
HOUSING IN LONDON 2015

The evidence base for the Mayor's Housing Strategy



MAYOR OF LONDON

Housing in London 2015

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Introduction

Housing in London is the evidence base for the Mayor's London Housing Strategy, summarising key patterns and trends across a wide range of topics relevant to housing in the capital. The Mayor formally adopted his revised London Housing Strategy in October 2014 following consultation with the public and the London Assembly.

Housing in London 2015 is divided into seven sections, as follows:

1. Historical background
2. Demographic, economic and social context
3. Housing supply and empty homes
4. Housing costs and affordability
5. Housing need
6. Mobility and decent homes
7. Appendices

This document sits alongside a range of other Greater London Authority publications (all available on www.london.gov.uk) that provide evidence or statistics on housing. These include (click to follow links):

- [GLA Affordable Housing programme statistics](#)
- [The London Plan Annual Monitoring Reports](#)
- [The 2013 London Strategic Housing Market Assessment](#)
- [The 2013 London Strategic Housing Land Availability Assessment](#)
- [The Mayor's Annual Equalities Reports](#)
- The [London Datastore](#), including the [London Housing Market Report](#), [house price data](#) and a wide range of [demographic statistics](#)

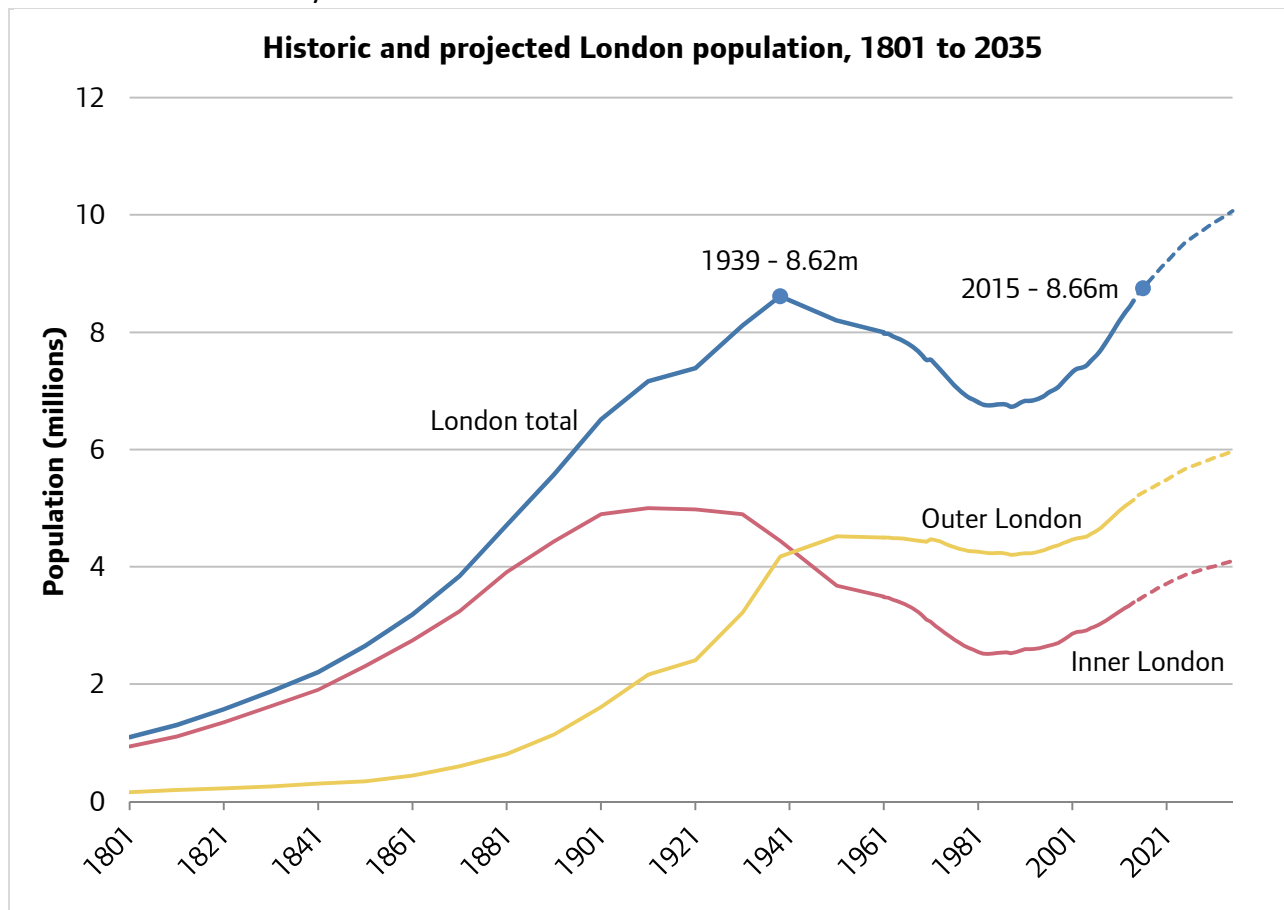
1 Historical background

London's population is growing rapidly, surpassing its previous peak of 8.6 million in 2015, and is projected to reach ten million by 2035 (1.1). Average household size rose in the last decade as population growth outpaced growth in the number of households (1.2).

Private renting, once the largest tenure in London, is rising rapidly again while owner occupation falls (1.3), with the declining share of mortgagors accounting for the fall in home ownership (1.4). 27% of households in London own their homes with a mortgage, with particularly high proportions in some Outer London neighbourhoods (1.5). 21% of households own their home outright, with particularly high rates in the suburban fringe (1.6). Social housing is the most spatially concentrated of the tenures, comprising a high proportion of housing in many Inner London neighbourhoods and 24% across London as a whole (1.7). 26% of households in London rent privately, with particularly high shares in affluent Inner London areas (1.8).

While London built fewer new homes in the 2000s than in the 1960s and 1970s (1.9), the housing stock grew faster due to fewer demolitions and more conversions (1.10). Outer London built many more homes than Inner London throughout the 20th century (1.11), while homes in Inner London tend to be older, except for former docks and industrial areas where new building is concentrated (1.12). Flats comprise just over half of London's accommodation, compared to less than 20% in the rest of the country (1.13). London has experienced two booms in tall building construction, with over 500 built between the late 1950s and 70s and a smaller number constructed since the late 1990s (1.14), but remains very low-rise in comparison to other major world cities (1.15).

1.1. London's population is growing at an unprecedented rate, and exceeded its previous peak of 8.6 million in early 2015



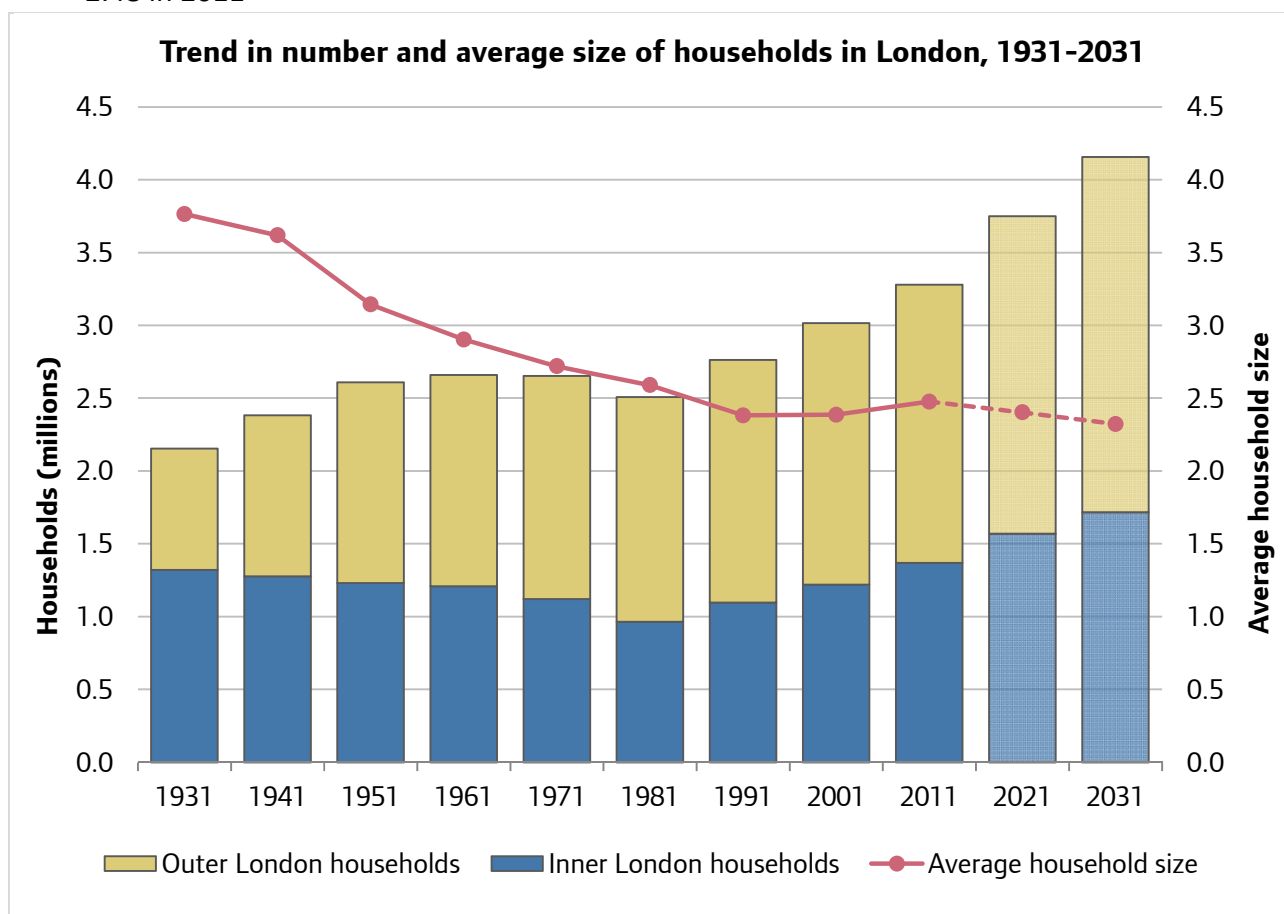
- Just over a million people lived in London in 1801, a number that grew fairly steadily until the Second World War, reaching 8.6 million in 1939. After the war de-industrialisation, suburbanisation and population dispersal policies meant the population fell for several decades, only bottoming out in the 1980s.
- The number of Londoners grew by 438,000 in the 1990s and then 825,000 in the 2000s. A record 122,000 people were added between 2013 and 2014, and GLA estimate the previous peak population was passed in early 2015.
- GLA projections indicate growth of 874,000 between 2015 and 2025, and a further 528,000 between 2025 and 2035, bringing the population to just over 10 million people.
- These projected figures are 'unconstrained' by housing supply. In reality, if not enough new housing is built population growth may well be lower.

Sources and notes

Compiled by GLA from:

- 1801-1961: Persons present on Census day (ONS)
- 1961-2014: Estimated mid-year resident population (ONS)
- 2015-2035: GLA 2014 round population projections - scenario incorporating data from the 2013 SHLAA, short term migration trends and using the Capped Household Size projection model

1.2. Average household size in London fell for decades but has recently increased again, reaching 2.48 in 2011



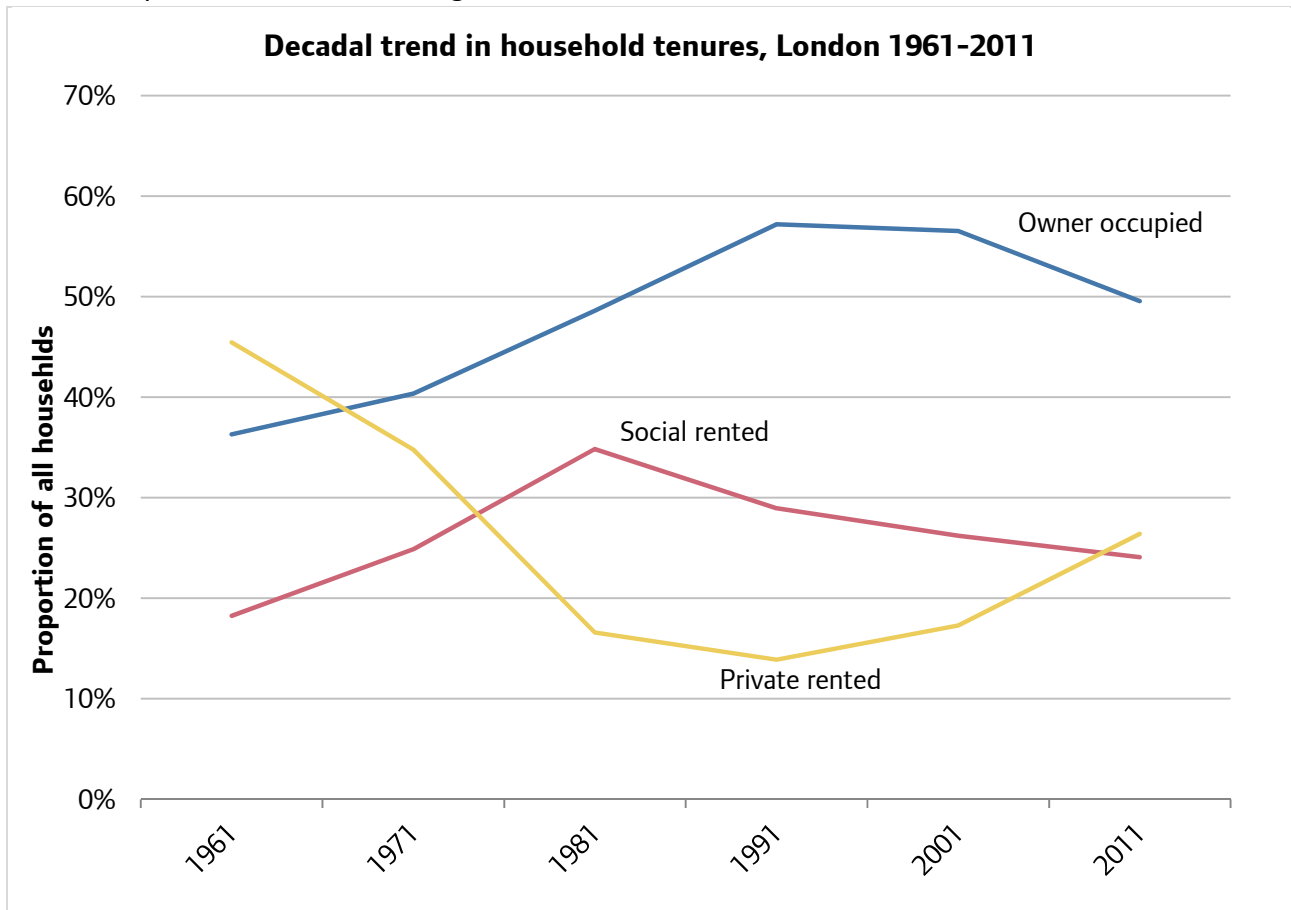
- The number of households in London has grown rapidly in the last three decades, from 2.5 million in 1981 to 3.3 million in 2011.
- Inner London's growth has been particularly rapid, with its number of households growing by 400,000 or 41% since 1981, compared to 360,000 or 23% for Outer London.
- Outer London still accommodates the majority of London's households however, with 1.9 million in 2011 compared to 1.4 million in Inner London.
- The average household in London had 3.8 people in 1931, but by 1991 this had fallen to 2.38, only to rise again (albeit relatively slightly in historical terms) to 2.48 in 2011, probably due in part to a shortfall in housing supply.
- Between 2001 and 2031 the number of households is projected to grow by 27%, driven in part by rapid population growth and in part by a projected fall in average household size to 2.32 by 2031.

Sources and notes

Compiled by GLA from:

- 1931 to 1951: Great Britain Historical GIS project (1941 value is interpolated)
- 1961 to 2011: GLA historical Census tables, derived from ONS data
- 2011 to 2031: GLA 2014 round household projection with long-term migration trend
- Average household size is estimated for 1931 to 1951 by dividing total population by the number of households. This slightly over-estimates average household size as it includes the population living in communal establishments

1.3. Private renting, once the largest tenure in London, is rising rapidly again while owner occupation and social renting fall

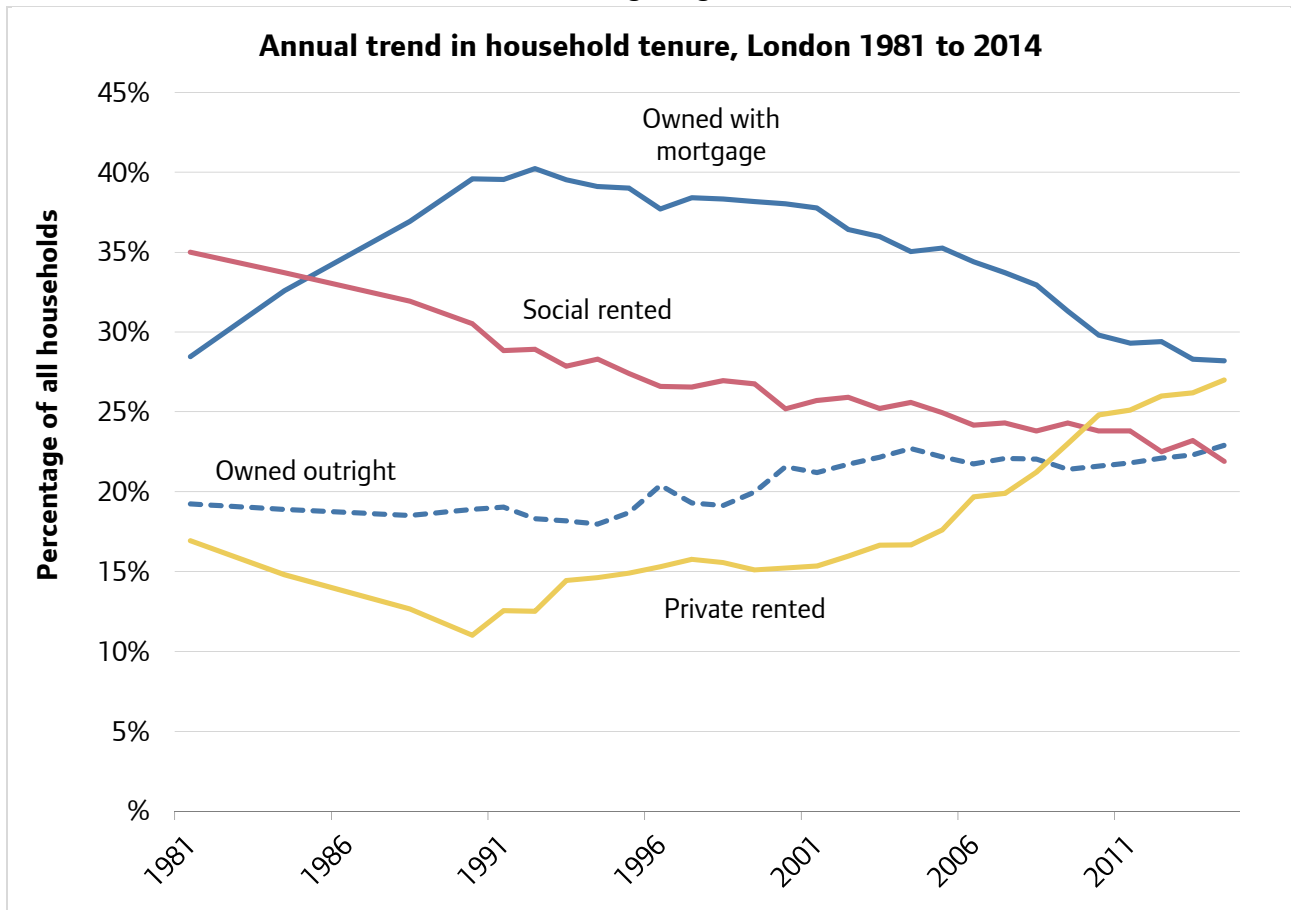


- The proportion of London households who own their own home (whether outright or with a mortgage) peaked in the early 1990s but then fell to just under half by the time of the 2011 Census, the first time owner occupiers have been in the minority since the early 1980s.
- The private rented sector was once the largest tenure in London but shrank from 46% of households in 1961 to 14% in 1991, before rapid growth brought it back up to 26% in 2011, making it the second largest tenure.
- In contrast, social renting grew rapidly between the 1960s and 1980s, accommodating 35% of households in 1981, before falling to 24% in 2011.
- In England as a whole, 64% of households owned their home in 2011, with 18% each in social and private rented accommodation.

Sources and notes

- Compiled by GLA from ONS Census data
- Households renting from housing associations were included with private renting in 1961/71, but as there were very few they do not substantially affect the trends shown

- 1.4. The proportion of London households that own their own home with a mortgage has fallen back to its 1981 level of 28% after reaching a high of 40% in 1992



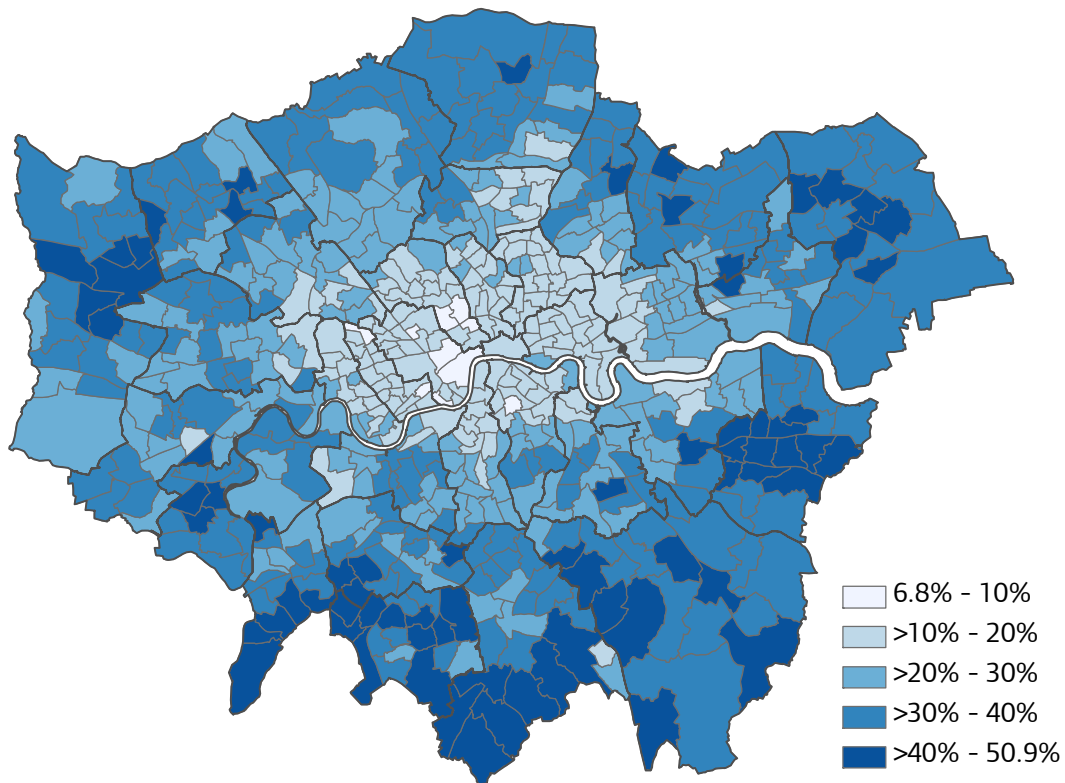
- Both the rapid rise in London's home ownership rate in the 1980s and its subsequent slower decline were due almost entirely to changes in the proportion of households with a mortgage, as the proportion who owned their homes outright remained relatively steady throughout. In 1981 28% of households owned their home with a mortgage, a figure that rose to 40% in 1992 before falling back to 28% by 2014, while the proportion that owned their homes outright rose only slightly from 19% in 1981 to 23% in 2014.
- Privately tenants accounted for 27% of households in 2014, almost level with the share of mortgagors. 22% of households live in social housing, a figure that has declined slowly and relatively steadily over the last two decades.

Sources and notes

- Compiled by GLA from: *Housing Trailers to the Labour Force Survey* (1981, 1984, 1988 and 1991, with intervening years interpolated); *GLA analysis of Labour Force Survey* (1990, 1992 to 1996 and 2009 to 2014); *DCLG analysis of the LFS* (1997 to 2008)

- 1.5. 27% of households in London own their homes with a mortgage, with particularly high proportions in some Outer London neighbourhoods

Owners with a mortgage as a proportion of all households in London by ward, 2011



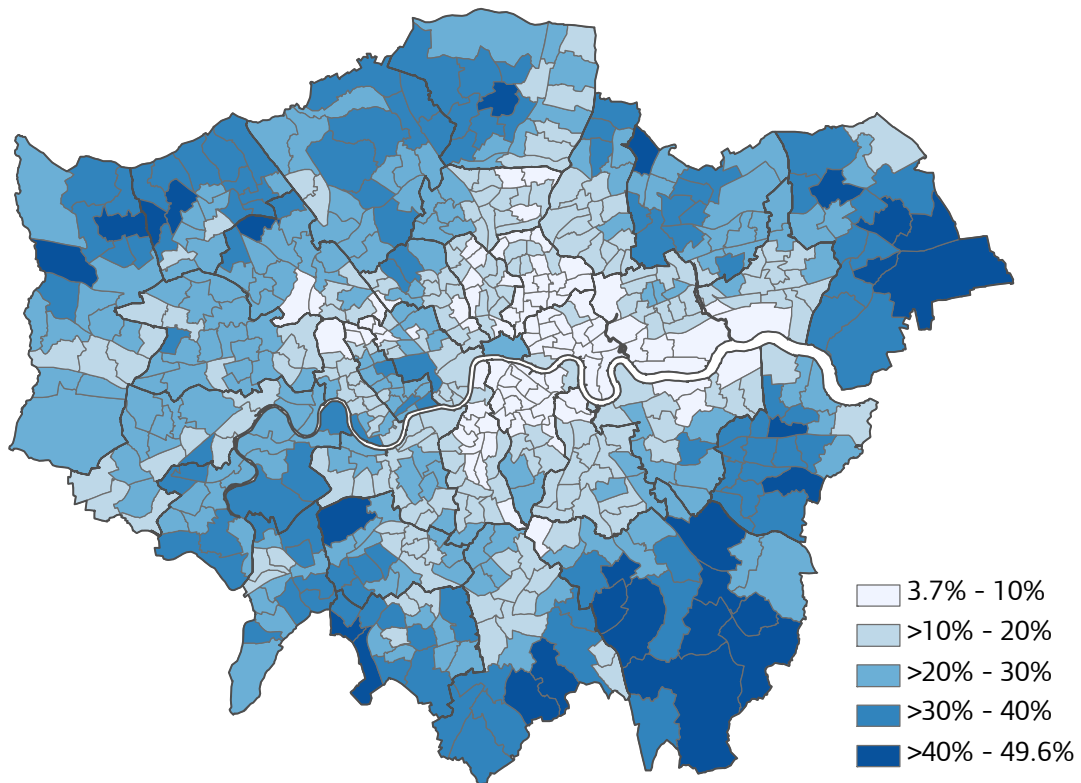
- In 2011 just over 886,000 households in London, 27% of the total, owned their own home with a mortgage, down from 34% in 2001.
- The proportion of households who owned their home with a mortgage varied from a low of 7% in the Golborne ward of Kensington and Chelsea to 51% in the St Michael's ward of Bexley.
- Although there is a noticeably higher proportion of mortgage-paying homeowners in Outer London than in Inner London, compared to the other tenure types they are still relatively evenly spread across London.
- Since 2001 the proportion of households who own their home with a mortgage has fallen nearly everywhere in London, with the exception of a few wards in Lambeth, Southwark and Greenwich.

Sources and notes

- ONS, 2011 and 2001 Census data

1.6. 21% of households own their home outright, with particularly high rates in the suburban fringe

Outright owners as a proportion of all households in London by ward, 2011



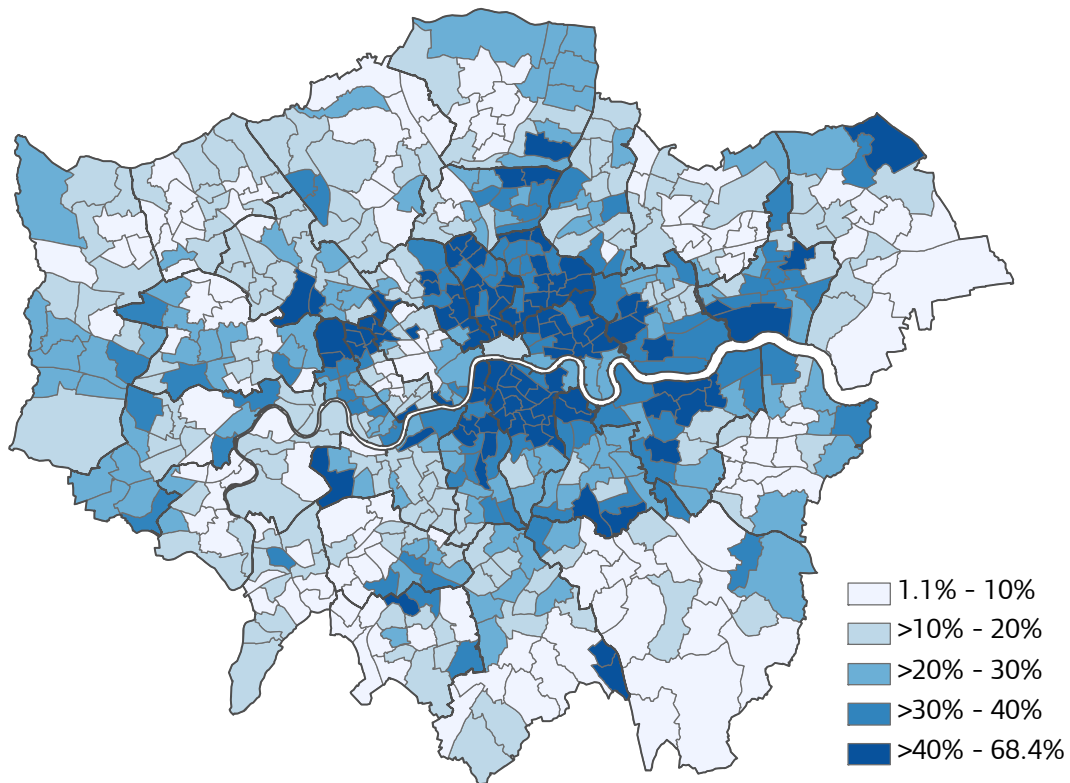
- In 2011 around 690,000 households owned their home outright (i.e. without a mortgage), 21% of all households in London (down slightly from 22% in 2001).
- The proportion of households that owned their home outright varied from 4% in the Peckham ward of Southwark to 50% in the Cranham ward of Havering.
- In a fifth of London's wards there were more outright owners than owners with a mortgage in 2011, with the biggest gaps seen in Knightsbridge in Westminster (where 34% of households owned outright compared to 12% with a mortgage).

Sources and notes

- ONS, 2011 and 2001 Census data

- 1.7. Social housing is the most concentrated of the tenures, comprising a high proportion of housing in many Inner London neighbourhoods and 24% overall.

Social tenants as a proportion of all households in London by ward, 2011



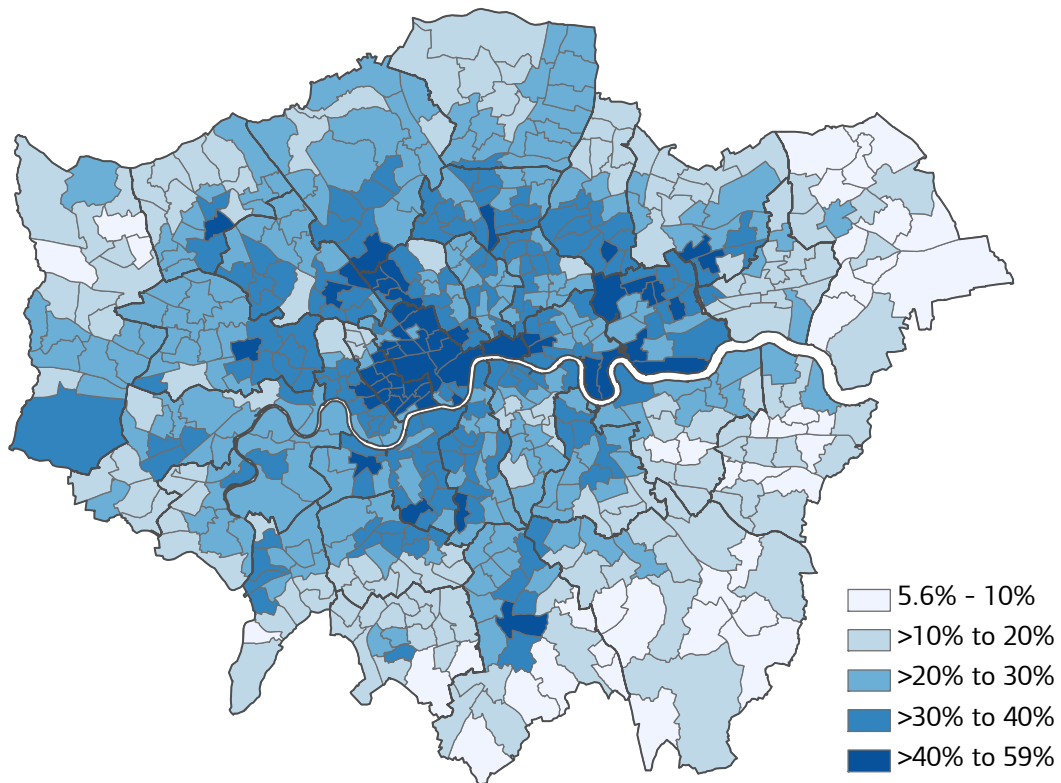
- In 2011 786,000 households in London lived in social rented housing, 24% of the total (down from 26% in 2001).
- Social housing is the most unevenly distributed of the tenures, with the proportion of social renting households ranging from just 1% in the Falconwood and Welling ward of Bexley to 68% in the Faraday ward of Southwark. In 34 wards (out of 625) a majority of households lived in social housing.
- Since 2001 the proportion of households in social housing has fallen in most parts of London and in particular in Inner London areas, due in part to high levels of new supply of other tenures and in part to Right to Buy sales.

Sources and notes

- ONS, 2011 and 2001 Census data

1.8. 26% of households in London rent privately, with particularly high shares in affluent Inner London areas

Private tenants as a proportion of all households in London by ward, 2011

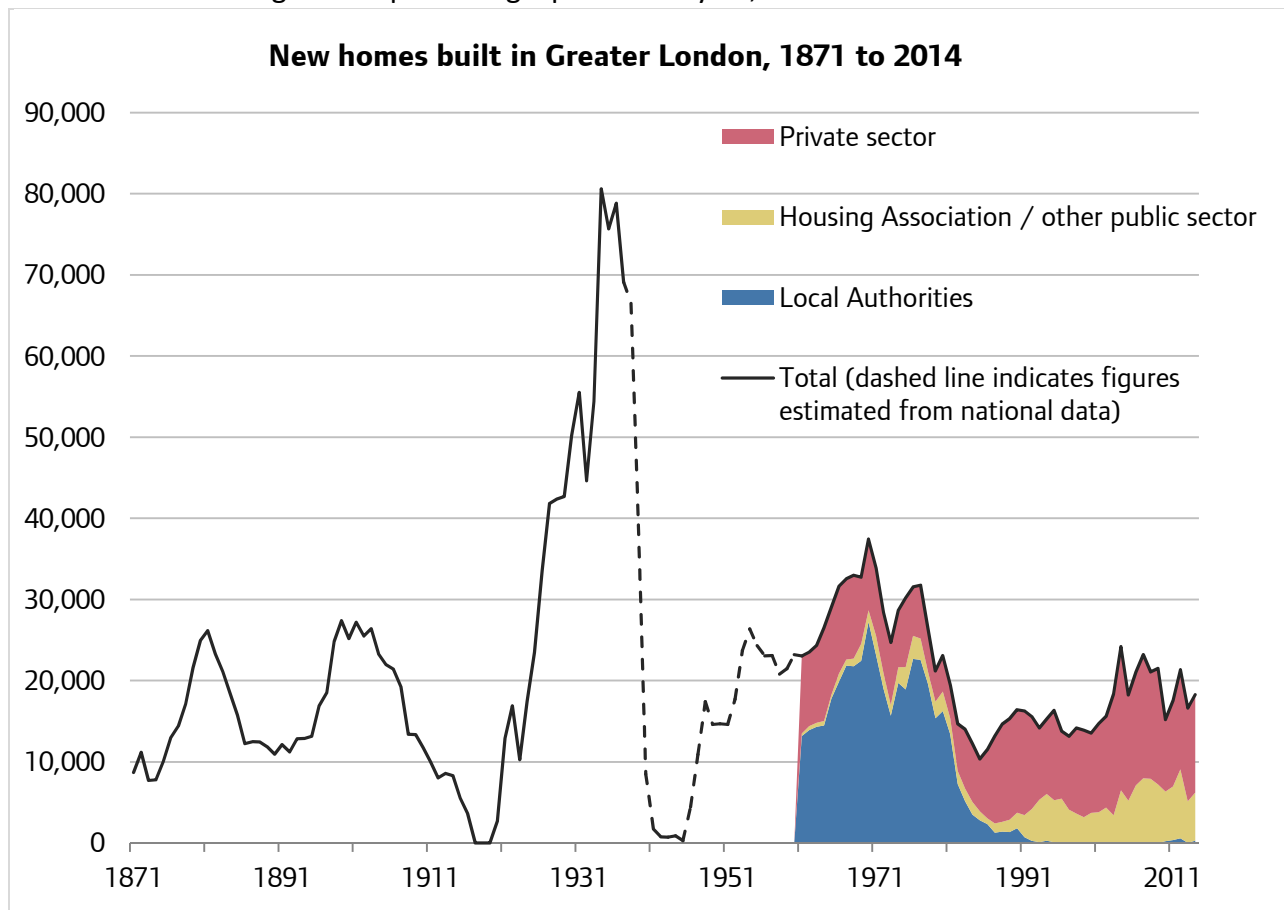


- In 2011 there were around 862,000 households living in London's private rented sector (including a small number in rent-free accommodation), 26% of the total (up from 17% in 2001).
- The greatest concentrations of private renting are in affluent neighbourhoods in West Inner London, with more than half of all households renting privately in eight wards in Westminster and Kensington and Chelsea. The highest proportion of private renters (59%) is found in the Bryanston and Dorset Square ward of Westminster, and the lowest (6%) in the Fieldway ward of Croydon.
- Since 2001 the proportion of households that rent privately has risen in the vast majority of London wards.

Sources and notes

- ONS, 2011 and 2011 data Census data

- 1.9. The number of new homes built in London peaked in 1934 at 80,600, with even the post-war council housing booms producing a peak of only 37,400 in 1970.



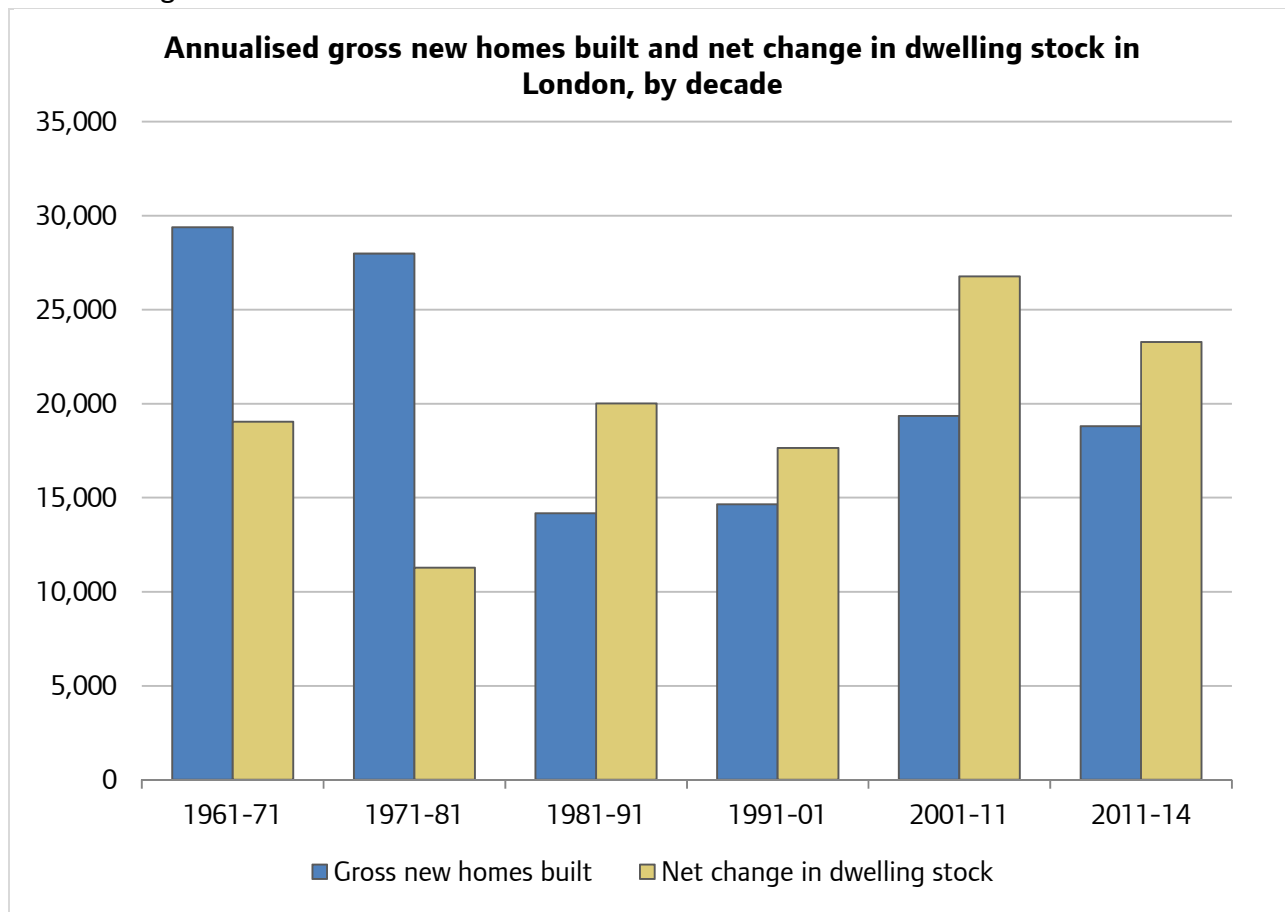
- Over the last decade an average of around 19,400 new homes have been built in London each year (not including any new supply from conversions or changes of use). This figure is above the levels of new build seen in the 1980s and 1990s, but well below the 1960s and 1970s, which saw a post-war peak of 37,400 in 1971.
- By far the greatest London housebuilding boom on record was in the 1930s, with an average of around 66,000 homes a year built over the decade and a peak of 80,600 in 1934. Most of these homes were built in Outer London suburbs, and the boom was driven by a combination of cheap land, easy finance and rapidly improving transport.

Sources and notes

Compiled by GLA from:

- 1871-1937: Report of the Commissioner of the Metropolitan Police, via Quandl.com;
- 1946-1960: GLA estimates based on national data from 1946 to 1960 (DCLG, Live Table 244) and London's share of the national total before World War II (from B. Mitchell, *British Historical Statistics*, p392) and after the war from the GLA and DCLG data below;
- 1961 to 1969: Annual Abstracts of Greater London Statistics;
- 1970 to 1989: Data provided to GLA by DCLG;
- 1990 to 2014: DCLG house building statistics

1.10. While London built fewer new homes in the 2000s than in the 1960s and 1970s, the housing stock grew faster due to fewer demolitions and more conversions

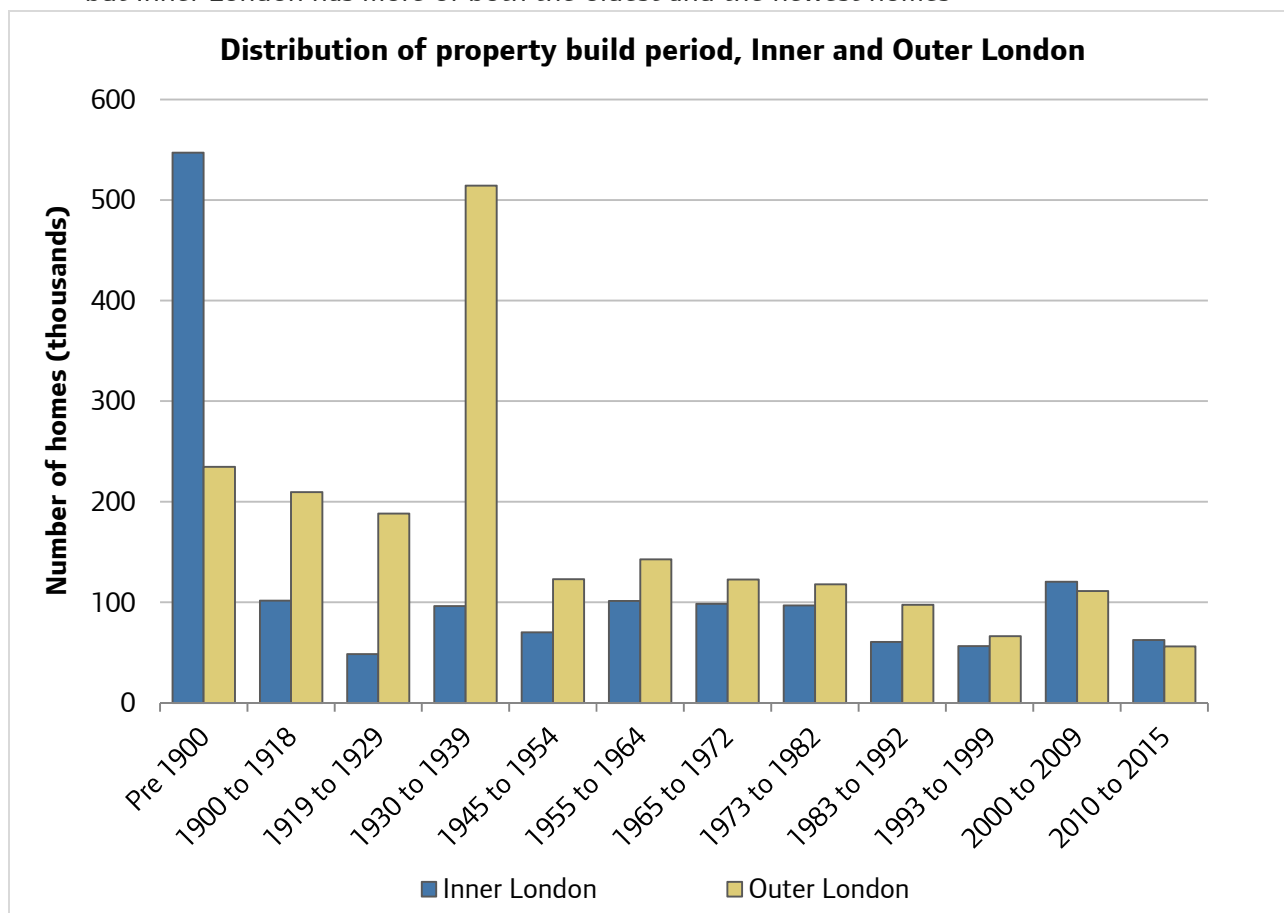


- An average of 19,300 new homes a year were built in London in the 2000s, but the net increase in the dwelling stock was actually greater at around 26,800 a year, higher than in any other decade since at least the 1960s.
- The net increase in the dwelling stock can be lower than the number of new homes built if there are substantial numbers of homes demolished, as was the case in the 1960s and 1970s.
- More recently the net increase in the dwelling stock has been higher than the level of new build, due to a combination of relatively few demolitions and substantial supply from other sources such as conversions from houses to flats and buildings being changed from industrial or commercial uses to residential.
- Around 8,600 homes a year are demolished in London, at which rate new homes built today would need to last for an average of around 400 years.

