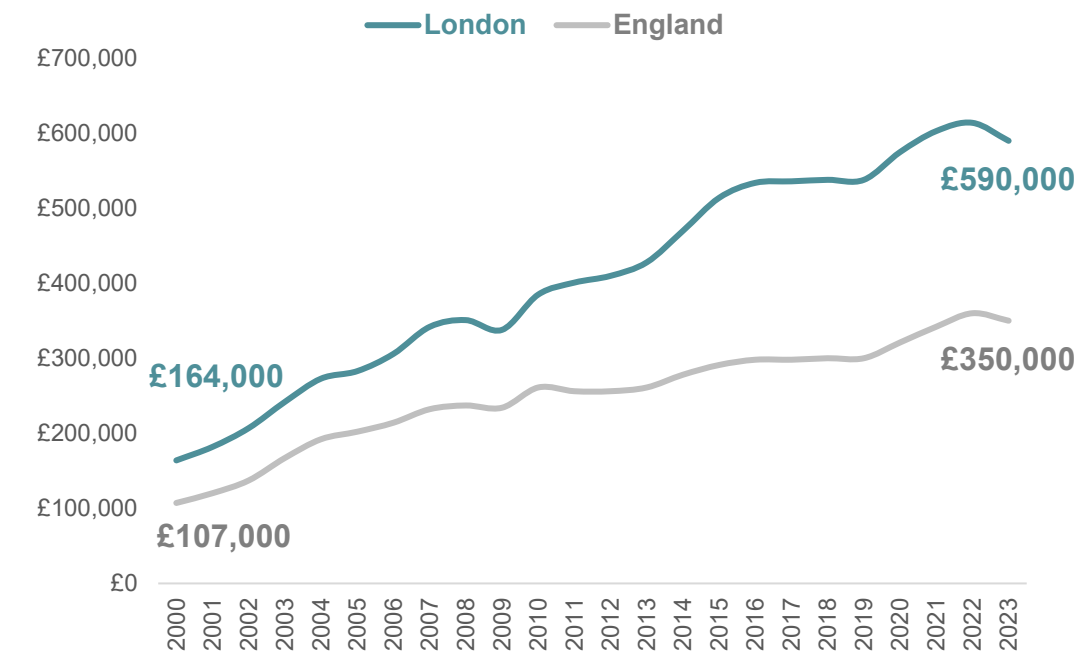
Map: Research Unit • Source: Office for National Statistics • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

Sources: 1) Office for National Statistics (20 March 2024), [Price Index of Private Rents, UK: historical series](#), accessed 20 August 2024. 2) Office for National Statistics (14 August 2024), [Private rent and house prices, UK: August 2024](#), Figure 7, accessed 20 August 2024

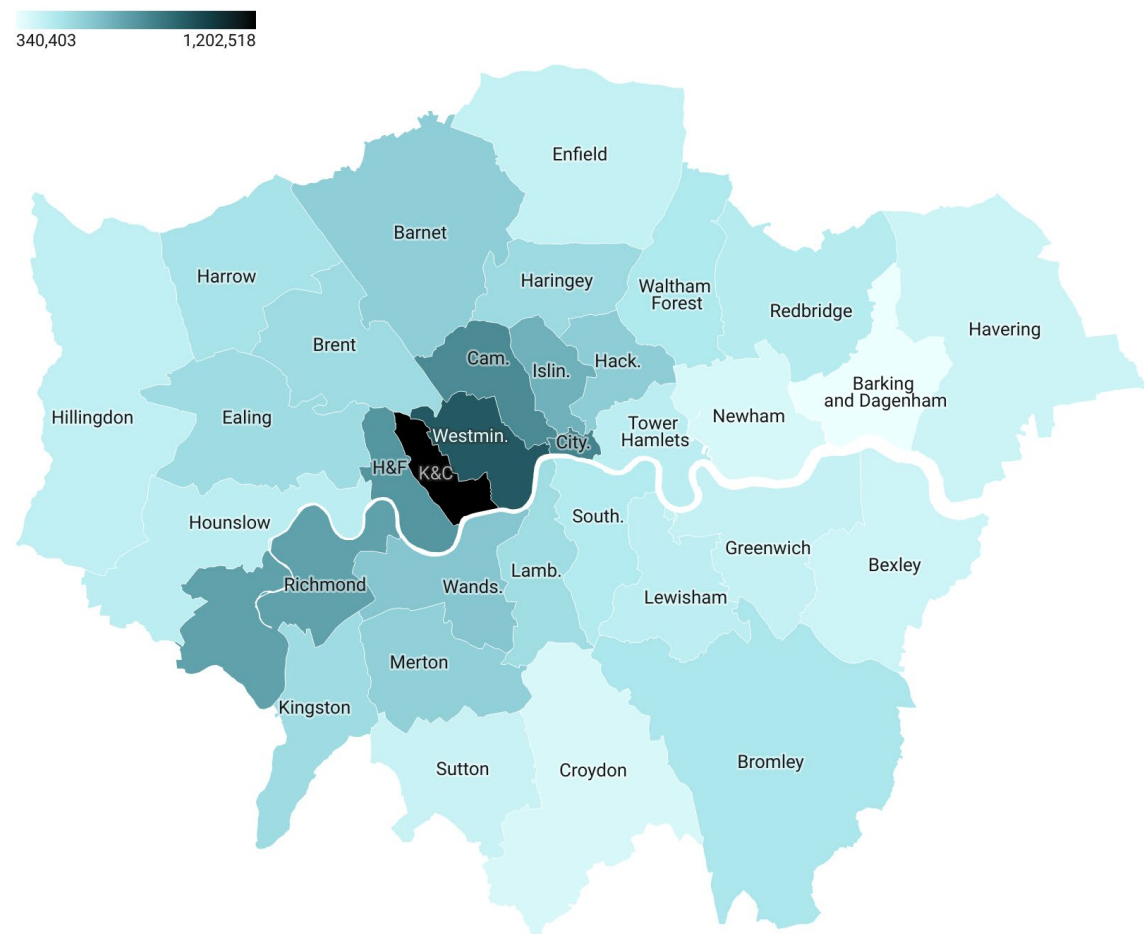
# The average sale price of a London home in 2023 was £590,000