Sources and notes

- Gross new homes built from same sources as 1.8 above
- Net change in dwelling stock from comparisons of Census dwelling estimates
- Note, the growth in the dwelling stock between 2001 to 2011 may be over-stated due to under-counts in 2001. According to VOA Council Tax statistics London’s dwelling stock grew by 256,300 between 2001 and 2011, and a further 90,900 between 2011 and 2014

1.11. Outer London has about twice as many homes built in the 20th century as Inner London does, but Inner London has more of both the oldest and the newest homes

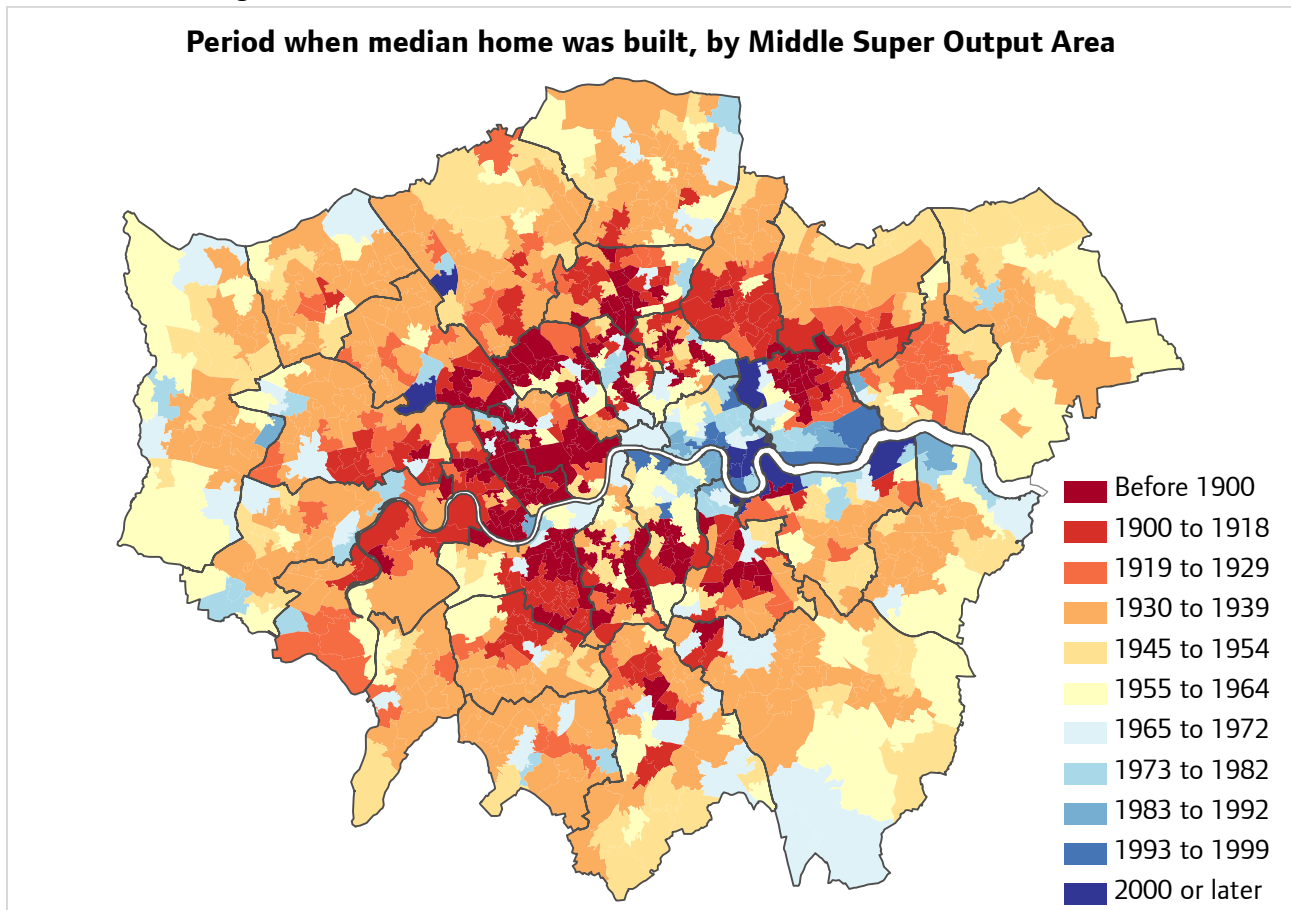


- Reflecting London’s outward growth over time, there are striking differences between the age distribution of the housing stock between Inner and Outer London .
- 547,000 homes in Inner London, 37% of its housing stock, were built before 1900, compared to just 12% of Outer London’s homes. In every part of the 20th century there were fewer homes built in Inner than in Outer London (at least, fewer homes that survive today), but so far in the 21st century Inner London has built 183,000 homes compared to 167,000 in Outer London.
- The building boom of the 1930s was confined almost entirely to Outer London. Over half a million homes were built in Outer London in that decade, a quarter of its total housing stock.

Sources and notes

- VOA, *Council Tax Stock of Properties, 2015.*

1.12. Homes in Inner London tend to be older, except for former docks and industrial areas where new building is concentrated

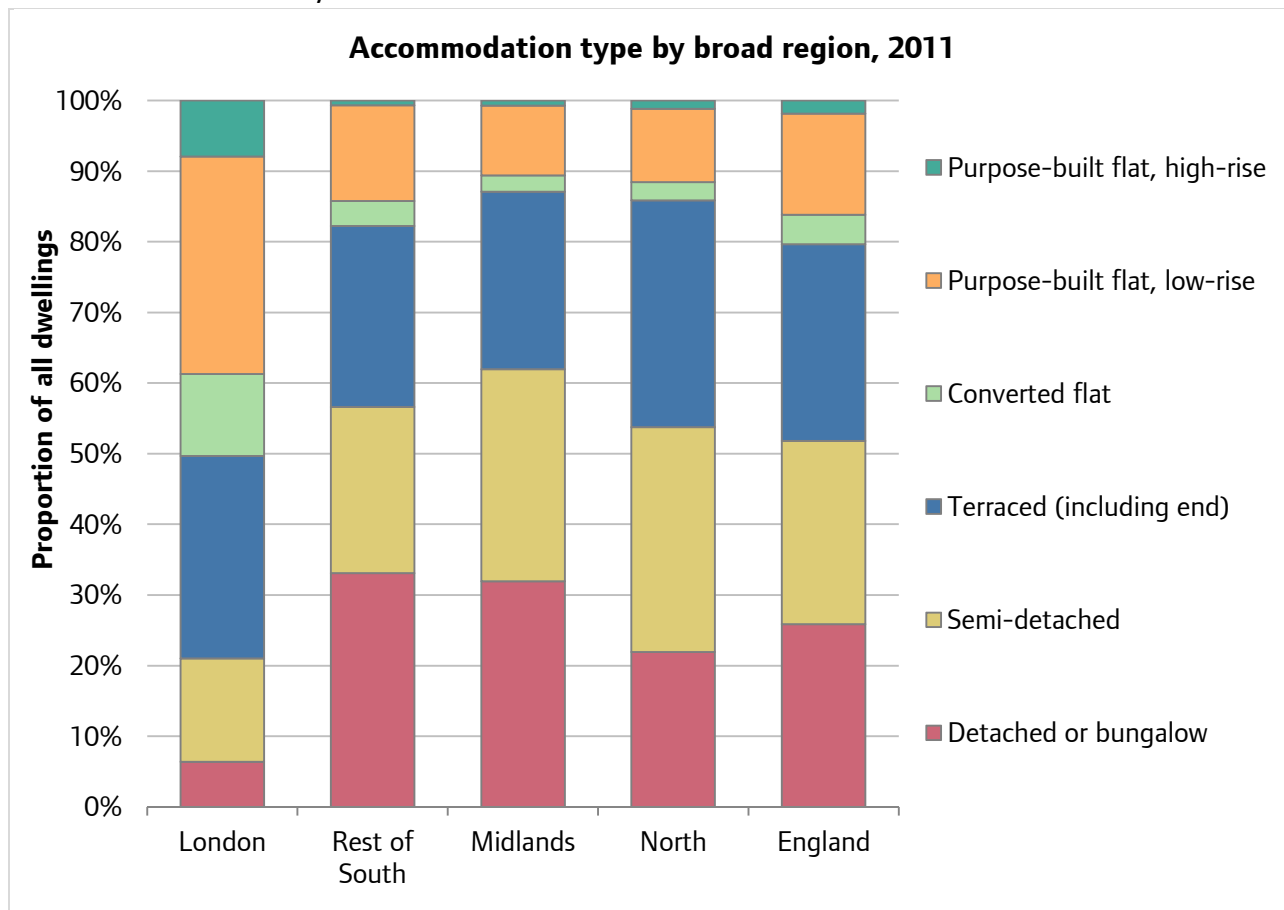


- The average age of homes in London varies widely across the capital, from pre-1900 in much of the west inner city to post-2000 in Canary Wharf, Wembley and other pockets of new development.
- These patterns reflect London's historic outward growth, the capacity freed up in East London by de-industrialisation and other land use change, and to a lesser extent the impact of wartime bombing.
- Across London as a whole around 23% of homes were built before 1900, a proportion which varies from 1% in Barking and Dagenham to 65% in Kensington and Chelsea.
- The borough with the most 21st century homes as a proportion of its stock is Tower Hamlets at 31% (also the highest figure in the country), while Kensington and Chelsea has the least at 4% (among the lowest in the country).

Sources and notes

- VOA, *Council Tax Stock of Properties, 2015*.
- Median property age calculated by GLA

1.13. Flats comprise just over half of London's accommodation, compared to less than 20% in the rest of the country

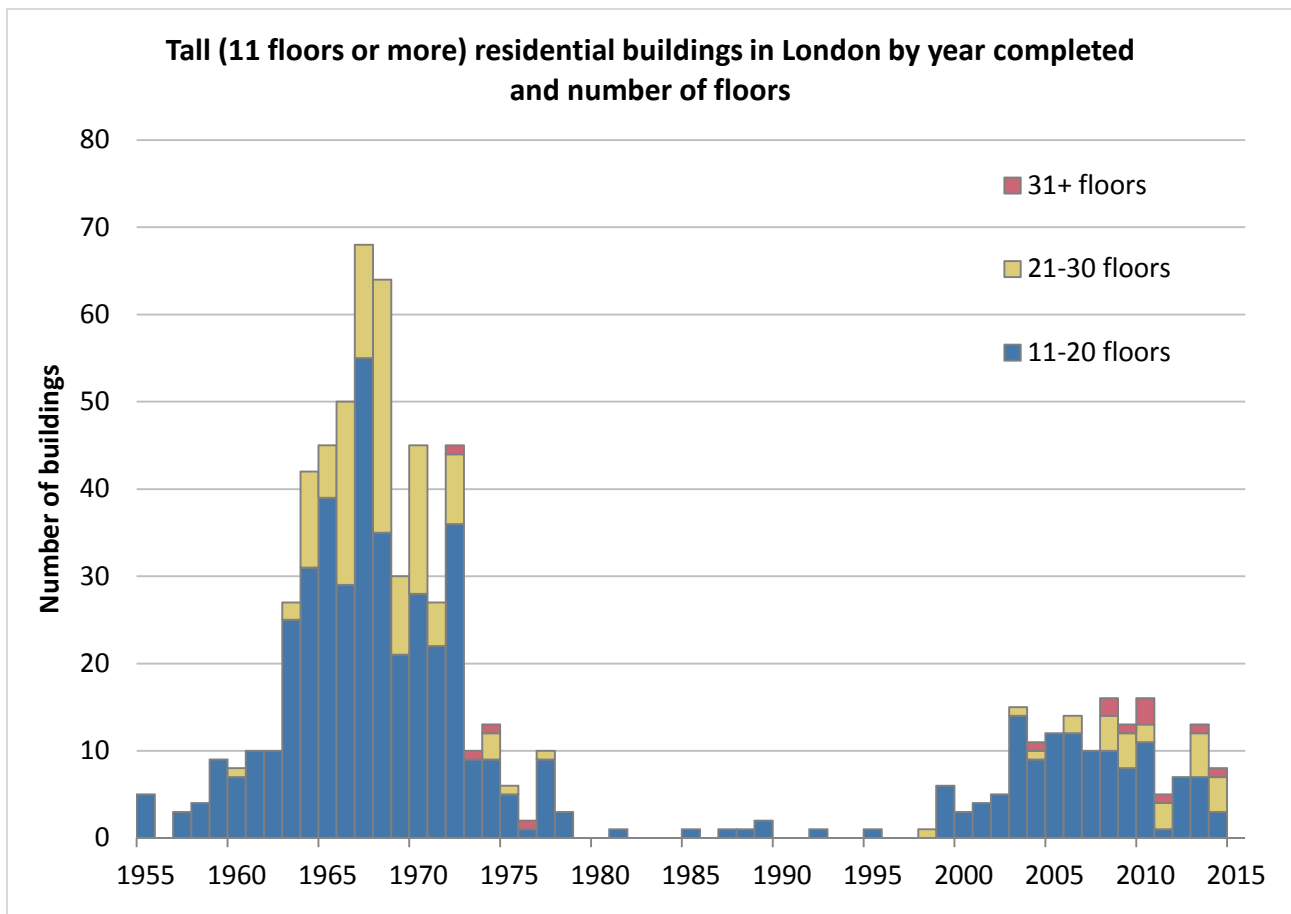


- Houses comprise the great majority of accommodation in the rest of the country, with detached or semi-detached houses alone accounting for at least half of total stock.
- London is very different, with detached and semi-detached houses comprising less than a quarter of total stock and flats, maisonettes or apartments (whether purpose built or converted) just over half.
- The bulk of flats in London are purpose-built low-rise units (31% of all homes), the remainder comprising converted flats (12%) and high-rise flats (8%).
- The proportion of terraced housing is relatively consistent between different parts of the country, comprising 29% of London's housing and 28% across England as a whole.

Sources and notes

- English Housing Survey stock data, 2010/11 to 2012/13, standardised to base year of 2011

1.14. London has experienced two booms in tall building construction, with over 500 built between the late 1950s and 70s and a smaller number constructed since the late 1990s

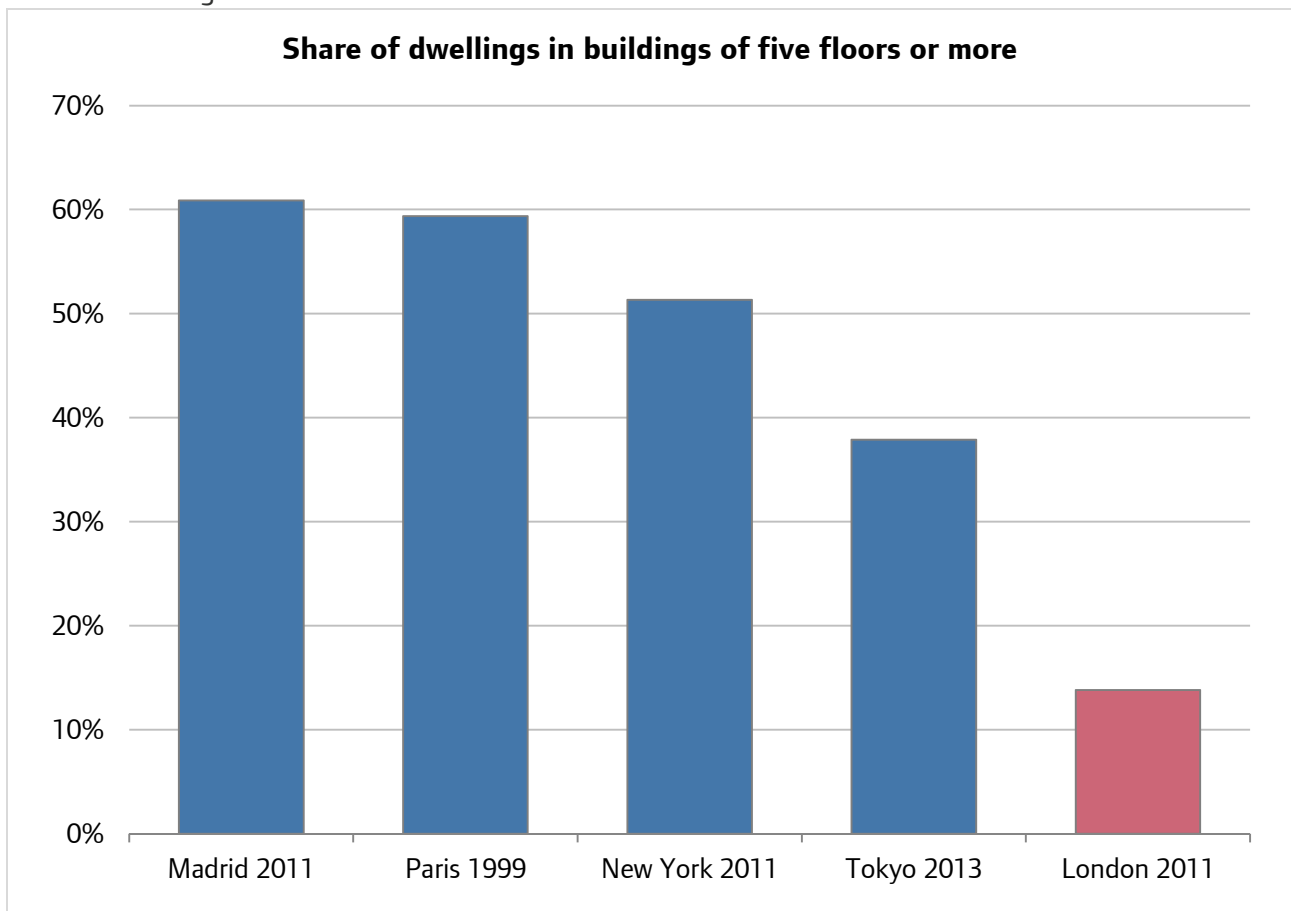


- London has just over 700 residential buildings of 11 floors or more, over 500 of which were built in a twenty-year period between the late 1950s and late 1970s. The peak year was 1967, when 68 were completed.
- Tall building construction was virtually absent in London between the late 1970s and late 1990s, when a second boom began, albeit thus far a smaller one. 159 tall residential buildings were completed between 1998 and 2014, but a larger share of them were very tall (31 floors or more).
- The rate of tall building construction in London is likely to increase in the coming years. Recent research by GL Hearn found that 70 buildings of 20 floors or more were under construction in London in early 2015, with another 117 approved and 76 proposed, most of which are residential.

Sources and notes

- Data compiled by GLA from *skyscrapernews.com*
- GL Hearn, *London Tall Buildings Survey 2015*

1.15. London is a very low-rise city compared to comparable world cities, with only 14% of its homes in buildings of 5 floors or more



- London's two tall building booms (see previous chart) have not been enough to radically alter its fundamentally low-rise character. 50% of its homes are in buildings of just one or two floors, a far higher share than comparable cities around the world.
- Just 14% of homes in London are in buildings of five floors or more, compared to 61% in Madrid, 59% in Paris (based on 1999 data), 51% in New York and 38% in Tokyo. Some of these cities, such as Madrid and New York, have particularly large shares of tall buildings, while Paris has a largely mid-rise character, with 45% of its homes in buildings of five to eight floors.

Sources and notes

- Madrid: Spanish Census, 2011;
- Paris: French Census 1999,
- Tokyo: Japan Housing and Land Survey, 2013;
- New York: New York Housing and Vacancy Survey, 2011;
- London: English Housing Survey stock data, 2011
- 'Floors' includes the ground floor
- Madrid is defined as 'Comunidad de Madrid', with a population of 6.4 million in 2011. For other city definitions see chart 3.1

2 Demographic, economic and social trends

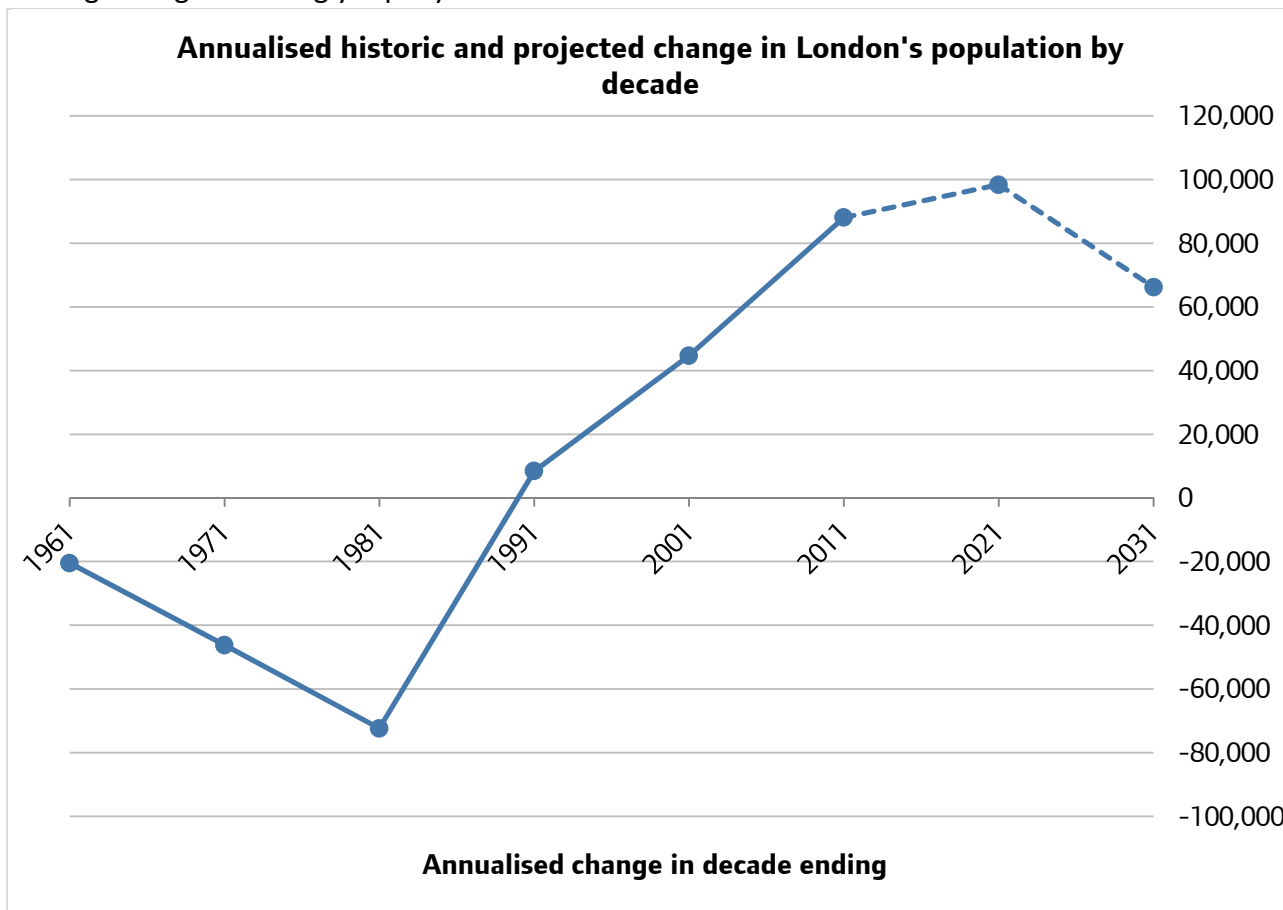
London's population was shrinking as recently as the 1970s, but since the 1980s has been growing increasingly rapidly (2.1). The main factor directly affecting increased population growth is natural change (births minus deaths), but migration has indirectly contributed by lowering the average age (2.2).

London's population increased much faster than the number of households between 2001 and 2011, particularly in Outer London (2.3). The population grew rapidly among all age groups except those aged over 70 (2.4). London attracts a large net inflow of people in their 20s from the rest of the UK, but sees a net outflow of people of every other age (2.5). The vast majority of recent arrivals to London from the UK or from abroad live in the private rented sector (2.6).

Young adults in London are now less likely to head a household than before (while the opposite is true of those in middle age) (2.7), are now much more likely to rent than to own (2.8), and a growing proportion are living with their parents (2.9).

One in three private renting households in London have children, up from one in five a decade ago (2.10). Attitudes to housing vary across the tenures, with less than half of private tenants in London satisfied with private renting as a tenure, though far more are satisfied with their accommodation itself (2.11). London's private rented sector accommodates households on a wide range of incomes, while low income households are concentrated in social housing and higher income households in owner occupation (2.12). Patterns of economic activity also vary widely across tenures, with unemployment lowest in owner occupation and highest in social renting (2.13).

2.1. London’s population was shrinking as recently as the 1970s, but since the 1980s has been growing increasingly rapidly

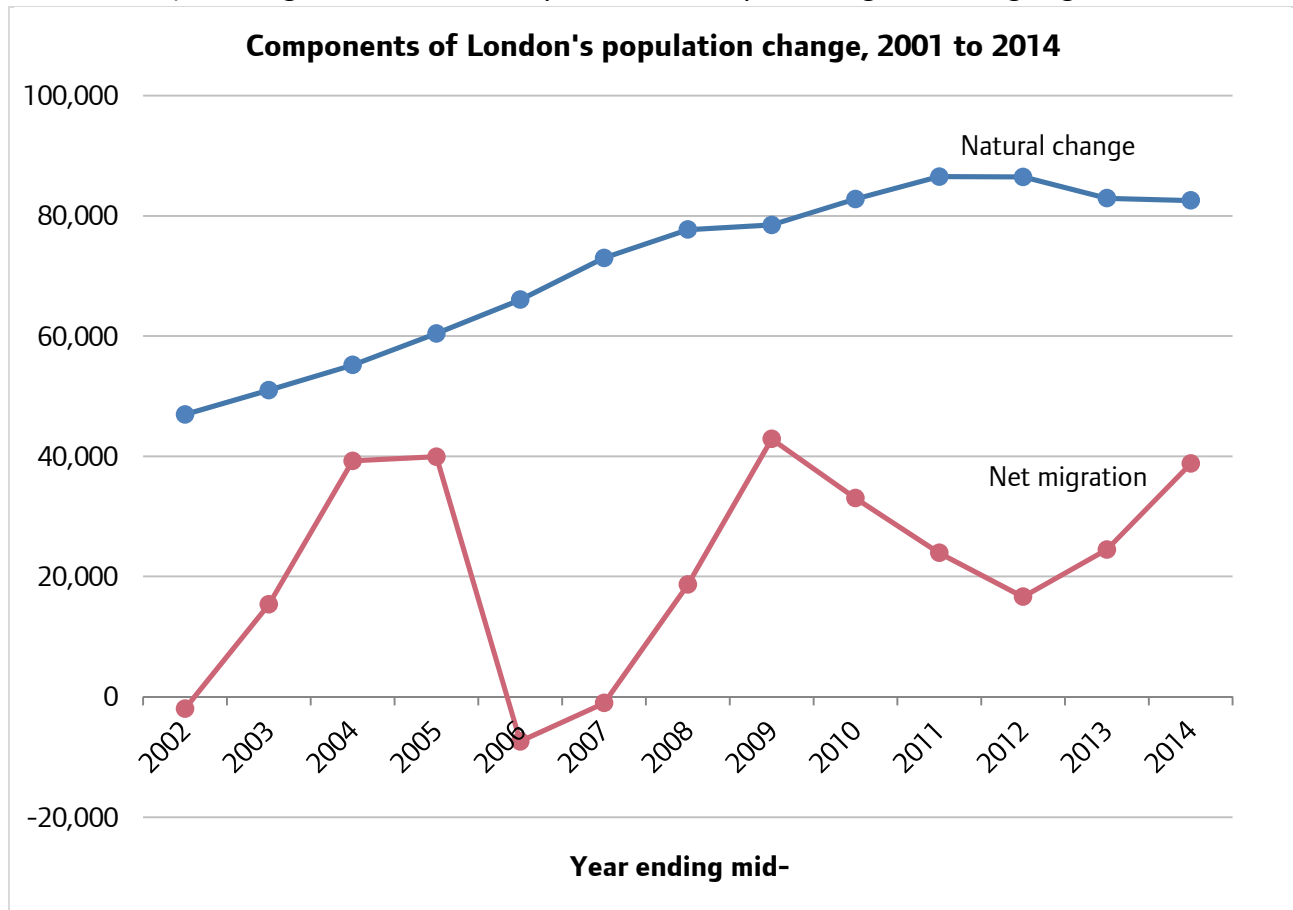


- London’s population fell throughout the 1950s, ‘60s and ‘70s, losing just over 700,000 people over the ‘70s alone. But the decline slowed and finally halted by the mid-1980s, with a small net growth registered over the decade.
- Sustained growth began in the 1990s and accelerated in the 2000s, with the population rising by 881,000 in the first decade of the 21st century.
- In the last four years London’s population is estimated to have grown by around 115,000 a year, perhaps the fastest growth in its history (the 1890s saw growth of 93,800 a year but no yearly figures are available).
- Population growth is projected to average 98,000 a year between 2011 and 2021, before falling to a projected average of 66,000 a year between 2021 and 2031.

Sources and notes

- ONS Census data, ONS/GLA mid-year population estimates and GLA 2014 round population projections - scenario incorporating data from the 2013 SHLAA, short term migration trends and using the Capped Household Size projection model

2.2. The main driver of increased population growth in London is natural change (births minus deaths), but migration has indirectly contributed by lowering the average age

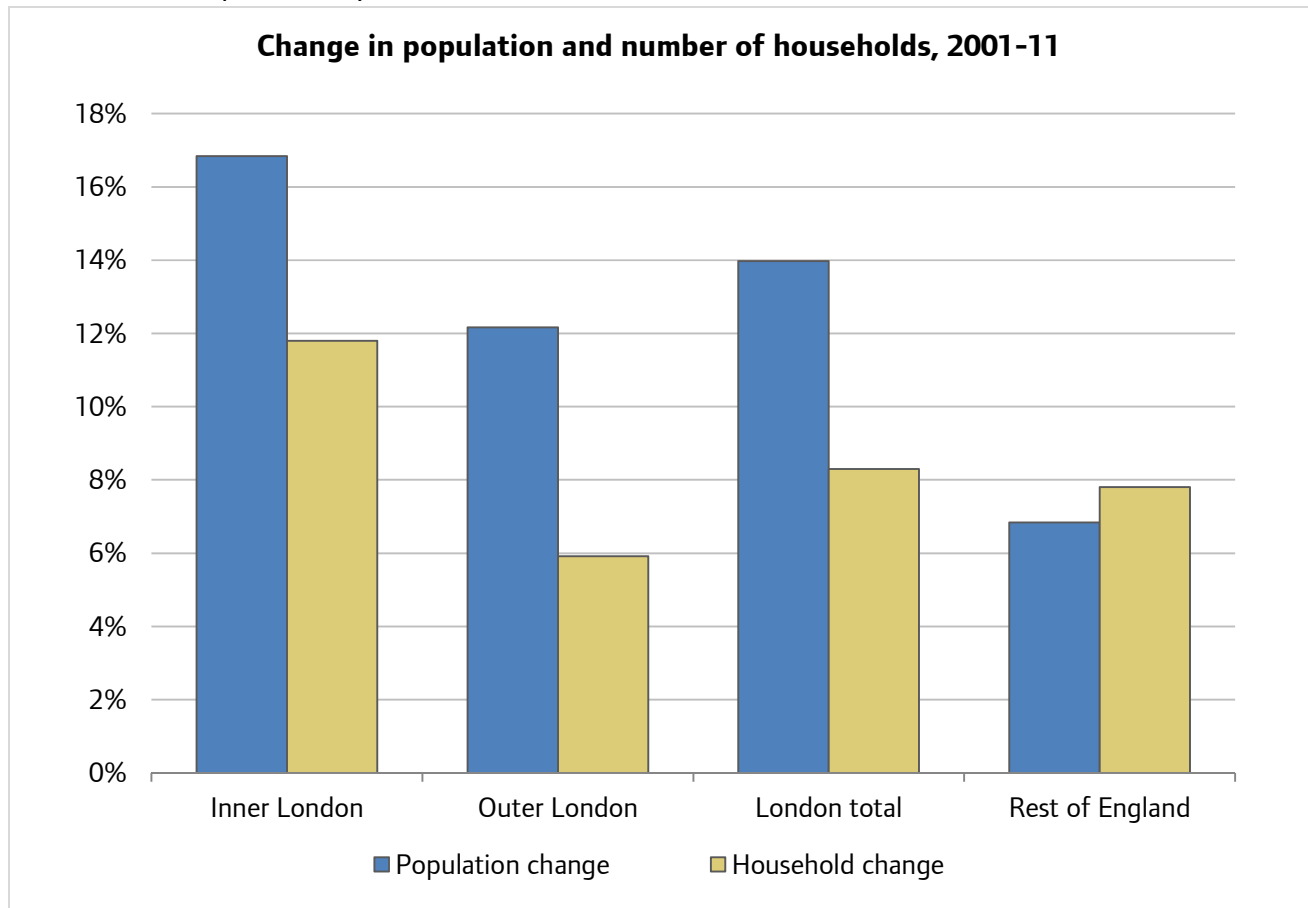


- On the face of it, London's recent population boom is being driven by a big increase in natural change, i.e. the annual surplus of births over deaths, having risen from 47,000 in 2002 to 86,000 in 2012 before falling slightly to 83,000 in 2014. This change is in turn mainly due to rapid growth in the number of births, from around 100,000 a year in 2002 to 134,000 in 2012, before also falling to 123,000 in 2014.
- Net migration (both domestic and international) is more volatile but has increased in the last two years from 17,000 a year to 39,000 in 2014. Migration also helps explain a large part of the increase in natural change, because its net impact has been to greatly expand the number of young adults in London.

Sources and notes

- ONS data on births and deaths
- GLA net migration series, adjusted from ONS data

2.3. London's population increased much faster than the number of households between 2001 and 2011, particularly in Outer London



- London's population as recorded by the Census grew by 14% between 2001 and 2011, compared to 7% in the rest of England.
- Population growth was particularly fast in Inner London, with growth of 17% compared to 12% in Outer London.
- Growth in the number of households did not keep up with population growth (due in large part to a failure to provide enough housing), and average household sizes grew as a result. This was particularly the case in Outer London, where the population grew by 12% but the number of households by only 6%.
- In the rest of England the number of households grew faster than the number of people, and average household size fell.

Sources and notes

- ONS Census data 2001 and 2011
 - Note, in order to show population and household growth on the same chart the comparison used here is from Census to Census, as opposed to from mid-year estimate to mid-year estimate. The 2001 Census is thought to have significantly under-counted the population in some London boroughs.

2.4. Between 2001 and 2011, London's population saw rapid growth among all age groups except those aged over 70

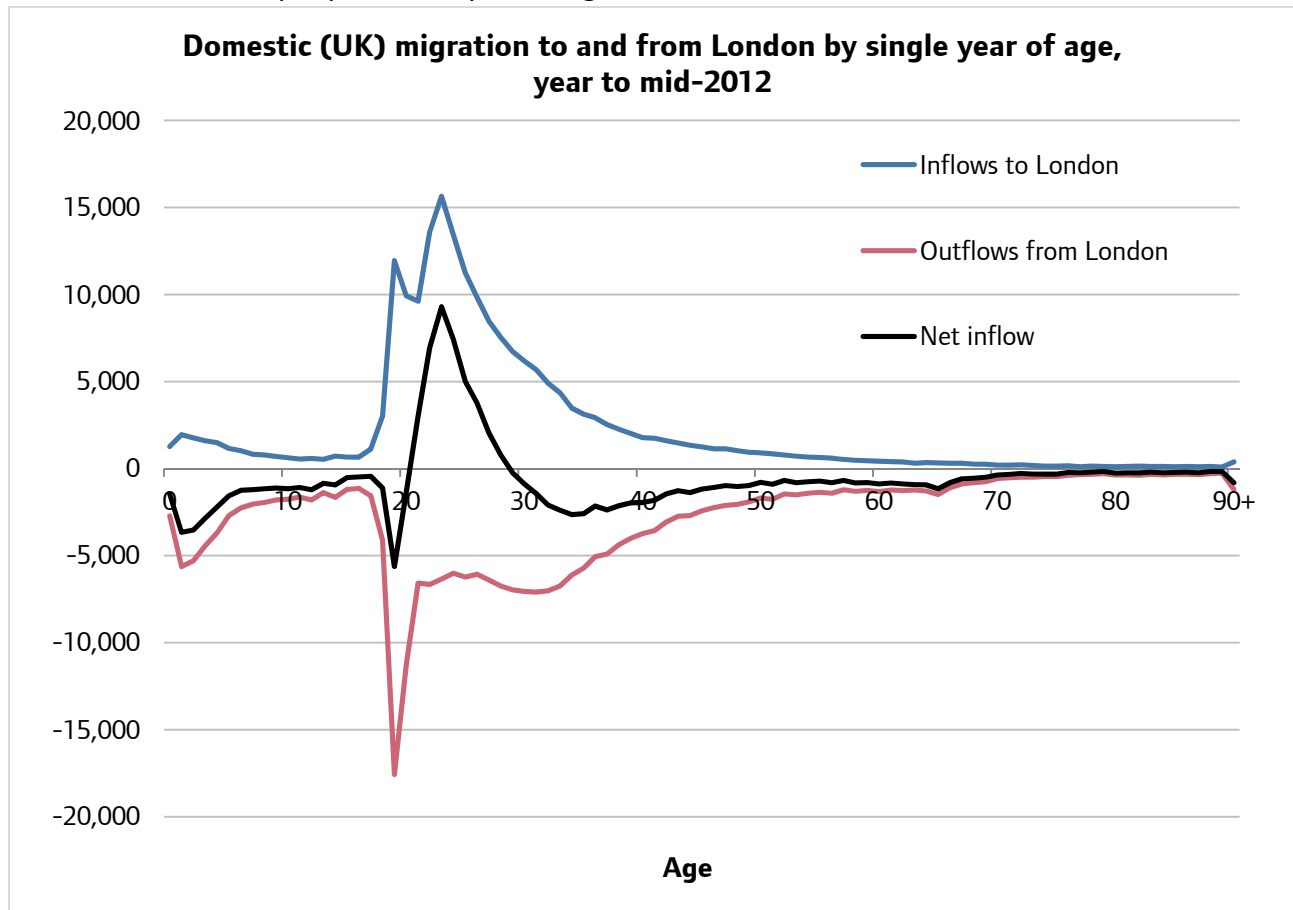


- Between 2001 and 2011 London saw particularly strong growth in the number of young children and working age adults, but comparatively little growth in its elderly population.
- The number of children aged up to 4 increased by almost a quarter between 2001 and 2011, while the next decade is expected to see strong growth in the number of older children.
- The number of working age adults grew very strongly between 2001 and 2011 and further strong growth is projected up to 2021.
- The number of people aged 70 or over grew by less than 1% between 2001 and 2011 but strong growth is projected in the next decade as the 'baby boomer' generation moves into old age.

Sources and notes

- ONS mid-year estimates 2001 and 2011
- 2021 from GLA 2014 round population projections - scenario incorporating data from the 2013 SHLAA, short term migration trends and using Capped Household Size projection model

2.5. London attracts a large net inflow of people in their 20s from the rest of the UK, but sees a net outflow of people of every other age

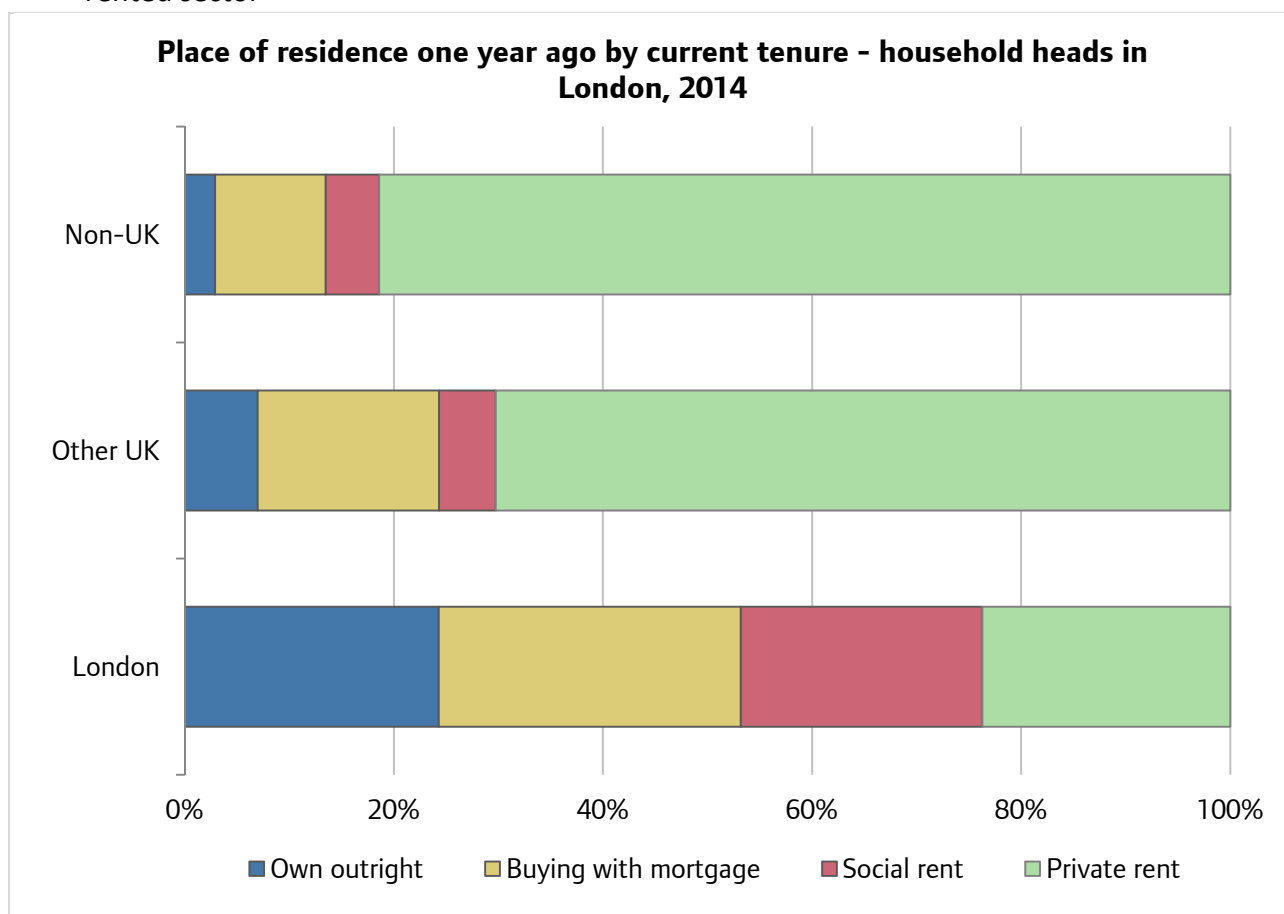


- The growth in London's population of young adults is largely driven by migration, partly international migration and partly domestic migration as shown in this chart.
- The biggest flows for any single year of age happen at 19, with around 18,000 19 year olds leaving London in the year to mid-2012 and around 12,000 arriving.
- Around 106,000 people in their 20s came to London from the rest of the UK during the year and around 69,000 left, creating a net inflow of 37,000.
- There are substantial net outflows of people in their 30s and older, along with their children.
- While the same breakdown is not available for international migrants, Census data indicates that most international in-migrants are also relatively young, with 79% of recent arrivals aged between 16 and 34 in 2011, a similar proportion to domestic migrants.

Sources and notes

- ONS, data on domestic migration
- ONS, 2011 Census data

2.6. The vast majority of recent arrivals to London from the UK or from abroad live in the private rented sector

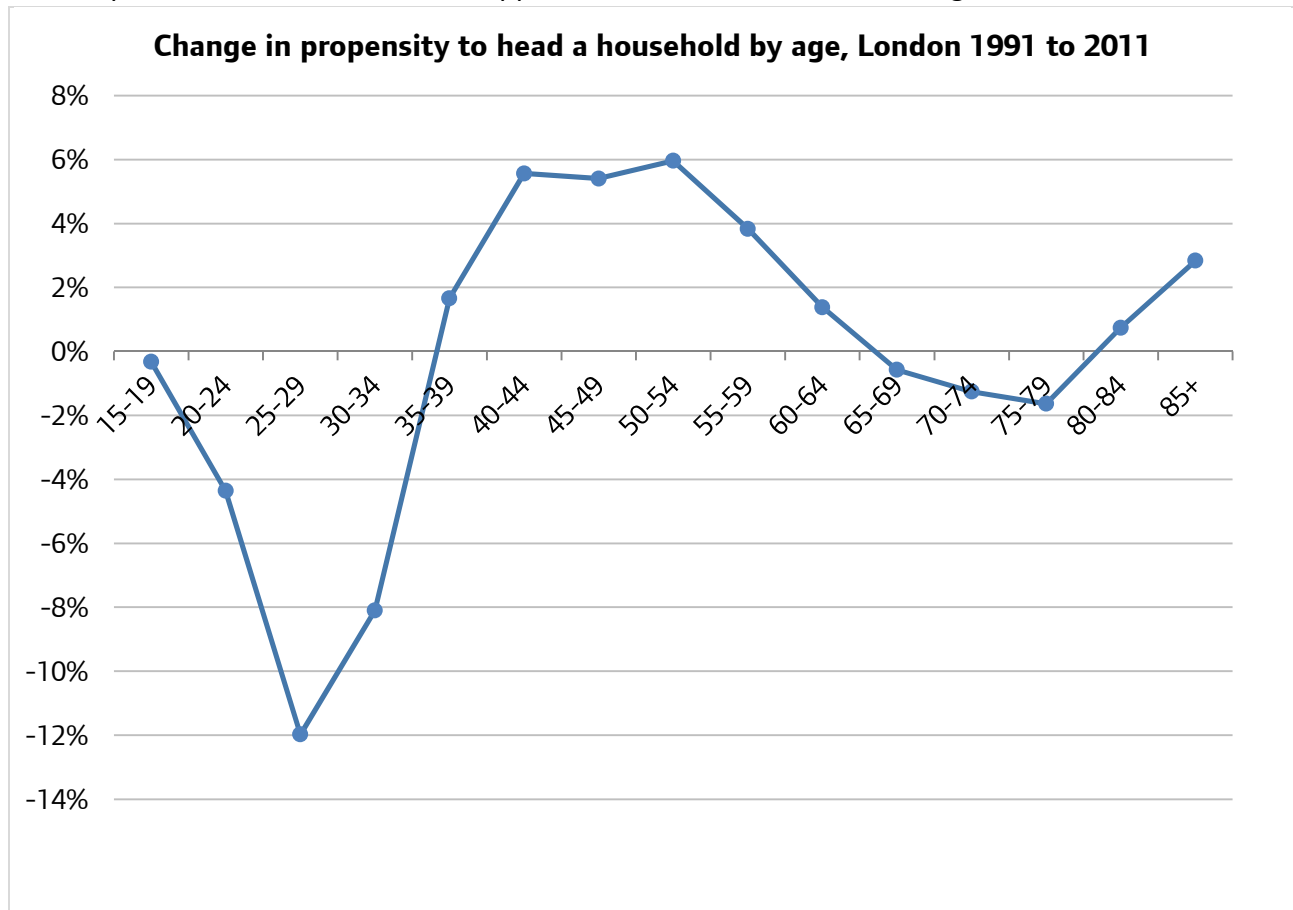


- Around a quarter of households in London live in the private rented sector, but this proportion is far higher for those who have recently come to the city from other parts of the UK or from abroad.
- 81% of the household heads in London who came to London from abroad in the last year are renting privately, compared to 5% who are in social housing, 11% who own their home with a mortgage and 3% who own outright.
- 70% of those who arrived from elsewhere in the UK in the last year are private tenants, compared to 5% who live in social housing, 17% who own their home with a mortgage and 7% who own it outright.

Sources and notes

- GLA analysis of Labour Force Survey, Q2 2014 household dataset

2.7. Young adults in London in 2011 were much less likely to head a household than their equivalents in 1991, while the opposite is true of those in middle age

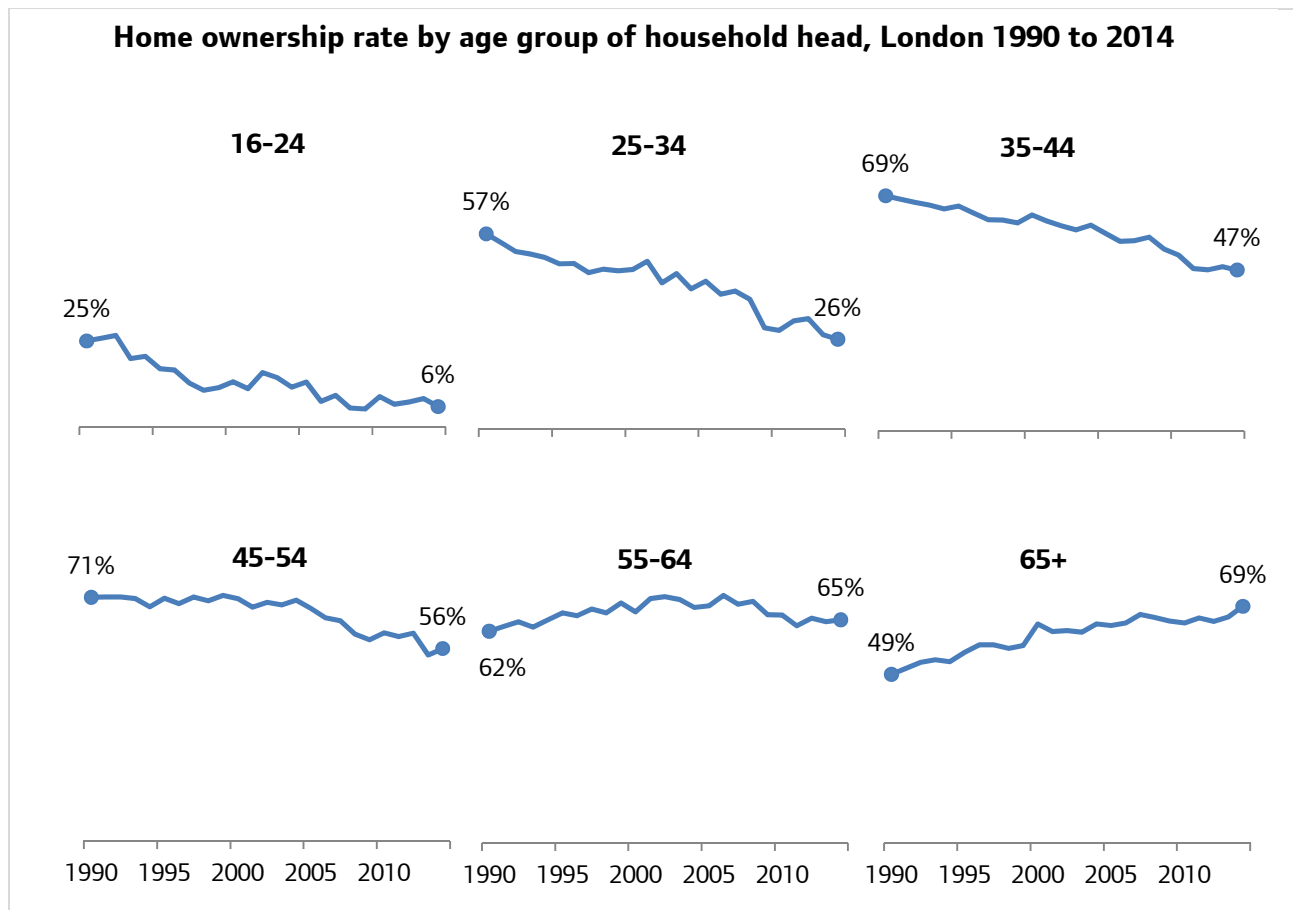


- Falling rates of household formation, linked to rapid population growth and an under-supply of housing, have particularly affected young adults in London, who were much less likely to head a household in 2011 than their equivalents were in 1991 or 2001.
- For example, in 1991 44% of people aged 25 to 29 in London headed a household, but by 2011 this had fallen 12 percentage points to 32%.
- But while household headship rates fell for young adults they rose for all those from age 35 to 64. Rising rates for these groups may be due in part to lower house prices when they were younger, a general increase in the number of one-person households and perhaps also the ongoing effect of higher rates of divorce.

Sources and notes

- ONS Census data 1991 to 2011

2.8. Home ownership rates among younger Londoners have fallen sharply in recent decades

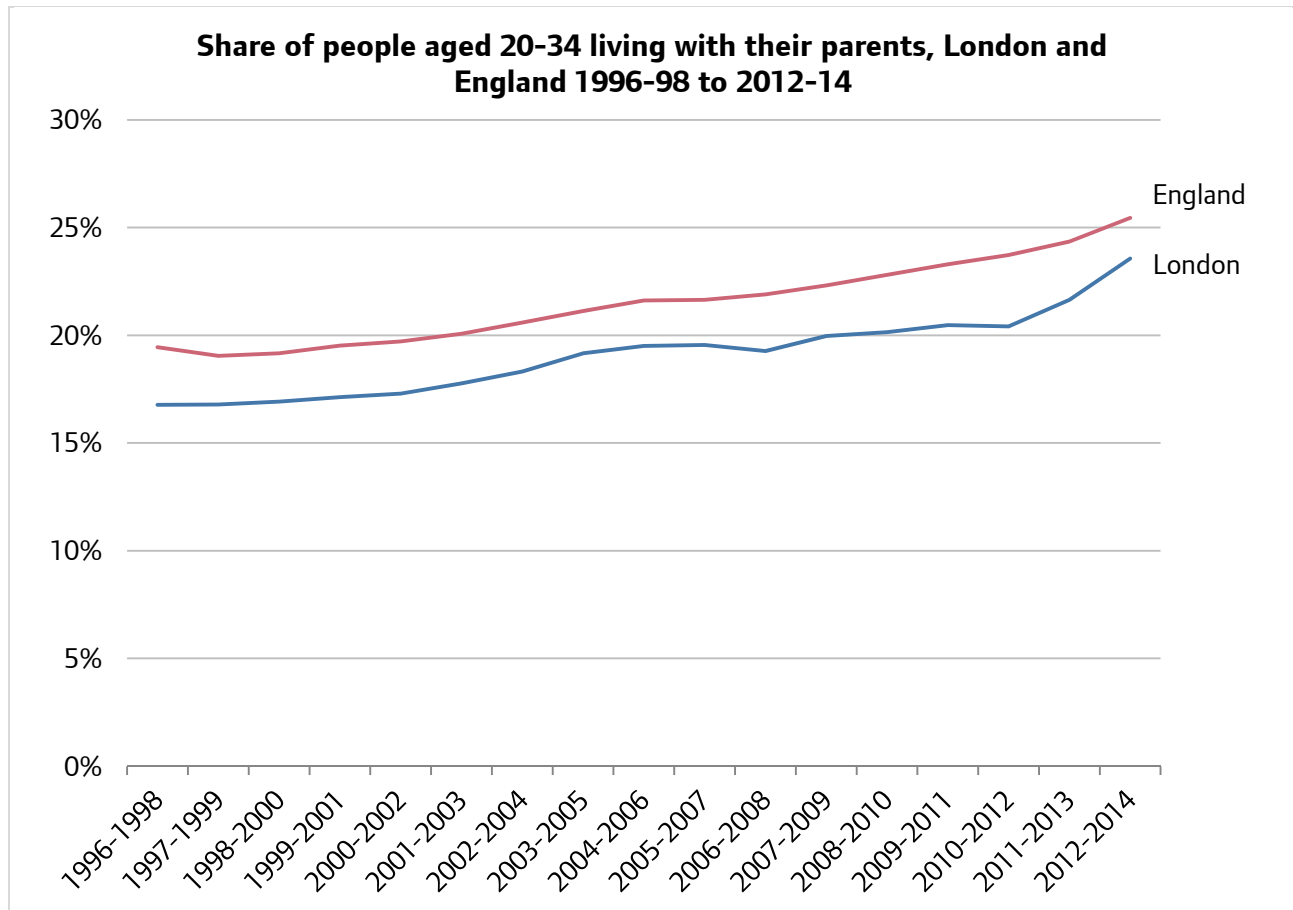


- While London's total home ownership rate has fallen in recent decades, there are stark differences in the trends for different age groups. In 1990 25% of households in London headed by someone aged 16-24 and 57% by someone aged 25-34 owned their home, but by 2014 these figures had fallen to 6% and 26% respectively.
- Home ownership rates also fell for households headed by someone aged 35-44 (from 69% to 47%) and 45-54 (71% to 56%).
- Over the period as a whole the ownership rate rose for households headed by someone aged 55-64, although it appears to have peaked around 2005 and has fallen slightly since.
- Finally, the proportion of households headed by someone 65 or older that owned their own home rose relatively steadily from 49% in 1990 to 69% in 2014.

Sources and notes

- GLA analysis of Labour Force Survey household datasets, 1990 to 2014

2.9. Nearly a quarter of young adults in London live with their parents, up from one in six in the late 1990s

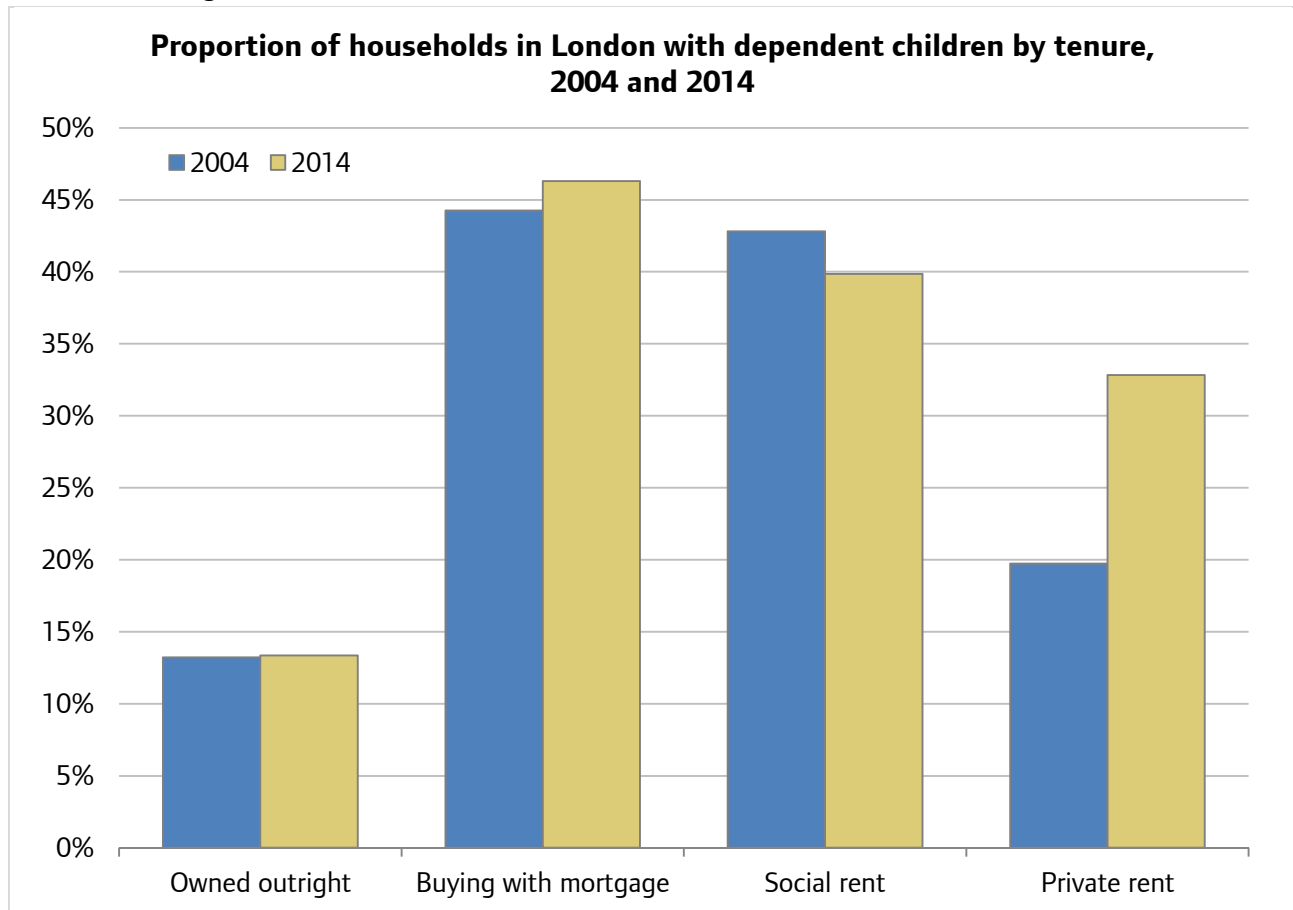


- Around 470,000 young adults (those aged 20 to 34) in London live with their parents, 24% of all those in this age group. The proportion living with their parents has risen from 17% in the late 1990s, with a particularly rapid rise seen in recent years.
- The share of young adults living with their parents is lower in London than across England as a whole, probably due to the large number of Londoners born in other regions or countries. 25% of young adults in England live with their parents, up from 19% in the late 1990s.

Sources and notes

- ONS analysis of Labour Force Survey for 1996-1998 to 2011-13, GLA analysis of LFS for 2012-14. Three-year averages used due to small samples.

2.10. One in three private renting households in London include children, up from one in five a decade ago

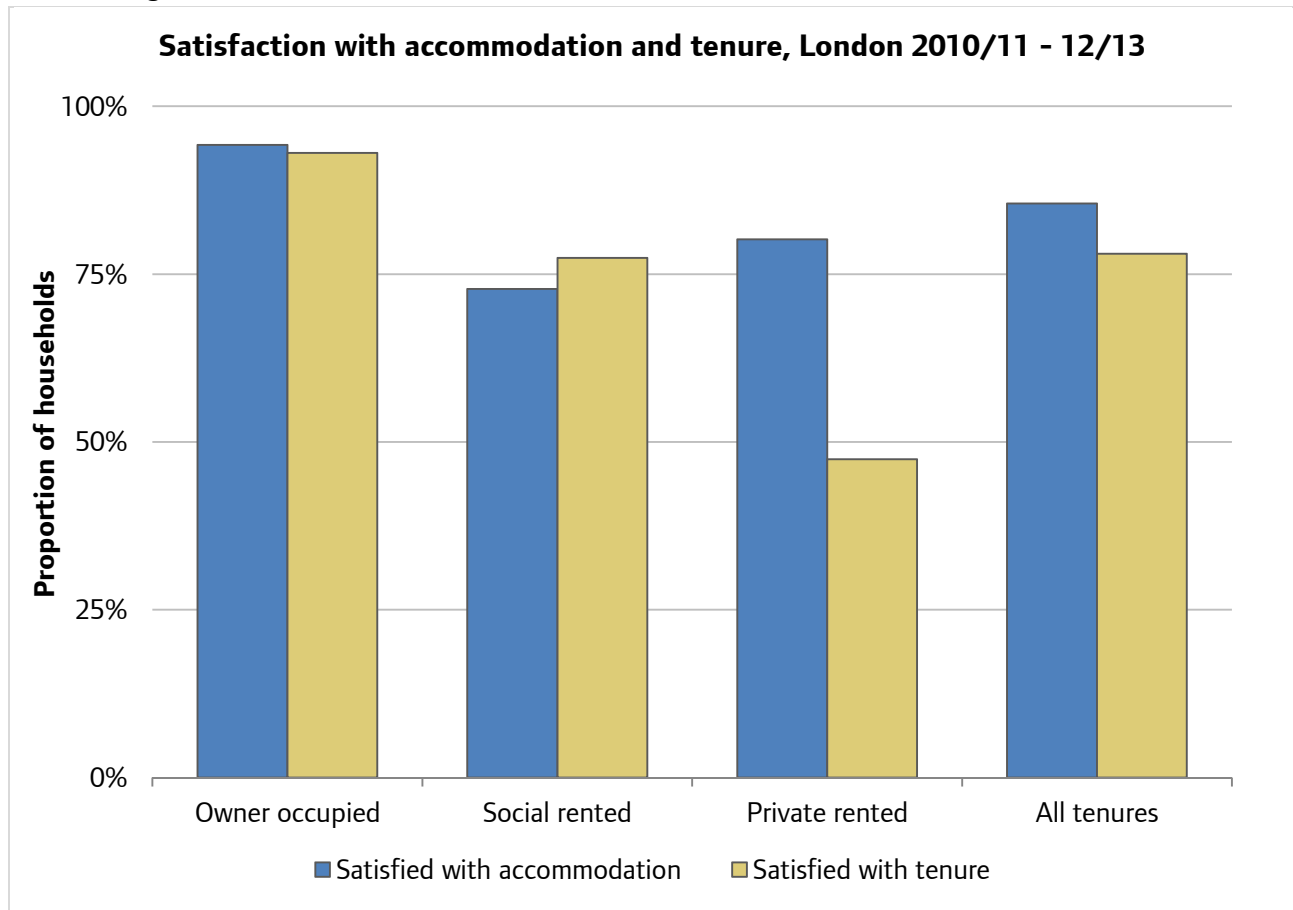


- Around 1.08 million households in London in 2014 included dependent children, 34% of all households in the city. This share was up very slightly from 33% in 2004, but there were very different trends in London's different housing tenures.
- The proportion of private renting households with children rose from 20% in 2004 to 33% in 2014, while the proportion of social renting households with children fell from 43% to 40%. 46% of households who own their home with a mortgage have children, up from 44% in 2004, while just 13% of households who own their home outright have children, the same as a decade ago.

Sources and notes

- Labour Force Survey data, 2004 and 2014

2.11. Less than half of private tenants in London are satisfied with private renting as a tenure, though far more are satisfied with their accommodation itself

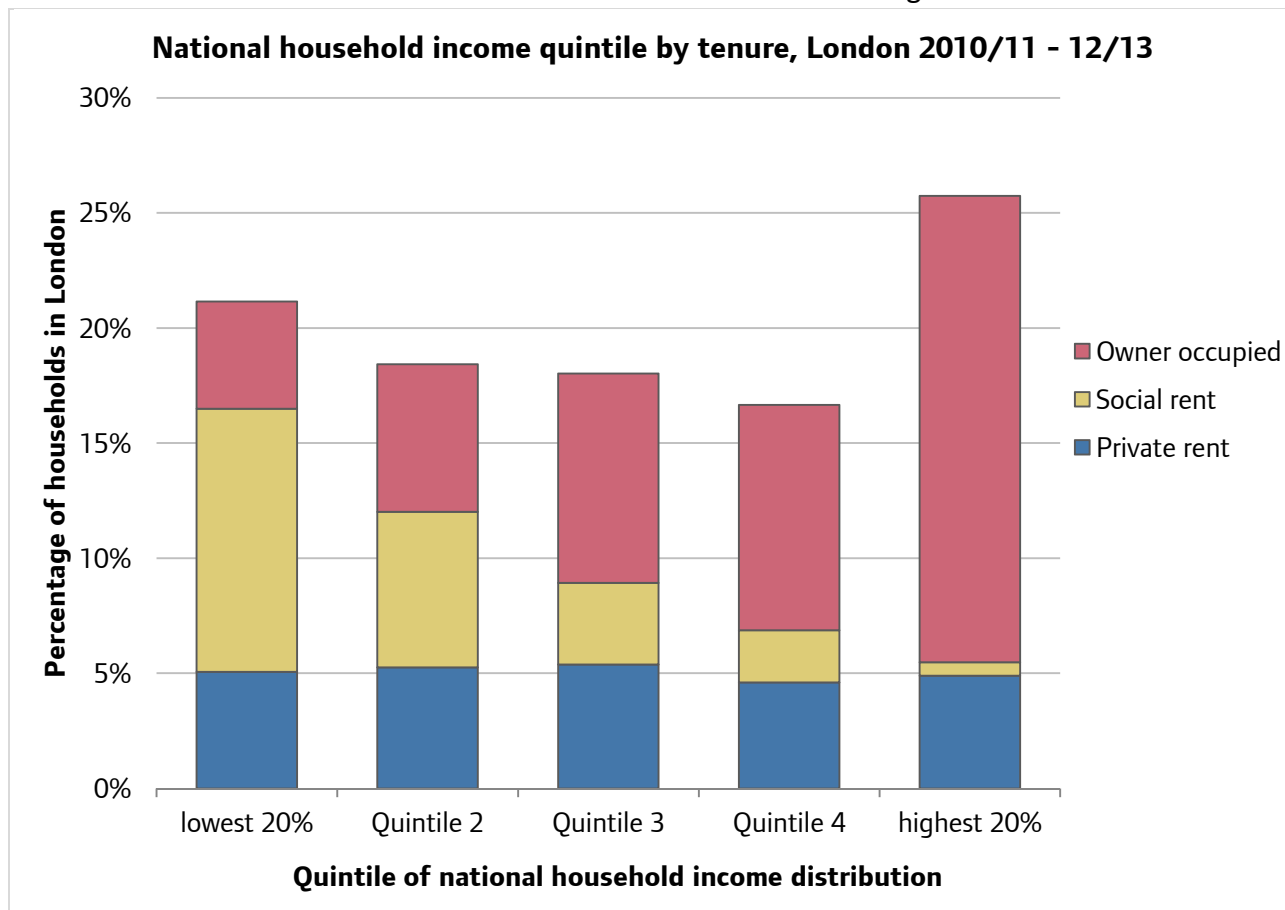


- Owner occupiers in London are overwhelmingly satisfied with both their accommodation and with homeownership in general. Satisfaction levels are lower for social tenants, of whom 73% are satisfied with their accommodation and 77% satisfied with social renting as a tenure.
- The most striking pattern is among private tenants, of whom 80% are satisfied with their accommodation but only 47% satisfied with renting privately, a disparity that may be driven by frustrated aspirations to homeownership or the lack of security compared to social housing.
- Across all tenures 86% of households in London are satisfied with their accommodation and 78% with their tenure.

Sources and notes

- English Housing Survey data, 2010/11 to 2012/13

2.12. London's private rented sector accommodates households on a wide range of incomes, while low income households are concentrated in social housing

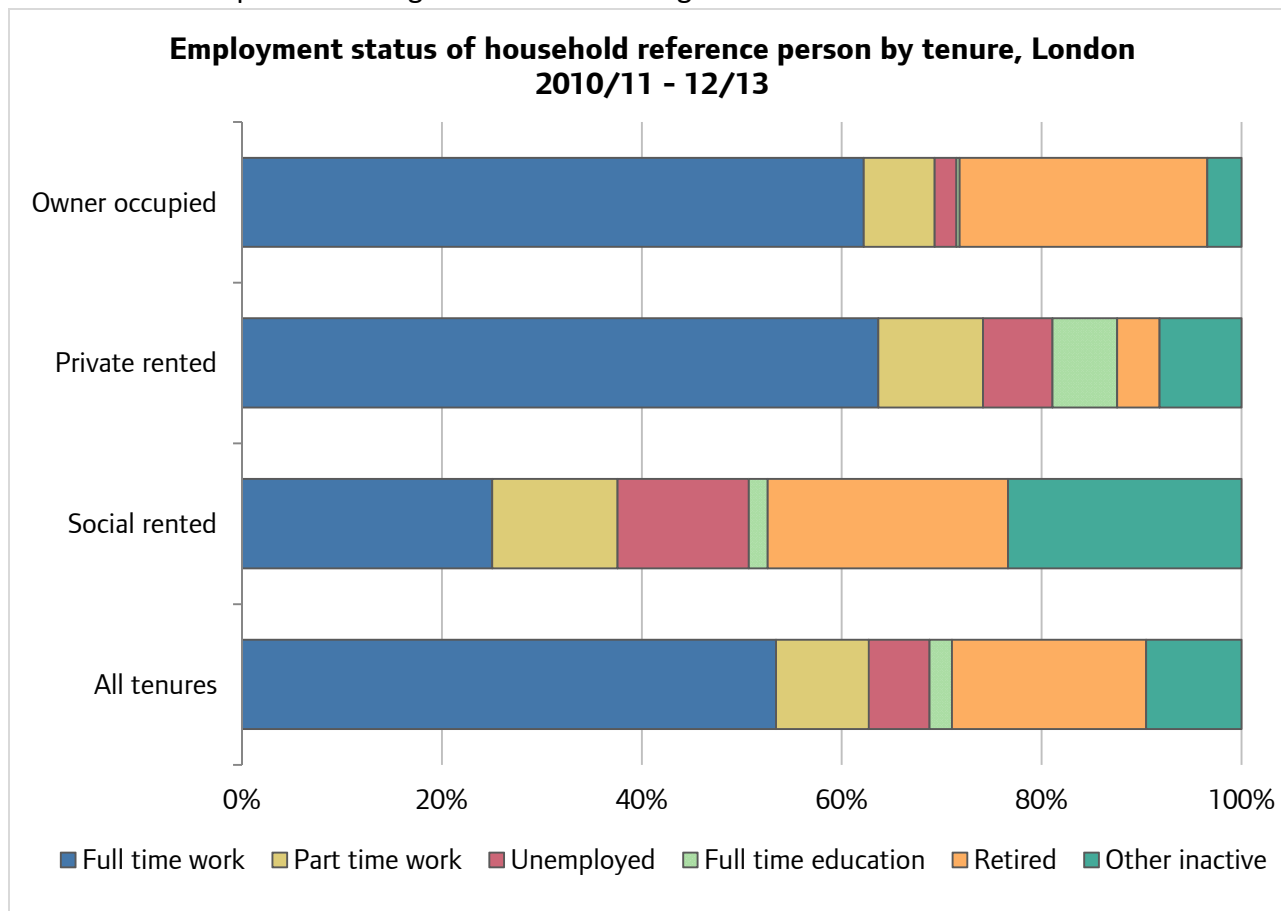


- Compared to the country as a whole, London has a relatively unequal distribution of household income, with 26% of London households in the top 20% of national household incomes and 21% in the poorest quintile.
- Private renting households are spread very evenly throughout the national income distribution, with a fifth of them in each national income quintile.
- But there are huge differences in the income distribution of the other two tenures, with social renting households predominantly low-income and owner occupiers predominantly high-income.

Sources and notes

- English Housing Survey data, 2010/11 to 2012/13
 - The income definition used is EHS Basic Income, which refers to the annual net income of the Household Reference Person and any partner from wages, pensions, other private sources, savings and state benefits, after tax and national insurance but excluding any housing related benefits or allowances

2.13. Patterns of economic activity vary widely across tenures, with unemployment lowest in owner occupation and highest in social renting



- Across all tenures, 63% of Household Reference Persons (HRPs) are in work, 6% unemployed, 2% in full time education, 19% retired and 10% otherwise economically inactive.
- Private renting has the highest proportion of HRPs in work (74%), the lowest retired (4%) and the highest in full time education (6%). Owner occupation also has a high proportion of HRPs in work (69%) and the highest share of retired HRPs (25%).
- Social renting has the lowest proportion of HRPs in work (38%) and the highest who are 'otherwise economically inactive' (23%) - perhaps due to disability or long-term illness.

Sources and notes

- English Housing Survey data, 2010/11 to 2012/13

3 Housing supply and empty homes

Over the last decade, London's housing stock grew by 0.9% a year, faster than Paris or New York but much more slowly than Tokyo (3.1). New house building in London is recovering from the effects of the recession, with 23,640 net conventional completions in 2013/14, but remains below its peak in 2008/09 (3.2). Housing supply is likely to increase in the near future, with gross new house building starts rising to 21,370 in 2014/15 (3.3). But the recent rate of new house building is well below growth in both population and jobs (3.4).

Over the last ten years, the growth in Tower Hamlets' dwelling stock has far out-paced that of any other local authority in England (3.5). A net 68,000 new homes were completed in London in the last three years, with both total supply and tenure splits varying widely at borough level (3.6). Over the same period thousands of extra homes have been created by converting larger homes into multiple smaller ones – and a smaller number lost through 'de-conversion' (3.7).

A quarter of new homes built last year had three or more bedrooms, up from 15% in 2008/09 (3.8). Newly built homes in London have an average floor area of 79 square metres and are larger than homes built at any other time since the Second World War (3.9). The average density of new housing schemes in 2013/14 was 118 dwellings per hectare in 2012/13, compared to a peak of 136 in 2009/10 (3.10).

Planning approval was granted for 55,500 new homes in 2013/14, up from 2012/13 but down from the peak of 86,400 in 2011/12 (3.11). London now has a planning 'pipeline' of 240,900 homes either under construction, or approved but not yet started (3.12).

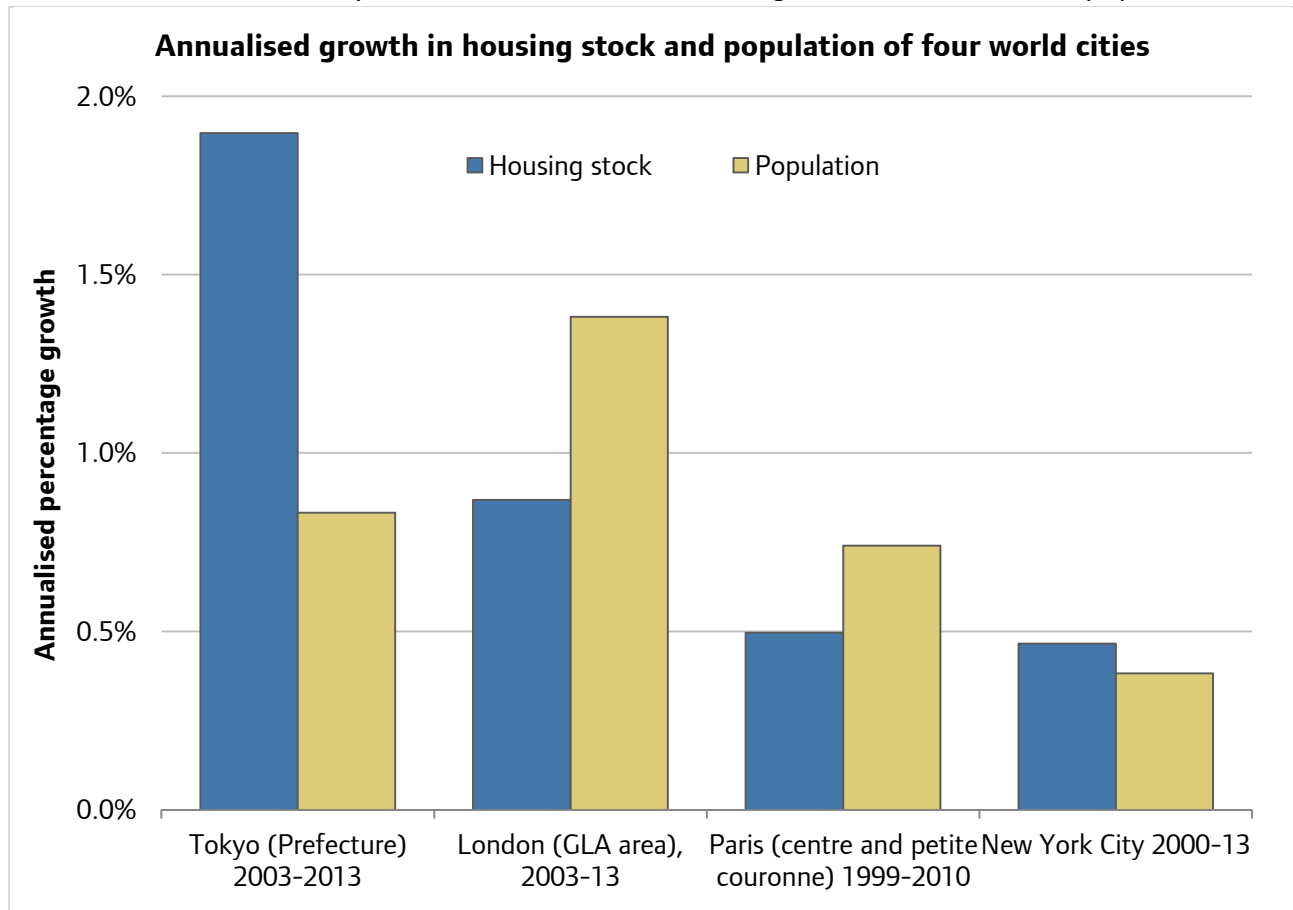
At least 17,900 affordable homes were delivered in London in 2013/14, the highest figure on record and probably the highest since the early 1980s (3.13). Almost 36,000 affordable homes were delivered in the last three years alone, with the highest numbers delivered in East London boroughs (3.14). In the last four years there have been 12,210 new Affordable Rent homes built in London, and a slightly higher number converted from existing social rented homes (3.15). Just over 4,000 council homes were sold through the Right to Buy in 2014/15, the highest figure for a decade (3.16).

London is the only part of England where a majority supports more house building in the local area (3.17). New housebuilding in London is however subject to a number of constraints, notably the land covered by Green Belt or conservation areas (3.18).

The number of empty homes in London is at a historically low level, at 1.7% of the total stock (3.19). London has a much lower vacancy rate in its private sector housing than other parts of the country, while vacancy rates for affordable housing are broadly similar (3.20). Four boroughs account for more half of all London's second homes (3.21).

Appendix 7.3 includes a note explaining the main sources of housing supply data used in this chapter.

- 3.1. Over the last decade London's population grew significantly faster than its housing stock, in stark contrast to Tokyo where the number of homes grew twice as fast as its population



- This chart compares annualised growth in the housing stock and population in four 'world cities', across timescales and city definitions that are as consistent as possible.
- In common with London, Tokyo, Paris and New York all experienced growth in both population and housing over the last decade.
- But while London had the fastest population growth (1.4% a year), Tokyo built by far the most new homes, at a rate of 1.9% a year, compared to 0.9% in London and 0.5% in both Paris and New York.
- If London had grown its housing stock at the same rate as Tokyo it would have built around 59,000 new homes a year over the last decade.

Sources and notes

- Tokyo data from the Tokyo Statistical Yearbook, London data from DCLG Housing live table 125 and Office for National Statistics mid-year population estimates, Paris data from the French Census, and New York data from NYU Furman Centre (2015), 'State of New York City's Housing and Neighbourhoods'
 - Populations of the selected areas at the end of each period were as follows: Tokyo 13.1m, London 8.4m, Paris 6.7m, New York City 8.4m

3.2. There were 23,640 net conventional new housing completions in London in 2013/14, the highest total in four years but below the peak of 29,560 in 2008/09

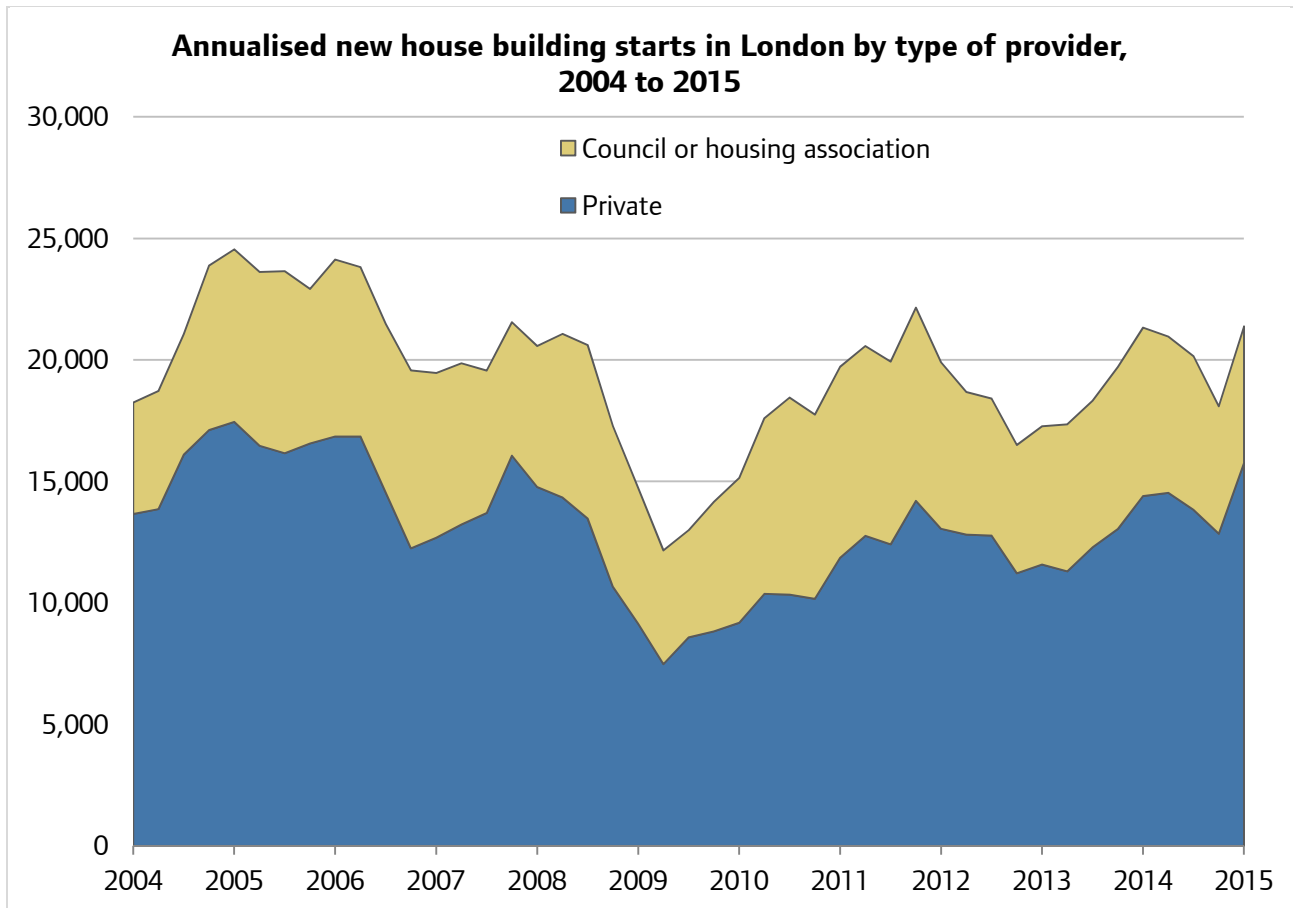


- Taking into account new building, conversions and changes of use, the net number of new homes completed in London reached almost 30,000 in 2008/09 before falling to 19,190 in 2010/11 and recovering slightly to 23,640 in 2013/14.
- In 2013/14 there were 17,600 market homes (the highest since 2008/09), 3,750 social rent, 540 Affordable Rent and 2,400 intermediate (the lowest in the last decade) completed.
- The share of affordable housing in the total peaked at 39% in 2011/12 but then fell to 35% in 2012/13 and 28% in 2013/14.

Sources and notes

- GLA, London Development Database
- In 2004/05 and 2005/06 the negative supply of unknown tenure is due to the demolition of a number of homes for which the tenure was not recorded

3.3. Gross new house building starts in London rose to almost 21,370 in 2014/15

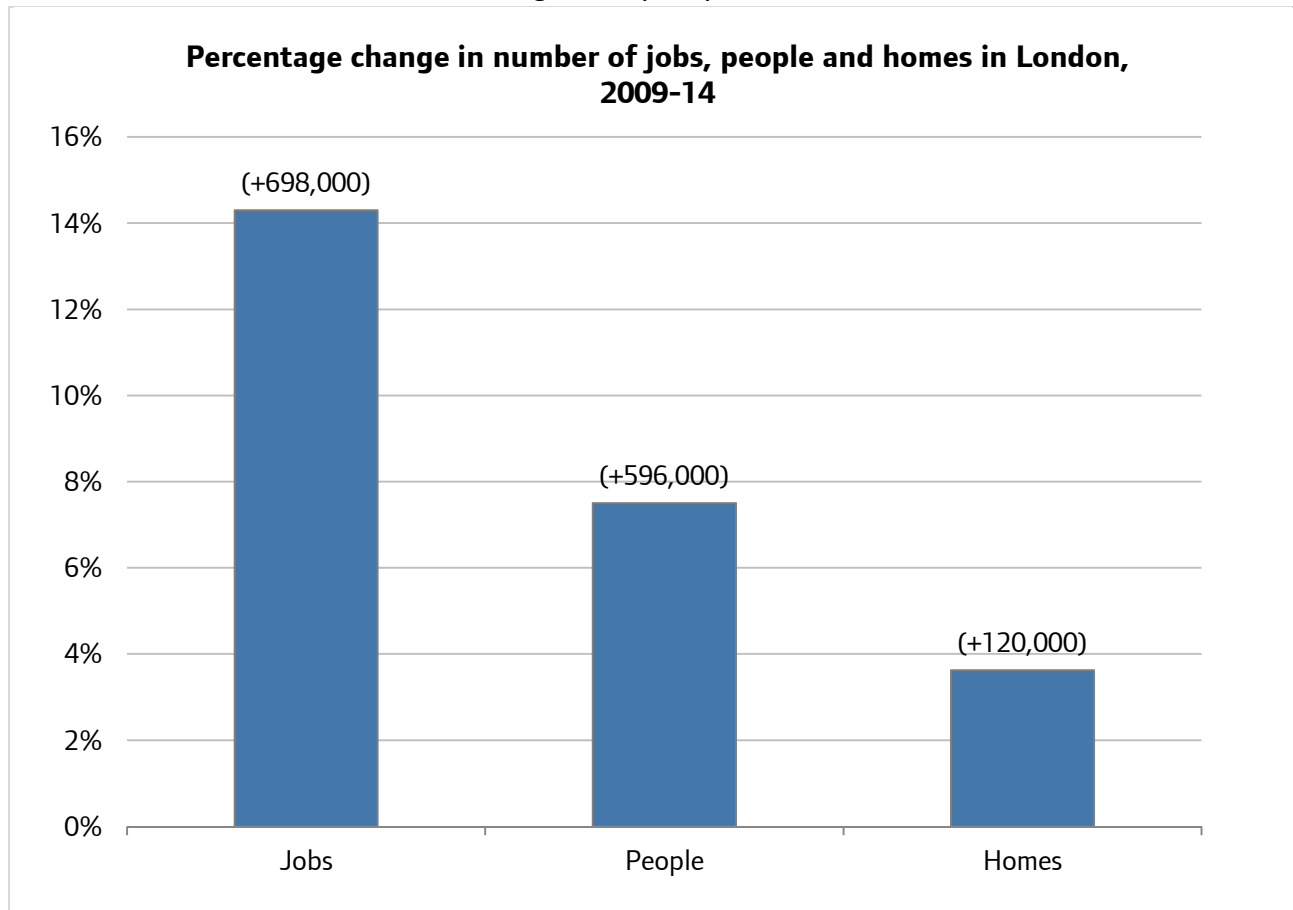


- There were 21,370 new build homes started in London in 2014/15, an increase in annualised terms from previous quarters but almost identical to the 2013/14 total.
- Of the new homes started in 2014/15, 15,770 were started by private builders and 5,610 by housing associations and local authorities.
- Looking over the last decade, annualised total new build starts peaked at 24,120 in the year to March 2006, fell to a low of 12,160 in the year to June 2009 and have since increased, though not yet to pre-recession levels.
- Other leading indicators of housing supply are also positive, with the National House Building Council recording a record 26,290 new home registrations in London in the last year, and a total of £4.4 billion in new orders for housing construction in the capital in 2014/15.

Sources and notes

- DCLG, House building statistics
- Note, these statistics cover only new build starts and exclude the supply from conversions and changes of use included in the 'conventional completions' statistics reported in the previous chart. They are also collected from a different source, building control inspectors rather than local planning departments.

3.4. Since 2009 the number of jobs in London has grown by 14% and the number of people by 8%, but the number of homes has grown by only 4%

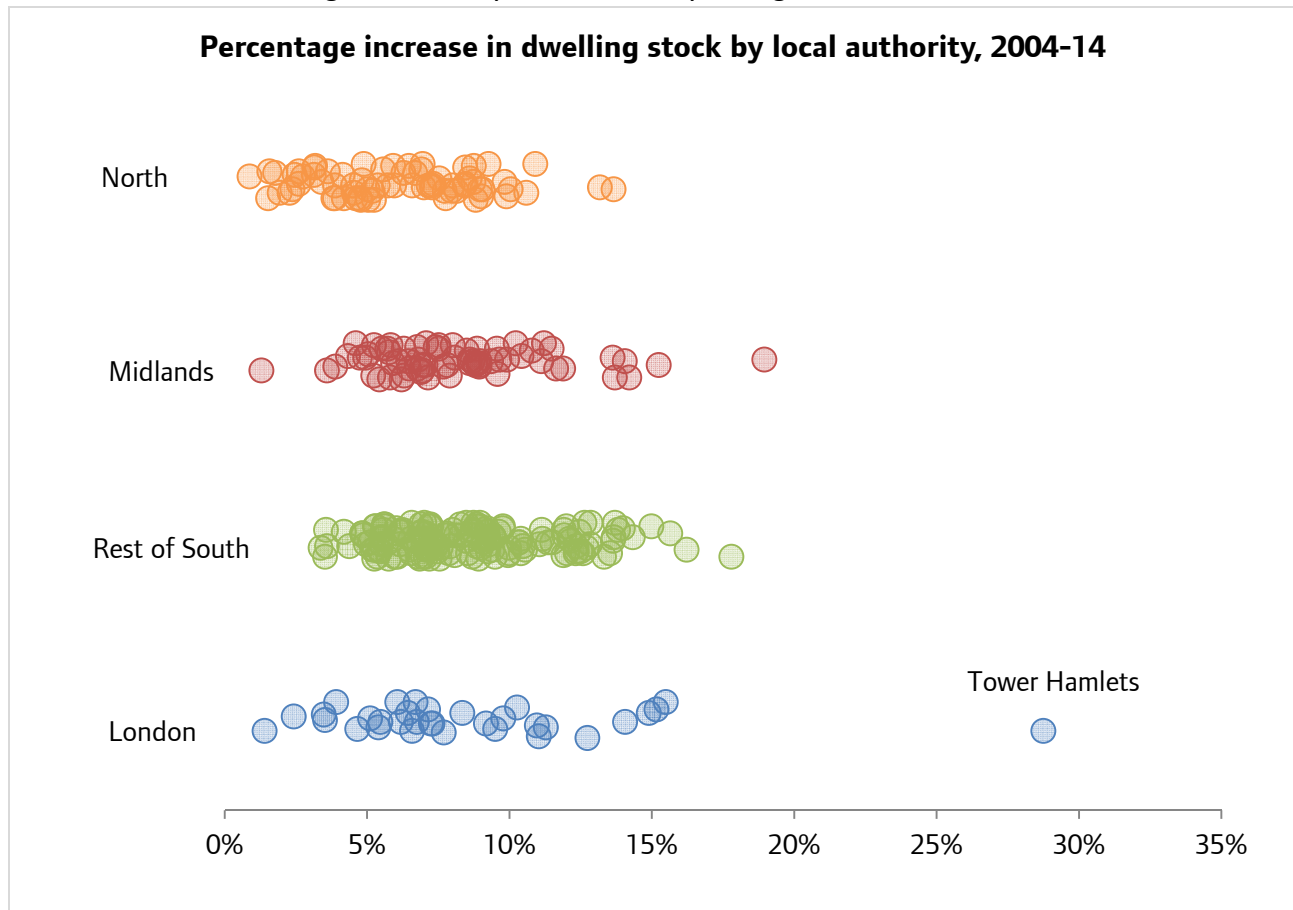


- Between 2009 and 2014 London experienced both a demographic and an economic boom, with its population growing by 596,000 (8%) and the number of workforce jobs by 698,000 (14%).
- However, this rapid growth was not matched by an increase in the housing stock, which grew by only 120,000 homes (4%) over the same five-year period.
- London's population is projected to continue growing rapidly in the coming years, albeit at a declining rate, while its rate of jobs growth has slowed markedly in recent months but is also projected to remain positive in the medium term.

Sources and notes

- Jobs: ONS, Workforce jobs by industry, seasonally adjusted;
- People: ONS, Mid-year estimates;
- Homes: Stock levels from DCLG housing live table 125

- 3.5. Over the last ten years the number of homes in Tower Hamlets has increased by 29%, by far the fastest rate of growth of any local authority in England



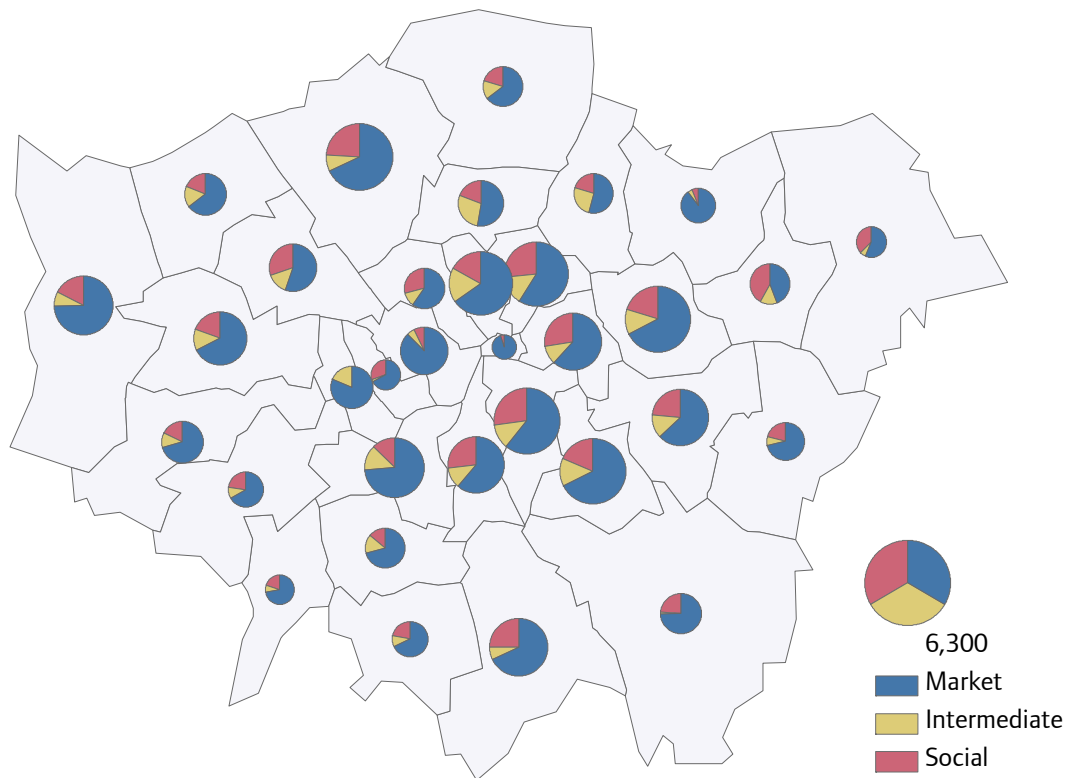
- Housing supply in London, as measured by the net change in the dwellings stock between 2004 and 2014, is highly variable among London boroughs. Tower Hamlets had by far the fastest housing growth in the country over this period at 29%, followed by Islington, Hackney and Southwark all at 15%.
- At the other end of the scale, the housing stock of Kensington and Chelsea (London's most expensive borough) grew by only 1%, faster than only Burnley and Oadby & Wigston across the country as a whole.
- Across England as a whole, housing supply was generally higher in the South than in the Midlands and the North. The fastest-growing local authority in the South was Milton Keynes at 18%, the fastest in the Midlands was Corby at 19% and in the North the quickest growth was in Selby (14%).