Office for National Statistics data shows buying a home in London costs significantly more than the national average. There is variation within London, too: average prices are highest in Kensington and Chelsea (£1,202,518) and lowest in Barking and Dagenham (£340,403).

Average house price, London and England, 2000 to 2023<sup>1</sup>



Average house price, London boroughs, June 2024<sup>2</sup>



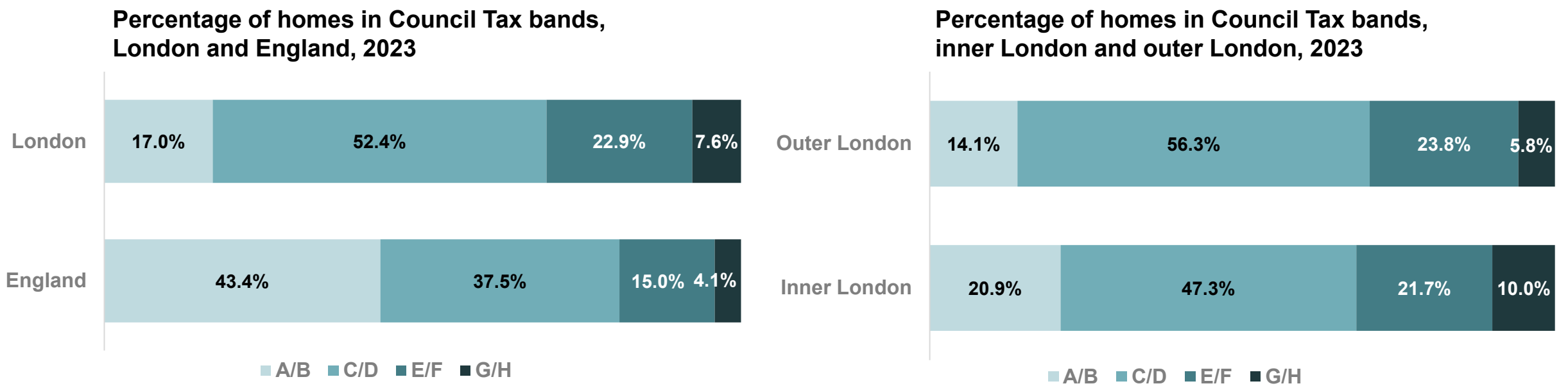
The data takes into account all property types such as detached, semi-detached, terraced and flats.  
Map: Research Unit • Source: Office for National Statistics • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

Sources: 1) [House price data: annual tables, Table 23](#) (17 July 2024), accessed 24 September 2024. This data is based on transactions with mortgages. 2) UK House Price Index: monthly price statistics, [14 August 2024 edition](#), accessed 20 August 2024

# London homes are more likely to be in the highest Council Tax bands

The amount of Council Tax residents pay is determined by the value of their home, as well as rates set by local authorities. Each home is placed in a ‘band’ based on its value in 1991, from A (lowest) to H (highest).

Homes in London are more likely to be in the highest Council Tax bands. This is especially true in inner London, although there is a greater spread of home values in inner London, with more homes in both the lowest and highest bands.



**Median Council Tax charges in London, 2024-25:**

**Band A: £1,327 | Band B: £1,549 | Band C: £1,770 | Band D: £1,991 | Band E: £2,433 | Band F: £2,876 | Band G: £3,318 | Band H: £3,982**

Source: Valuation Office Agency, [Council Tax: stock of properties, 2023](#), September 2023, Table CTSOP1.0\_SUP. For homes built after 1991, these are placed in bands based on an estimate of what their value would have been in April 1991. Median charge information from Ministry of Housing, Communities and Local Government, [Council Tax Charges – Bands, Borough](#), March 2024



# 5 AMENITIES

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## Overview

This section presents data on the prevalence of several key amenities in London's homes. These are the provision of parking for cars, electric vehicle charge points, gardens, and high-speed broadband.

## Source information

Data on the availability of parking and electric vehicle charge points is derived from the English Housing Survey, and is based on a representative sample of London addresses (see [page 8](#) of this report). The data was compiled and published by MHCLG. The analysis in this section is based on survey data from 2022.

Data on access to gardens and public green space was published by the Office for National Statistics, based on analysis of Ordnance Survey data.