Sources and notes

- DCLG, *Housing live table 125*

3.6. A net 68,000 new homes were completed in London in the last three years, with both total supply and tenure splits varying widely at borough level

Affordable housing delivery by borough, 2011/12 to 2013/14



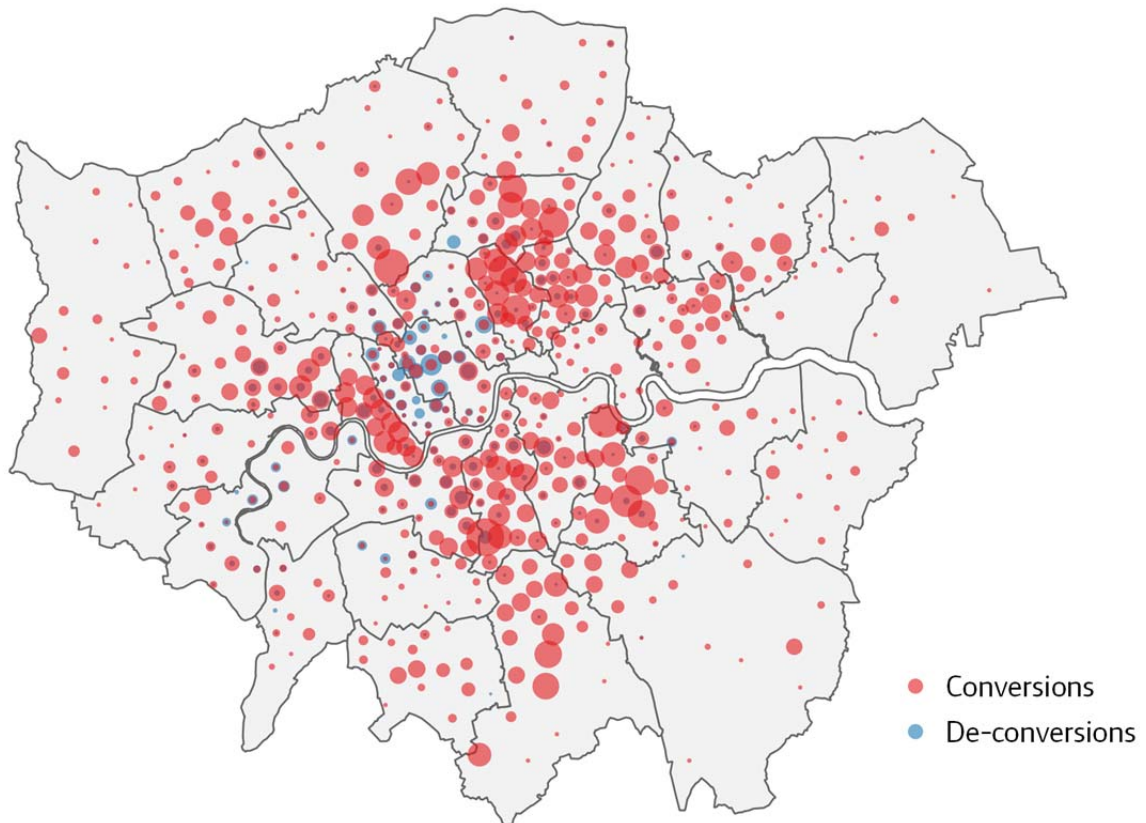
- Over the last three years (2011/12 to 2013/14) a net 68,000 new homes have been completed in London, of which 45,190 or 66% were market homes. Of the remaining affordable homes, 14,500 or 64% were social housing (including 890 Affordable Rent homes) and the remainder intermediate.
- At borough level the highest numbers of completions were in Southwark (3,810), Newham and Lewisham (3,750 each). The boroughs with the fewest completions were the City of London with 500 and Kingston upon Thames with 730.
- The map also shows the tenure split of completions in each borough. Over this period the highest proportions of affordable housing were in Barking and Dagenham and Haringey (56% and 47% respectively) and the lowest (apart from the City of London at 5%) in Redbridge and Westminster (10% and 13% respectively).

Sources and notes

- GLA, London Development Database

- 3.7. In the last three years around 5,000 extra homes were created by converting larger homes into multiple smaller ones – and around 1,160 lost through ‘de-conversion’

Completions from conversions and deconversions by ward, 2011/12 to 2013/14

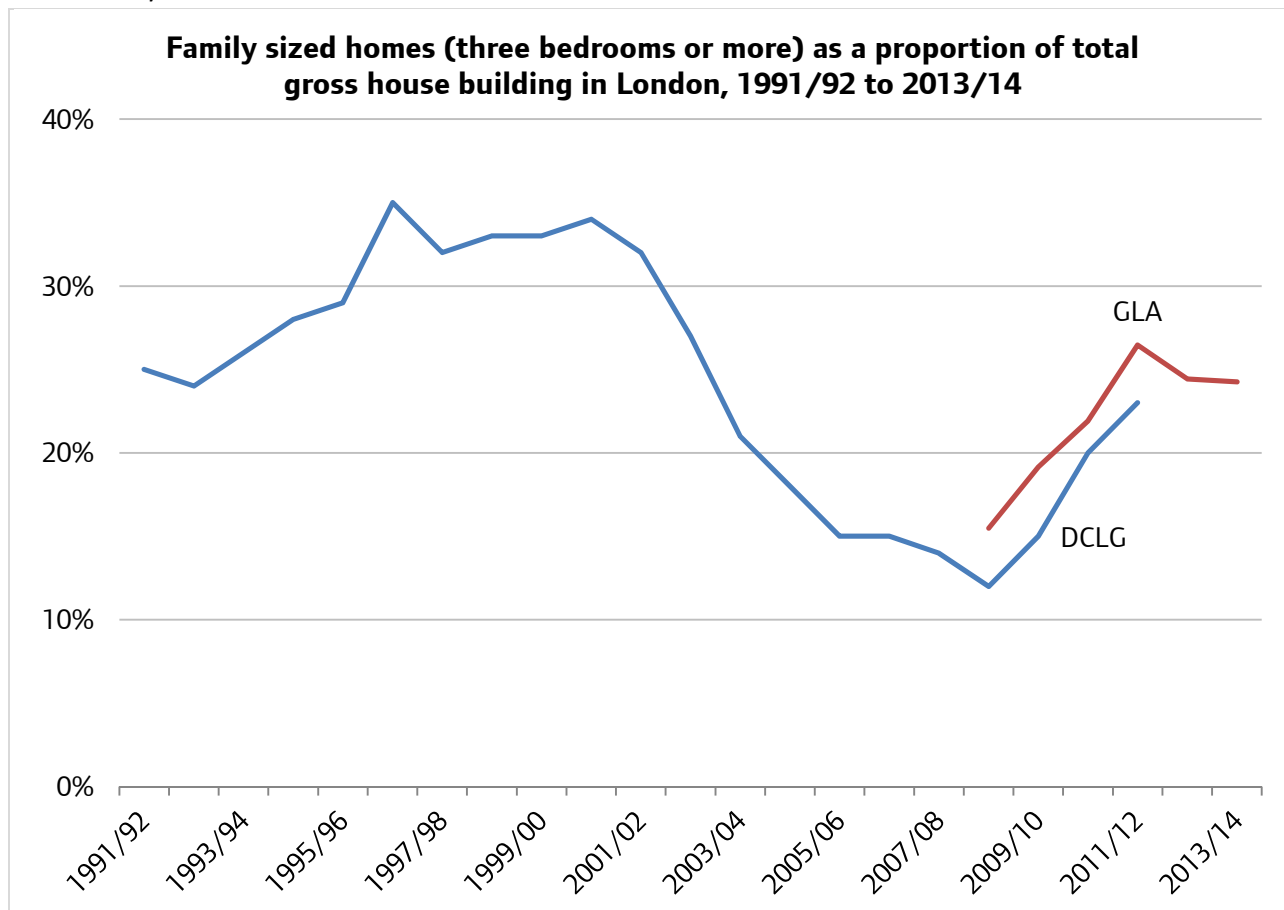


- The London Development Database records new supply from conversions of a single larger home into two or more smaller ones, as well as ‘de-conversions’ of smaller homes into one larger one.
- Between 2011/12 and 2013/14 a net 5,010 homes were created through conversions and a net 1,160 homes were lost through de-conversions.
- Conversions were most common in accessible Inner London locations, and de-conversions in high price areas. The ward with the most conversions in this period was St. Leonard's in Lambeth with 74 followed by Childs Hill in Barnet with 65. The three wards with the highest numbers of de-conversions were all in Westminster - Hyde Park (with 42), Knightsbridge and Belgravia (27) and Bayswater (26).

Sources and notes

- GLA, London Development Database

3.8. A quarter of new homes built last year had three or more bedrooms, up from 15% in 2008/09

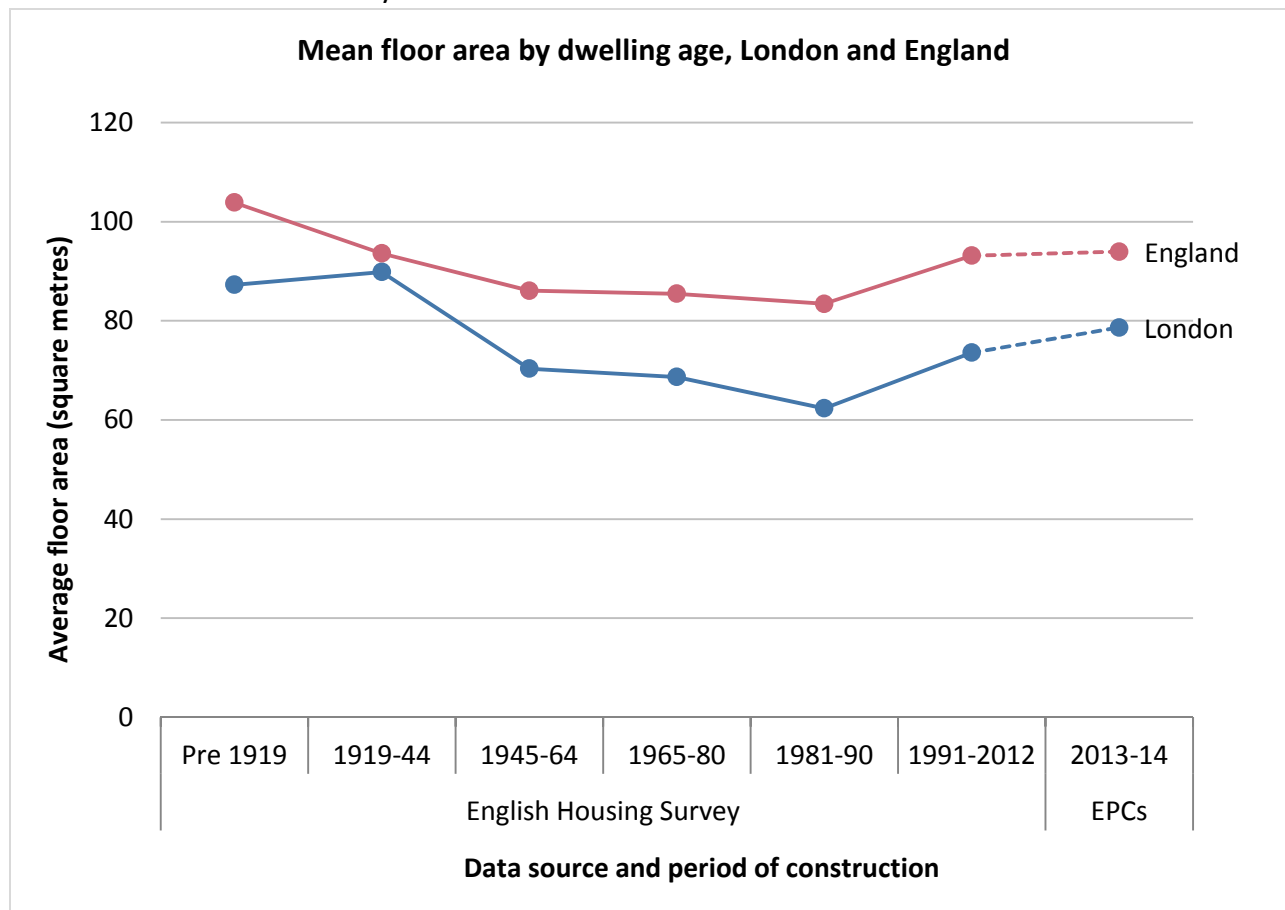


- The proportion of new homes with three bedrooms or more (the usual definition of 'family sized') in London rose to just over a third at the turn of the century, but fell rapidly through the 2000s as the share of smaller flats increased.
- With the end of the housing boom and the associated credit crunch, speculative investment in new flatted developments fell back and the proportion of family sized homes rose again, reaching 26% in 2011/12 before falling slightly to 24% in 2012/13 and 2013/14.
- The increase in the size of the average new home means that even though the number of new homes built in 2013/14 was 18% lower than in 2008/09, the number of bedrooms in new homes was only 12% lower.

Sources and notes

- DCLG, *Housing live table 254* (discontinued in 2011/12), *London Development Database*

3.9. Newly built homes in London have an average floor area of 79 square metres and are larger than homes built at any other time since the Second World War

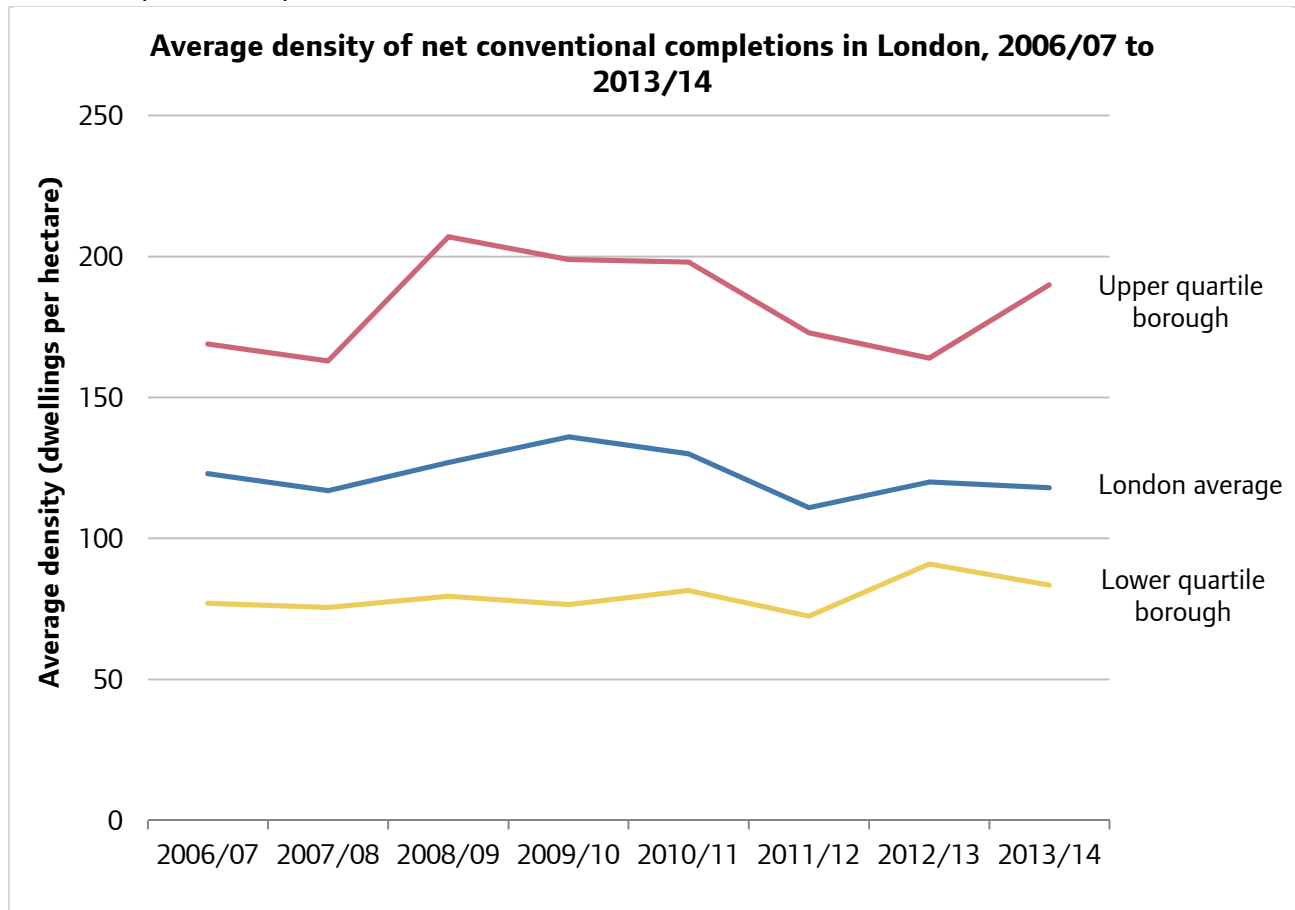


- Homes in London have an average floor area of 80 square metres (m²), compared to an average across England as a whole of 92m². Those homes that survive from the pre-war period are the largest on average: pre-1919 homes have an average area of 87m² in London and those built between 1919 and 1944 an average of 90m².
- Homes built in the post-war decades (and not since demolished) tend to be smaller, falling from 70m² for those built between 1945 and 1964 to 62m² for those built in the 1980s.
- However, average new home sizes subsequently increased, to 74m² for those built between 1991 and 2012 and 79m² for those built in 2013 and 2014 (compared to 94m² in England as a whole).
- The source and definition for the last two years is different than for previous years – see notes to the right.

Sources and notes

- Data to 2012 from English Housing Survey 2010 to 2012; Data from 2013-14 from DCLG statistics on Energy Performance Certificates
- Definitions of floor area are similar but not identical between the EHS and EPCs. For example, the EHS definition includes balconies but excludes stairs, while EPCs include stairs but exclude balconies
- These figures measure the current average size of existing homes built at different periods, not the average size of homes when they were built. They therefore exclude any homes since demolished, and take into account any extensions or conversions since construction

3.10. New homes were completed at an average density of 118 per hectare in London in 2013/14, compared to a peak of 136 in 2009/10

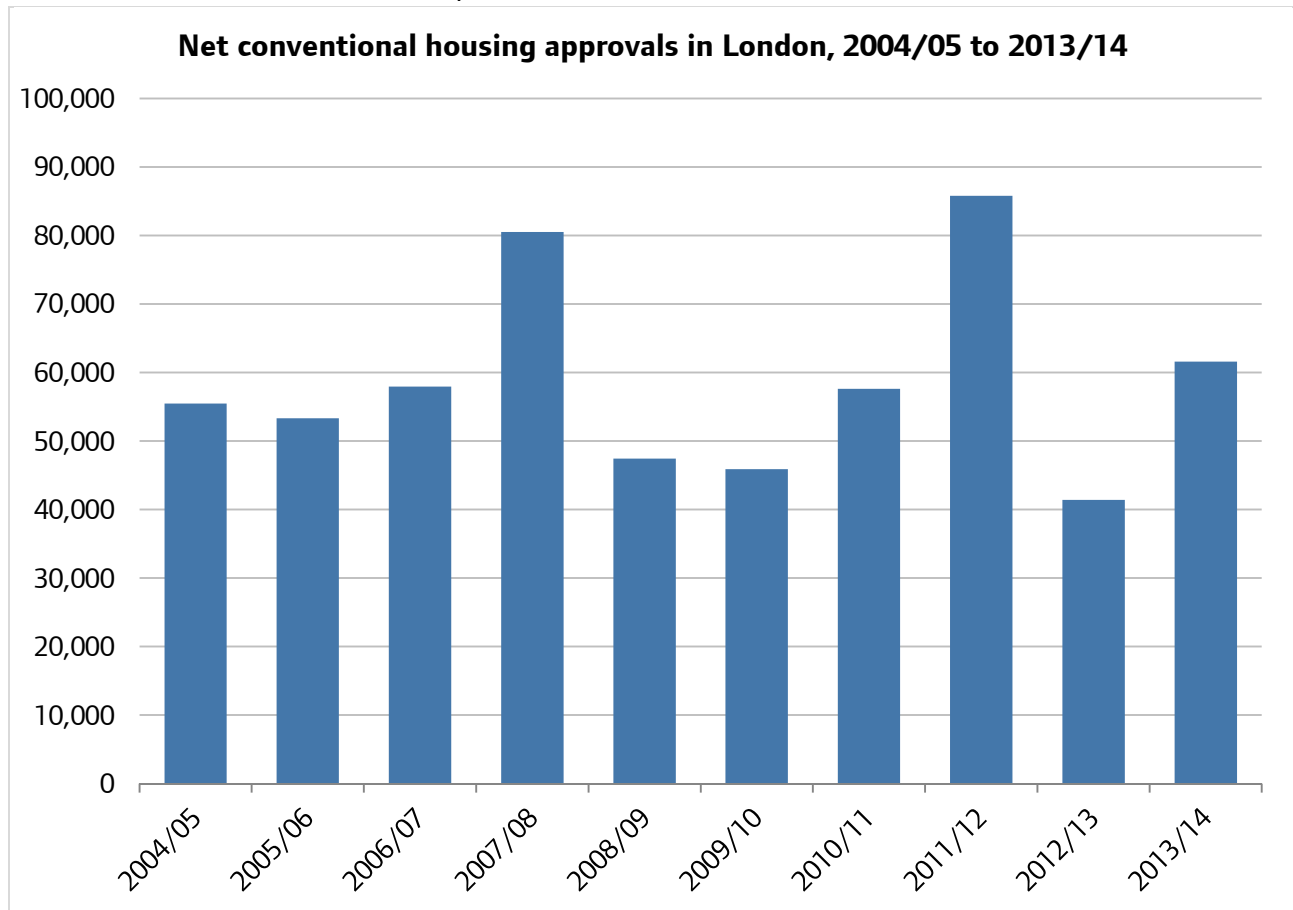


- The average density of new homes in London (defined as conventional completions) rose from 123 dwellings per hectare (dph) in 2006/07 to a peak of 136dph in 2009/10, and was 118dph in 2013/14, down slightly from 2012/13.
- Densities are far higher in Inner London, with the City of London seeing the highest density completions in 2013/14 at 808 dph, followed by Tower Hamlets at 316dph. The lowest densities were in Havering (30dph) and Bromley (32dph).
- The upper quartile borough density figure was 190dph in 2013/14 and the lower quartile 84dph, both further from the London-wide average than in 2012/13, indicating a growing spread of densities across London.

Sources and notes

- GLA, London Development Database and London Plan Annual Monitoring Reports

3.11. Planning approval was granted for 55,500 new homes in London in 2013/14, up from 2012/13 but down from the peak of 86,400 in 2011/12

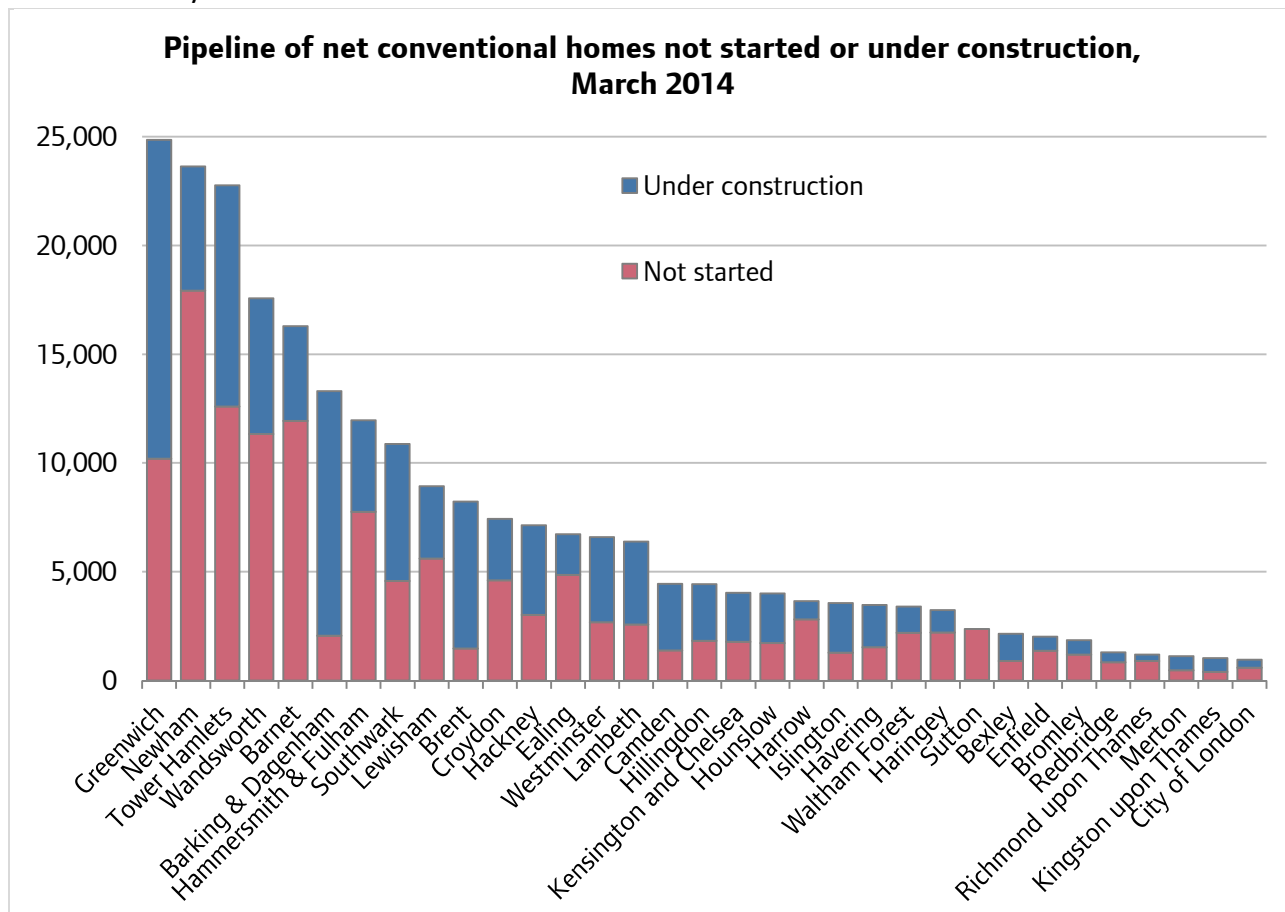


- The net number of new homes receiving planning approval in London is always higher than the eventual completions as some approvals are duplicates and others never complete.
- In the last decade the average annual number of homes approved was 58,700, compared to average completions of 24,700.
- The level of approvals was very high in 2011/12 at 85,800, probably due in large part to the impending introduction of the Community Infrastructure Levy, but then fell sharply to 41,400 in 2012/13.
- The number of homes approved then increased by 36% to 61,600 in 2013/14.

Sources and notes

- GLA, London Development Database
- Figures for different years should not be summed as they may contain repeated approvals for the same scheme

3.12. London has a planning ‘pipeline’ of 240,900 homes either under construction or approved but not yet started

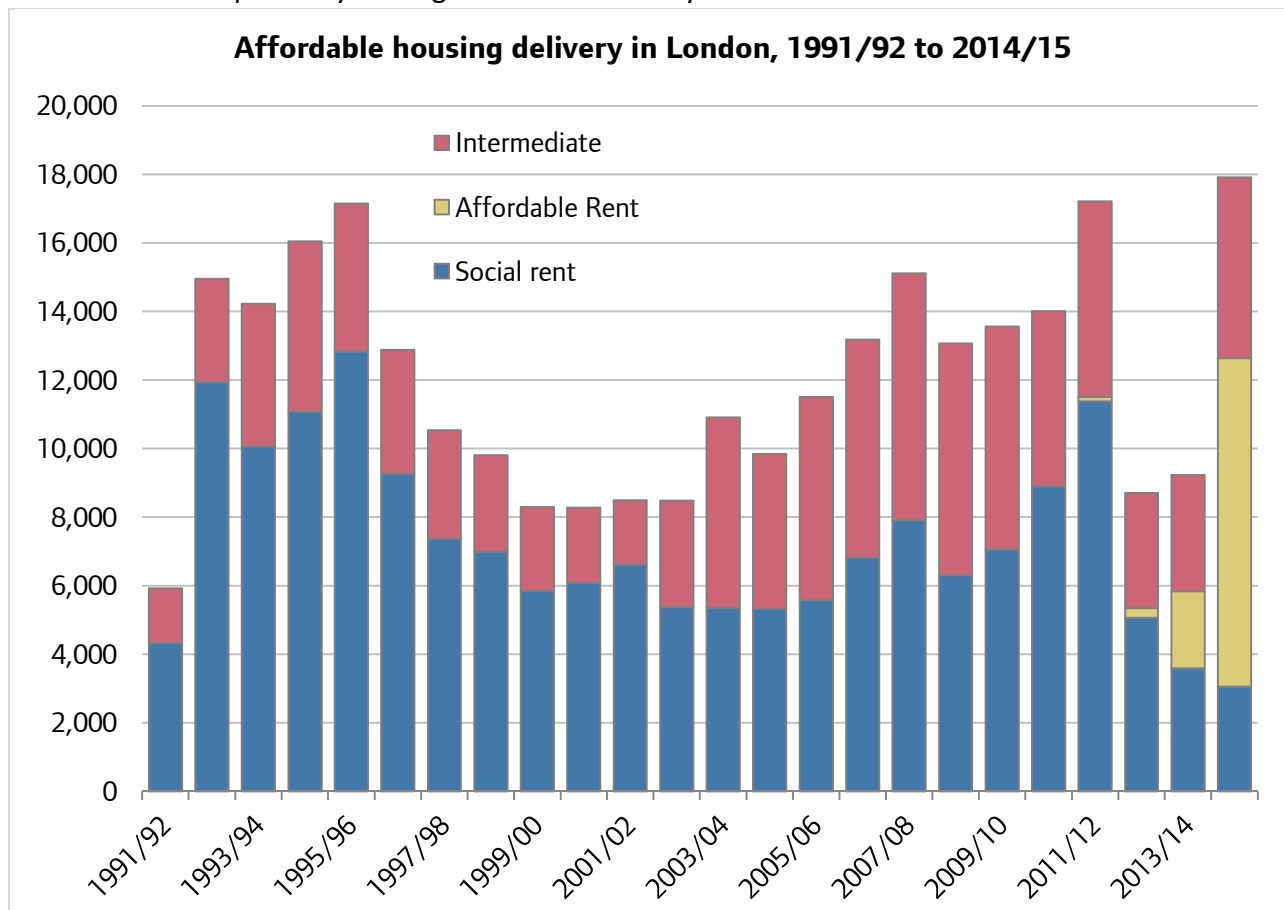


- Across London as a whole there was a planning ‘pipeline’ of 240,900 net new homes in March 2014, comprising 111,800 under construction and 129,100 not yet started.
- At borough level the biggest pipelines are in Greenwich, with 24,900 homes (most of them under construction), and Newham, with 23,600 (mostly not yet started).
- The City of London has the smallest pipeline at 970 homes. The next three smallest pipelines, are in the South West London boroughs of Merton, Kingston upon Thames and Richmond upon Thames, with a combined pipeline of 3,400 homes.
- London’s planning pipeline has grown rapidly in recent years (up from 170,000 in 2010), but much of it is on very large sites that will take many years to build out. Almost half of the current pipeline is on sites of more than 500 units, and only a fifth on sites of less than 50 units.

Sources and notes

- GLA, London Development Database
- In the LDD a ‘start’ is the point at which a planning permission can no longer lapse due to the borough acknowledging a legal start on site. This can be triggered by demolition of existing buildings or preparatory digging, and does not mean the start of physical construction work on an individual building.

3.13. At least 17,900 affordable homes were delivered in London in 2013/14, the highest figure on record and probably the highest since the early 1980s



- Counting only GLA-funded completions there were 17,910 affordable homes delivered in London in 2014/15, a 94% increase on 2013/14, the highest figure since these statistics began in 1991/92, and probably the highest figure since 1981. The final figure for 2014/15 will be higher still when non-GLA funded completions are taken into account.
- The mix of new affordable homes delivered has changed dramatically in recent years. Between 2011/12 and 2014/15 the number of social rented homes delivered fell by 73% from 11,370 to 3,050, the number of intermediate homes fell by 8% from 5,710 to 5,280, and the number of Affordable Rent homes rose from 131 to 9,580.

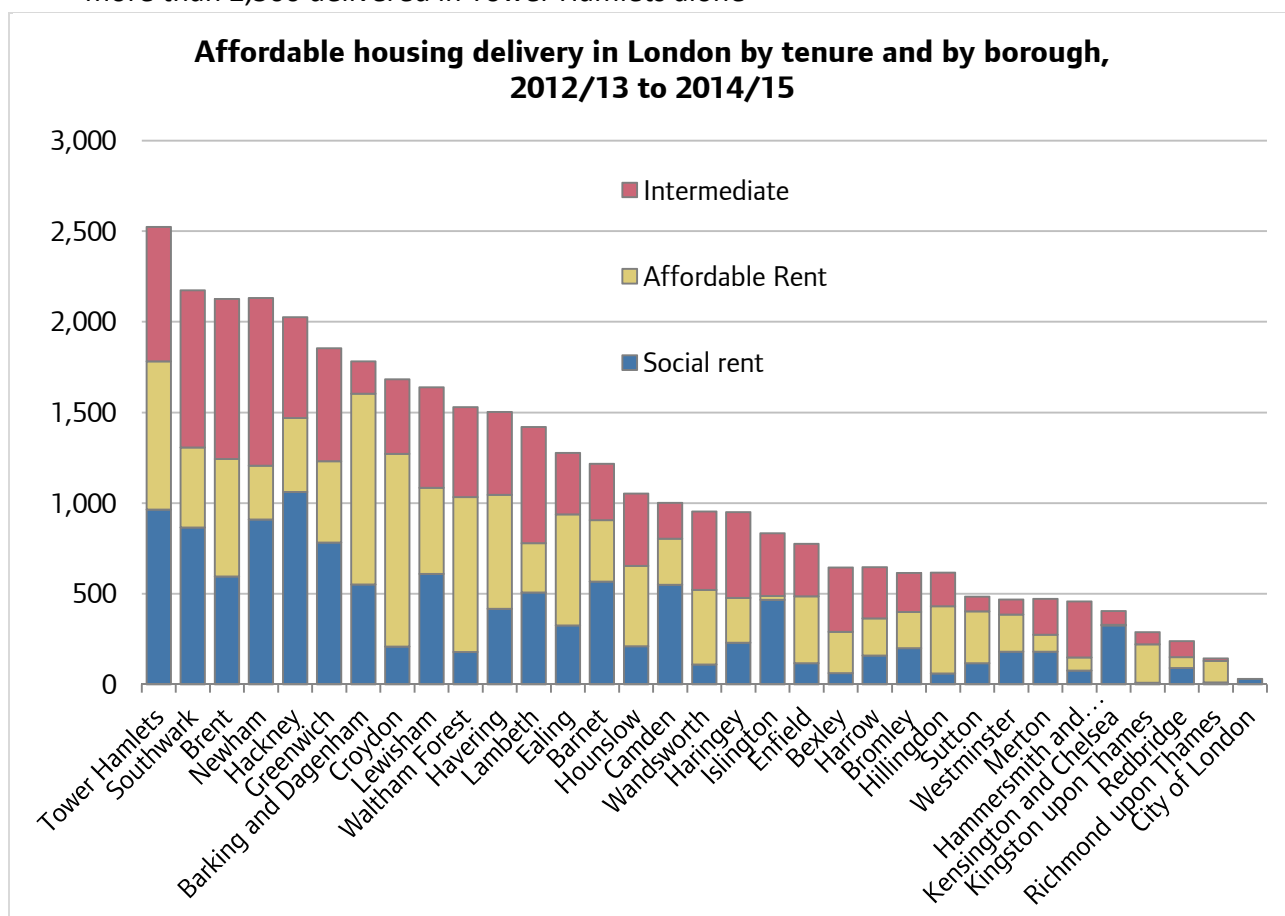
Sources and notes

- DCLG, *Affordable housing live tables (1991/92 to 2013/14)* and GLA, *Affordable housing statistics (2014/15)*

- Note, these statistics are gathered on a different basis to the net conventional completions measure used earlier in this chapter, as they include acquisitions and do not net off losses to the stock

- As well as homes not funded by the GLA, DCLG statistics also include some minor categories not included in the GLA's affordable housing statistics, such as Assisted Purchase Sales

3.14. Almost 36,000 affordable homes were delivered across London in the last three years, with more than 2,500 delivered in Tower Hamlets alone

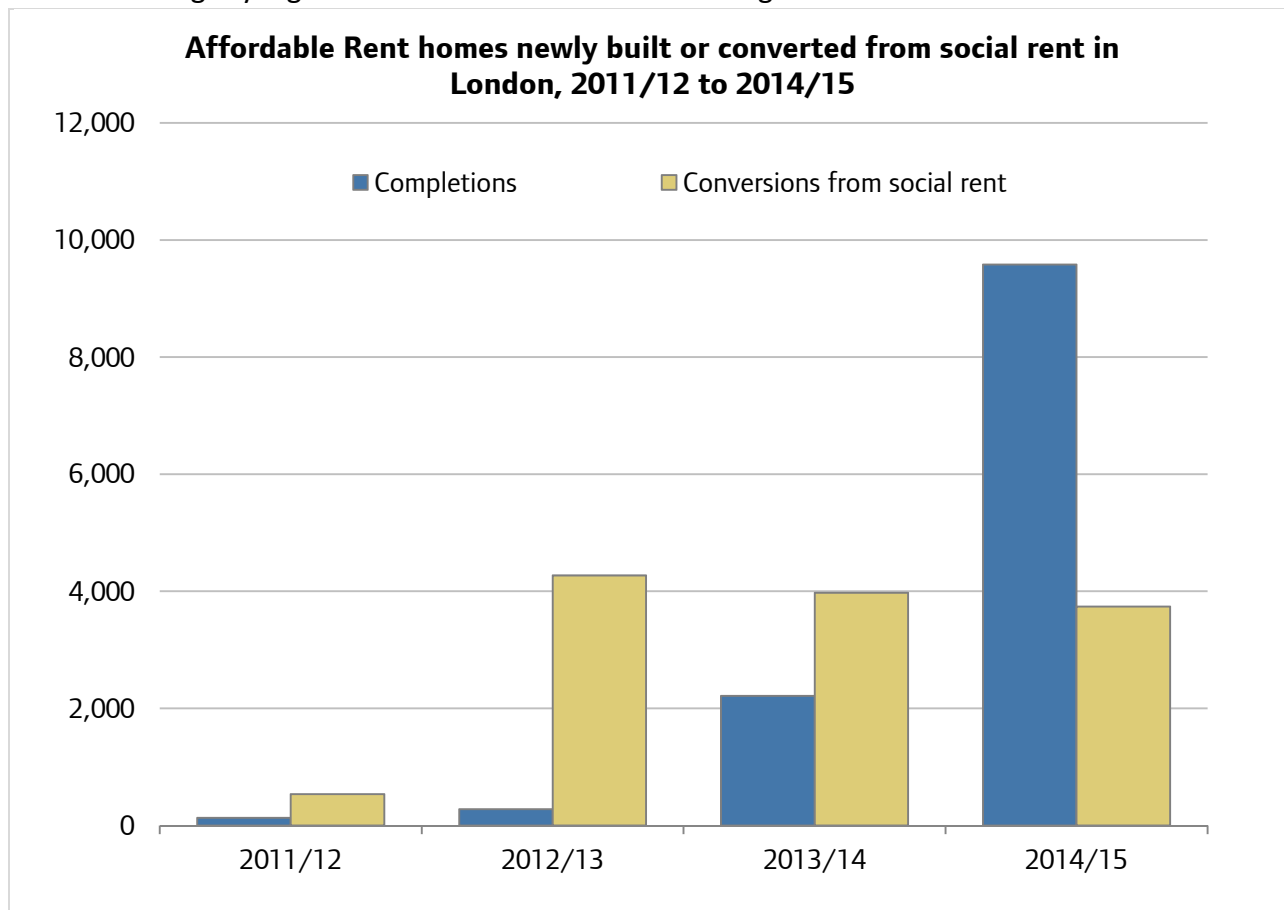


- There were 35,860 affordable homes delivered across London between 2012/13 and 2014/15.
- At borough level there was enormous variation in levels of affordable housing delivery, with the highest figures in Tower Hamlets (2,520 homes) and Southwark (2,180) and the lowest in the City of London (30) and Richmond upon Thames (150).
- Across London as a whole there was an almost even split in tenure between social rented homes (33%), Affordable Rent (34%) and intermediate homes (34%). This mix varied widely at borough level: the highest proportion of social rent was in Kensington and Chelsea (78%), the highest Affordable Rent share was in Richmond upon Thames (77%), and the highest intermediate share in Hammersmith and Fulham (69%).

Sources and notes

- DCLG, Housing live tables 1006 to 1008 (2012/13 to 2013/14) and GLA affordable housing statistics (2014/15); Figures for 2014/15 are for GLA-funded homes only, and final DCLG figures will be higher

3.15. In the last four years there have been 12,210 new Affordable Rent homes built in London, and a slightly higher number converted from existing social rented homes

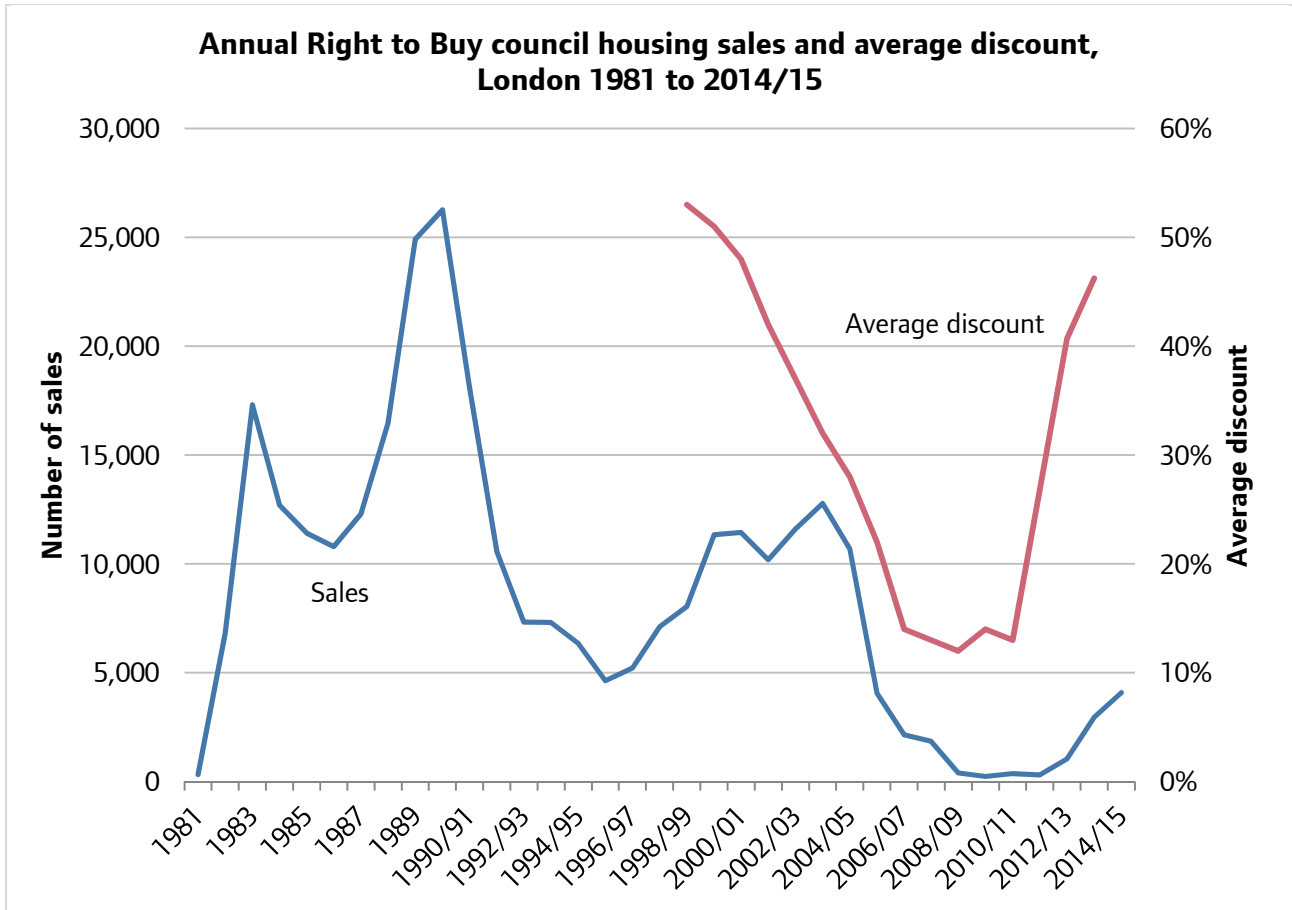


- Under the terms of the 2011-15 Affordable Homes Programme, the stock of 'Affordable Rent' homes was increased both through new construction and through converting existing social rented homes to Affordable Rent.
- Due to the length of time it takes to construct new homes, conversions comprised the majority of growth in London's Affordable Rent stock in the early years of the programme between 2011/12 and 2013/14.
- Only in 2014/15 did new supply take over as the main source of growth, with 9,580 Affordable Rent homes completed (up from 2,210 in 2013/14) and 3,740 converted from social rent (down from 3,970 in 2013/14).
- Over the four years as a whole there were 12,210 new Affordable Rent homes built and 12,520 converted from social rent.

Sources and notes

- Completions from GLA Affordable housing statistics, conversions from HCA Registered Provider survey data supplied to GLA

3.16. Just over 4,000 council homes in London were sold through the Right to Buy in 2014/15, the highest figure for a decade, with rising discounts a key factor in the recent increases

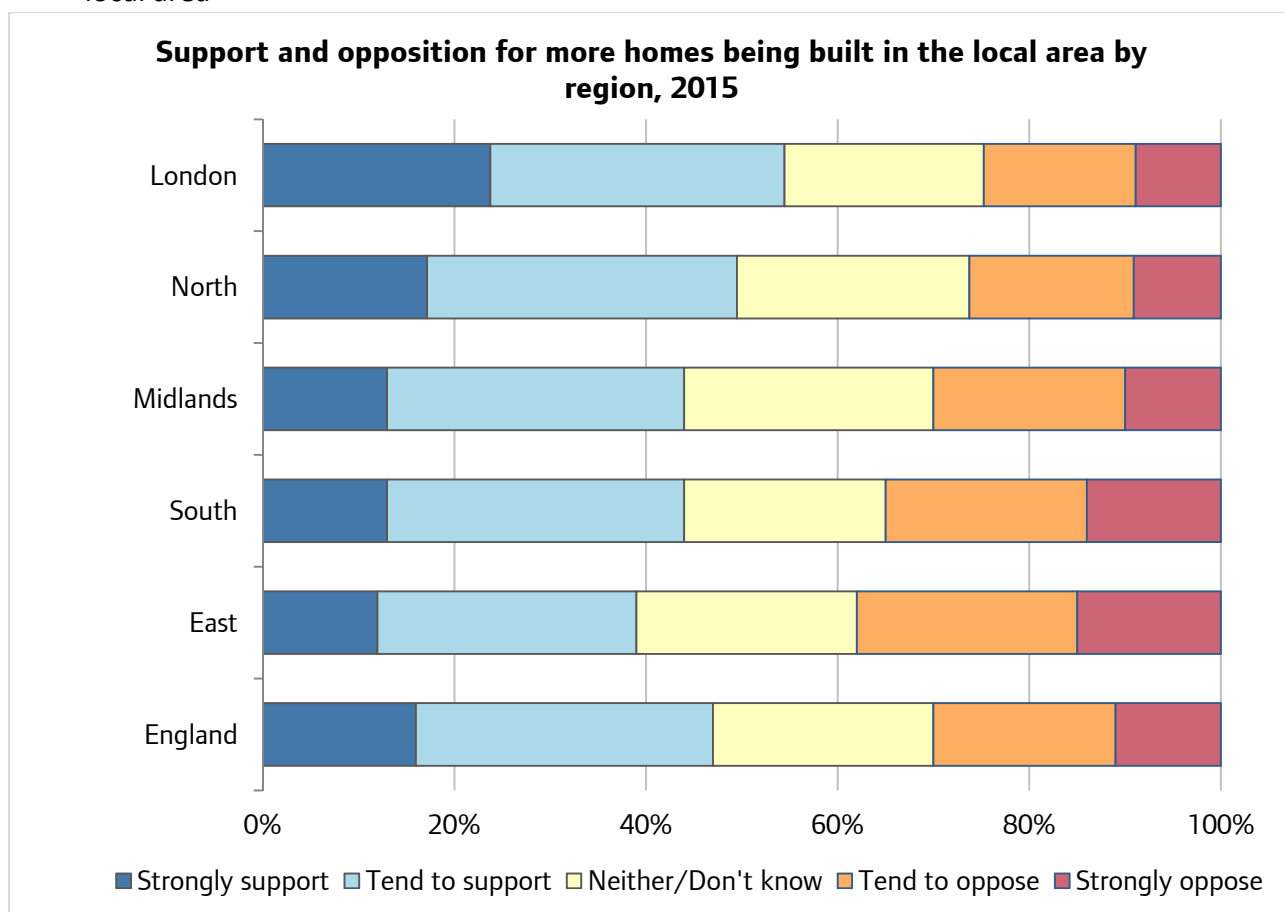


- 4,090 council homes in London were sold through the Right to Buy in 2014/15, up 38% since 2013/14 and the highest annual total since 2004/05 - but still far below the last peak of 12,780 in 2003/04 or the record figure of 26,260 in 1990.
- The Right to Buy has been invigorated in recent years by the return of high discount rates as required by central government. The average discount from market price in London was 53% in 1998/99, but fell each year to a low of 12% in 2008/09. Between 2010/11 and 2013/14 the average discount on homes sold rose from 13% to 46%, and will probably rise further given the maximum discount allowed of either 70% or £104,000 (the latter figure to rise with inflation).

Sources and notes

- DCLG, Housing live tables 643, 670 and 685, and Local Authority Housing Statistics data

3.17. London is the only part of England where a majority supports more house building in the local area

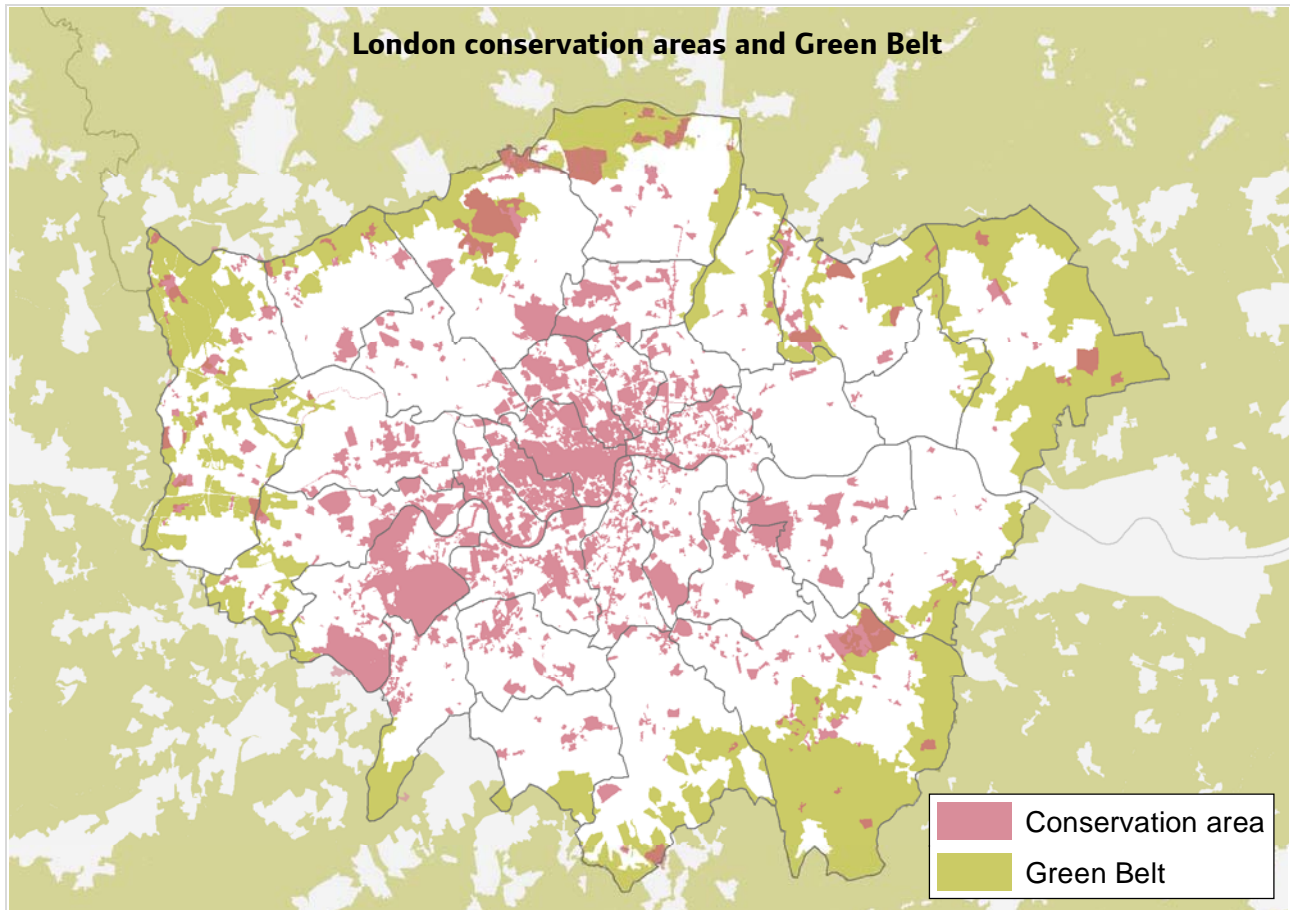


- According to a 2015 survey by Shelter, 24% of respondents in London say they would 'strongly support' new homes being built in their local area, and a further 31% say they would 'tend to support' it. These figures compare to 16% and 31% respectively in England as a whole, and considerably less in the East and South.
- 25% of Londoners said they would either 'tend to oppose' or 'strongly oppose' new homes being built locally, below the 30% national figure.
- However, Shelter's survey also found that across the country as a whole, those opposed to house building tend to be more likely to translate their attitudes into campaigning or other actions than those in favour.

Sources and notes

- Shelter (2015), *Engaging the silent majority*
- Previous editions of *Housing in London* have used data from the *British Social Attitudes* survey, which also found that Londoners have more positive attitudes to new supply than those in the rest of the country

3.18. Around 22% of London's land area lies within the Green Belt and around 15% in a conservation area

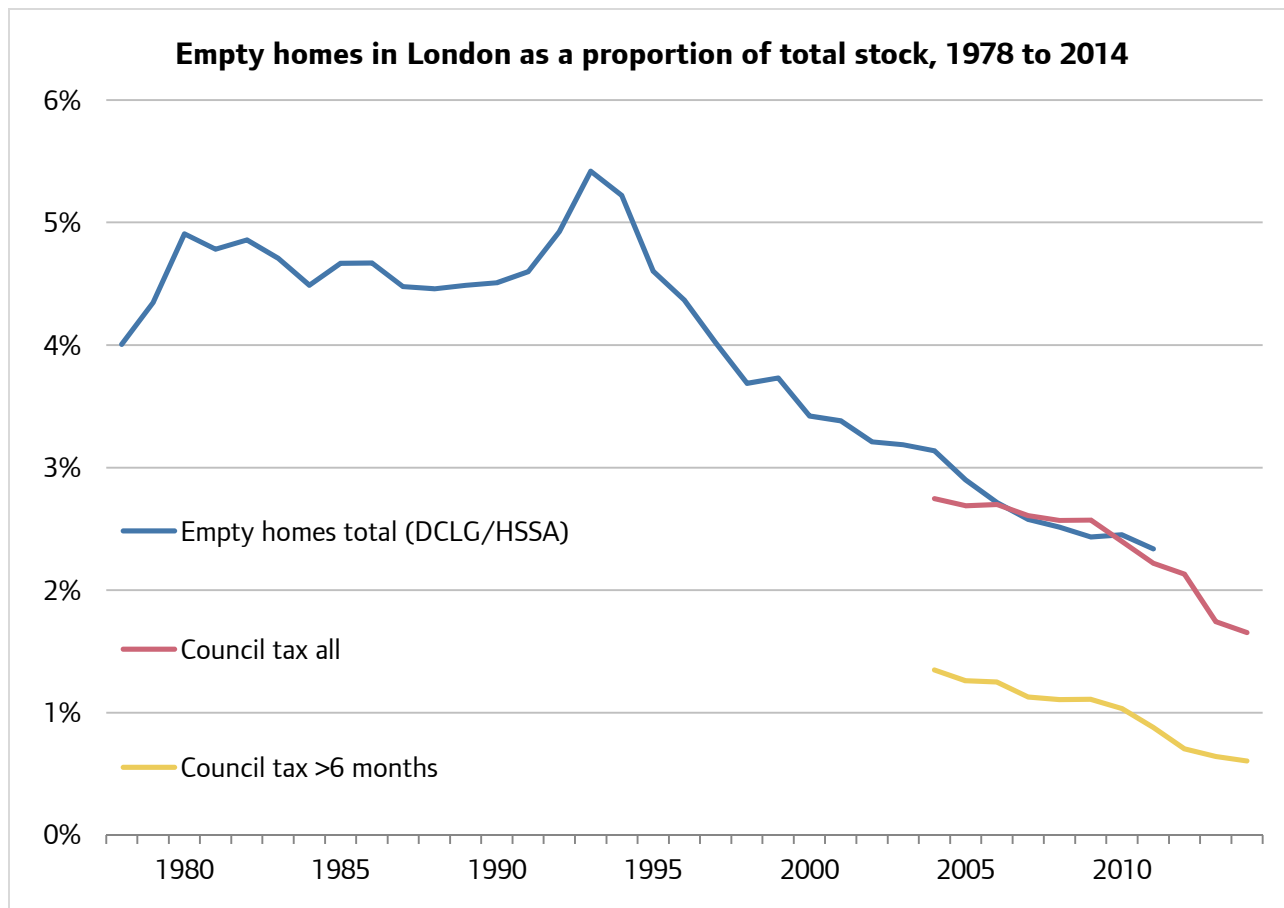


- An estimated 15% of the land in London is within a designated conservation area, a proportion which ranges from 1% in Barking and Dagenham to 72% in Kensington and Chelsea and 77% in Westminster.
- The first conservation areas in London were designated in 1967 and there are now over a thousand in total.
- 22% of London's land lies within the metropolitan Green Belt, only a small amount of which overlaps conservation areas. While 14 boroughs have no Green Belt land, in two boroughs (Havering and Bromley) the Green Belt comprises just over half of the total land area.

Sources and notes

- *English Heritage, Conservation area boundaries provided to GLA; DCLG, Green Belt boundaries*

3.19. The number of recorded empty homes in London is at a historically low level, at 1.7% of total stock

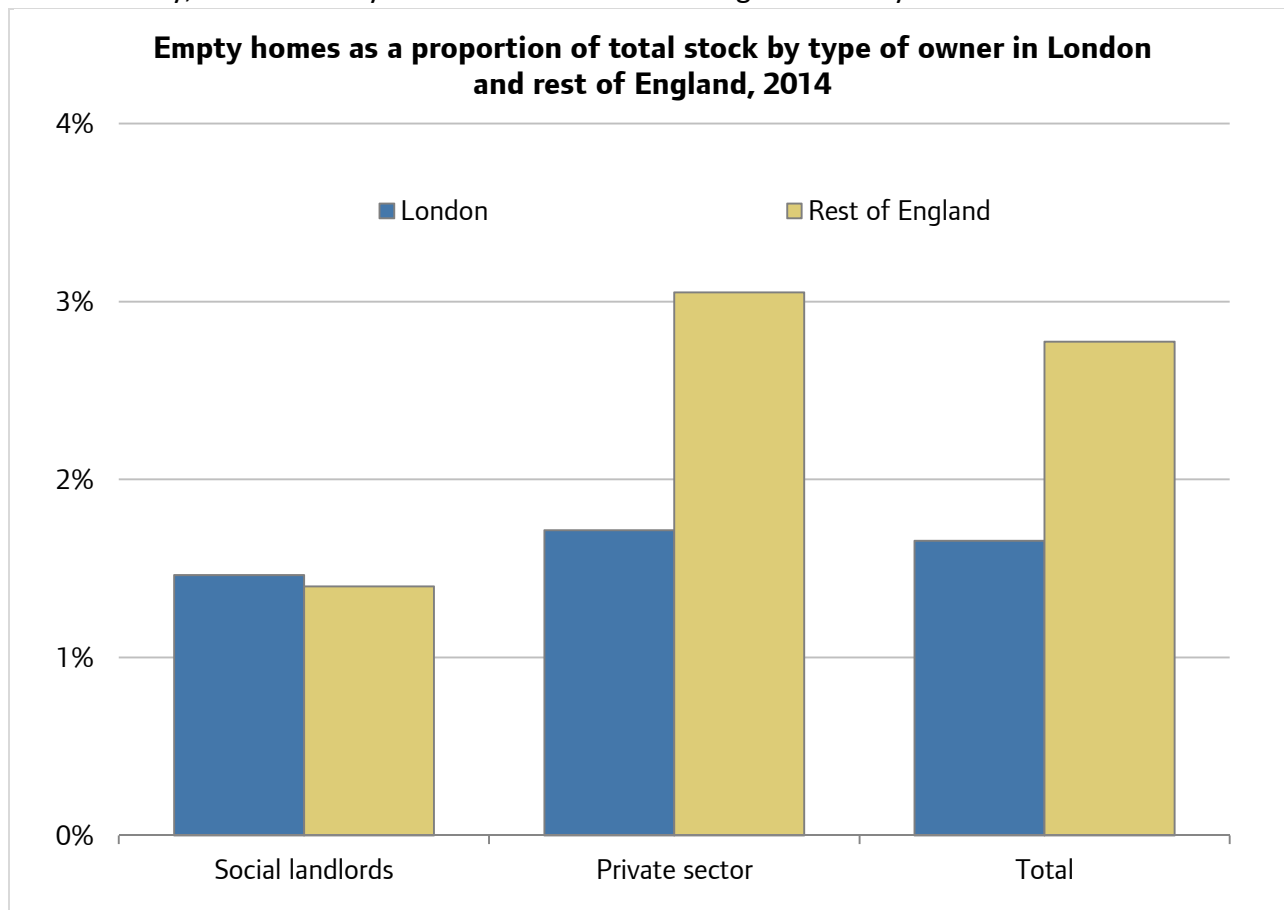


- According to council tax data there were 56,720 empty homes in London in 2014, equivalent to 1.7% of the total dwelling stock.
- Long term data indicates that both the number of empty homes in London and their share of the total housing stock are at their lowest levels since at least 1978 (and probably well before then, given the fall in London's population after the Second World War), having fallen more or less continuously since a peak of 160,500 or 5.4% in 1993.
- In 2014 there were 20,800 homes in London that had been empty for more than six months, equal to 0.6% of the stock and also a record low.

Sources and notes

- Data from 1978 to 2011 is a combination of historical data provided to GLA by DCLG and figures reported by local authorities in their Housing Strategy Statistical Appendix returns
- Data from 2004 to 2014 is from council tax statistics published by DCLG in Housing live table 615
- DCLG suggest that these figures may under-count empty homes since the removal of empty property discounts from Council Tax in many areas has reduced the incentive for owners to report homes as empty.

3.20. London has a much lower vacancy rate in its private sector housing than other parts of the country, while vacancy rates for affordable housing are broadly similar



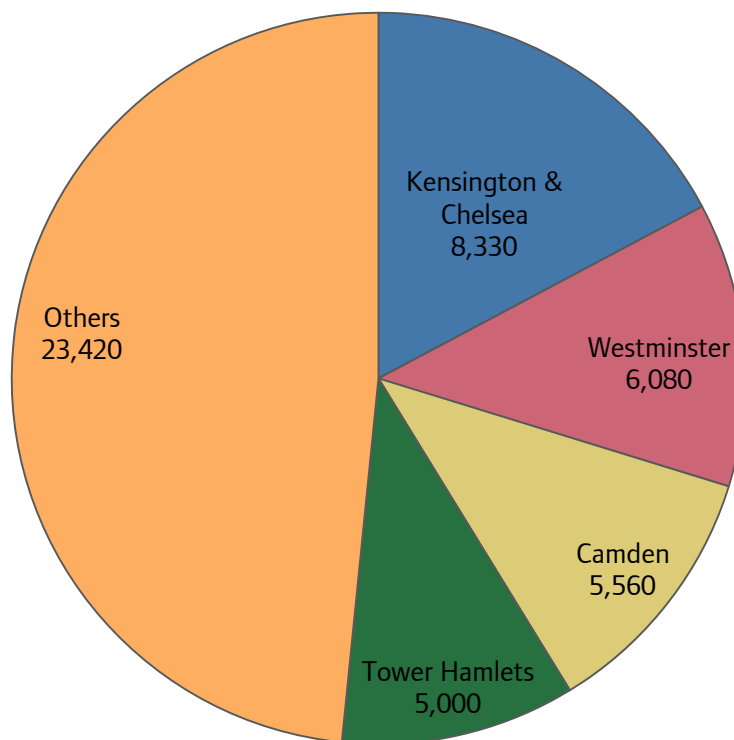
- Across all tenures, 1.7% of homes in London are empty, compared to 2.8% in the rest of England. The difference is most pronounced in the private sector: 1.7% of London's private sector homes are empty, compared to 3.1% in the rest of the country.
- Vacancy rates in homes owned by London's councils and housing associations are lower than in the private sector at 1.5%, but slightly higher than the rate of 1.4% in the rest of England.

Sources and notes

- DCLG, *Housing live tables 100 and 615*

3.21. Four boroughs account for more than half of all London's second homes

Number of dwellings in London recorded as second homes for council tax purposes, 2014



- There are 48,390 homes in London recorded as second homes for council tax purposes, around 1.4% of the total housing stock. Just over half of these are in four boroughs: 8,330 in Kensington and Chelsea, 6,080 in Westminster, 5,560 in Camden and 5,000 in Tower Hamlets.
- Together, the remaining 29 boroughs have 23,420 recorded second homes, with the lowest figure of 39 recorded in Bexley.

Sources and notes

- DCLG, Council Taxbase 2014

4 Housing costs and affordability

Although most private tenants in London expect to buy a home eventually, only 5% expect to do so within the next year (4.1). The burden of housing costs is highest for renting households, though it is alleviated by benefits (4.2).

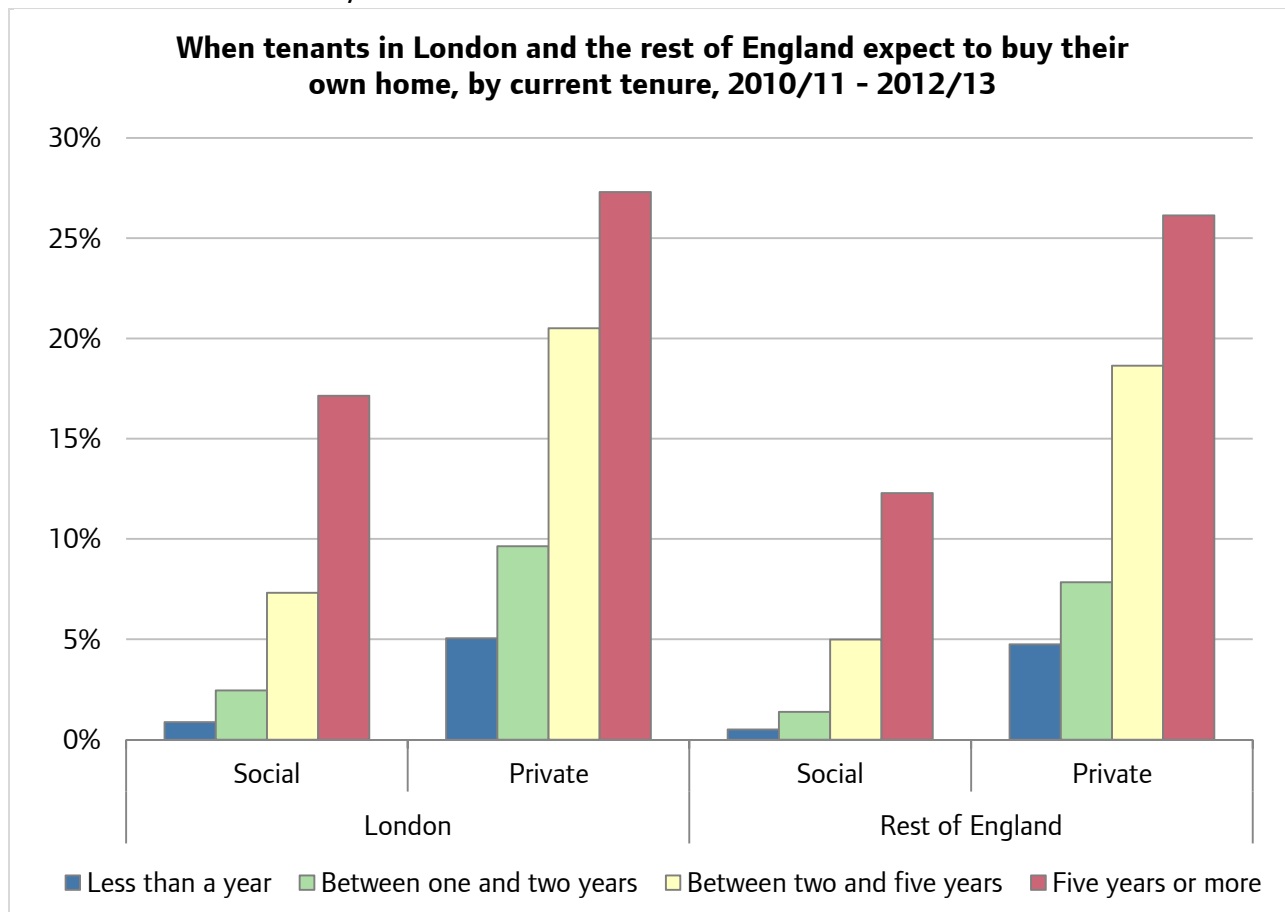
London's average house price was £495,000 in early 2014, more than five times its level in 1970 even after adjusting for inflation (4.3). 4.4. The gaps between average prices in London, its outer metropolitan area and the wider South East have widened considerably in recent years (4.4), but prices are now growing faster in other regions for the first time in several years (4.5). Average house prices are highest in West Inner London (4.6), and this area also saw the greatest increase in prices over the last decade (4.7). Disparities in house prices within London have also widened at borough level over the last decade, with prices rising fastest in the most expensive boroughs (4.8). The distribution of prices for new and second hand homes diverged in 2015, with more new build homes priced between £350,000 and £500,000 (4.9).

The affordability of owner occupation is at its worst ever level in London, while in the UK as a whole houses are still a little more affordable than they were before the recession (4.10). The typical first time buyer in London is now borrowing nearly four times their income (4.11), and high loan to income ratios have become particularly common in the capital (4.12). There were almost 50,000 new loans to first time buyers in London in 2014/15, down slightly on the year before (4.13). While the typical first time buyer in London puts down a deposit of 25%, mortgage payments are relatively low for those who are able to buy (4.14). Mortgage repossessions have fallen in London due to low interest rates, but there has been rapid growth in the number of landlord repossessions (4.15). Rates of repossession are highest in relatively deprived boroughs (4.16).

Average private rents have risen very quickly in real terms in the last year, due to a combination of high nominal growth and zero inflation (4.17), and rental affordability has worsened as earnings have failed to keep up (4.18). London has by far the highest average private sector rents in the country (4.19), and there is also huge variation in monthly market rents within London and, in the most expensive boroughs, between the top and bottom of the market (4.20).

The number of Housing Benefit recipients in London's private rented sector grew rapidly over most of the last decade, but fell slightly over the last year (4.21). Meanwhile, the number of Housing Benefit cases in the deregulated private rented sector dropped sharply in the most costly areas and rose in parts of Outer London (4.22). Average rents for new social rented tenancies rose 6.2% in the last year to £105 a week, while the average weekly rent for an Affordable Rent tenancy is £160 (4.23).

4.1. Although most private tenants in London expect to buy a home eventually, only 5% expect to do so in the next year

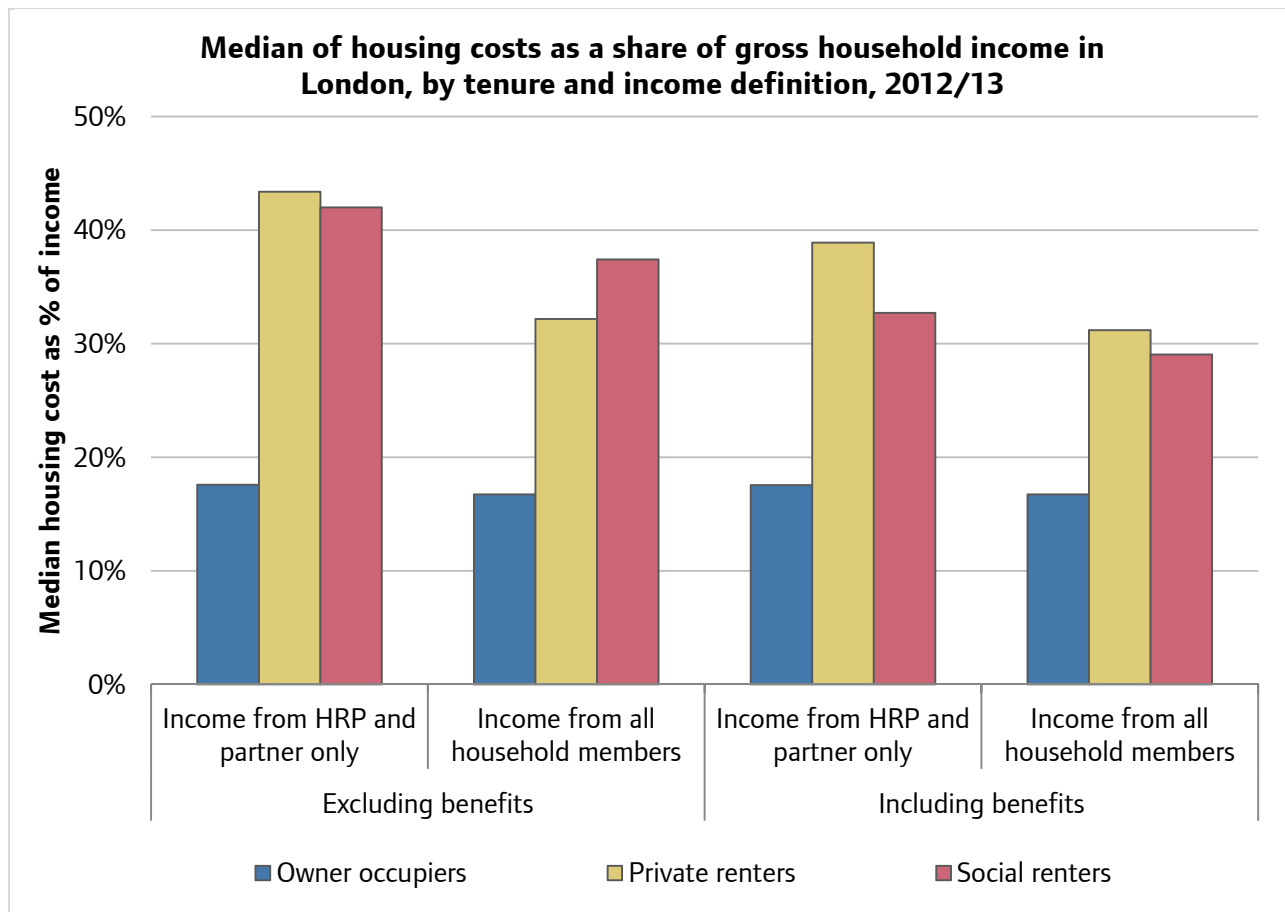


- Despite higher prices, renters in London are more likely to expect to buy in the coming years than those in the rest of England.
- 62% of private tenants in London expect to buy at some point (though not necessarily in London), compared to 57% in the rest of the country - but only 15% expect to buy within the next two years, with 27% expecting to wait at least five years.
- 28% of social tenants in London say they expect to buy, compared to 19% in the rest of the country, but most think it will be at least five years before they do so.

Sources and notes

- English Housing Survey data, 2010/11 to 2012/13

4.2. The burden of housing costs is highest for renting households, though it is alleviated by benefits

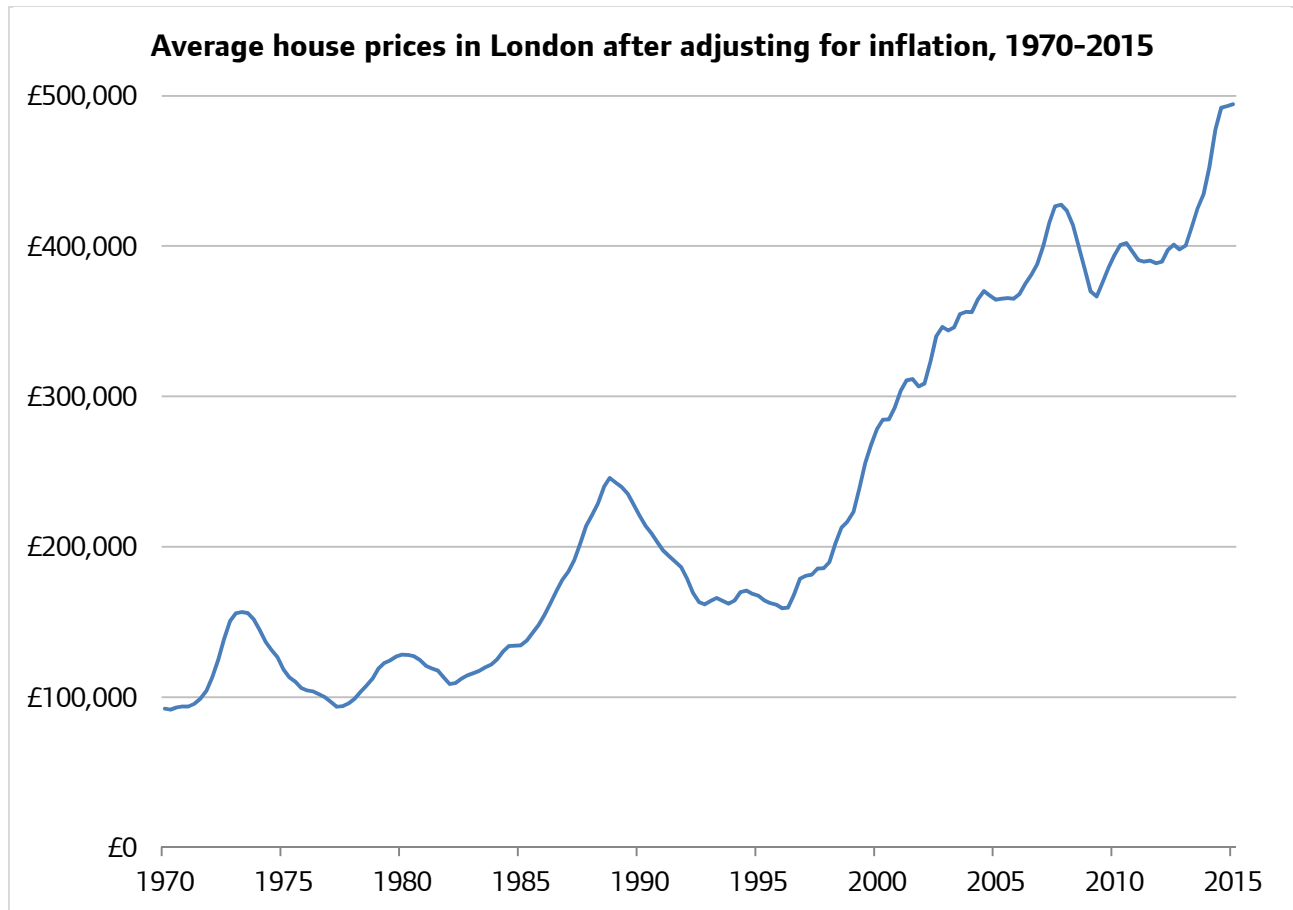


- The measurement of housing affordability, defined as housing costs as a proportion of income, depends heavily on the definition of income used and whether benefits are included or excluded.
- Looking only at the income of the household reference person and their partner and excluding benefits, the typical private renter in London spends 46% of their income on housing costs, compared to 41% for social tenants and 16% for owner occupiers with mortgages.
- But many private renting households include more than two earners, and taking the income of all household members into accounts brings the figure for private renters down to 32%, while taking benefits into account lowers it again to 31%.

Sources and notes

- English Housing Survey data, 2012/13

4.3. Average house prices in London are more than five times their 1970 level after adjusting for inflation

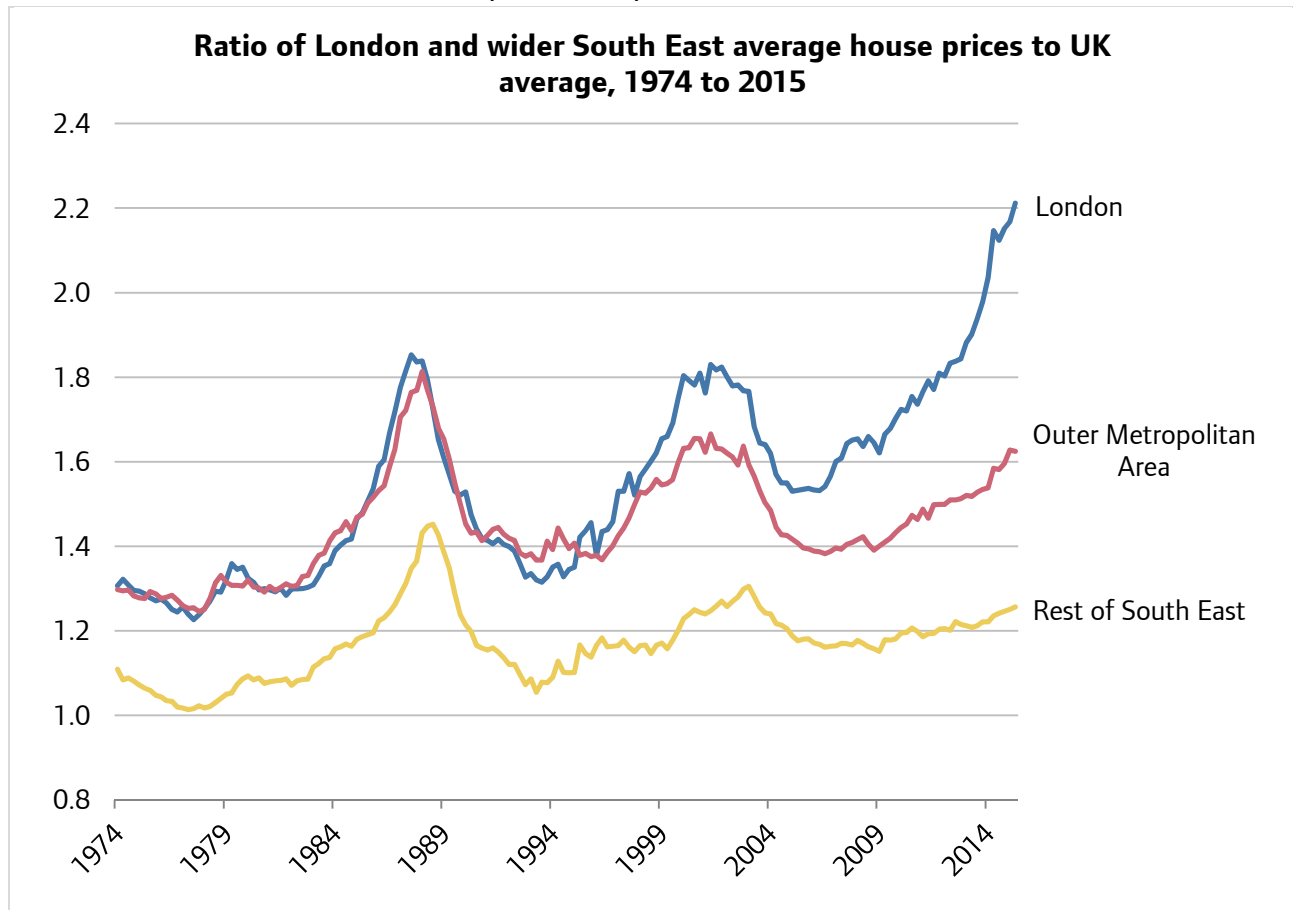


- London's average house price reached around £495,000 in Q1 2015, up 9% in a year and a total of 436% since early 1970 when adjusted for inflation.
- Between 1970 and the mid-1990s London's house prices moved in strong boom-and-bust cycles, with particularly large cycles peaking in 1973 and 1988. But the long boom that lasted from the late 1990s to 2007/08 ended with a relatively small price 'correction' before very rapid price growth began again in 2013.
- The latest figures indicate that price growth may have peaked, although prices are still expected to increase at a more moderate pace for the foreseeable future.

Sources and notes

- GLA analysis of ONS House Price Index, adjusted for RPI and applied to latest price to produce a historic price trend, which was then smoothed

4.4. The gaps between average prices in London, its outer metropolitan area and the wider South East have widened considerably in recent years

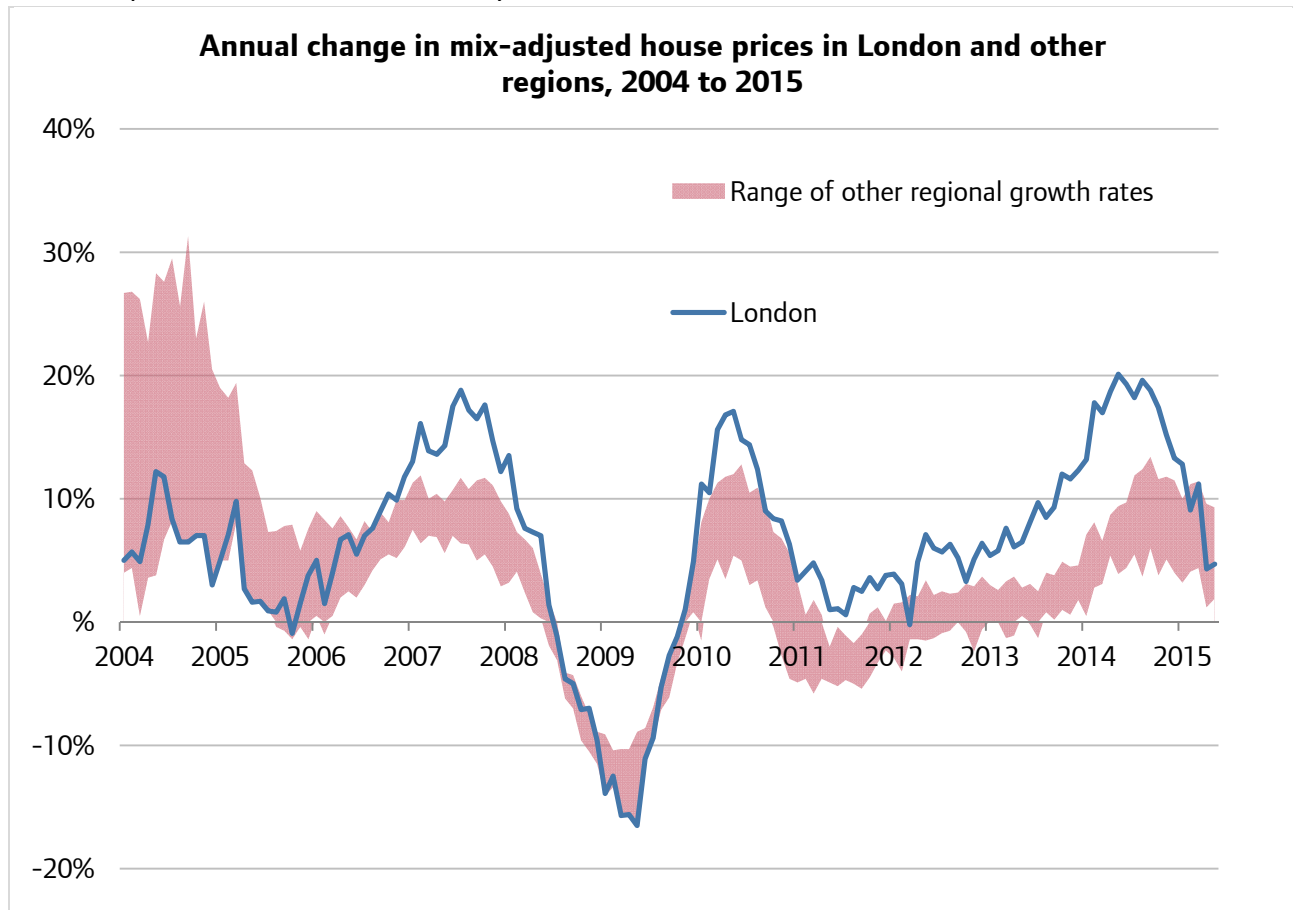


- In mid-2015 London's average house prices as measured by the Nationwide were 121% higher than the UK average, by far the highest gap since this data began in 1974. The ratio is highly cyclical but it is notable that each of the major cycles seen over the past four decades has left average London prices further above the UK average than the one before it.
- The gap has also widened with each cycle between average prices in London and prices in its 'Outer Metropolitan Area' (a large area with high rates of commuting into London) and the rest of the South East region. By mid-2015 prices in the Outer Metropolitan Area were 62% above the UK average and prices in the rest of the South East 26% above.

Sources and notes

- Nationwide quarterly regional house price indices

4.5. Prices are now growing faster in other regions after several years during which London outpaced the rest of the country

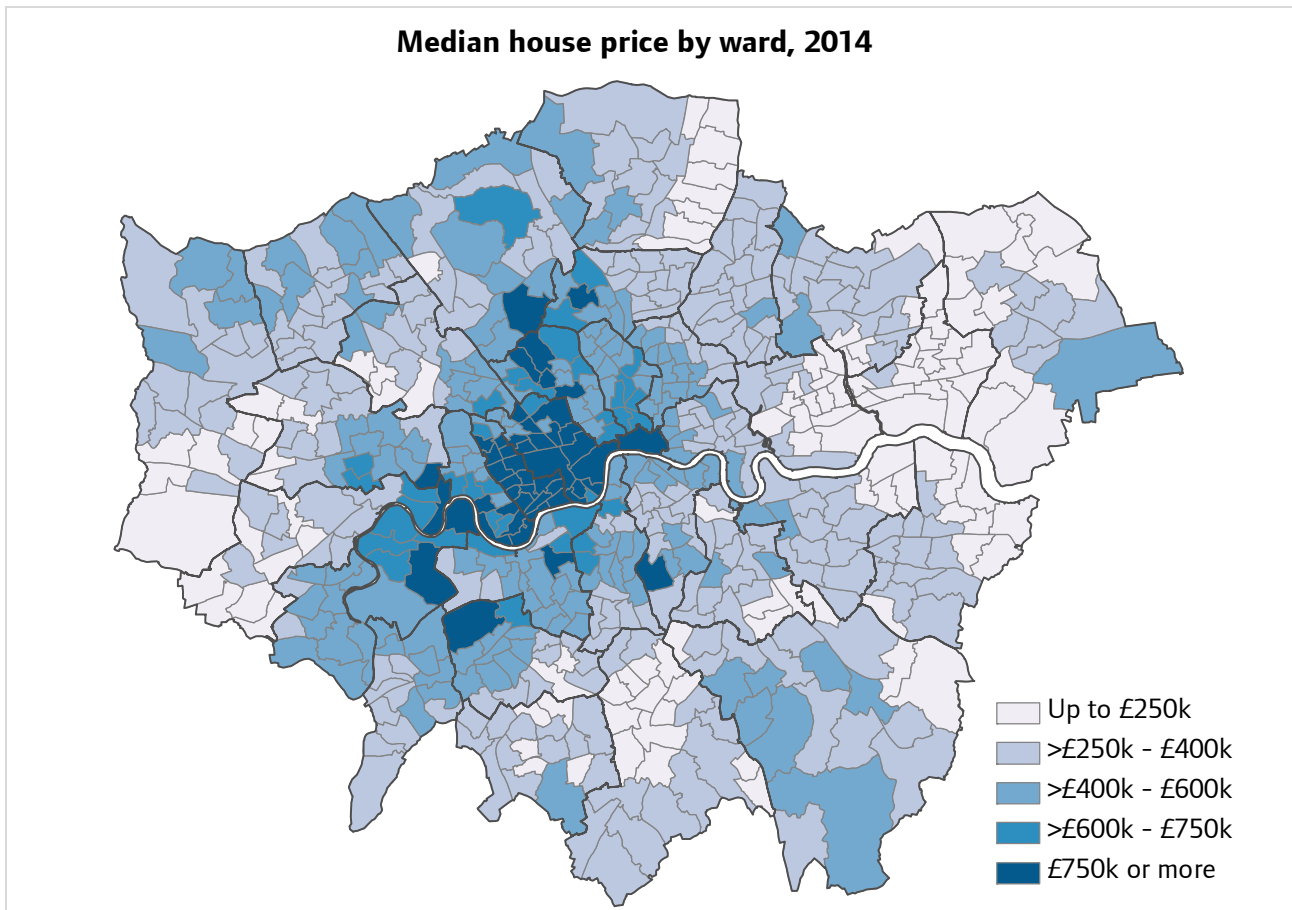


- Ten years ago average house prices in London were growing slowly relative to the rest of the country, but London overtook other regions in the run-up to the 2008/09 market crash, and also saw a relatively large drop during the recession.
- Between late 2009 and early 2015 there was an almost unbroken period of more than five years during which price growth in London far outstripped that in other regions. But in spring 2015 price growth picked up strongly in some regions (notably those closest to London) and outpaced growth in London.
- The reasons for these trends could include recent changes in taxation affecting high-value properties, the increase in migration out of London to other regions, and a strengthening economic recovery in regions beyond London.