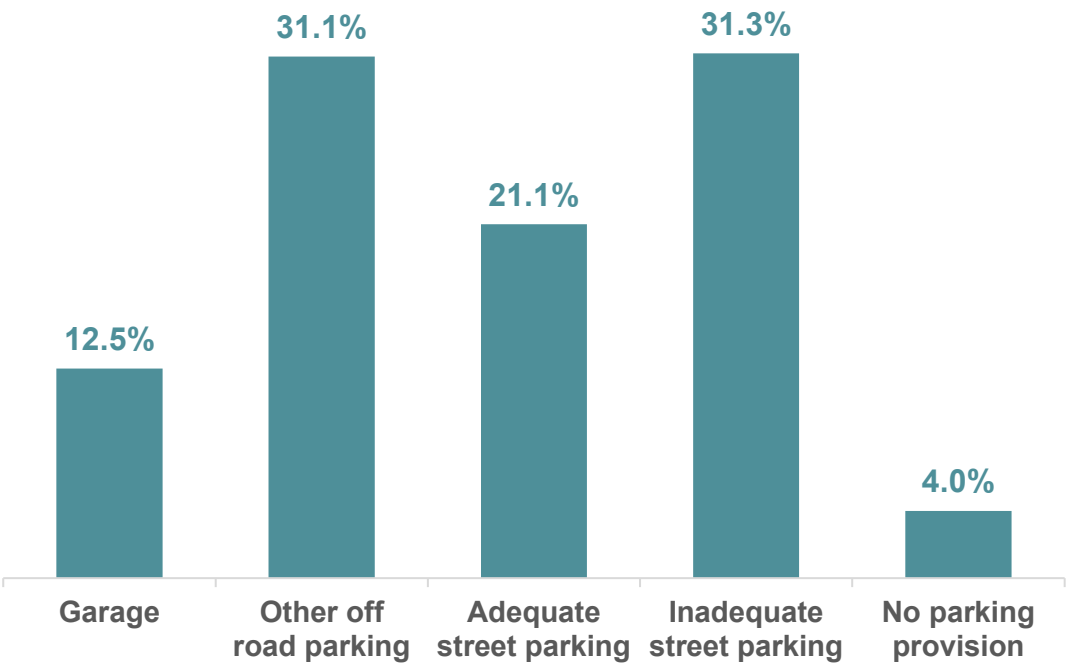
Data on broadband coverage is published by Ofcom, as part of its annual [Connected Nations](#) report.

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# 44 per cent of London homes have private off-road parking

The English Housing Survey found that 44 per cent of London homes in 2022 had private off-road parking for cars, with a further 21 per cent having access to street parking that is deemed “adequate” (see source notes for definitions). Access to electric vehicle charge points was lower, with 16 per cent of homes having on-site or nearby charge points.

Parking provision at London homes, 2022<sup>1</sup>



Electrical vehicle (EV) charge points at London homes, 2022<sup>2</sup>



**2.6%** have an EV charge point on site for exclusive use, and **1.8%** for communal use



**11.8%** are located within 100 metres of an EV charge point



**84.2%** have no access to an EV charge point on site or within 100 metres

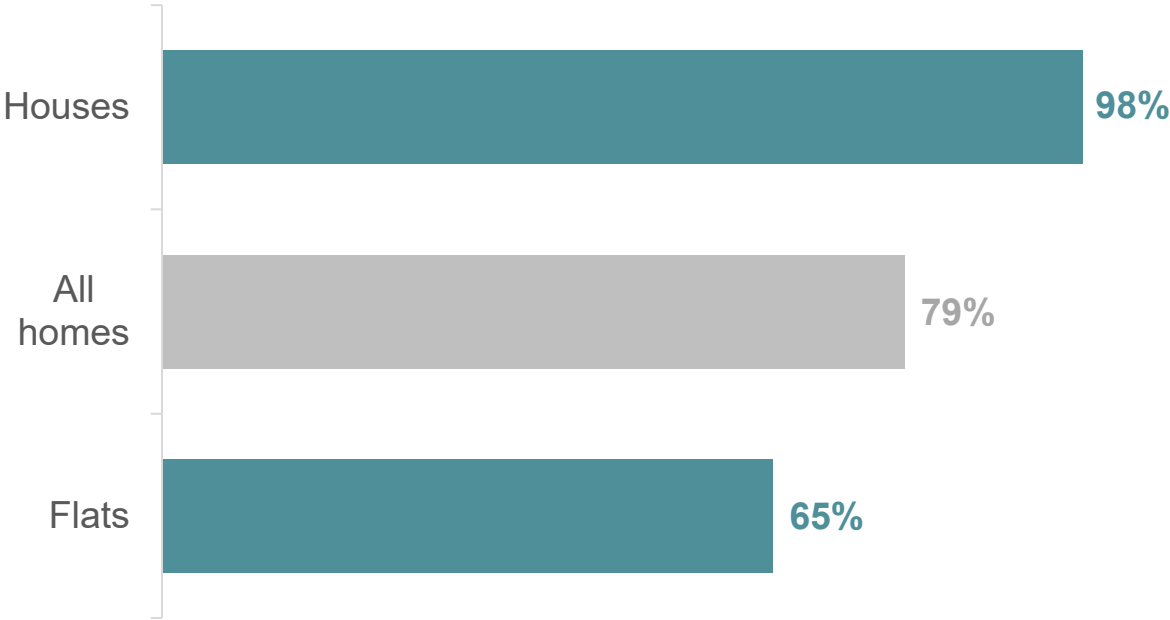
Source: Ministry of Housing, Communities and Local Government, [English Housing Survey data on parking, mains gas and EV charge points](#), July 2024. Table DA2202 for parking data. 1. The definition of “adequate” in the survey is based on street parking generally being available outside or adjacent to the house or block of flats where the surveyed flat is located and the road is sufficiently wide to allow easy passage of traffic. The definition if “inadequate” used in the survey is based on it being difficult to park outside the house or block of flats where the surveyed flat is located; this might be due to the volume of cars competing for places, or due to legal restrictions on parking. Table DA8101 for charge points data. 2. Figures for EV charging excludes ‘unknowns’; figures for homes located within 100 metres of a charge point excludes those with access to another type of charge point. Both datasets are based on a representative sample of London dwellings.