Sources and notes

- ONS House Price Index

4.6. Average house prices are highest in Inner West London and lowest in Outer East London

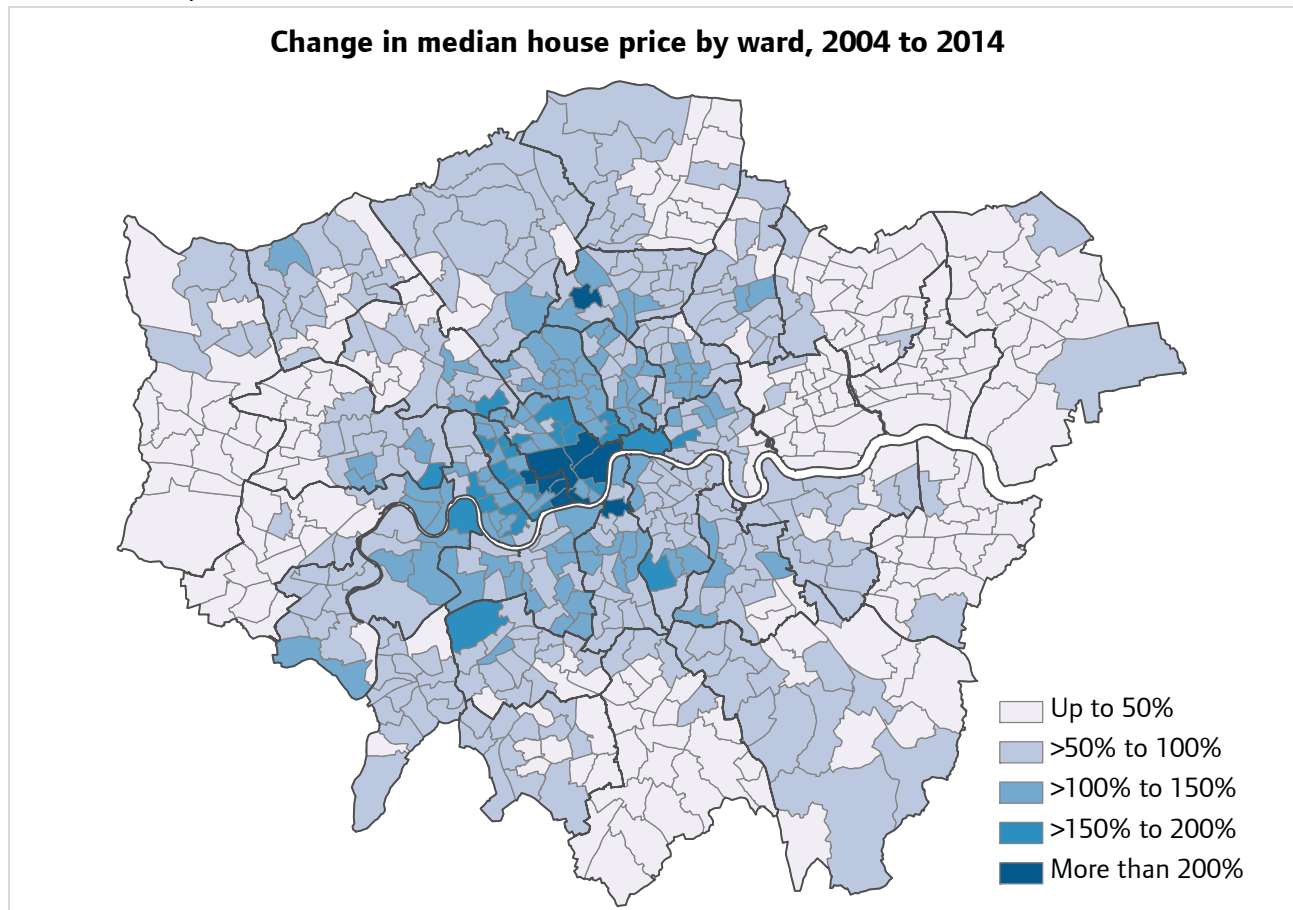


- In 2014, the median price for a home sold in London (unadjusted for the mix of homes sold) was £365,000, but at ward level this varied from £173,000 in the Abbey ward of Barking and Dagenham to £3.5 million in the Knightsbridge and Belgravia ward of Westminster.
- There are 21 wards in London with a median house price of more than £1 million, 17 of which are in Westminster or Kensington and Chelsea.
- At the other end of the price scale there are 11 wards with median prices below £200,000, distributed around Bexley, Greenwich, Redbridge and Barking Dagenham.

Sources and notes

- Land Registry price paid data. Data produced by Land Registry © Crown copyright 2015

4.7. Over the last decade, prices have tended to increase most in the areas that were already the most expensive

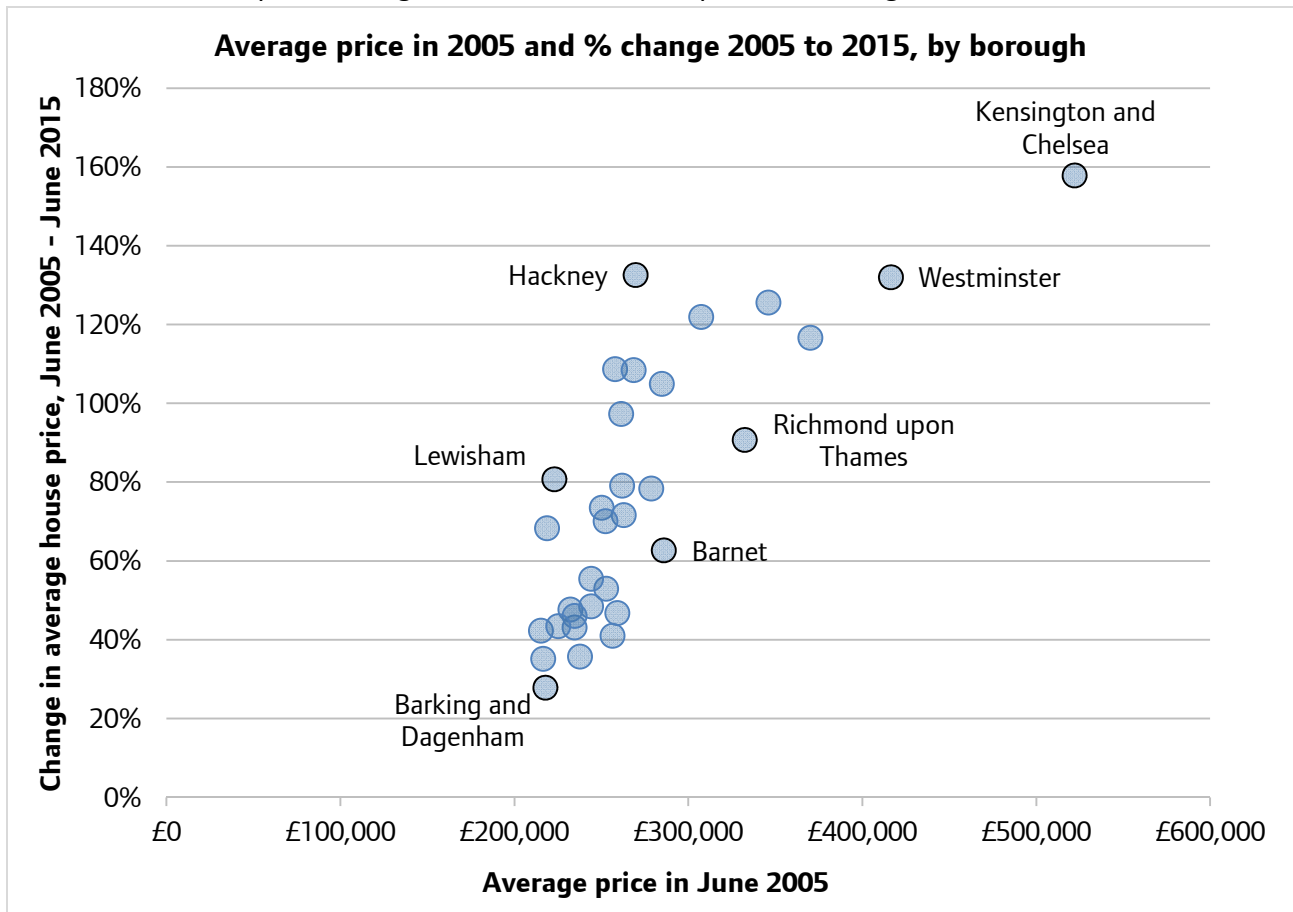


- Across London as a whole the median house price (not adjusted for inflation or for the mix of homes sold) rose 66% from £220,000 in 2004 to £365,000 in 2014. Over this period every ward in London except Loxford in Redbridge (where prices fell by 1%) saw an increase in median prices.
- The highest price increases were concentrated in West Inner London (where prices were already highest), with median prices in Churchill ward in Westminster rising 355% and Hans Town (Kensington and Chelsea) 312%.

Sources and notes

- Land Registry price paid data. Data produced by Land Registry © Crown copyright 2015

4.8. Disparities in house prices within London have also widened at borough level over the last decade, with prices rising fastest in the most expensive boroughs

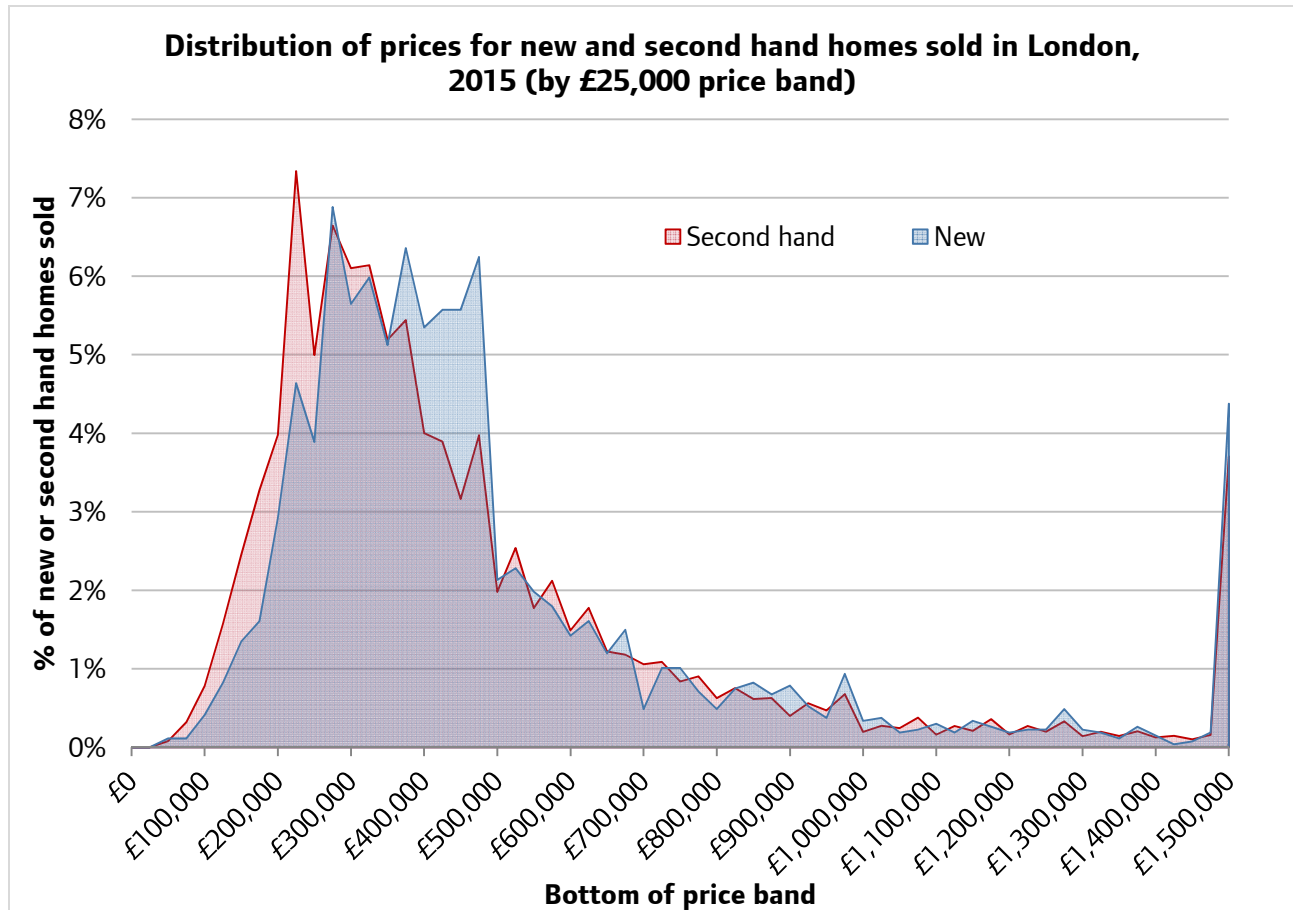


- In June 2005 the average house price (adjusted for the mix of homes sold but not for inflation) in London’s most expensive borough Kensington and Chelsea was £522,000, 2.4 times the average price of £215,000 in the cheapest, Newham.
- Over the next ten years, prices rose in every borough, but they generally rose most in the priciest and least in the cheapest boroughs. Specifically, Kensington and Chelsea saw 158% growth in average prices, compared to ‘only’ 42% in Newham and 28% in Barking and Dagenham, where growth was slowest.
- By June 2015, the average price in Kensington and Chelsea was £1.35 million, 4.8 times the average Barking and Dagenham price of £279,000.

Sources and notes

- Land Registry House Price Index background tables
 - ‘Average price’ refers to the seasonally adjusted and smoothed price. Data produced by Land Registry © Crown copyright 2015

4.9. The distribution of prices for new and second hand homes diverged in 2015, with more new build homes priced between £350,000 and £500,000

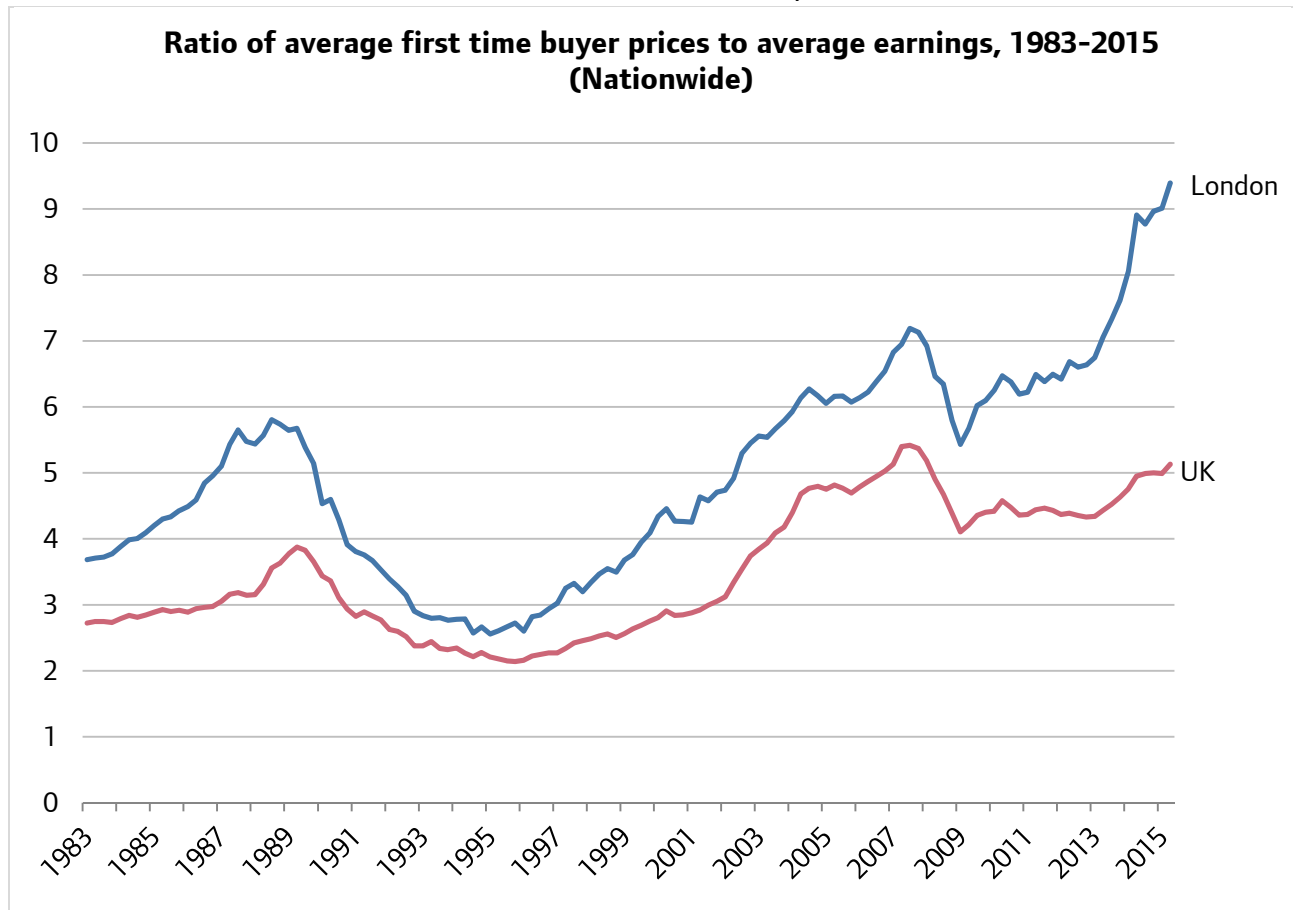


- So far in 2015 the Land Registry have recorded 39,600 home sales in London, of which 7% were recorded as new homes and 93% second hand. The median price for all sales was £385,000, but for new build homes was significantly higher at £420,000.
- As land and construction costs impose a floor on new build prices there are far more second hand homes at the very cheapest price points, and there are significantly more new build than second homes in the range between £350,000 and £500,000.
- At the very top end there were similar proportions of new (10%) and second hand (9%) homes sold for £1 million or more.

Sources and notes

- Land Registry price paid data, © Crown copyright 2015

4.10. The affordability of owner occupation is at its worst ever level in London, while in the UK as a whole houses are still a little more affordable than they were before the recession

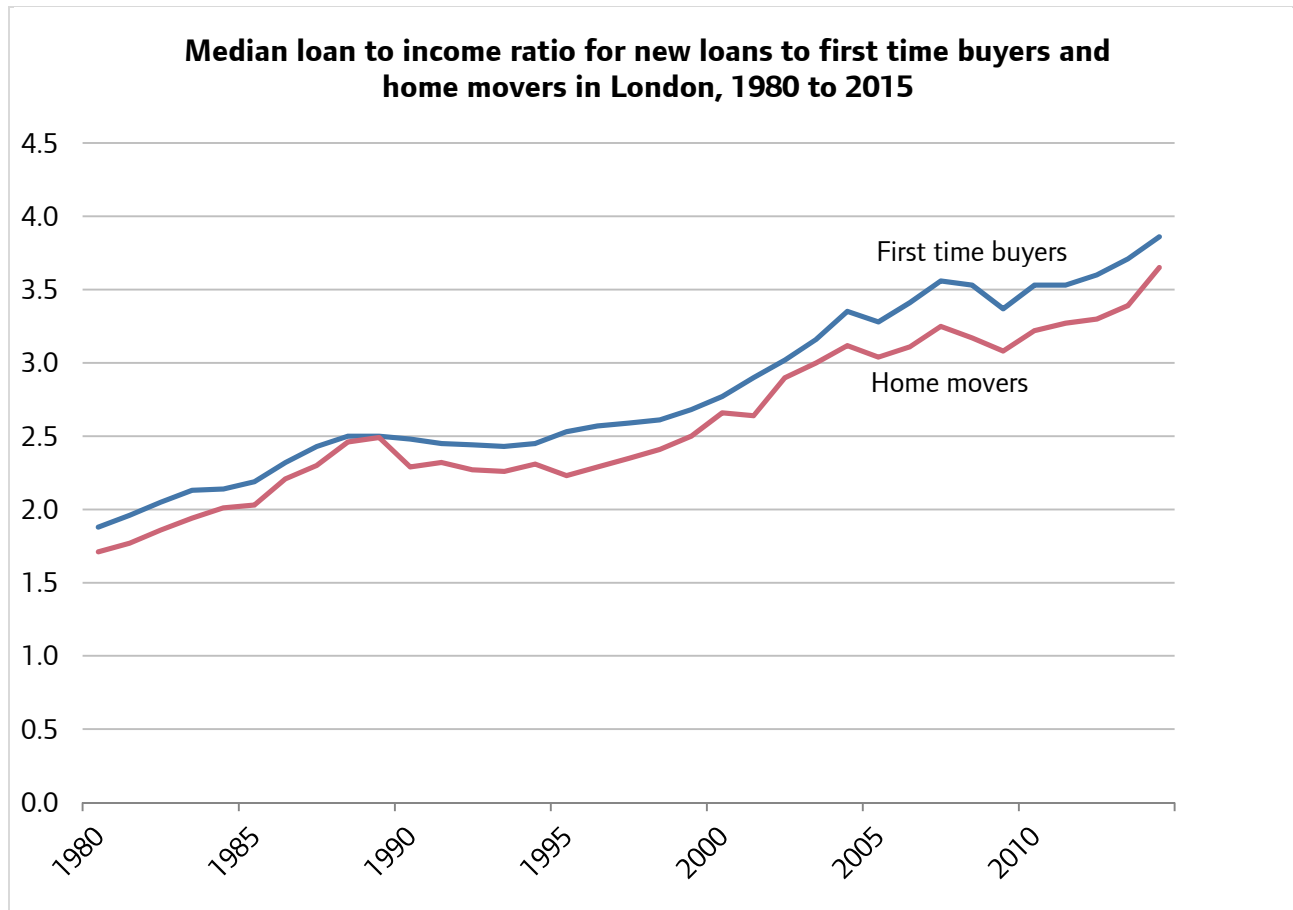


- The ratio of the average price of homes sold by the Nationwide to first time buyers to average earnings is at its highest ever value of 9.4 in London, up from 2.7 in the mid-1990s and 5.4 in 2009.
- In contrast, while affordability in the UK as a whole has worsened in the last two years according to this measure, it remains slightly better than at the peak of the last market boom.

Sources and notes

- *Nationwide House Price Index*

4.11. The typical first time buyer in London is now borrowing nearly four times their income

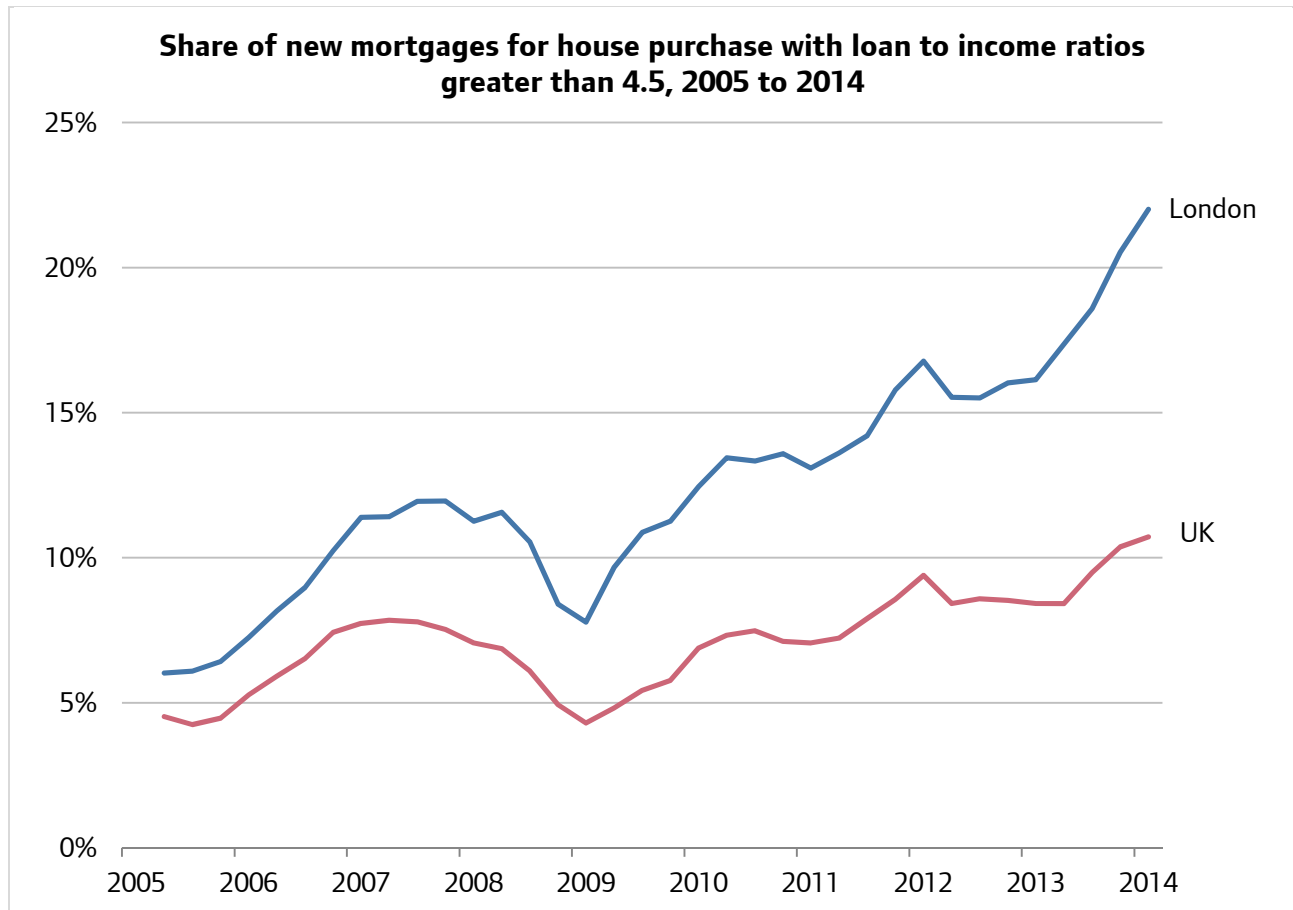


- The typical first time buyer in London borrowed 3.86 times their income in 2014, up from a loan to income ratio of 3.71 in 2013 and just 1.88 in 1980.
- Home movers, who usually bring some equity from the sale of their previous home, have a lower loan to income ratio of 3.65, though this too has risen rapidly in the last year (from 3.39 in 2013) and over the longer term (from 1.71 in 1980).
- London's typical loan to income ratios are also higher than the national average. Across England as a whole, the typical first time buyer borrowed 3.50 times their income in 2014, and the typical home mover 3.12 times.

Sources and notes

- CML Mortgage lending statistics

4.12. High loan to income ratios have become particularly common in London

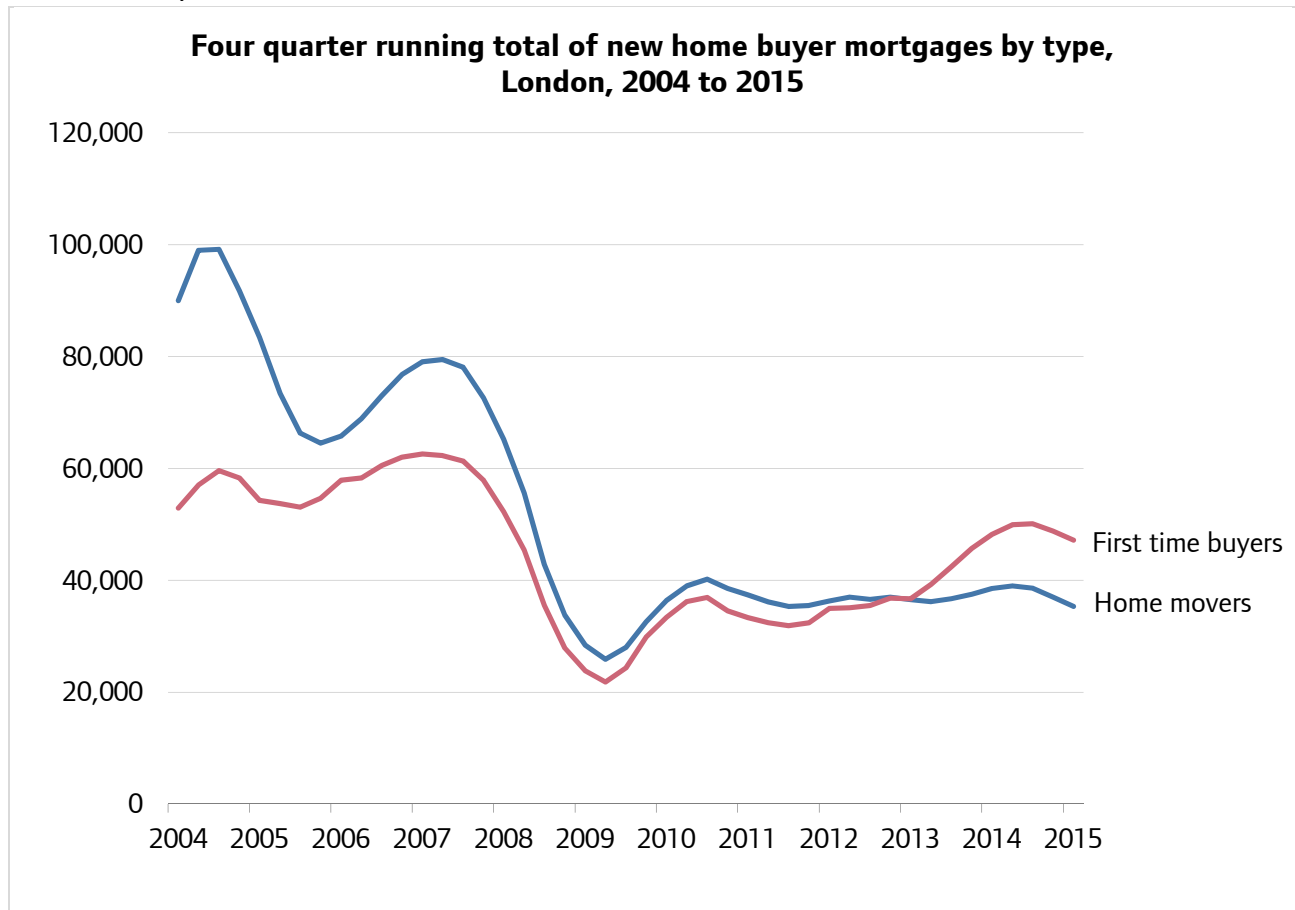


- The share of new mortgages for house purchase in London with very high loan to income ratios (greater than 4.5) reached a new high of 22% in Q1 2014, up from 8% in Q1 2009.
- High loan to income ratio mortgages are a much lower share of the market in the country as a whole, at just 11% in Q1 2014, although this figure has also risen in recent years.
- Households taking out loans with such high ratios could be risking affordability problems when interest rates eventually rise.

Sources and notes

- Bank of England Financial Stability Report, June 2014

4.13. There were almost 50,000 new loans to first time buyers in London in 2014/15, down slightly on the year before

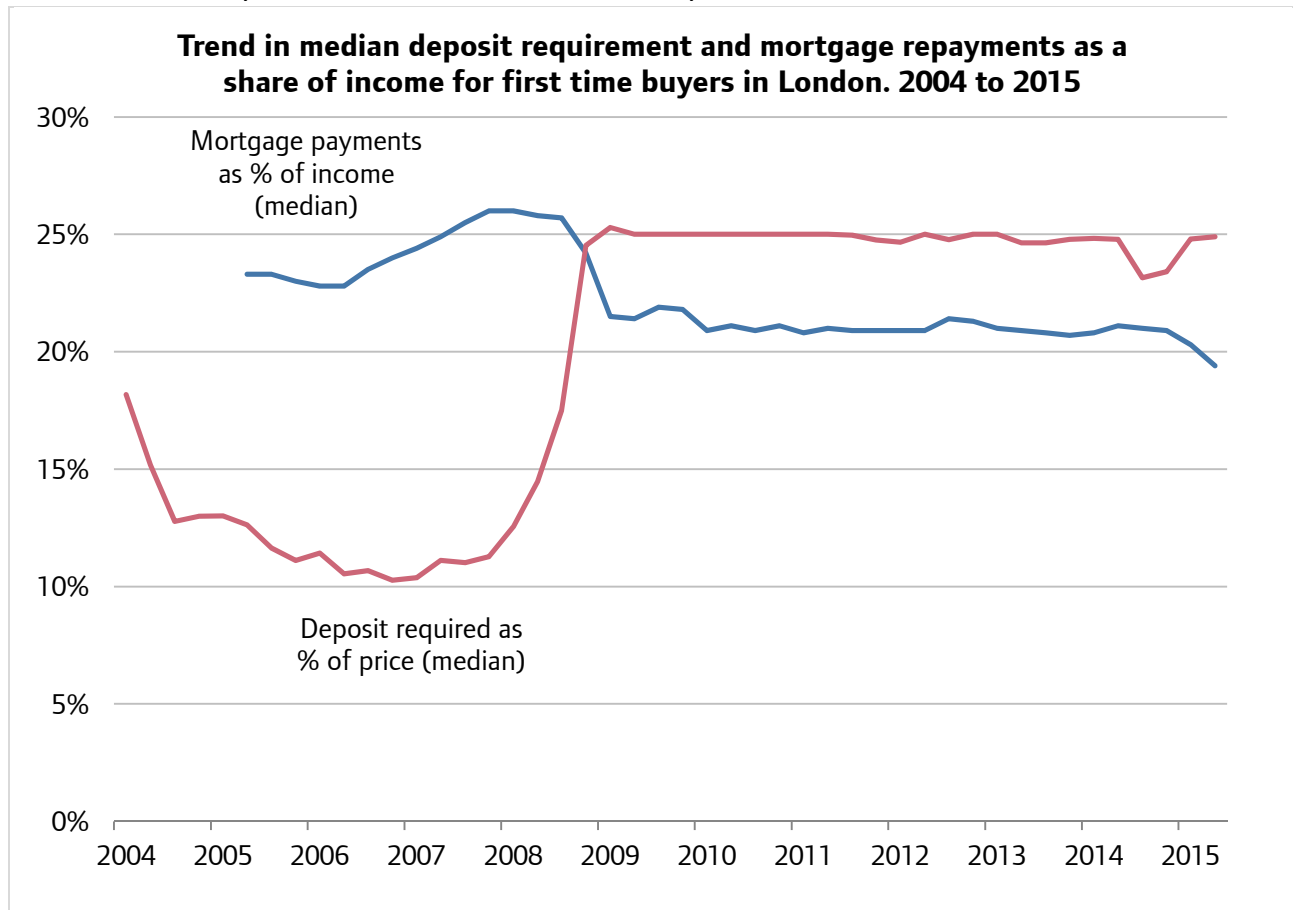


- In 2014/15 there were 47,200 new loans to first time buyers in London, up 24% from 2012, and 37,400 to home movers, up 1%
- In 2014/15 there were 47,200 new first time buyer mortgage loans in London, a fall of 24% from 2013/14, while the number of loans to home owners moving house also fell, by 8% to 35,300.
- The number of first time buyer loans increased in 2013 and 2014, but still remained well below the recent peak of 61,300 in the year to September 2007. The number of loans to home movers reached a recent peak of 99,000 in 2004, fell sharply during the recession and has recovered very little of that ground in the years since.

Sources and notes

- CML Mortgage lending statistics

4.14. While the typical first time buyer in London puts down a deposit of 25%, mortgage payments are relatively low for those who are able to buy

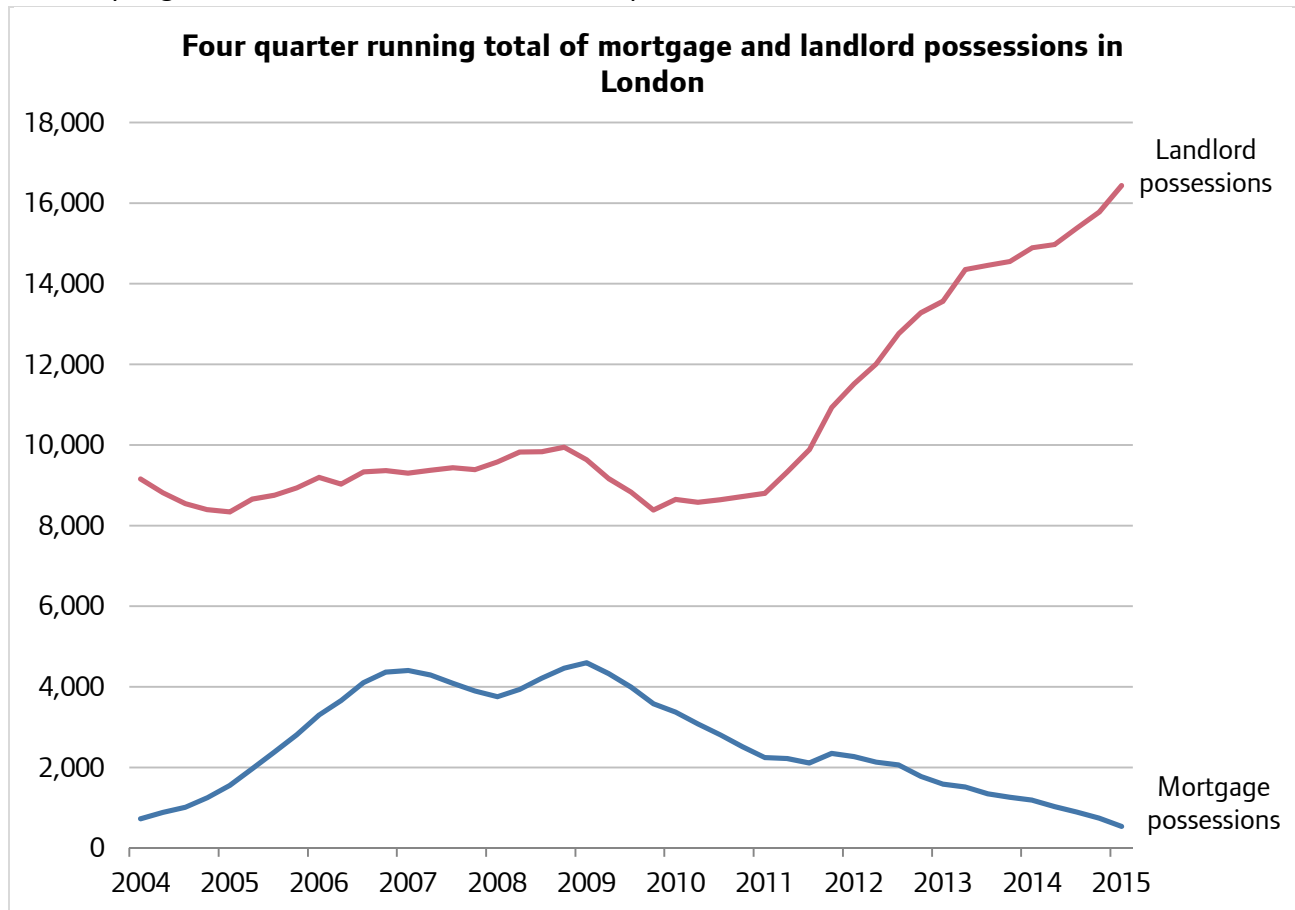


- The typical first time buyer in London puts down a deposit of 25%, a figure which shot upwards during 2008 and has remained fairly steady since 2009.
- At around the same time the burden of mortgage payments (as a share of income, and taking into account both capital and interest payments) fell, largely due to lower interest rates. Typical mortgage payments were 19.4% of first time buyer income in Q2 2015, down from a peak of 26% in early 2008.
- Although total mortgage payments have remained fairly steady as a share of income, this is largely due to falling interest rates offsetting the impact of rising prices. If and when interest rates increase again there is likely to be a significant impact on affordability, unless house prices also fall.

Sources and notes

- CML Mortgage lending statistics

4.15. Mortgage repossessions have fallen in London due to low interest rates, but there has been rapid growth in the number of landlord repossessions

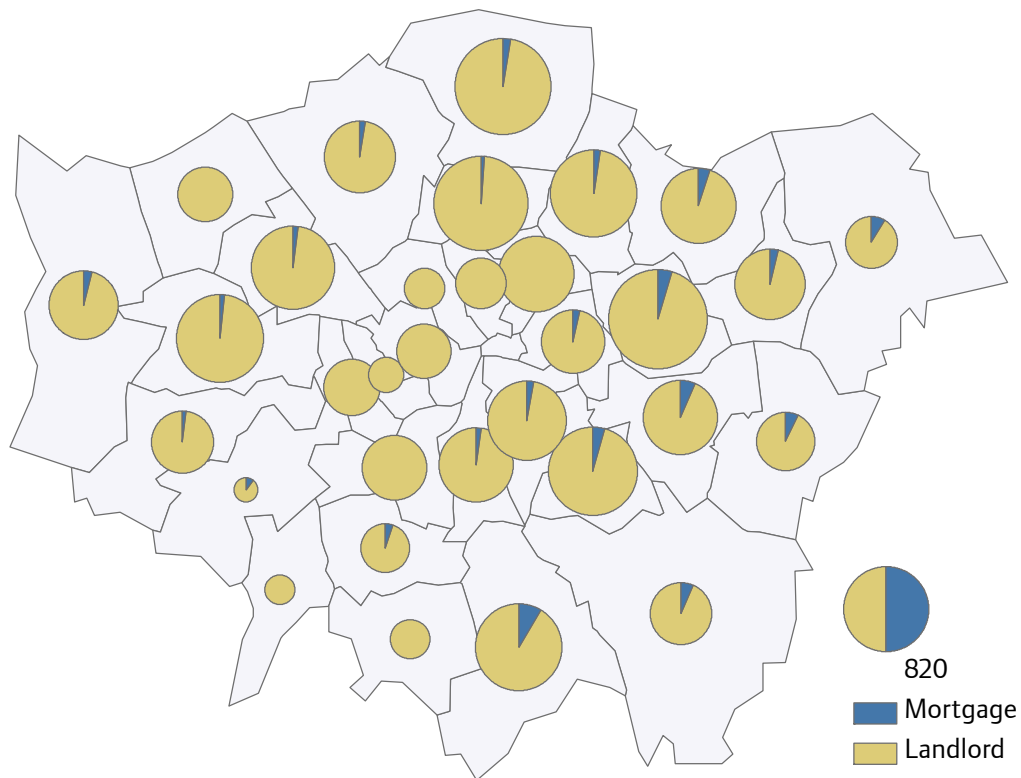


- In 2014/15 there were 16,970 home repossessions carried out by county court bailiffs in London, only 540 or 3% of which were repossessions of mortgaged homes, with the remainder being rented properties being taken into possession from tenants by social or private landlords.
- The number of mortgage repossessions peaked in 2008/09 at 4,610 and has since fallen by almost 90%, helped by very low interest rates. But landlord repossessions have climbed rapidly over the same period, from a low of 8,390 in 2009 up to 16,440 in 2014/15.
- These figures exclude any repossessions carried out without the involvement of county court bailiffs, so the total number is higher than shown here.

Sources and notes

- *Ministry of Justice statistics*

4.16. Rates of repossession are highest in relatively deprived boroughs

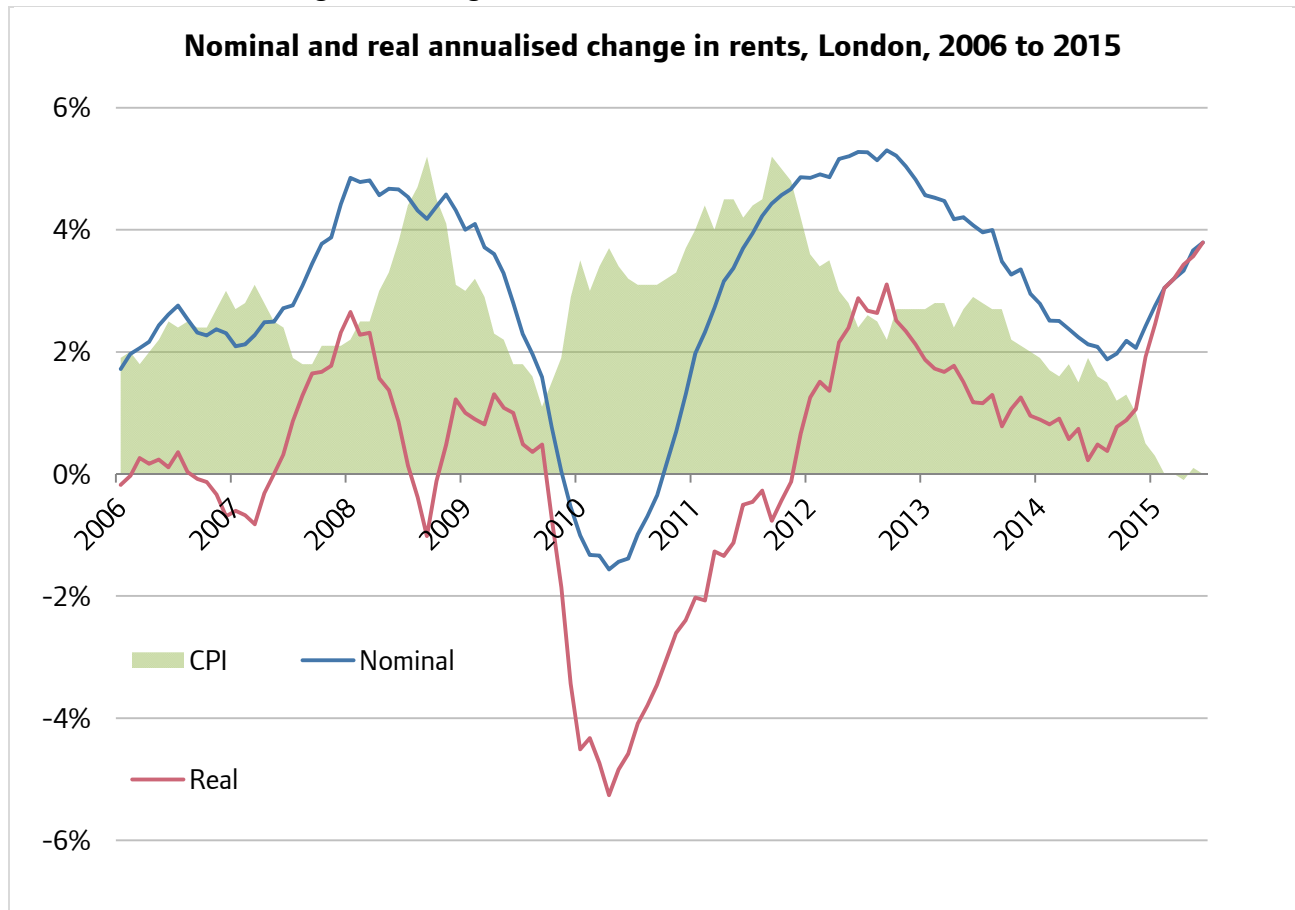
Home repossessions by county court bailiffs in 2014, by borough and type

- At borough level, the highest number of homes repossessed by county court bailiffs in 2014/15 was in Newham, where 1,100 homes were repossessed (comprising 50 mortgage repossessions and 1,050 landlord repossessions).
- Levels of repossession were generally highest in relatively deprived boroughs, with the next highest totals seen in Enfield (1,040), Haringey (1,000) and Lewisham (890).
- Croydon had the highest number of mortgage repossessions at 70.
- There were no repossessions of any kind recorded in the City of London in 2013, and the next lowest totals were in Richmond (70) and Kingston upon Thames (100).

Sources and notes

- *Ministry of Justice statistics*

4.17. Average private rents have risen very quickly in real terms in the last year, due to a combination of high nominal growth and zero inflation

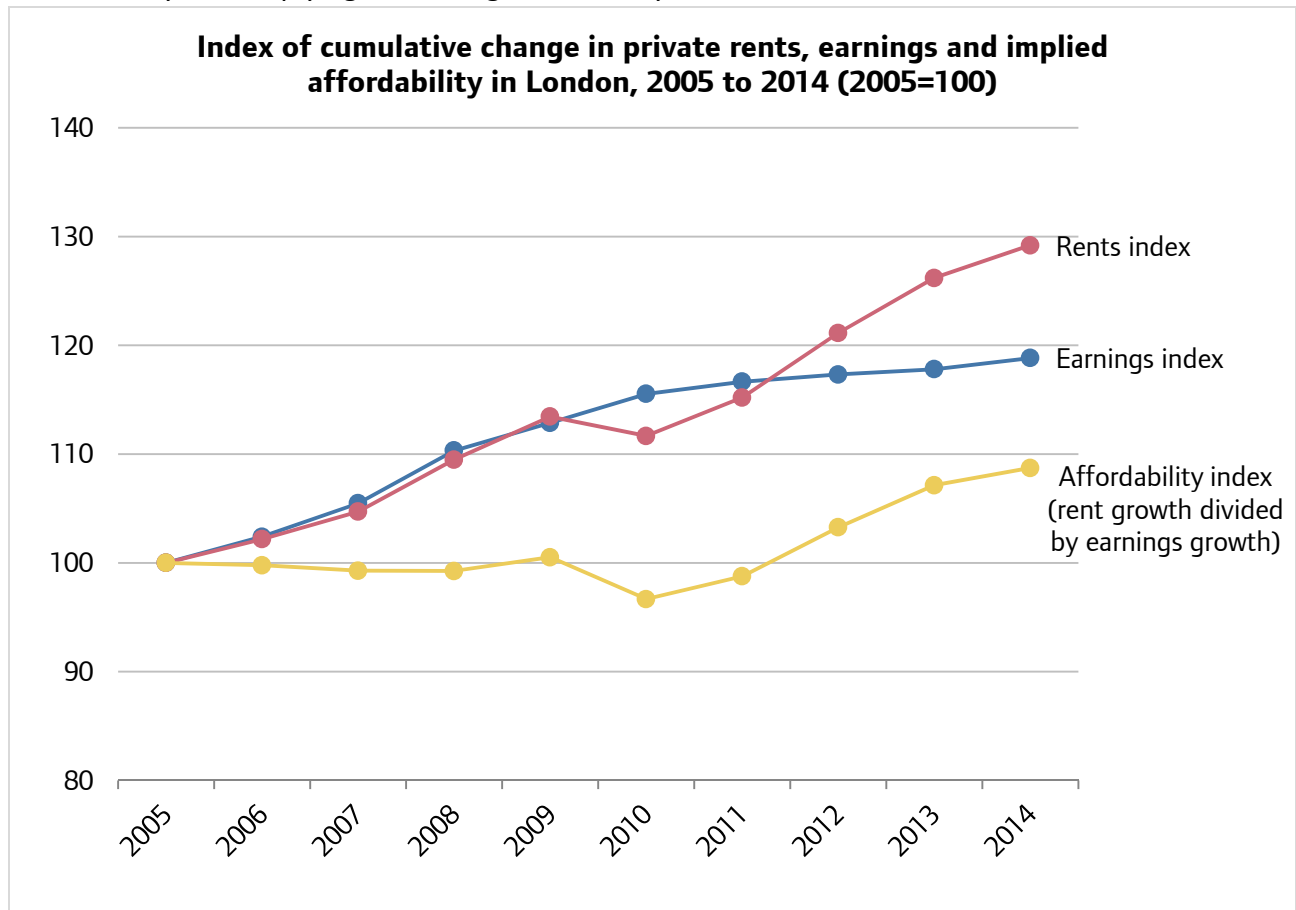


- Average private rents rose 3.8% in the year to June 2015, according to the ONS experimental index of private rents. This is the highest nominal rate of growth since June 2013 and compares to growth of 1.7% in the rest of England.
- However, while nominal increases in rents were higher in 2012 and 2013 so too was consumer price inflation, so that real-terms rental growth was relatively moderate. The sharp drop in consumer price inflation to zero in the last year means that London rents also increased in real terms by 3.8%, the highest rate since the index began in 2006.

Sources and notes

- ONS, *Experimental Index of Private Housing Rental Prices, and consumer price inflation data*
- The ONS index calculates changes in the rents for both new and ongoing tenancies, while most other indices cover new rents only

4.18. Average private rents have risen more quickly than average earnings in London in the last three years, implying worsening affordability for tenants

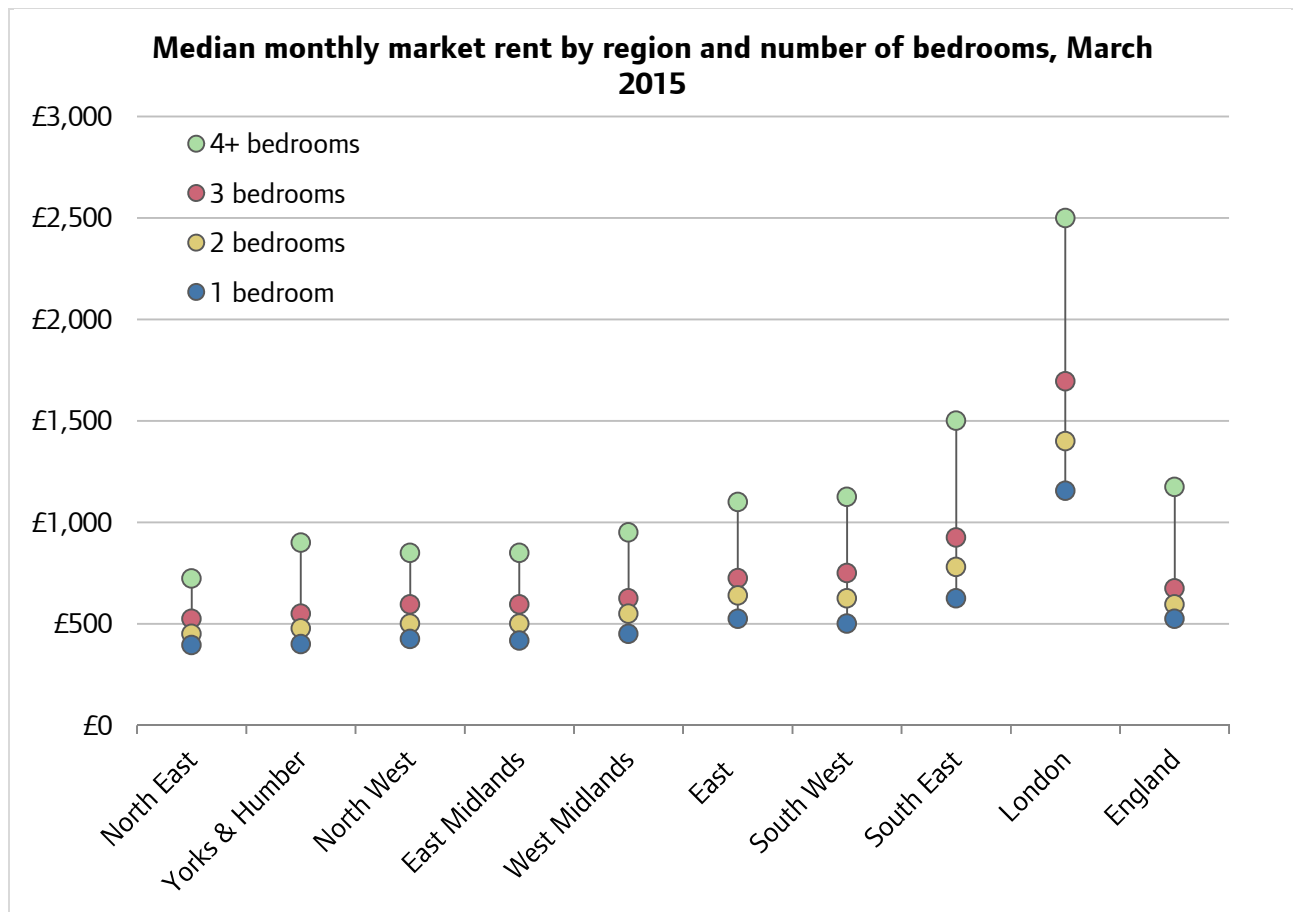


- Between 2005 and 2014 average private rents in London rose 29%, while average individual earnings rose just 19%, implying a worsening in affordability (with the affordability index above simply the cumulative change in rents divided by the cumulative change in earnings).
- Rents tracked earnings very closely between 2005 and 2009 and then dropped in 2010 before growing for the four years since. Average earnings have grown very over the same period, resulting in significantly worse affordability for London's private tenants.

Sources and notes

- *Earnings: Median full-time weekly earnings by place of work, London. From ONS Annual Survey of Hours and Earnings, republished on London Datastore;*
- *Rents: ONS Index of Private Rental Housing Prices, April each year to match ASHE data (Jan 2011=100);*
- *Affordability index: Rent index divided by median weekly earnings*

4.19. London has by far the highest average private sector rents in the country

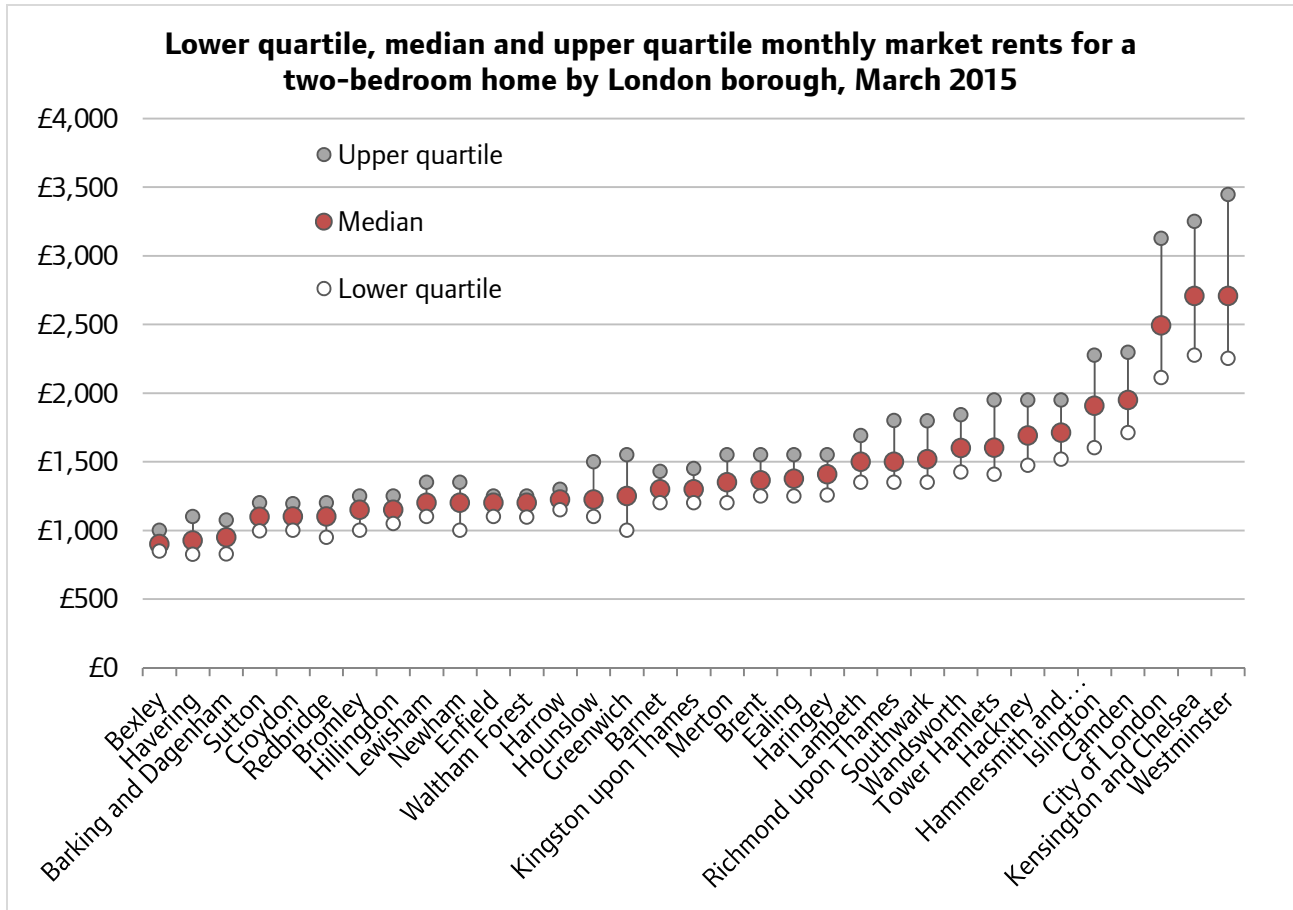


- The median rent for a privately rented home in London (excluding any cases where the tenant receives Housing Benefit) is £1,350, more than twice as high as the median in England as a whole.
- London's rents are so much higher than those of other regions that the median rent for a one-bedroom home in London is almost as high as the national median rent for a home with four bedrooms or more.
- It should be noted that these statistics exclude any cases where the tenant receives Housing Benefit. As the average rent for Housing Benefit cases is below the overall average, excluding these cases inflates the average reported.

Sources and notes

- Valuation Office Agency, *Private Rental Market Statistics*

4.20. There is also huge variation in monthly market rents within London and, in the most expensive boroughs, between the top and bottom of the market

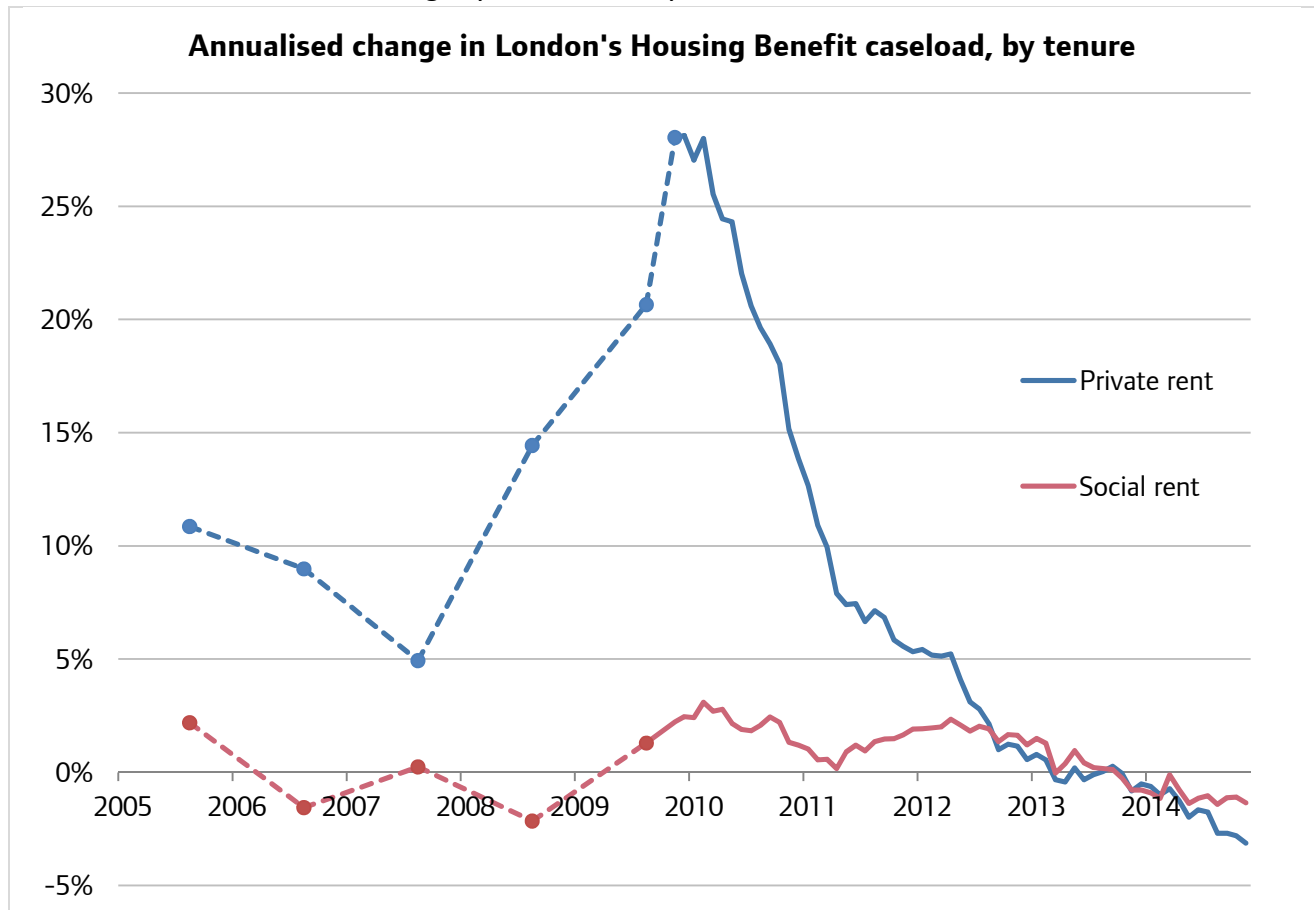


- While the median monthly market rent for a two bedroom home across London as a whole is £1,400, most London boroughs have a median below this level as higher rents tend to be found in Inner London boroughs with larger rented sectors.
- The lowest median monthly rent for a two bedroom home is £900 in Bexley, while the median rent in Westminister and Kensington and Chelsea is nearly four times higher at £2,708.
- Across Inner London as a whole the median monthly rent for a two bedroom home is £1,650, compared to £1,200 in Outer London.

Sources and notes

- Valuation Office Agency, Private Rental Market Statistics
- As with the previous chart, these figures exclude any cases where the tenant receives Housing Benefit

4.21. The number of Housing Benefit recipients in London's private rented sector rose over most of the last decade, but fell slightly over the last year



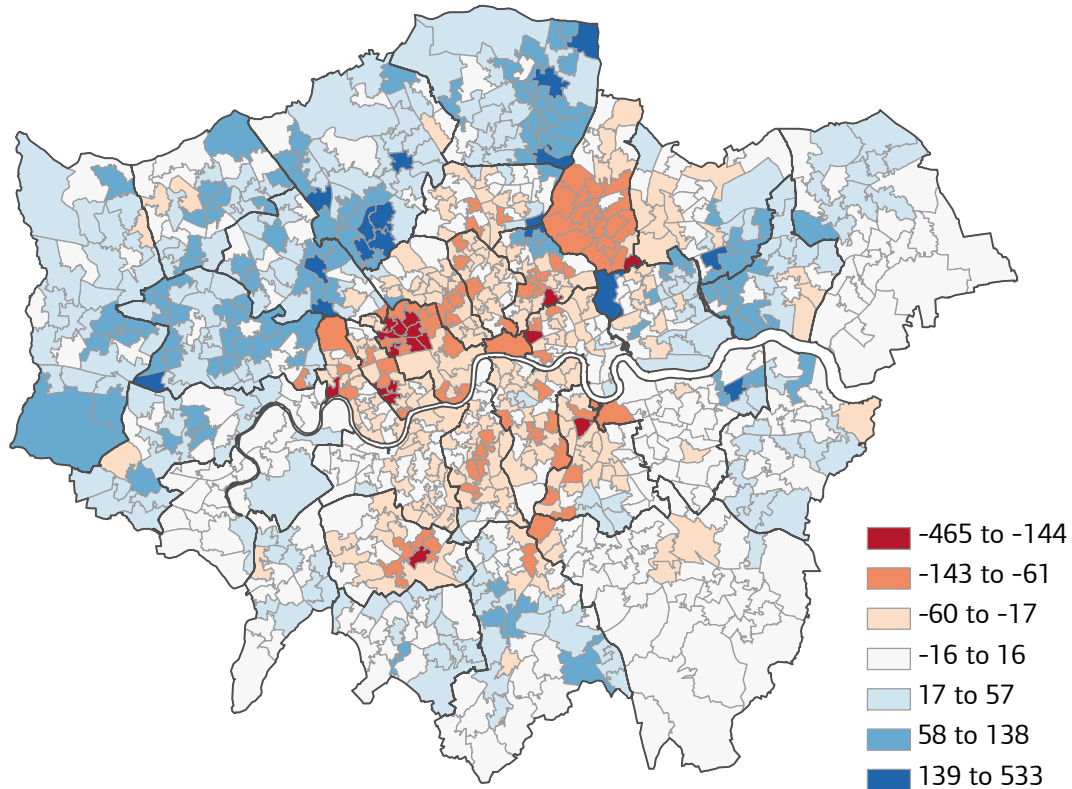
- The number of private tenants in London receiving Housing Benefit grew strongly every year between 2005 and 2013, with peak growth of 28% in 2009, but this growth rate fell as the economy improved and the government's welfare reforms came into effect, and in the year to November 2014 the private sector caseload fell 3%.
- Growth in the caseload of social renting Housing Benefit recipients was lower and relatively steady at 1% or 2% a year over this period, and was also negative in the last year.
- By November 2014 there were 269,000 Housing Benefit recipients in London's private rented sector, and 557,000 in social housing.

Sources and notes

- DWP, Housing Benefit caseload statistics and Stat Xplore

4.22. In recent years the number of Housing Benefit cases in the deregulated private rented sector has fallen in Inner London and risen in parts of Outer London

Change in deregulated private rented sector Housing Benefit caseload by London Middle Super Output Area, Jan 2011 to May 2015

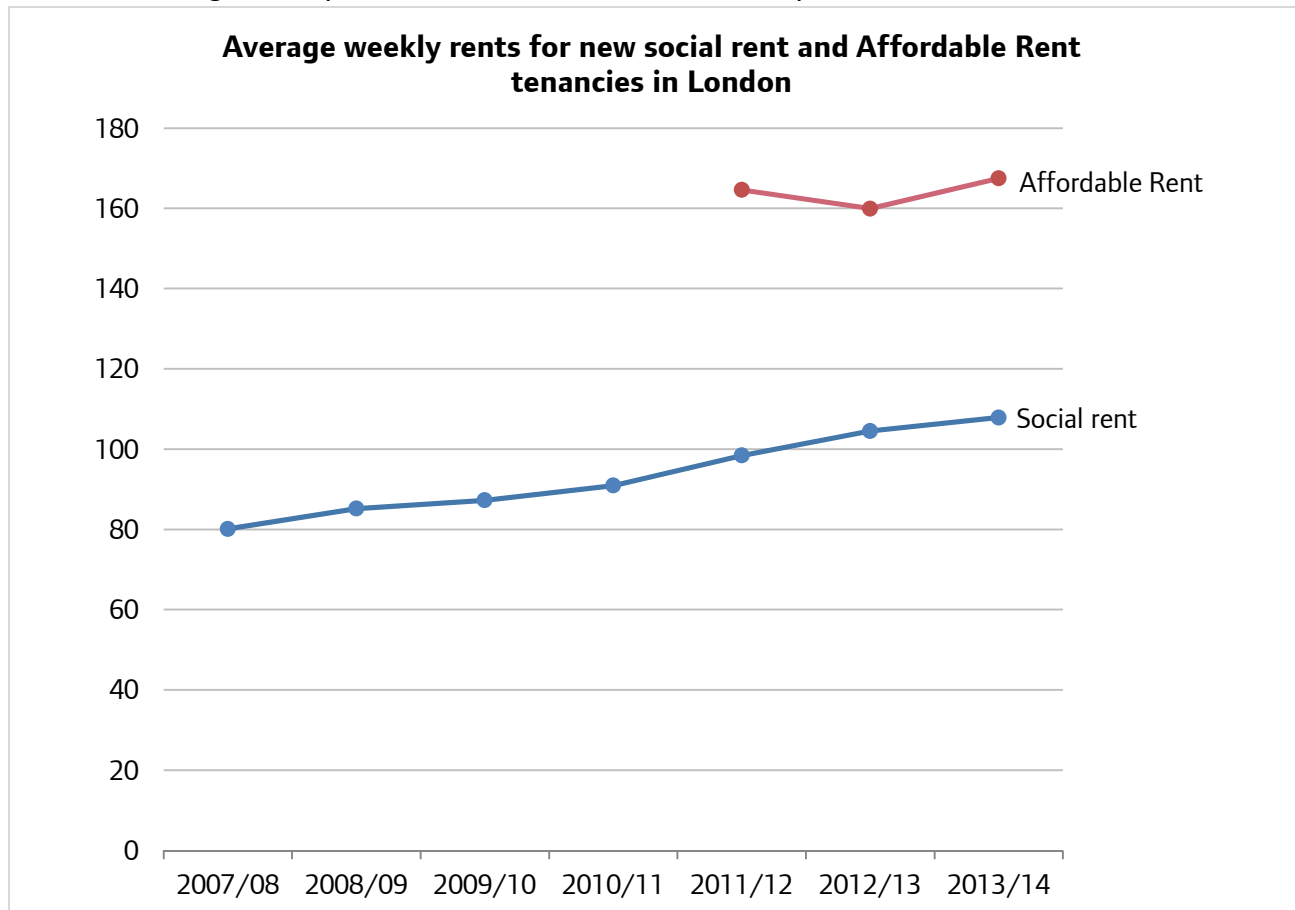


- Between January 2011 and May 2015 (the latest data currently available), the number of Housing Benefit recipients in London's deregulated private rented sector did not change very much, rising by only 1,690 to 255,560.
- But this stability at the London level masks large changes at local level. In this period the caseload in Inner London fell by 12% but rose in Outer London by 8%, although as the map shows there was also considerable variation within these areas.
- The falling caseload in high-cost areas is likely due in large part to the caps on LHA payments introduced in 2011, while growth in the caseload could be due to new development, movement of benefit recipients, rising rents or falling incomes. Direct evidence of movement by benefit recipients in response to the caps is not currently available.

Sources and notes

- DWP, Stat Xplore
- Unlike the previous chart, this map excludes the minority of housing benefit recipients who still live in regulated rent properties.

4.23. Average rents for new social rented tenancies rose 3% in the last year to £108 a week, while the average weekly rent for an Affordable Rent tenancy rose 5% to £167



- Rents for new general needs social housing tenancies rose rapidly in recent years, largely because they were based on an formula that ensured those rose faster than inflation. The average rent for a new social rented tenancy in London in 2013/14 was £108 a week, a 3% increase from 2012/13 and a 35% increase from 2007/08.
- Affordable Rent tenancies were first introduced in 2011/12 and can be let at rents of up to 80% of the equivalent market rent. The average rent for a new Affordable Rent tenancy was £167 in 2013/14, up 5% from £160 in 2011/12 (but note there were still relatively few Affordable Rent lettings in each of these year)

Sources and notes

- DCLG, *Social Housing Lettings in England, 2013/14*

5 Housing need

Around 49,000 new homes are required every year in London over the next two decades, due to rapid population growth and the existing backlog of need (5.1). There are around 69,000 concealed families in London, 3.3% of all families in the city (5.2).

7,580 people were seen sleeping rough in London in 2014/15, a 16% increase in the last year (5.3). The proportion of those seen sleeping rough for the first time who spend only one night on the streets has fallen from 75% in 2012/13 to 67% in 2014/15 (5.4). 43% of the people seen sleeping rough in London in 2014/15 were from the UK, while the proportion from Central and Eastern Europe has doubled in six years (5.5). Most rough sleepers have a support need related to alcohol, drugs and/or mental health (5.6).

17,530 households were accepted as statutorily homeless in London in 2012/13, up 3% in a year and 32% of the national total (5.7). In addition to those accepted as homeless, 33,750 cases of homelessness were prevented or relieved in London in 2013/14, mostly when households were helped to remain in their current home (5.9).

The number of homeless households living in temporary accommodation in London rose by 11% to 48,240 in March 2015 (5.10), while the average length of stay in temporary accommodation in London has remained steady in recent years (5.11).

Overcrowding rates are rising in London but are still far below the levels seen in previous decades (5.12). 8% of households in London are overcrowded, with much higher rates for social and private tenants than for homeowners (5.13). Overcrowding rates are highest in deprived parts of Newham, Brent and Ealing (5.14), and over the last decade fell in the city centre and rose sharply in pockets of Outer London (5.15).

5.1. Around 49,000 new homes are required every year in London over the next two decades, due to rapid population growth and the existing backlog of need

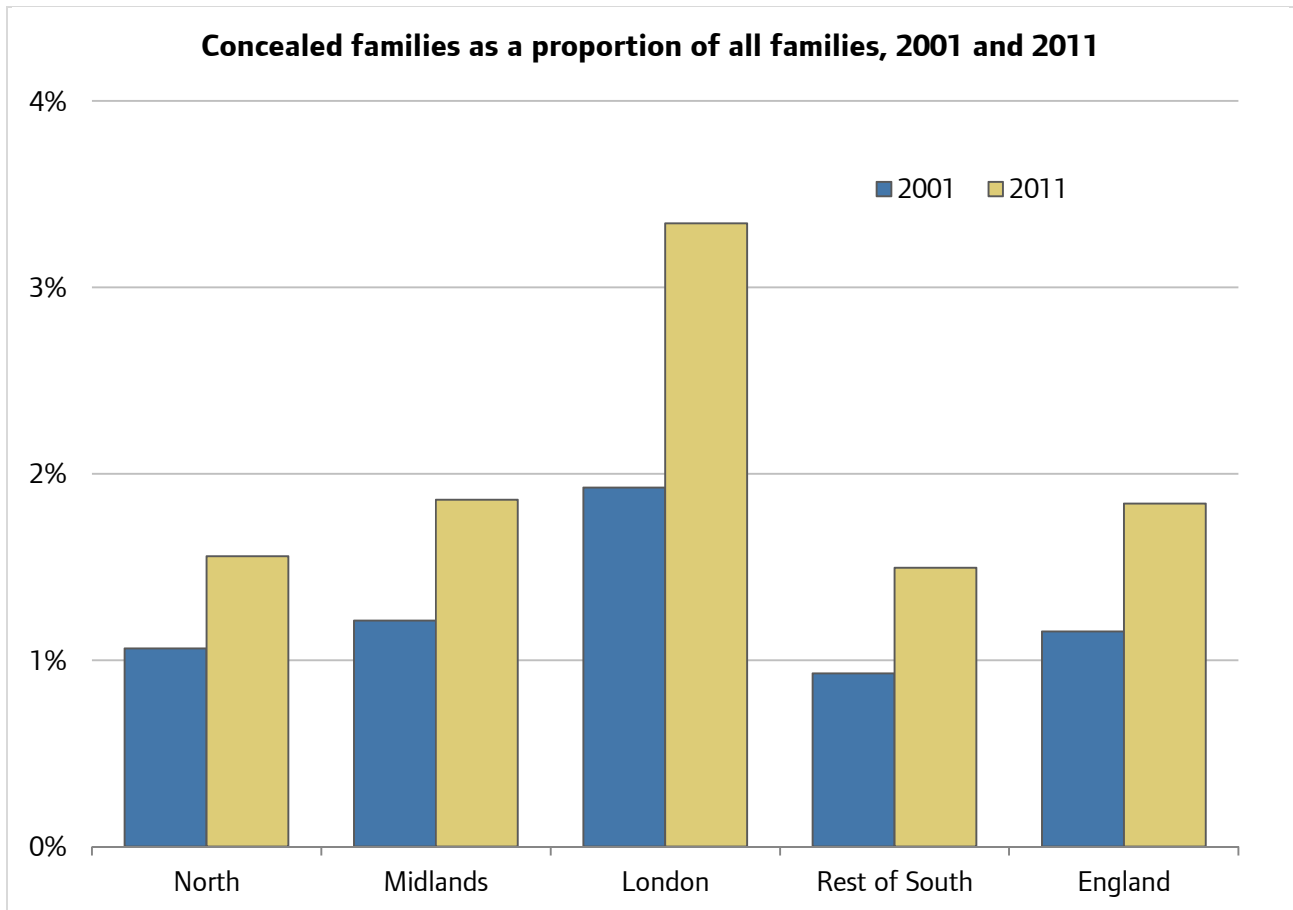


- The 2013 London Strategic Housing Market Assessment estimated London's need for new housing over the coming decades, taking into account projected household growth, affordability and the backlog of housing need.
- According to the SHMA estimates, London will need around 48,840 new homes every year between 2015 and 2035, of which 48% should be market homes, 32% social rent or Affordable Rent, and 20% intermediate.
- In terms of size, 34% of the estimated requirement is for homes with one bedroom, 18% with two, 26% with three and 22% with four or more.

Sources and notes

- GLA, 2013 London Strategic Housing Market Assessment

5.2. There are around 69,000 concealed families in London, 3.3% of all families in the city

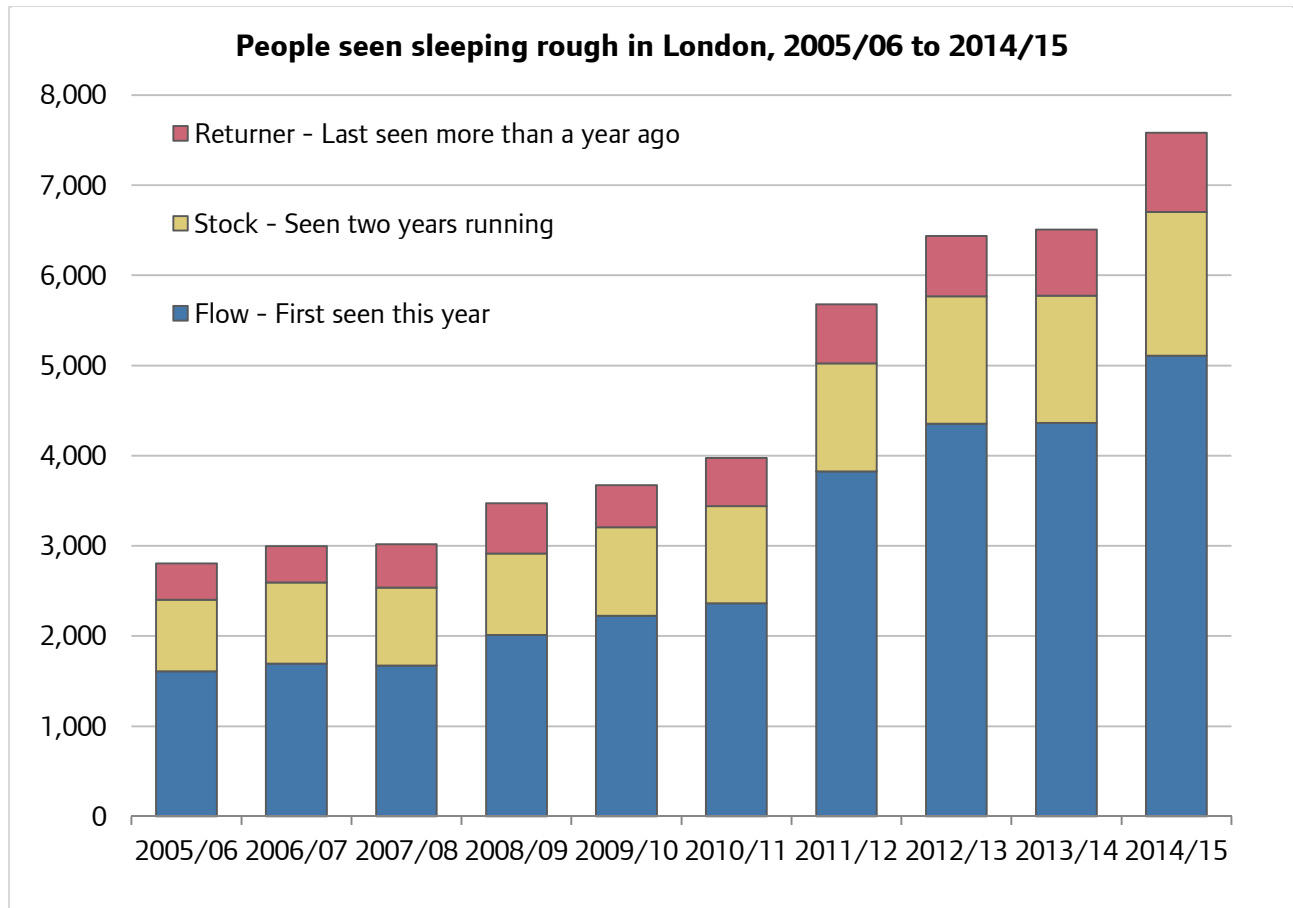


- A concealed family is one living in a multi-family household in addition to the primary family, such as a young couple living with parents. In London there were 69,000 concealed families recorded in the 2011 Census, equivalent to 3.3% of the 2,064,000 families in London and almost double the 35,000 concealed families recorded in 2001.
- London has a far higher rate of concealed families than other parts of the country, and also saw the highest increase in its rate over the decade, up from 2.0% in 2001. Across England as a whole concealed families rose from 1.2% of the total in 2001 to 1.8% in 2011.
- Newham had the highest proportion of concealed families in the country, at 7.5% of all families in the area.

Sources and notes

- ONS, 2011 Census
- The 2013 London Strategic Housing Market Assessment also estimated the number of concealed households in London, but using a different methodology based on household survey data.

5.3. 7,580 people were seen sleeping rough in London in 2014/15, a 16% increase in the last year

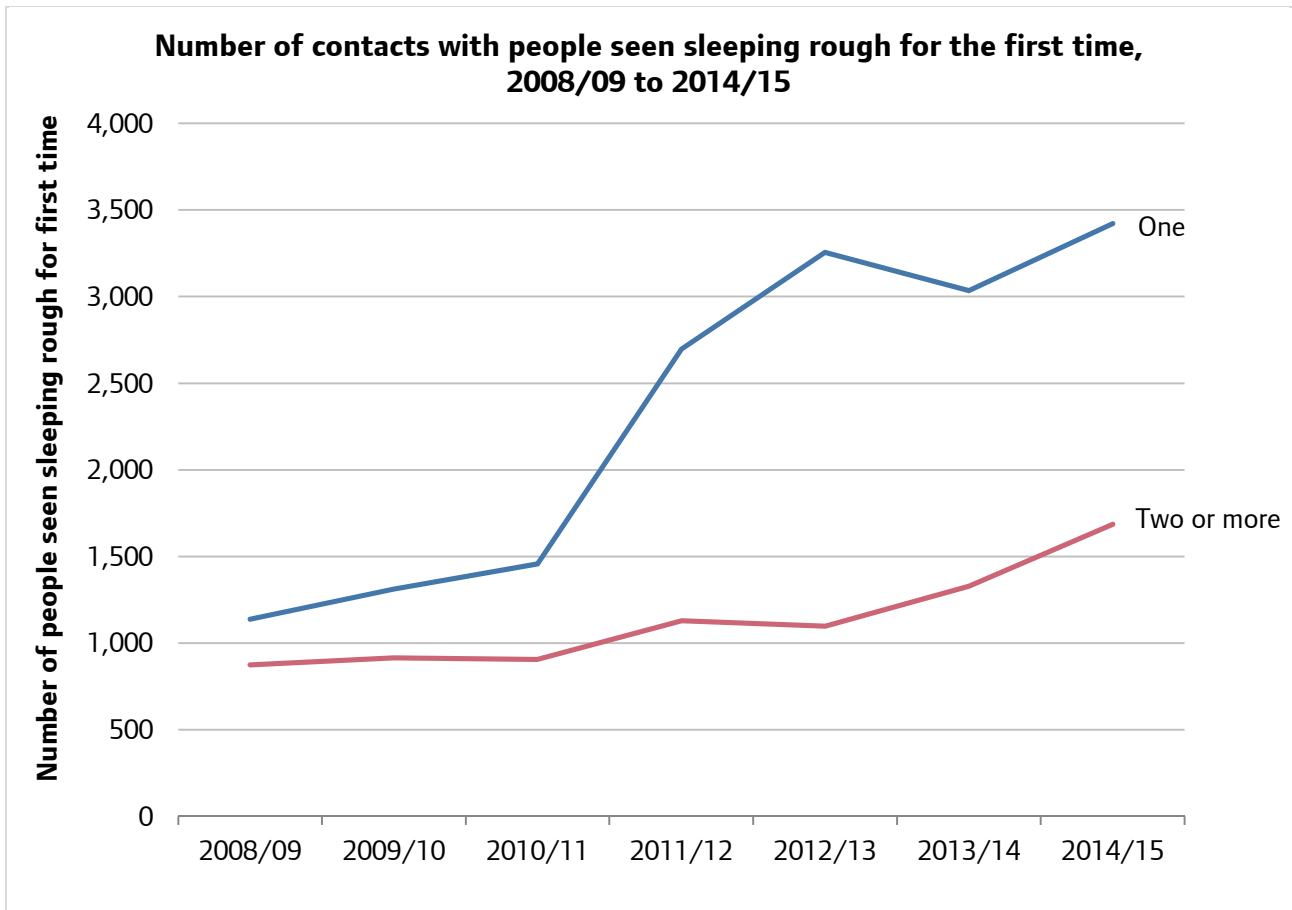


- There were 7,580 people seen sleeping rough in London in 2014/15, an increase of 16% or more than a thousand on the 2013/14 figure.
- 5,110 people were seen sleeping rough for the first time in 2014/15. This 'flow' of new people onto the streets has grown by 17% since 2013/14 and more than trebled since 2005/06, but most people new to the streets do not spend a second night sleeping rough (see next chart).
- The 'stock' figure measures the number of people seen sleeping rough two years in a row, and has grown by 13% in the last year to 1,600. The 'returner' figure represents those who were last seen sleeping more than a year ago, and has grown by 20% in the last year to 880.

Sources and notes

- Broadway and GLA, 'Street to home' and CHAIN reports

5.4. Two thirds of people seen sleeping rough for the first time spend only one night on the streets

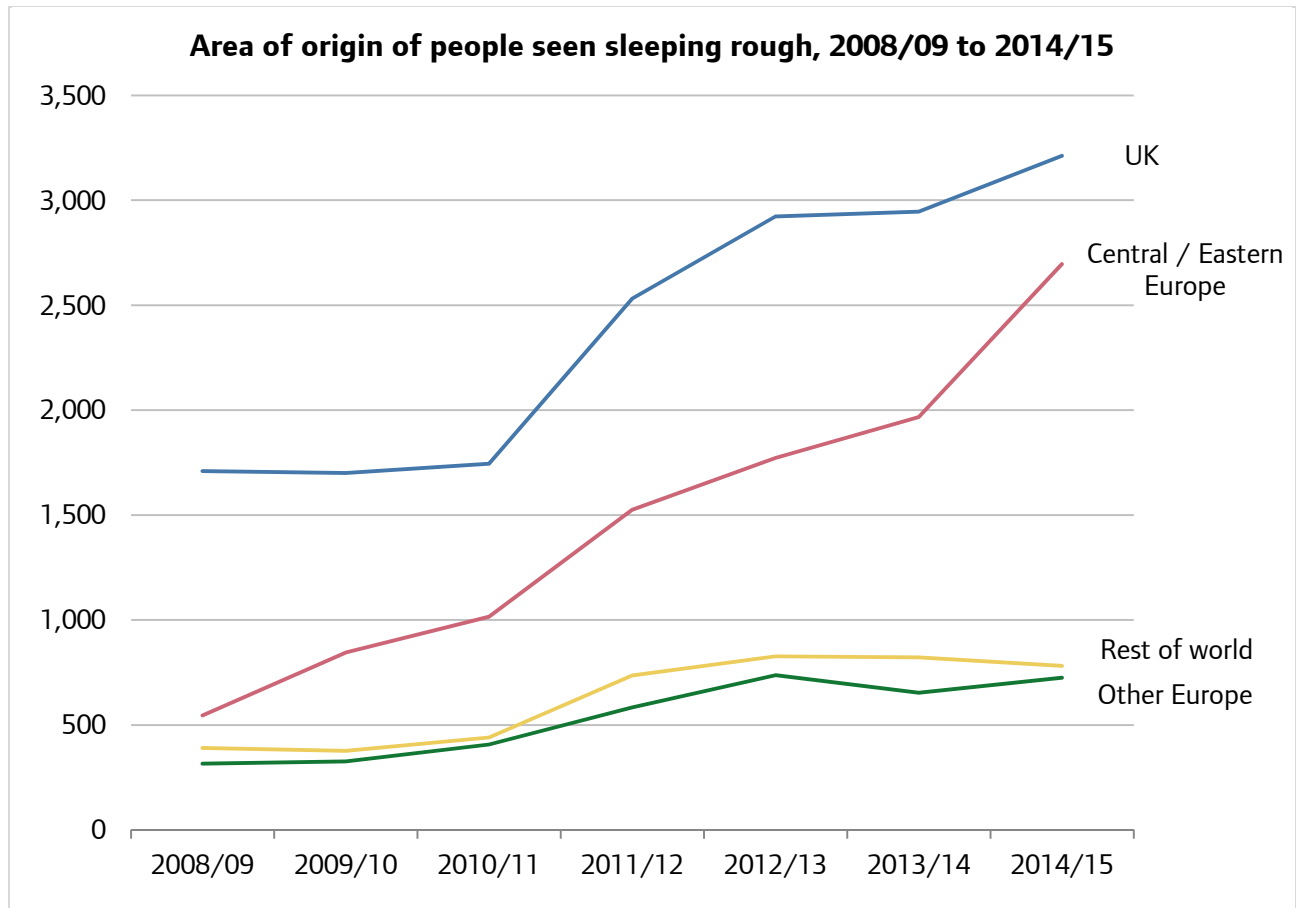


- 3,420 people, 67% of those new to the streets in 2014/15, were seen sleeping rough only once in the year, up in absolute terms from 3,040 in 2013/14 but down as a share of the total from 70% in 2013/14 and a peak of 75% in 2012/13.
- 1,690 new people were seen sleeping rough more than once in 2014/15, up from 1,330 in 2013/14.

Sources and notes

- Broadway and GLA, 'Street to home' and CHAIN reports

5.5. The share of people seen sleeping rough who come from Central and Eastern Europe has risen to 36%, while the share from the UK has fallen to 43%

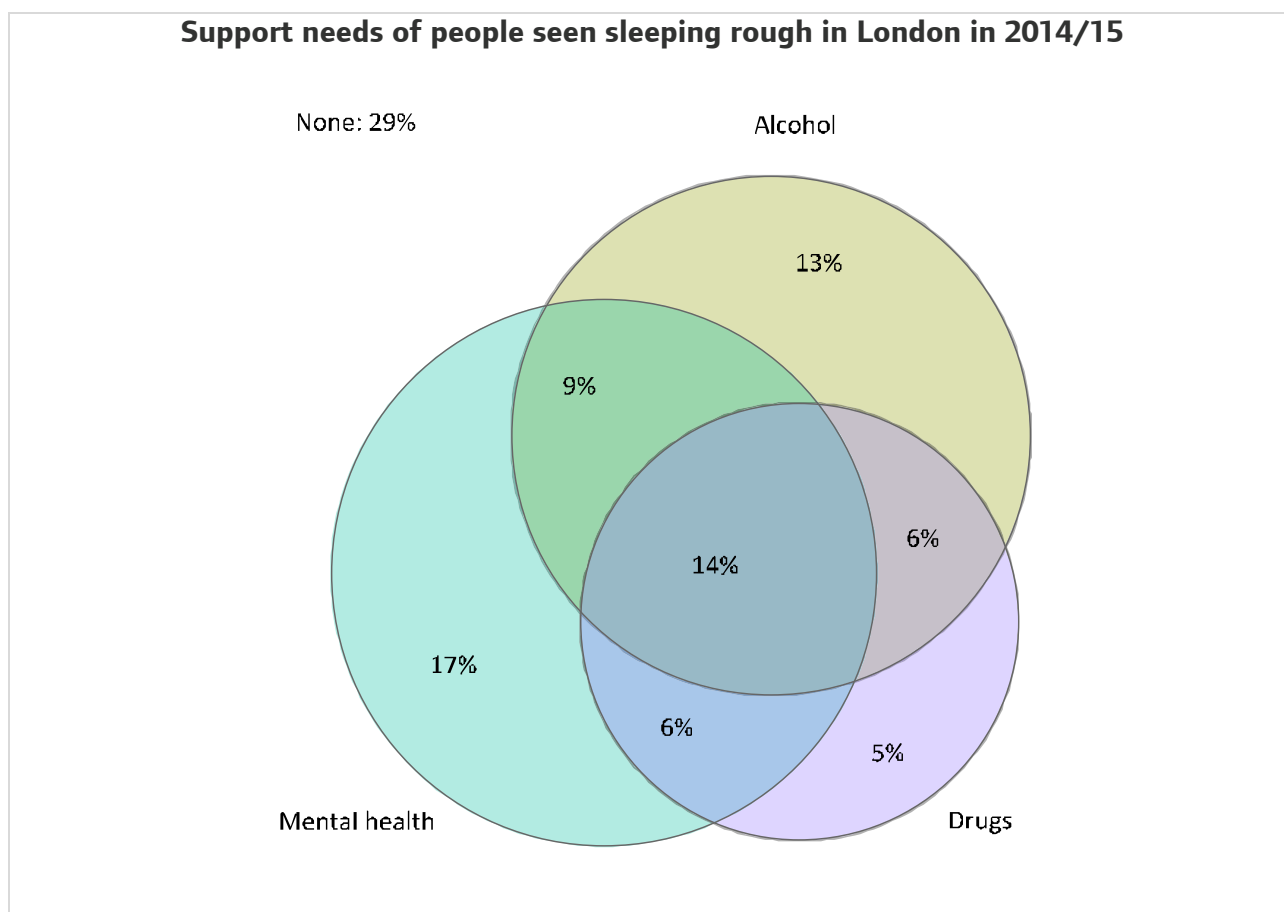


- People from the UK accounted for 3,210 of those seen sleeping rough in London in 2014/15, 43% of the total. The UK share dipped last year after holding relatively steady at just under a half for several years.
- The biggest increase in proportional terms in recent years has been people from Central or Eastern Europe, of whom 2,700 were seen sleeping rough in 2014/15, 36% of the total (double their share in 2008/09).
- The rest of the world accounted for 1,510 people, or 20% of the total seen in 2014/15, the lowest share since 2008/09.