# Four-fifths of homes in London have a garden

Ordnance Survey data for 2020 showed that most homes in London have access to a private garden, for sole or communal use. Houses are much more likely to have a garden than flats.

London homes have smaller gardens than the national average, but tend to be closer to public parks and gardens.

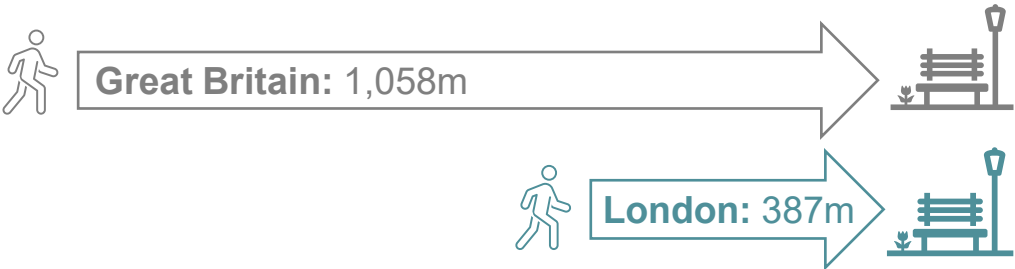
Proportion of London homes with access to a garden, 2020



Average size of gardens – all homes, 2020






Average distance from home to nearest public park or garden (metres), 2020

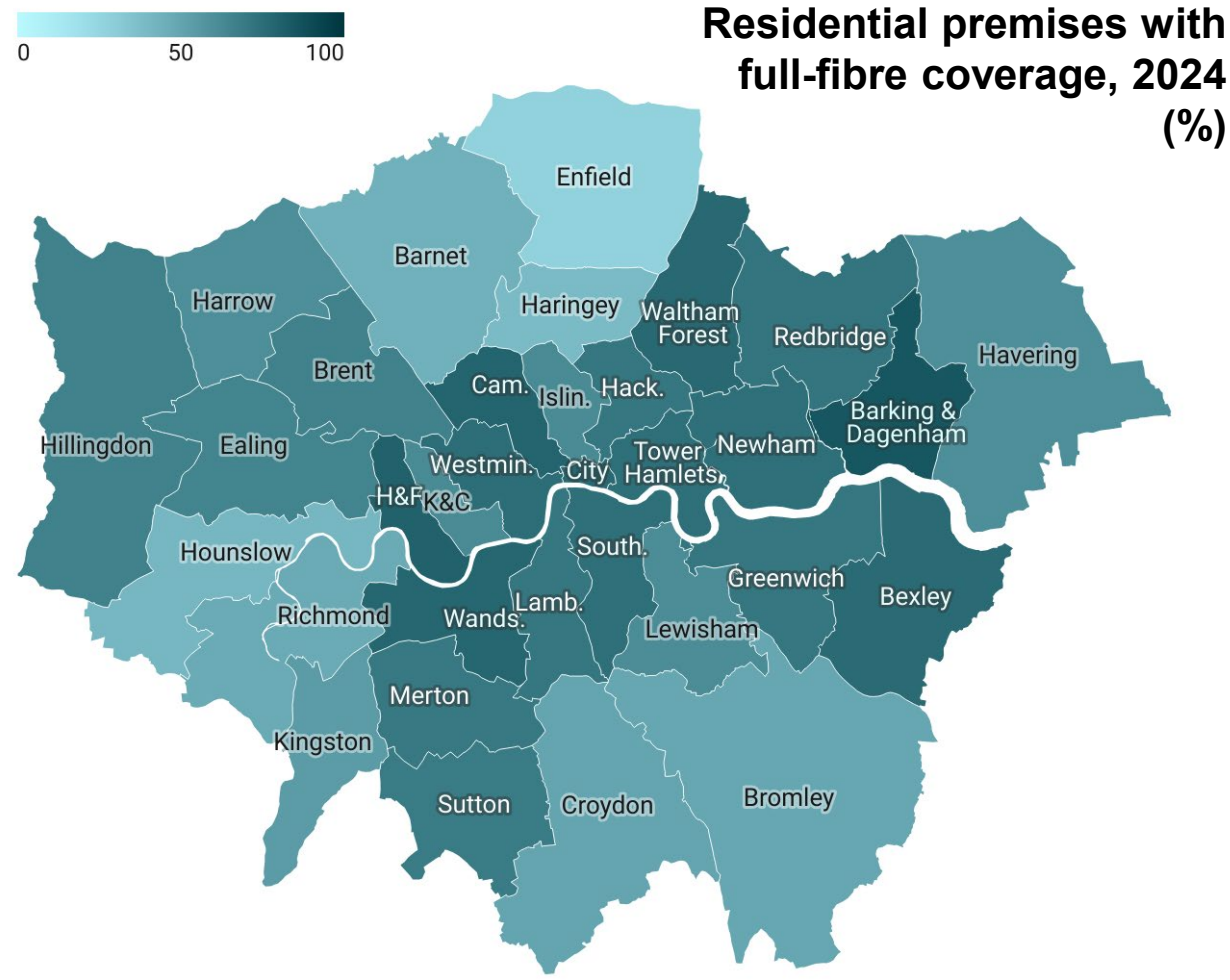


Source: Office for National Statistics, [Access to gardens and public green space in Great Britain](#), April 2020. Based on analysis of Ordnance Survey data on properties with 'private outdoor space'. Data for flats includes shared gardens.

# Two-thirds of London homes have full-fibre broadband coverage

Ofcom data for January 2024 shows the vast majority of homes in London are capable of receiving a fast internet service, although the availability of full-fibre broadband differs significantly between boroughs.

	Download speed availability	Residential premises in London (2024)
	Superfast broadband (30mbps)	99%
	Ultrafast broadband (100mbps)	90%
	Full-fibre coverage	64%



Map data: © Crown copyright and database right 2018 • Created with Datawrapper

Source: Ofcom, [Connected Nations update: Spring 2024](#), April 2024. Borough data is from the dataset 'Fixed coverage local and unitary authority data', and England data from 'Fixed coverage UK and nations'. Full-fibre coverage is also known as 'fibre to the premises'. Mbps = Megabits per second. Broadband speeds experienced by households will depend on their specific service provision.

# 6 QUALITY, SAFETY AND EFFICIENCY

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## Overview

This section presents a range of data relating to the condition of London's homes. This includes information on how many homes meet quality standards, defined by the presence of hazards such as damp and mould, and other safety hazards. The section presents data on key fire safety issues for London's tall buildings, including how many have had dangerous cladding removed. Finally, the section includes information on the energy efficiency of London's homes, presenting overall efficiency ratings and the prevalence of specific features designed to improve energy efficiency.

## Source information

The majority of the data presented in this section is derived from the English Housing Survey, and is based on a representative sample of London addresses (see [page 8](#) of this report). This includes data on the Decent Homes standard, damp and mould and Housing Health and Safety Rating System, Energy Efficiency Ratings, insulation and heating. The data was compiled and published by MHCLG. The analysis in this section is based on survey data from 2022.

Data on the Energy Efficiency of new homes is published separately by MHCLG, in the [Live Tables on Energy Performance of Buildings Certificates](#).

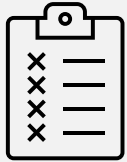
Data on the progress of cladding remediation is published monthly by MHCLG in its [Building Safety Remediation](#) series. Data on buildings with simultaneous evacuation strategies is compiled by the London Fire Brigade, and has been published monthly by the Greater London Authority in recent years, in response to Mayor's Questions.

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# One in ten London homes have been classified as ‘non-decent’

In 2022, the English Housing Survey assessed the condition of homes according to established criteria, including the Decent Homes Standard and Housing Health and Safety Rating System (HHSRS).

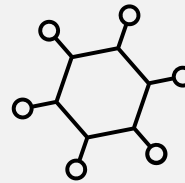
## Non-decent homes



**9.9% of London homes**  
were classified as ‘non-decent’...

compared to  
**14.6%**  
in England

## Damp and mould



**3.7% of London homes**  
were found to have damp or  
mould

compared to  
**4.1%**  
in England

## Safety hazard



**4.5% of London homes**  
were found to have a HHSRS  
‘category 1’ safety hazard

compared to  
**8.4%**  
in England

Source: Ministry of Housing, Communities and Local Government, [English Housing Survey data on dwelling condition, security and fire safety](#), July 2024. Table DA3202 for homes, DA5102 for damp and mould, DA4103 for safety hazards. To be considered ‘decent’, homes must be the current statutory minimum standard for housing, be in a reasonable state of repair, provide reasonable modern facilities and services, and provide a reasonable degree of thermal comfort. The HHSRS includes 29 hazards, including excess cold and heat, damp and mould, entry by intruders, electrical safety, noise, radiation, fire, hygiene, pests and refuse. The [technical report](#) for the English Housing Survey provides further information.

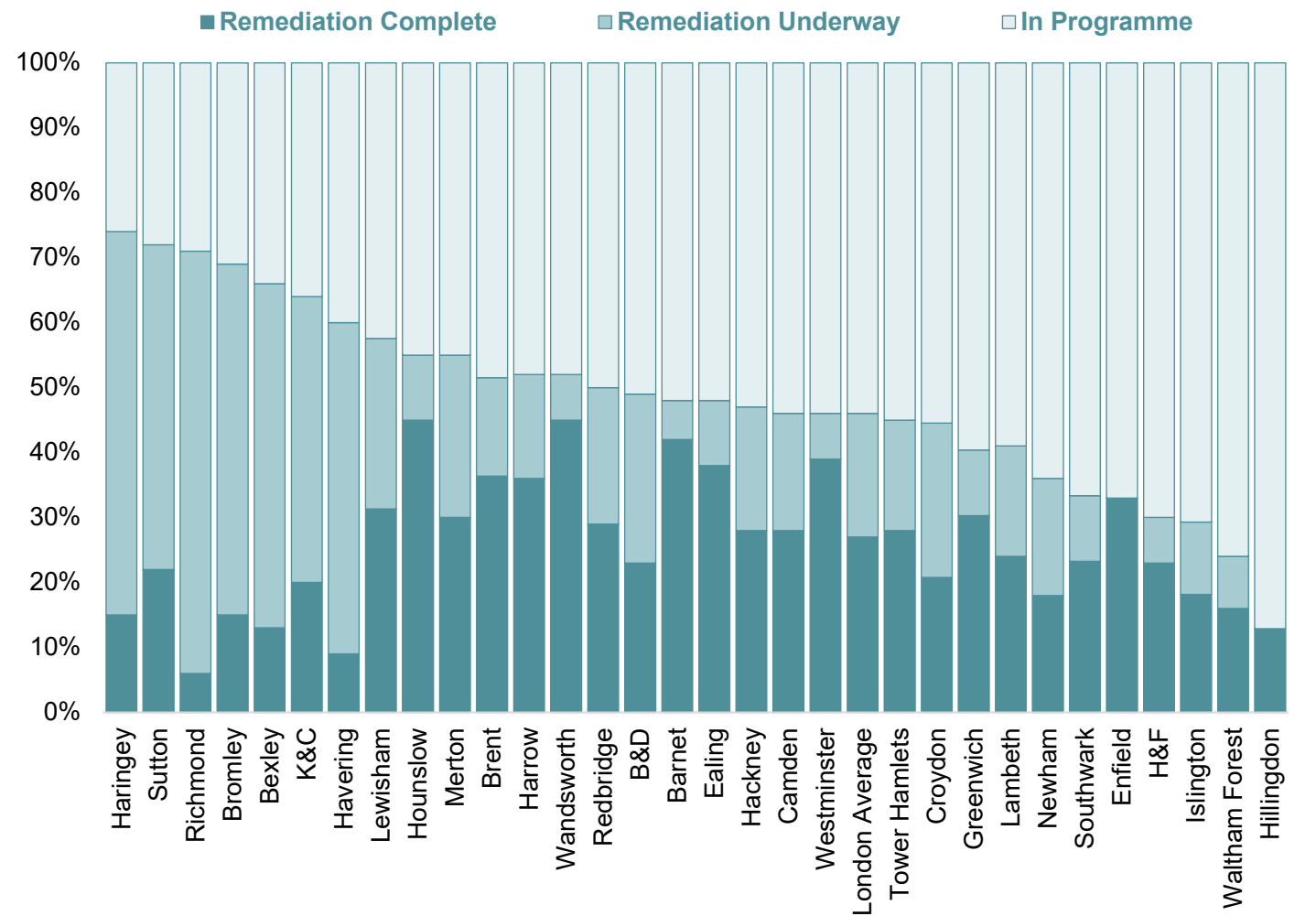
# 27 per cent of tall buildings with unsafe cladding have been remediated

Buildings that have been identified as needing remediation due to unsafe cladding are monitored by the Ministry of Housing, Communities and Local Government (MHCLG). Remediation programmes included in the data are the ACM programme, Building Safety Fund, Cladding Safety Scheme, developer remediation contract, as well as buildings reported by registered providers.

As at the end of August 2024 there are **4,771** residential buildings over 11 meters in height with unsafe cladding across **England**.

**2,636** of these buildings are in **London**. Of these buildings, **490 (19%)** had remediation underway and **712 (27%)** had completed remediation. The remaining **1,434 (54%)** were yet to begin work on removing dangerous cladding.

Percentage of monitored buildings at various stages of remediation, August 2024



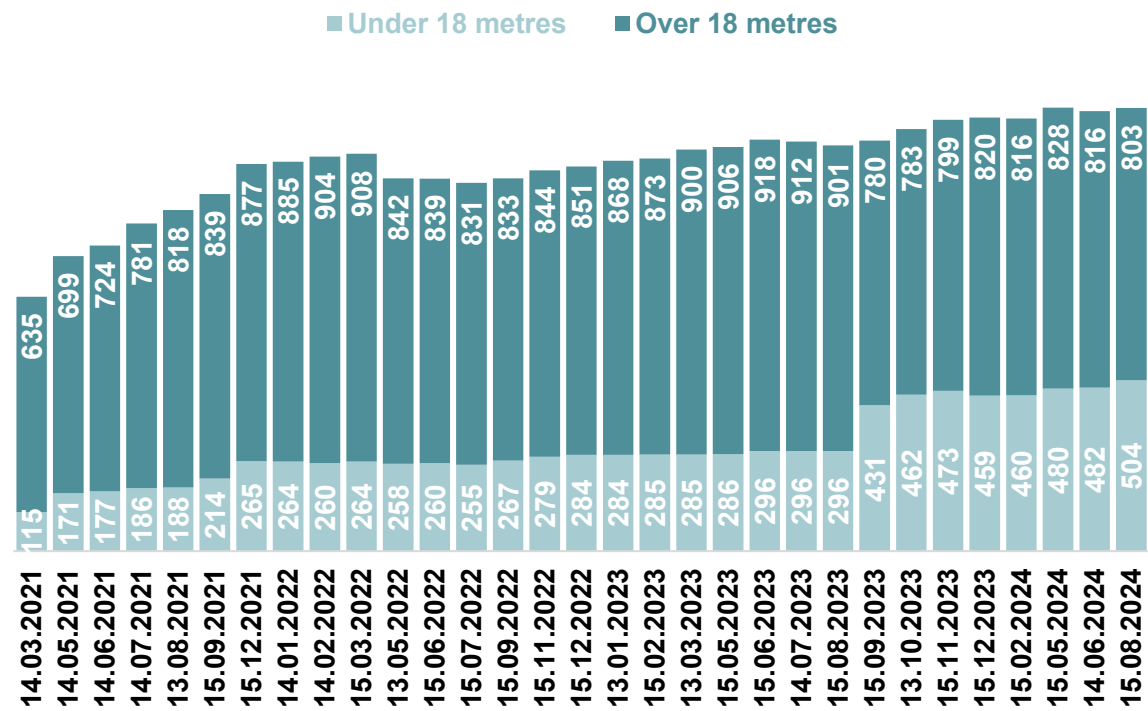
Source: Ministry of Housing, Communities and Local Government, [Building Safety Remediation: monthly data release - August 2024](#), accessed 16 October 2024. Management information table Combined\_7 for London and England data, Combined\_3 for individual boroughs 'In programme' refers to buildings identified as needing remediation, where work had not yet commenced. ACM: Aluminium composite material. The Royal Borough of Kingston upon Thames was not included in the MHCLG dataset for all programmes combined.



# 1,307 London blocks have a simultaneous evacuation strategy in case of fire

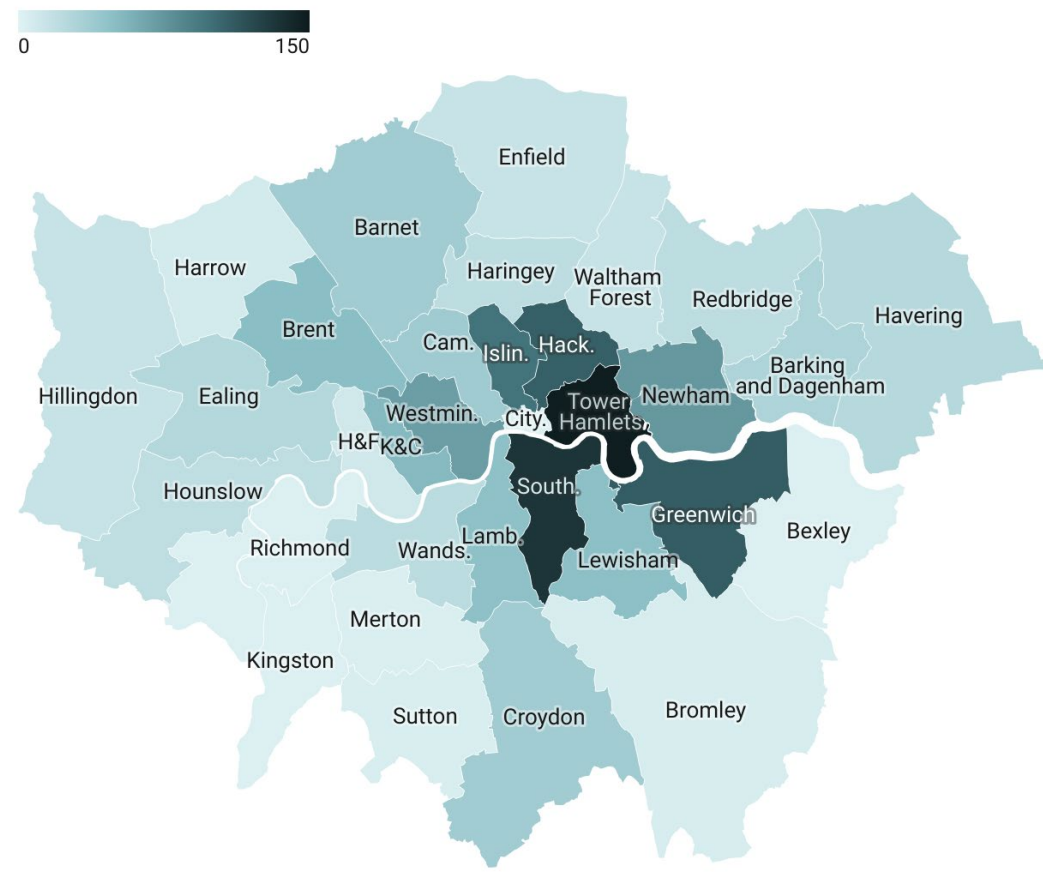
The London Fire Brigade (LFB) collects data on the number of buildings where an interim ‘simultaneous evacuation’ strategy has been put in place due to a fire safety issue. This replaces the ‘stay put’ guidance in the case of a fire in high-rise buildings.

Number of blocks with an interim simultaneous evacuation strategy in place in London



Source: The Mayor of London has been publishing figures on simultaneous evacuation measures in London blocks, in response to Mayor’s Questions. The most recent answer at time of writing is published on 17 September 2024: [Waking Watches and London's Boroughs \(1\)](#). Previous answers with earlier data are also available via this page. ‘Waking watches’ are an example of a simultaneous evacuation measure commonly used in blocks with these strategies in place.

Number of blocks with an interim simultaneous evacuation strategy in place, 15 August 2024



Map: Research Unit • Source: <https://www.london.gov.uk/who-we-are/what-london-assembly-does/questions-mayor/find-an-answer/waking-watches-london-boroughs> • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# Five percent of homes in London are highly energy efficient

Energy Efficiency Rating (EER) measures how energy-efficient a home is. Scores range from 1 (highly inefficient) to 100 (highly efficient) and are grouped into bands from G (lowest) to A (highest).

English Housing Survey data for 2022 shows the average EER for a home in London (68.9) is equivalent to a C banding. It has improved since 2012 and is slightly higher than the average for England.

Average EER for homes in London and England, in 2012 and 2022<sup>1</sup>



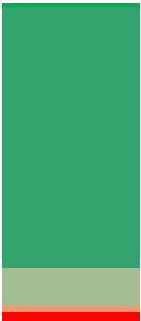
Proportion of all London homes in each EER banding in 2022<sup>2</sup>



A/B	5.3%
C	53%
D	37.5%
E/F/G	4.1%

Separate energy performance data published by MHCLG shows new homes in London are more likely to have higher EERs than existing homes, with the vast majority receiving a ‘B’ rating.

Proportion of new London homes in each EER banding, Energy Performance Certificates lodged in 2022<sup>3</sup>



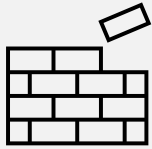
A	1%
B	84%
C	12%
D	2%
E/F/G	3%

Sources: 1: Ministry of Housing, Communities and Local Government (MHCLG), [English Housing Survey data on energy](#), July 2024, Chapter 1, Annex Table 1.1 for national and London EER data. Based on a representative sample of dwellings. 2: MHCLG, [English Housing Survey data on energy, performance and insulation](#), July 2024, Table DA7102: Energy performance - areas. Based on a representative sample of dwellings. 3: MHCLG and Department for Levelling Up, Housing and Communities, [Live Tables on Energy Performance of Buildings Certificates](#), Table NB1 for new homes. Whenever new homes are built or existing homes are sold, let or re-let, or rented out, an Energy Performance Certificate (EPC) showing the EER must be lodged in a national database.

# Just under one in seven London homes have uninsulated cavity walls

In 2022, the English Housing Survey measured the prevalence of insulation measures, including cavity wall insulation and double glazing. The survey also provided data on heating methods for homes.

## Cavity wall insulation



**15% of London homes**  
have uninsulated  
cavity walls

compared to  
**20.7%**  
in England

## Double glazing



**80% of London homes**  
have fully double  
glazed windows

compared to  
**87.7%**  
in England

## Heating London's homes



**92.7%** of London homes  
have central heating

**4%** of London homes have  
storage heating



**90.7%** of London homes use gas  
as their main fuel

**9.3%** of London homes use  
electricity as their main fuel



**18%** of London homes have a  
condensing boiler

**61.3%** of London homes have a  
condensing-combination boiler

Source: Ministry of Housing, Communities and Local Government, [English Housing Survey Data on energy performance, heating and insulation](#), July 2024 Table DA6202 for double glazing data and Table DA6102 for heating and fuel data. Based on a representative sample of dwellings. Cavity uninsulated walls are classified as: at least 50% of the total external wall area is cavity brickwork but less than 50% of that wall area is insulated. The [technical report](#) for the English Housing Survey provides further information.

# OTHER FORMATS AND LANGUAGES

If you, or someone you know needs this report in large print or braille, or a copy of the summary and main findings in another language, then please call us on: 020 7983 4100 or email [assembly.translations@london.gov.uk](mailto:assembly.translations@london.gov.uk)

## Chinese

如您需要这份文件的简介的翻译本，  
请电话联系或按上面所提供的邮寄地址或  
Email 与我们联系。

## Vietnamese

Nếu ông (bà) muốn nội dung văn bản này được dịch sang  
tiếng Việt, xin vui lòng liên hệ với chúng tôi bằng điện  
thoại, thư hoặc thư điện tử theo địa chỉ ở trên.

## Greek

*Εάν επιθυμείτε περίληψη αυτού του κειμένου στην γλώσσα  
σας, παρακαλώ καλέστε τον αριθμό ή επικοινωνήστε μαζί  
μας στην ανωτέρω ταχυδρομική ή την ηλεκτρονική διεύθυνση.*

## Turkish

Bu belgenin kendi dilinize çevrilmiş bir özeti  
okumak isterseniz, lütfen yukarıdaki telefon  
numarasını arayın, veya posta ya da e-posta  
adresi aracılığıyla bizimle temasa geçin.

## Punjabi

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਸੰਖੇਪ ਅਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਲੈਣਾ  
ਚਾਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ  
ਉਪਰ ਦਿੱਤੇ ਡਾਕ ਜਾਂ ਈਮੇਲ ਪਤੇ 'ਤੇ ਸਾਨੂੰ ਸੰਪਰਕ ਕਰੋ।

## Hindi

यदि आपको इस दस्तावेज़ का सारांश अपनी भाषा में  
चाहिए तो उपर दिये हुए नंबर पर फोन करें या उपर दिये  
गये डाक पते या ई मेल पते पर हम से संपर्क करें।

## Bengali

আপনি যদি এই দলিলের একটা সারাংশ নিজের ভাষায় পেতে চান,  
তাহলে দয়া করে ফো করবেন অথবা উল্লেখিত ডাক ঠিকানায় বা  
ই-মেইল ঠিকানায় আমাদের সাথে যোগাযোগ করবেন।

## Urdu

اگر آپ کو اس دستاویز کا خلاصہ اپنی زبان میں  
درکار ہو تو، براہ کرم نمبر پر فون کریں  
یا مذکورہ بالا ڈاک کے پتے یا ای میل  
پتے پر ہم سے رابطہ کریں۔

## Arabic

الحصول على ملخص لهذا المستند بلغتك،  
فراجع الاتصال برقم الهاتف أو الاتصال على  
ال عنوان البريدي أو عادي أو عنوان البريدي  
الالكتروني أعلاه.

## Gujarati

જો તમારે આ દસ્તાવેજનો સાર તમારી ભાષામાં  
જોઈતો હોય તો ઉપર આપેલ નંબર પર ફોન કરો  
અથવા ઉપર આપેલ ટપાલ અથવા ઇ-મેઇલ સરનામા  
પર અમારો સંપર્ક કરો.

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