Sources and notes

- Broadway and GLA, 'Street to home' and CHAIN reports

5.6. Most rough sleepers have a support need related to alcohol, drugs and/or mental health

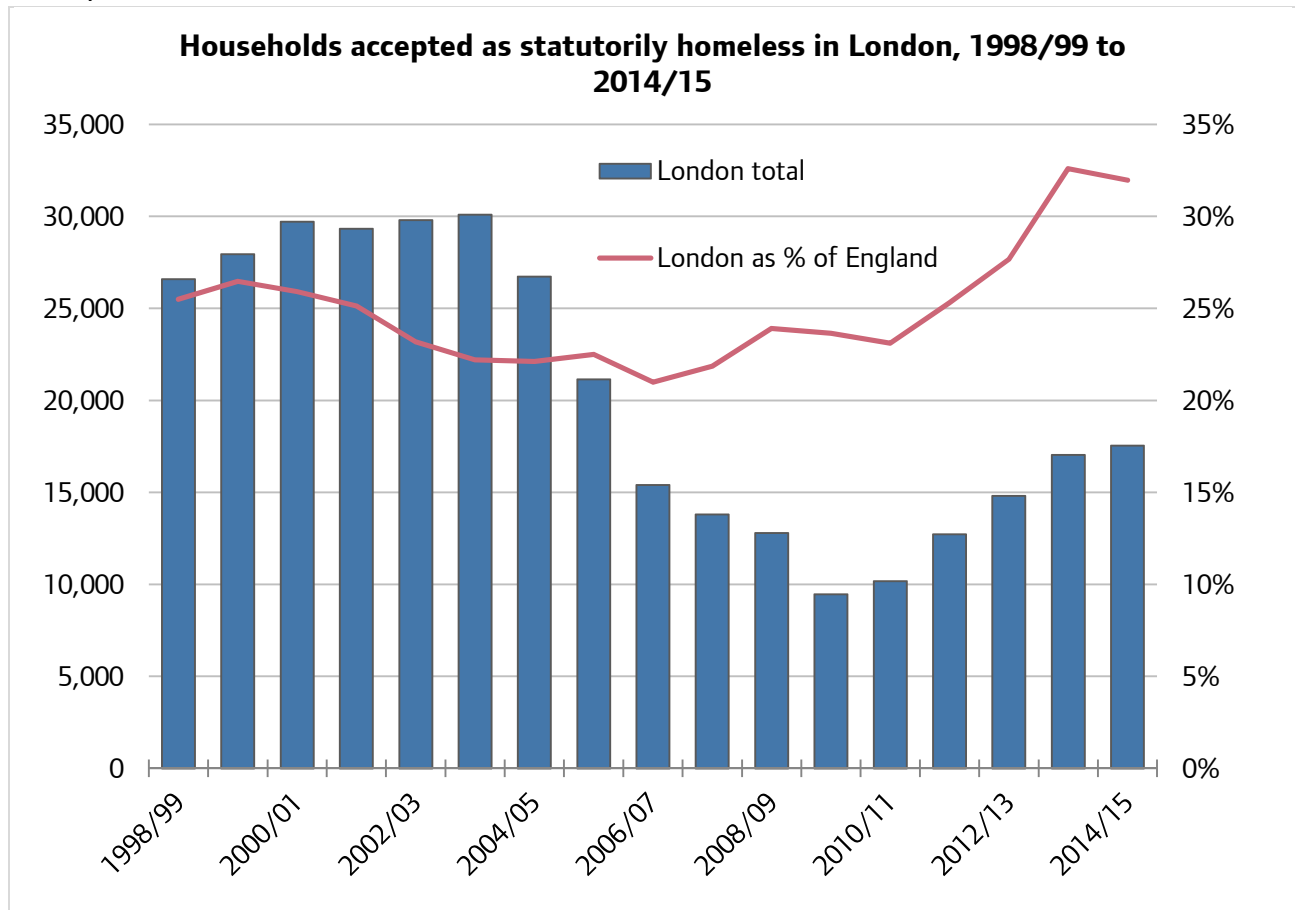


- 46% of people seen sleeping rough in London in 2014/15 whose support needs were assessed were recorded as having a support need relating to mental health, 42% to alcohol and 31% to drugs.
- There was considerable overlap between these support needs, with 14% of people having support needs related to all three. 29% had no support needs in these categories, however.
- The proportion of people with an alcohol related support need has fallen from 52% in 2010/11. The proportion with a drugs related support need has fallen slightly from 32% while the proportion with a support need related to mental health needs has increased from 38%.

Sources and notes

- Broadway and GLA, 'Street to home' and CHAIN reports

5.7. 17,530 households were accepted as statutorily homeless in London in 2014/15, up 3% in a year and 32% of the national total

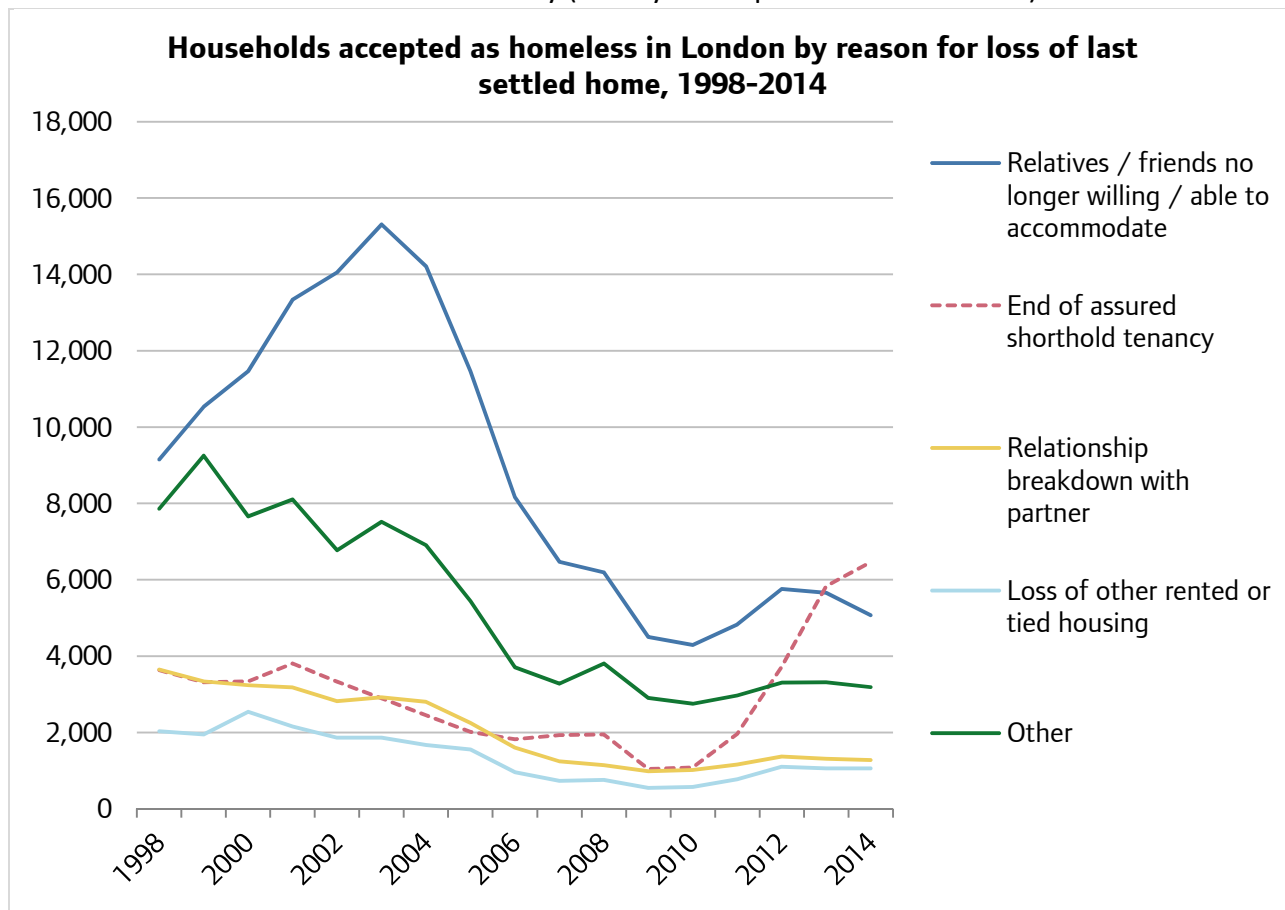


- There were 17,530 households accepted as statutorily homeless by London boroughs in 2014/15, up 3% from 17,030 in 2013/14 and 85% from a low of 9,460 in 2009/10 - but still well below the peak of 30,080 in 2003/04.
- London's share of all homelessness acceptances in England rose to a new peak of 33% in 2013/14, falling slightly to 32% in 2014/15.

Sources and notes

- DCLG, Housing live table 784

5.8. The most common reason that homeless households in London lost their last home is the end of an assured shorthold tenancy (mostly in the private rented sector)

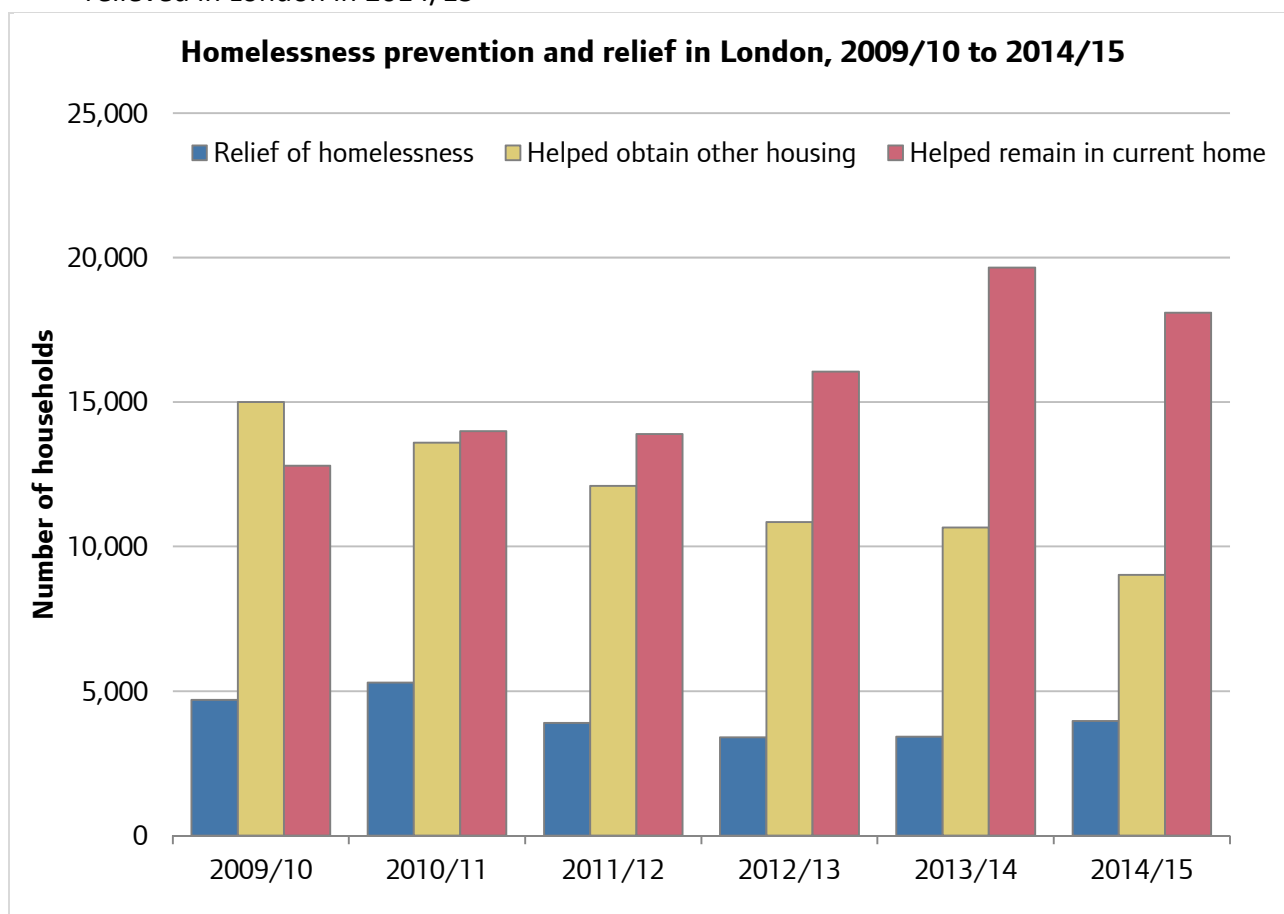


- When households are accepted as homeless the reason they lost their last settled accommodation is recorded. A decade ago by the far the most common single reason in London was that friends or relatives of the household were no longer willing or able to accommodate them.
- In the last five years the number of households accepted as homeless after the end of an assured shorthold tenancy (the majority of which are in the private rented sector) has increased rapidly, reaching 6,460 in 2014 or 38% of the total.
- In comparison the trend in other factors such as relationship breakdown or loss of other rented or tied housing has been relatively flat.

Sources and notes

- DCLG, Housing live table 774

5.9. In addition to those accepted as homeless, 31,080 cases of homelessness were prevented or relieved in London in 2014/15

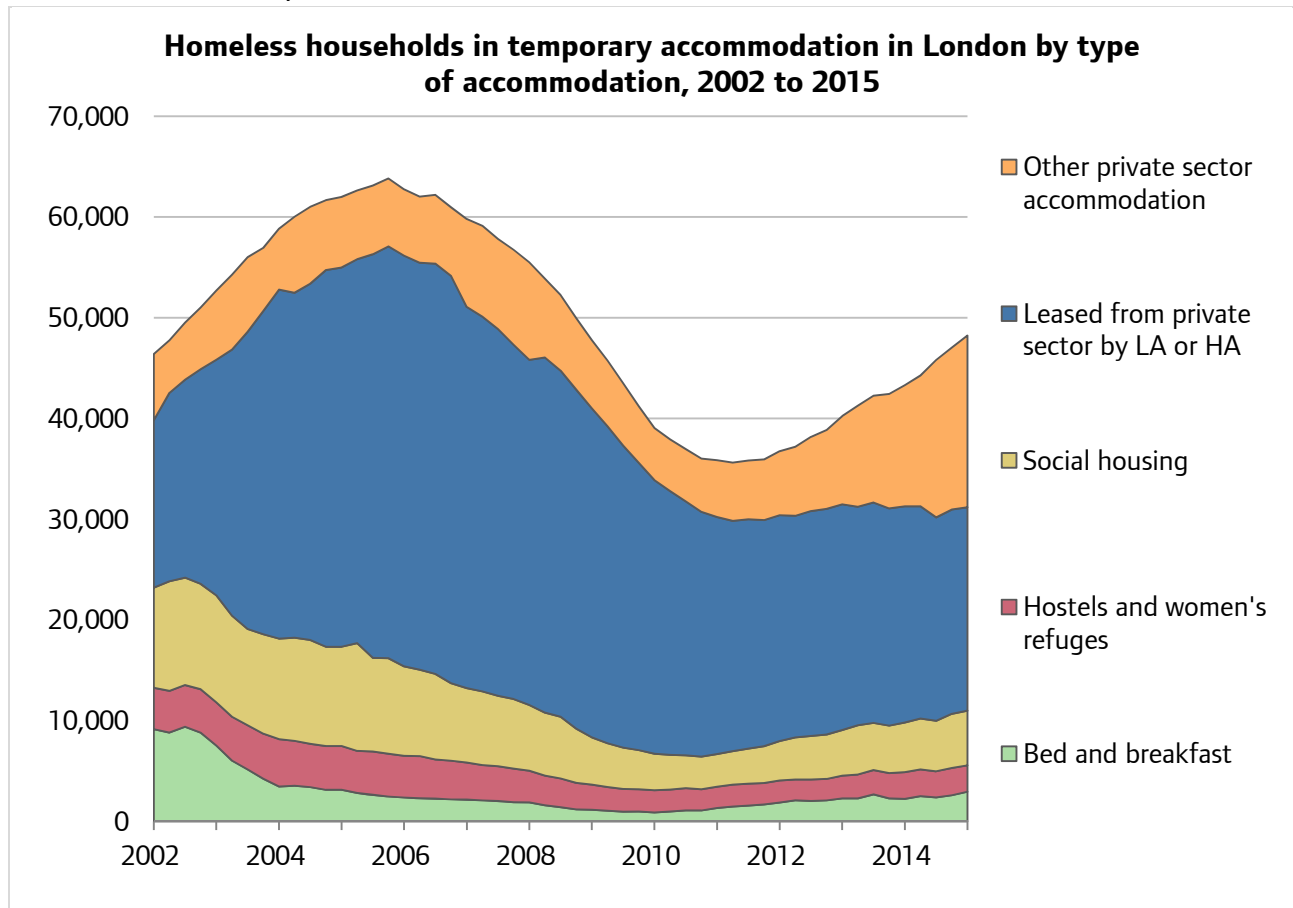


- Homelessness prevention involves helping people avoid homelessness by obtaining other accommodation or remaining in their current home, while homelessness relief refers to cases where a homeless household is helped to secure accommodation without being accepted as statutorily homeless.
- In 2013/15 London boroughs prevented homelessness in 27,110 cases and relieved homelessness in 3,970 cases, for a total of 31,080, down 8% from 33,750 in 2013/14.
- The number of households who were prevented from becoming homeless through help to obtain other housing fell from 15,000 in 2009/10 to 9,020 in 2014/15, while the number helped to remain in their current home rose from 12,800 to 18,090.

Sources and notes

- DCLG, *Housing live table 792*

5.10. The number of homeless households living in temporary accommodation in London rose by 11% in the last year to 48,240 in March 2015

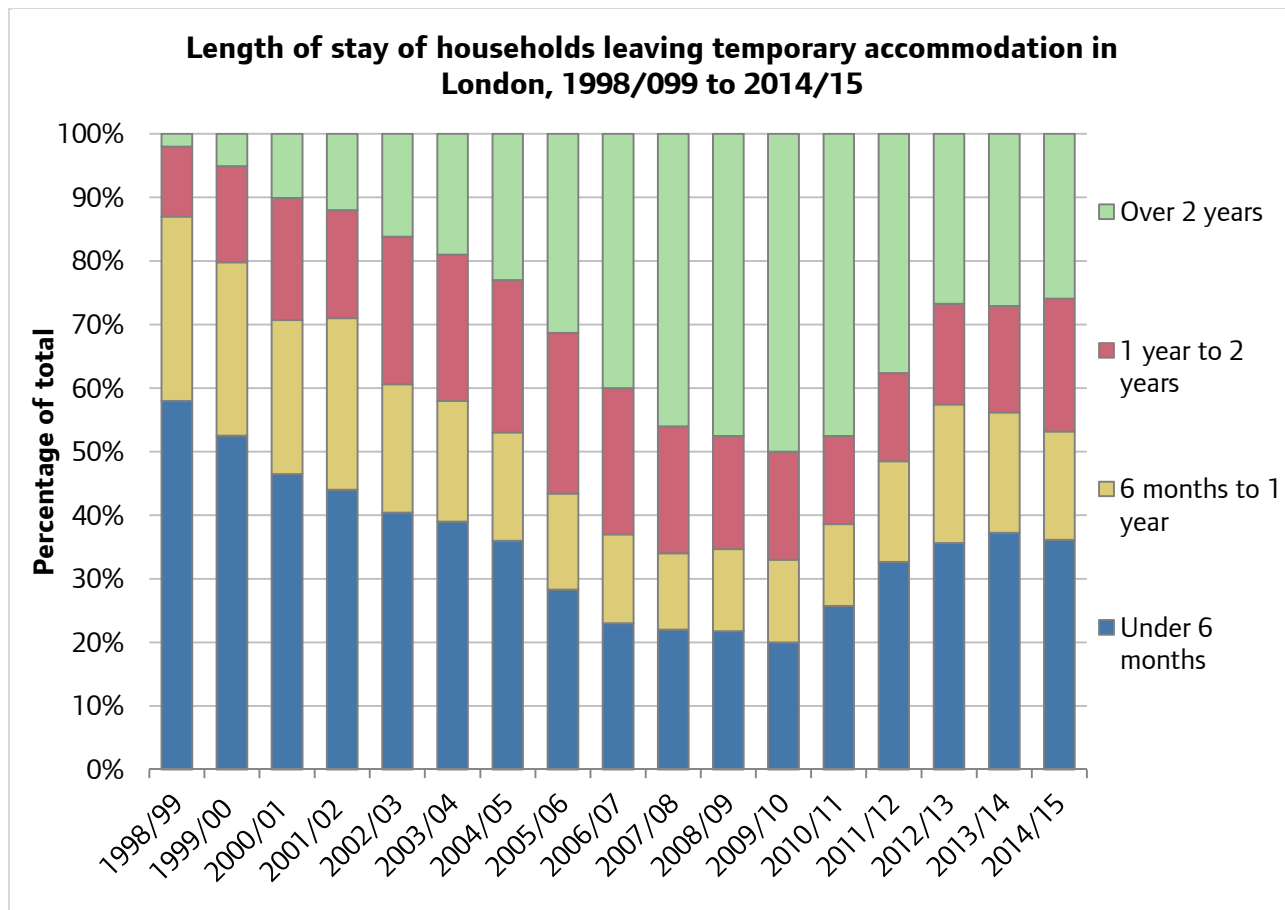


- In March 2015 there were 48,240 homeless households in temporary accommodation arranged by London boroughs, an increase of 11% from 2014 and 35% from its lowest point in mid-2010.
- 20,180 of the households in temporary accommodation in September 2013 were in accommodation leased from private sector landlords, 17,050 were in other private sector accommodation, 2,620 in hostels and women's refuges, 2,950 in bed and breakfast hotels, and 5,430 were in social housing.
- The number of households in bed and breakfast accommodation has risen by more than 2,000 in the last five years (but remains well below the levels seen in 2002), while the number in privately leased accommodation has fallen 26%.

Sources and notes

- DCLG, Housing live table 775

5.11. The average length of stay in temporary accommodation in London is falling

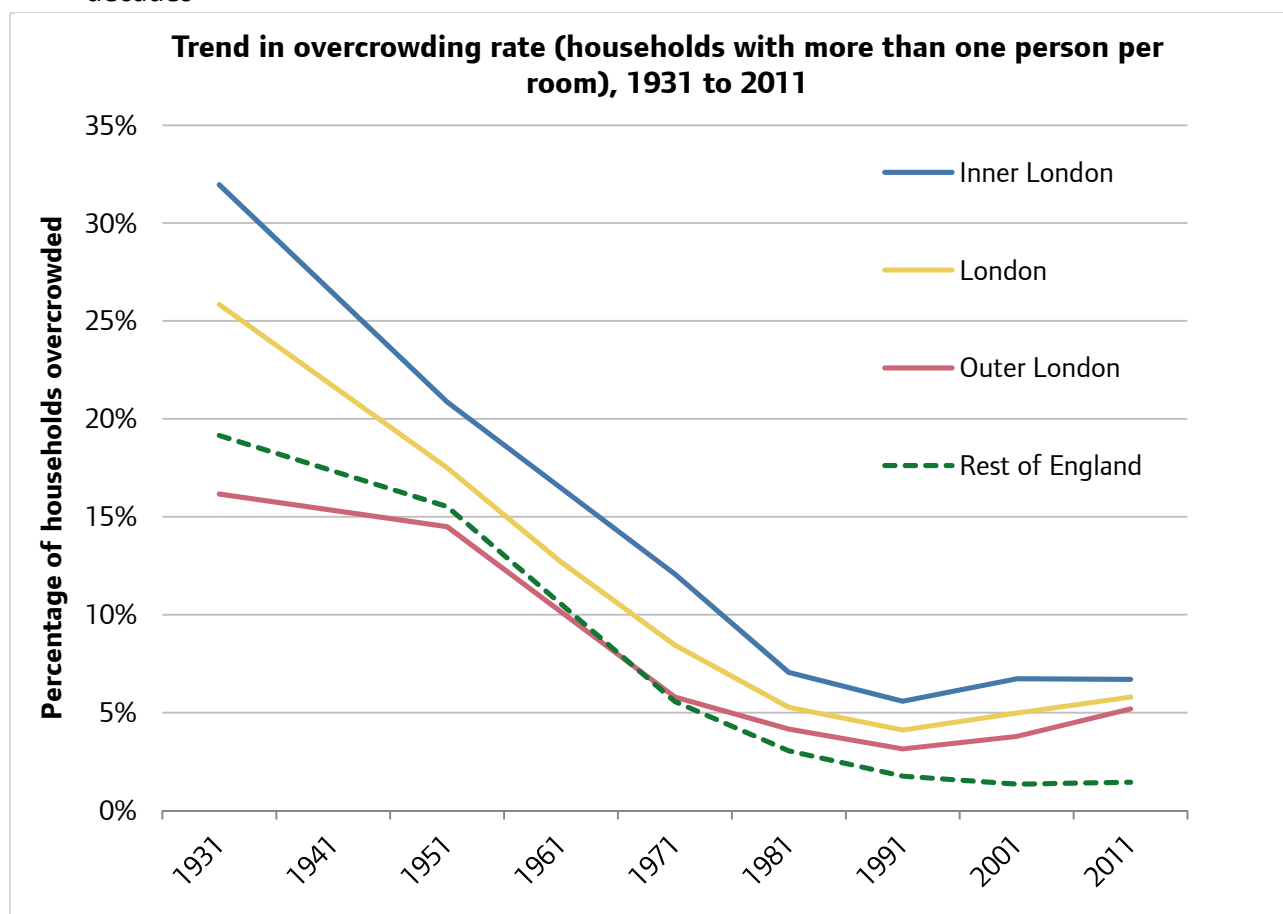


- 11,970 homeless households left temporary accommodation in London in 2014/15, equivalent to 28% of the total in temporary accommodation at the start of the year.
- Of those households who left in 2014/15, 36% had been in temporary accommodation for under six months, 17% for between six months and a year, 21% for between one and two years, and 26% for more than two years.
- Between 2009/10 and 2012/13 the typical length of stay shortened appreciably, with the proportion staying over two years falling from 50% to 27%. In the last two years the picture has been more steady, a result of rising numbers in temporary accommodation and a falling exit rate.

Sources and notes

- DCLG, Housing live table 779

5.12. Overcrowding rates are rising in London but are still far below the levels seen in previous decades

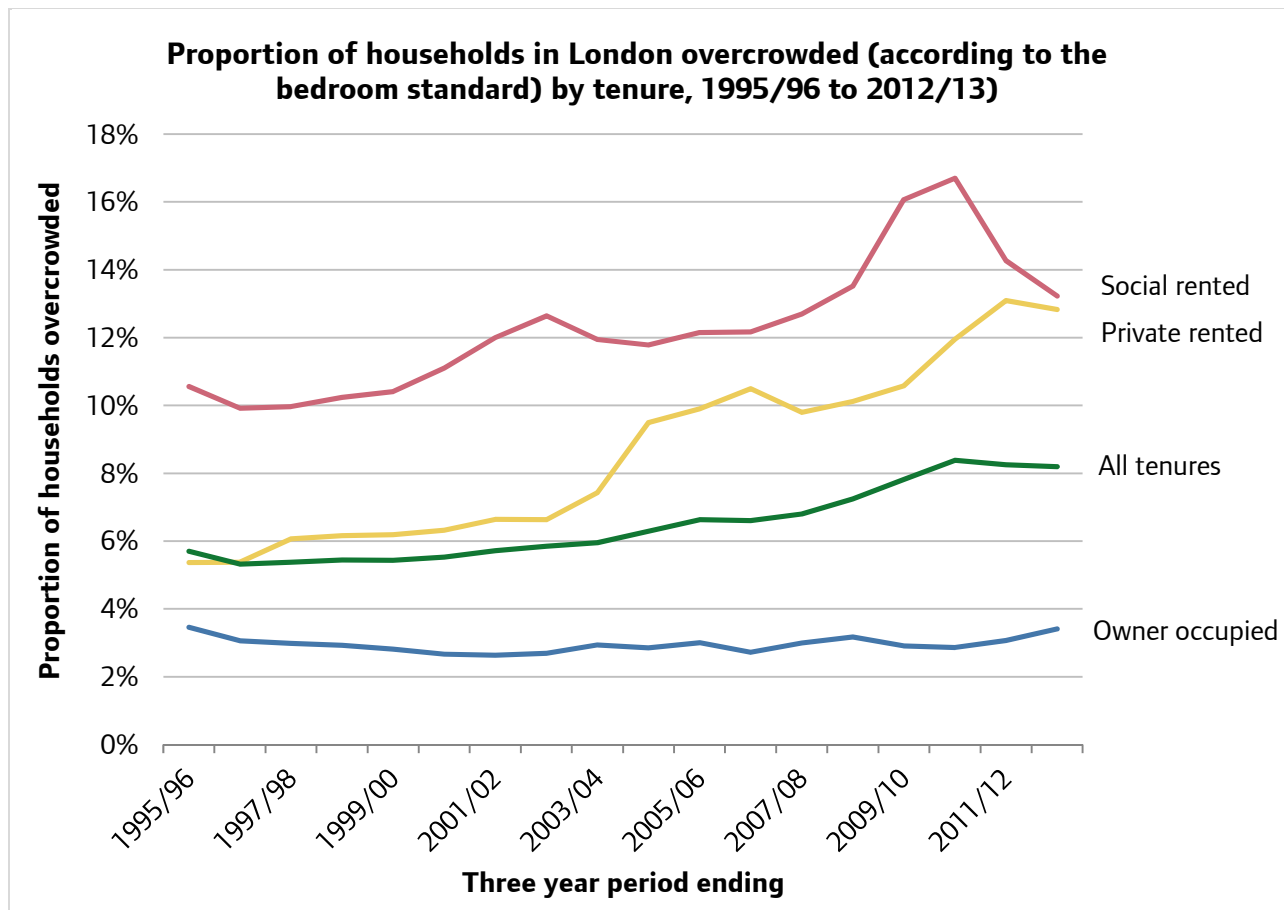


- One measure of overcrowding is whether households have more than one person per room (including bedrooms, kitchens and living rooms but not bathrooms, toilets, storage rooms, halls or landings). By this measure a quarter of households in London were overcrowded in 1931, a figure which fell to 4.1% in 1991.
- The overcrowding rate then rose to 5.0% in 2001 and 5.8% in 2011, compared to a very minor increase from 1.4% to 1.5% in the rest of England.
- While Inner London has always been more overcrowded than Outer London, the overcrowding rate was flat in Inner London between 2001 and 2011 at 6.7% but rose in Outer London from 3.8% to 5.2%.

Sources and notes

- 1931 to 2001 from *A Vision of Britain through Time* website
- The figures for 1931 are for 'families', not households, and the total number of families excludes those with more than five rooms.
- 2001 and 2011 from ONS Census data

5.13. 8% of households in London are overcrowded, with much higher rates for social and private tenants than for homeowners

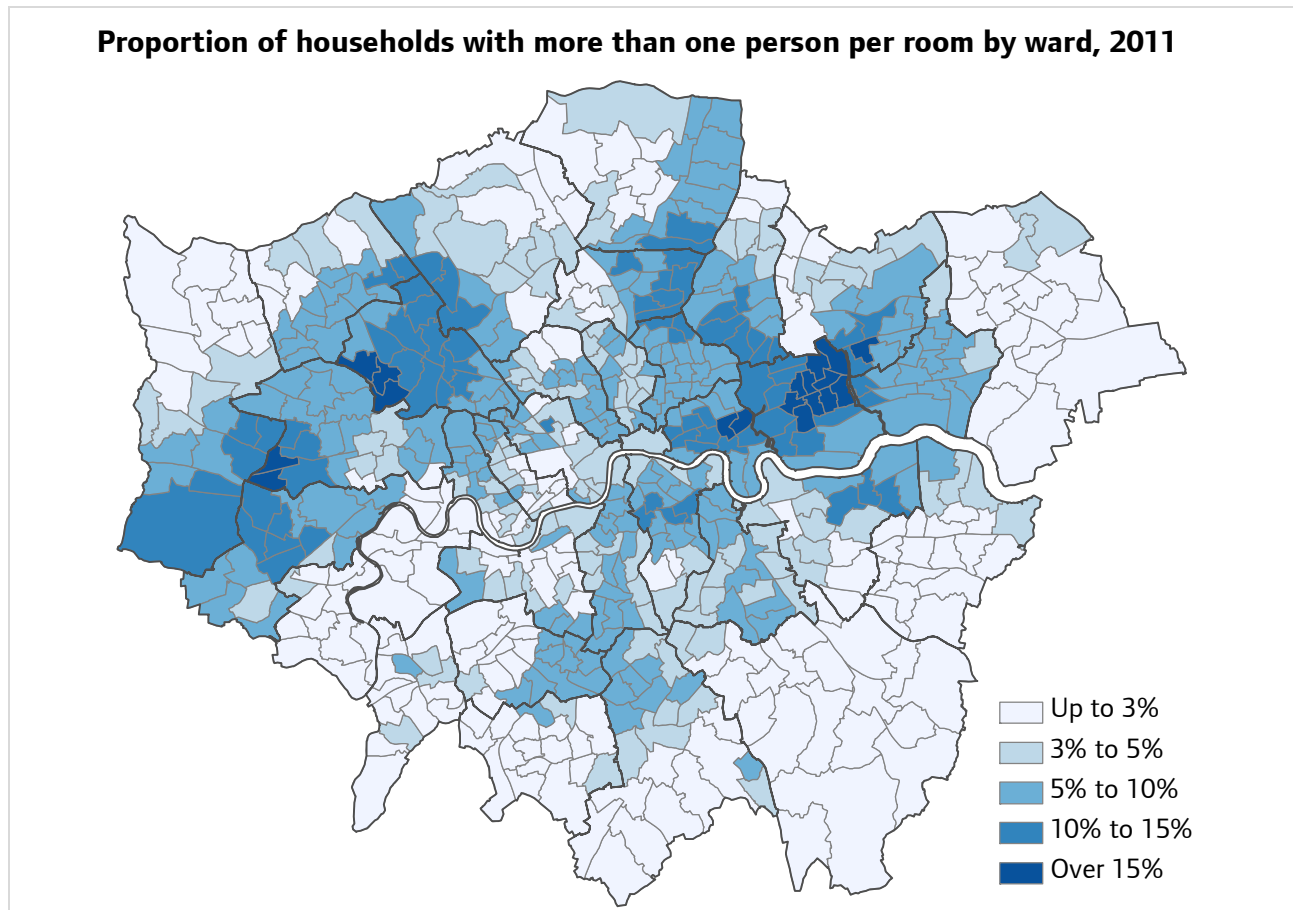


- Around 8% of households in London are estimated to be overcrowded according to the 'bedroom standard', which compares the size and composition of households to the bedrooms available.
- The increase in overcrowding since the 1990s is entirely due to rising overcrowding rates in private and social rented housing, as the proportion of overcrowded homeowner households has held relatively steady at around 3% over the period.
- The proportion of overcrowded social renting households rose to a peak of 17% in estimated overcrowding rate in social housing fell in 2010/11 but has since fallen to 13%. The proportion of overcrowded private renting households has more than doubled since the 1990s and also stood at 13% in 2012/13.

Sources and notes

- DCLG, data from Survey of English Housing and English Housing Survey
- Rolling three year averages used

5.14. Overcrowding rates are highest in deprived parts of Newham, Brent and Ealing

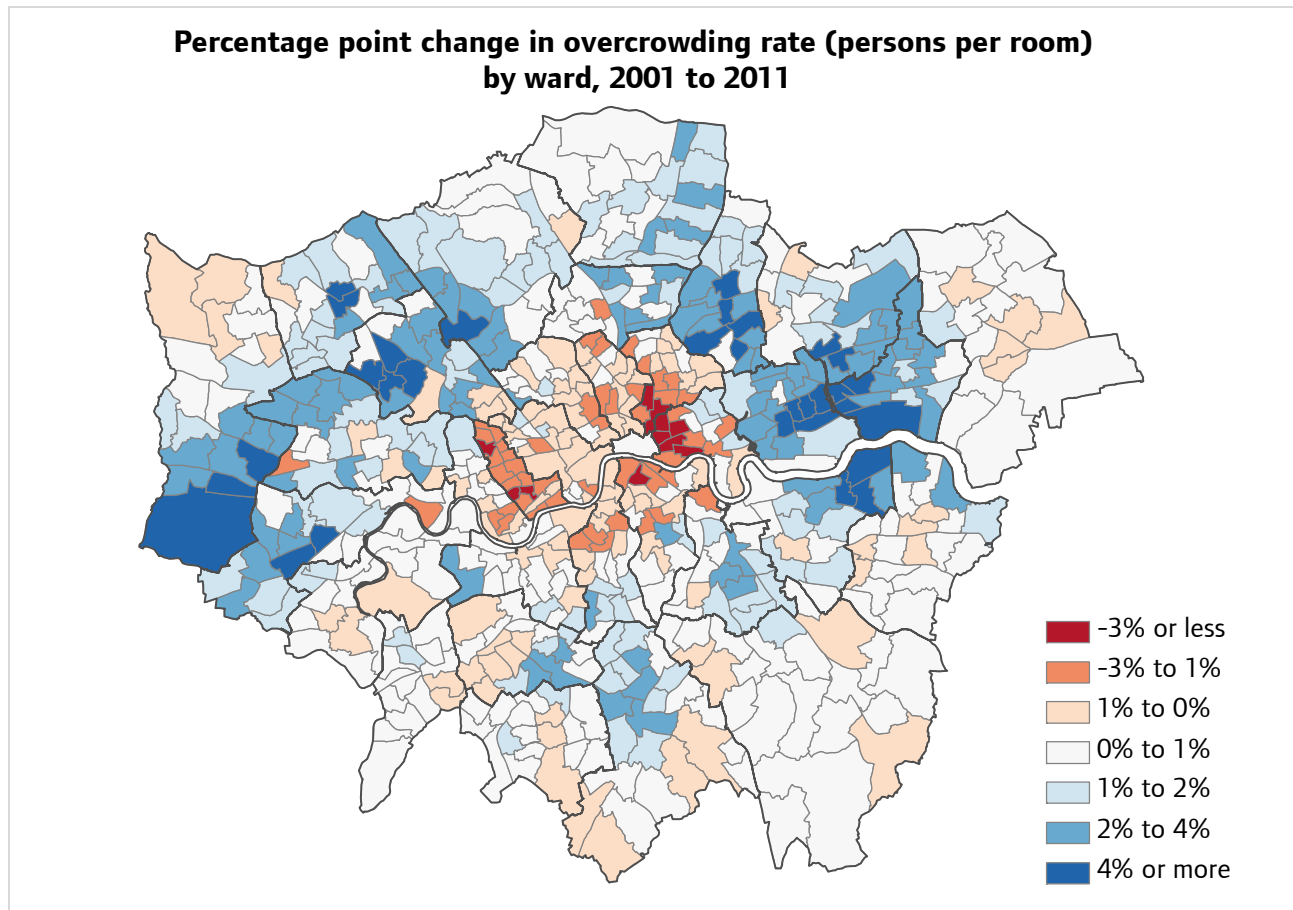


- At ward level there is enormous variation in overcrowding rates across London, with just one in two hundred households overcrowded in some neighbourhoods compared to one in five in others (measured by persons per room).
- Wards with the lowest overcrowding rates of 0.5% are found in Bromley and Havering, and altogether there are 25 wards with fewer than 1% of households overcrowded, all of them in outer suburban areas.
- The highest overcrowding rate is in Newham's Green Street East ward where 24% of households are overcrowded by this measure. In other boroughs Wembley Central in Brent and Southall in Ealing have overcrowding rates of around 20%.

Sources and notes

- ONS, 2011 Census

5.15. Over the last decade, overcrowding rates fell in the city centre and rose sharply in pockets of Outer London



- Inner London has historically had significantly higher rates of overcrowding, but between 2001 and 2011 it saw the biggest falls in overcrowding rates, particularly in areas of Tower Hamlets that previously had high levels of overcrowding such as Whitechapel and Spitalfields.
- The biggest increases in overcrowding were scattered across a range of Outer London neighbourhoods, some of which like Plumstead and Hounslow Central had previously had relatively little overcrowding.
- The biggest increase in overcrowding over the decade was in Wembley Central in Brent, where 21% of households were overcrowded in 2011 compared to 14% in 2001.

Sources and notes

- ONS, 2011 Census

6 Mobility and decent homes

One in eight London households and one in three private renters have lived in their current home for less than a year (6.1). More than two thirds of all moves in London in the last year were either into or within the private rented sector (6.2). The most common reasons given by households moving house in London are to move to a better area, to a larger home or for job related reasons (6.3).

The Mayor's Housing Moves programme enabled 232 social housing tenants to move between boroughs in 2014/15 (6.4). Over 1,600 social rented homes in London have been freed up through the Mayor's Seaside and Country Homes scheme since 2007/08 (6.5).

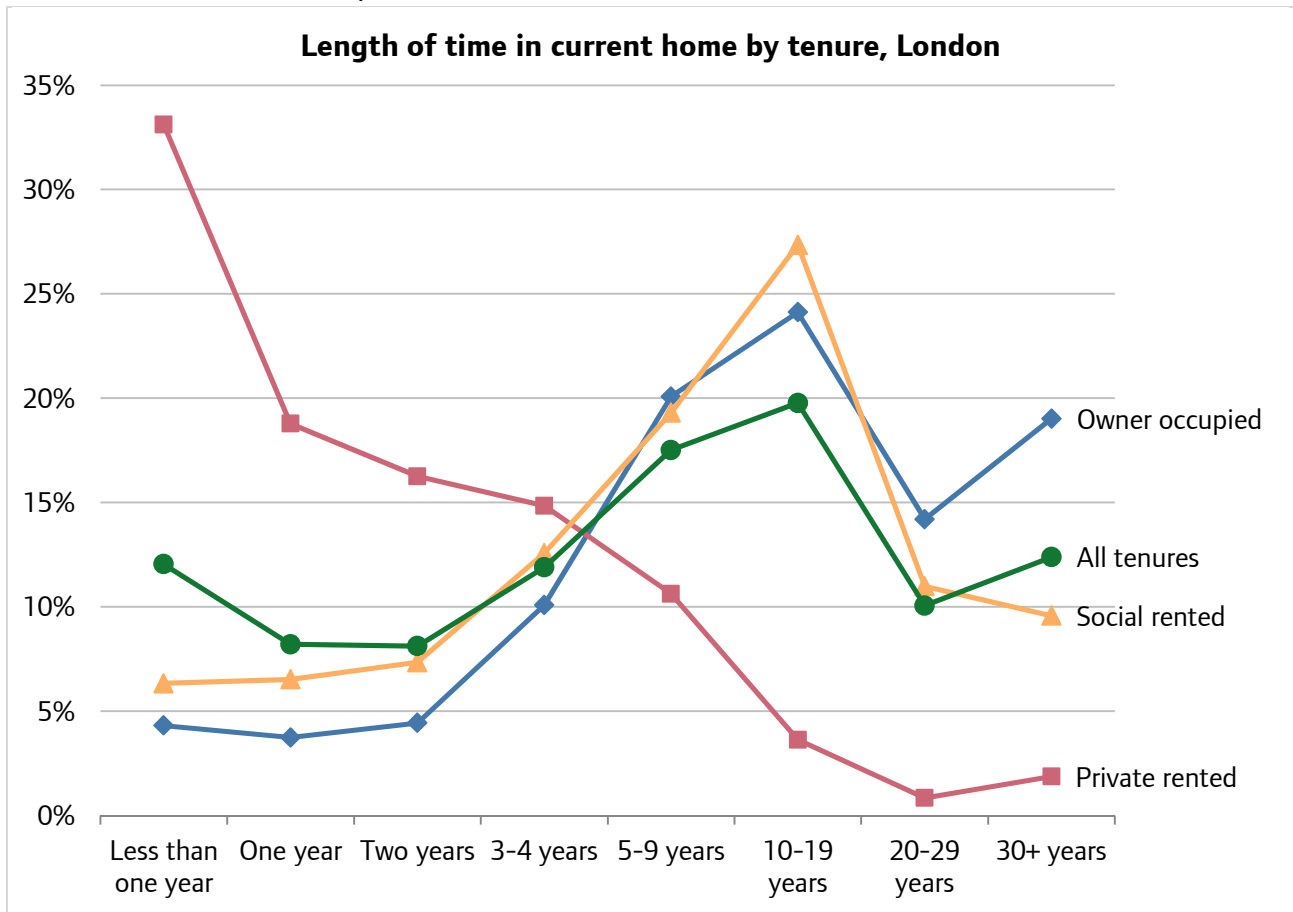
Under-occupation rates are far higher in owner occupied housing than in either of the rented tenures (6.6). The proportion of newly approved homes meeting 'lifetime homes' and wheelchair accessibility standards has fallen in the last two years (6.7).

Most pre-World War II homes in London are in the market sector, while affordable homes comprise a much higher share of those built in the first few post-war decades (6.8). Homes in Multiple Occupation comprise 8% of London's private housing stock, a much higher rate than in other areas (6.9).

Around 21% of homes in London are below the official Decent Homes standard (6.10). The proportion of homes below the standard has fallen slightly faster in London than in the rest of England since 2006 (6.11), with significant improvements made across all tenures in recent years (6.12). The number of affordable homes in London below the standard has fallen from 260,300 in 2005 to 79,800 in 2014 (6.13). Homes in London are most likely to fail the Decent Homes standard because they contain health hazards, which in turn are largely due to excess cold and the risk of falls (6.14). London has a relatively low proportion of households who say they require a home adaptation due to disability – but a relatively high proportion of these say they need to move (6.15).

Per capita greenhouse gas emissions from London's housing stock rose slightly in the last year after falling significantly over the previous decade (6.16). On average, private sector homes in London are less energy efficient than affordable homes (6.17). Around a tenth of London households are estimated to be living in fuel poverty, a relatively low rate compared to other regions (6.18).

6.1. One in eight London households and one in three private renters have lived in their current home for less than a year

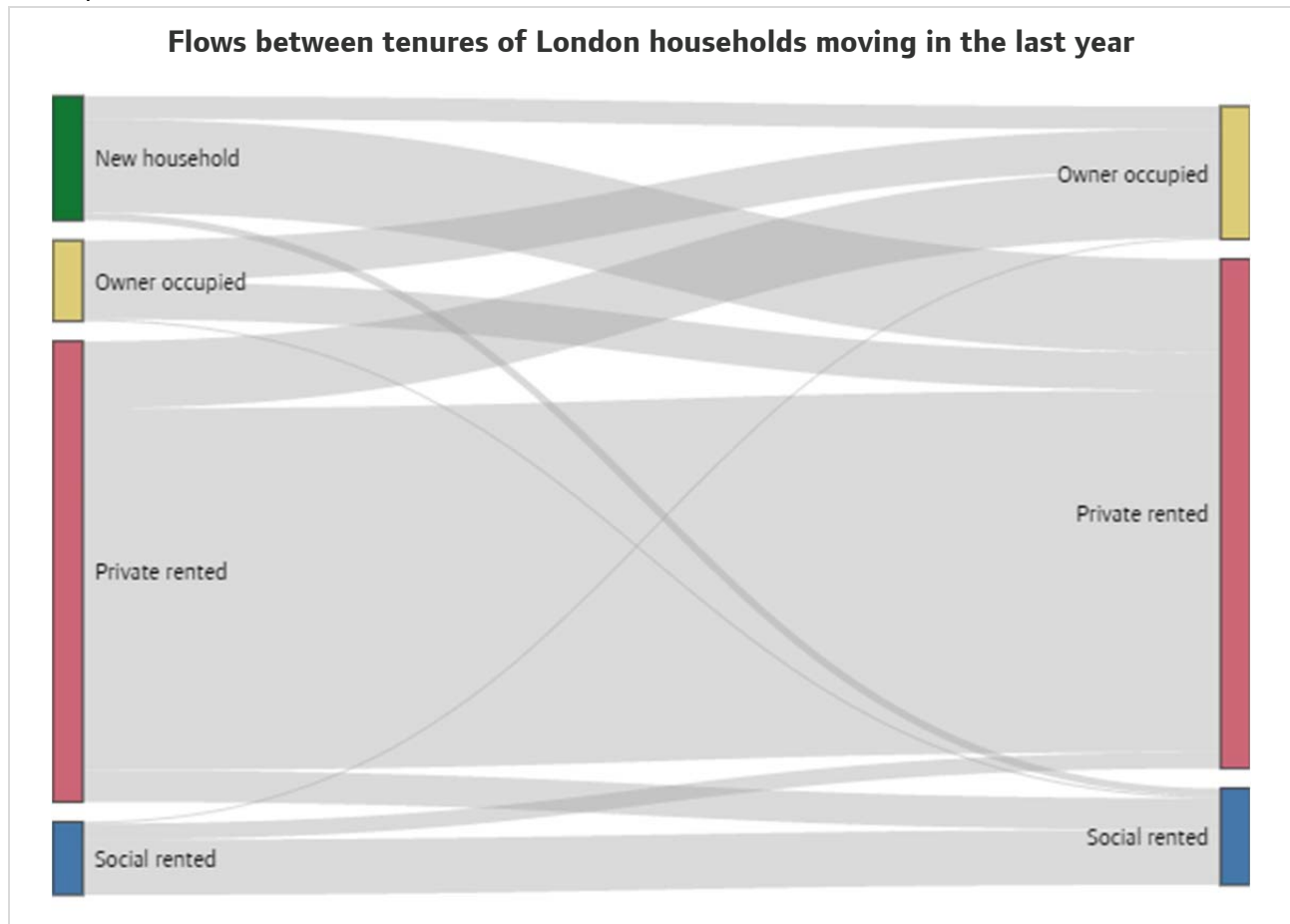


- 12% of households in London moved house in the last year (including those moving to London from elsewhere), while 60% have lived more than five years at their current home, 42% more than ten years and 22% more than 20 years.
- Mobility is far higher in the private rented sector, where 33% of households have moved in the last year, compared to 6% of social renting households and 3% of owner occupiers.
- While mobility rates for individual tenures are similar in London and the rest of England, London has a higher overall mobility rate due to its larger private rented sector.

Sources and notes

- English Housing Survey, 2010/11 to 2012/13

6.2. More than two thirds of all moves in London in the last year were either into or within the private rented sector

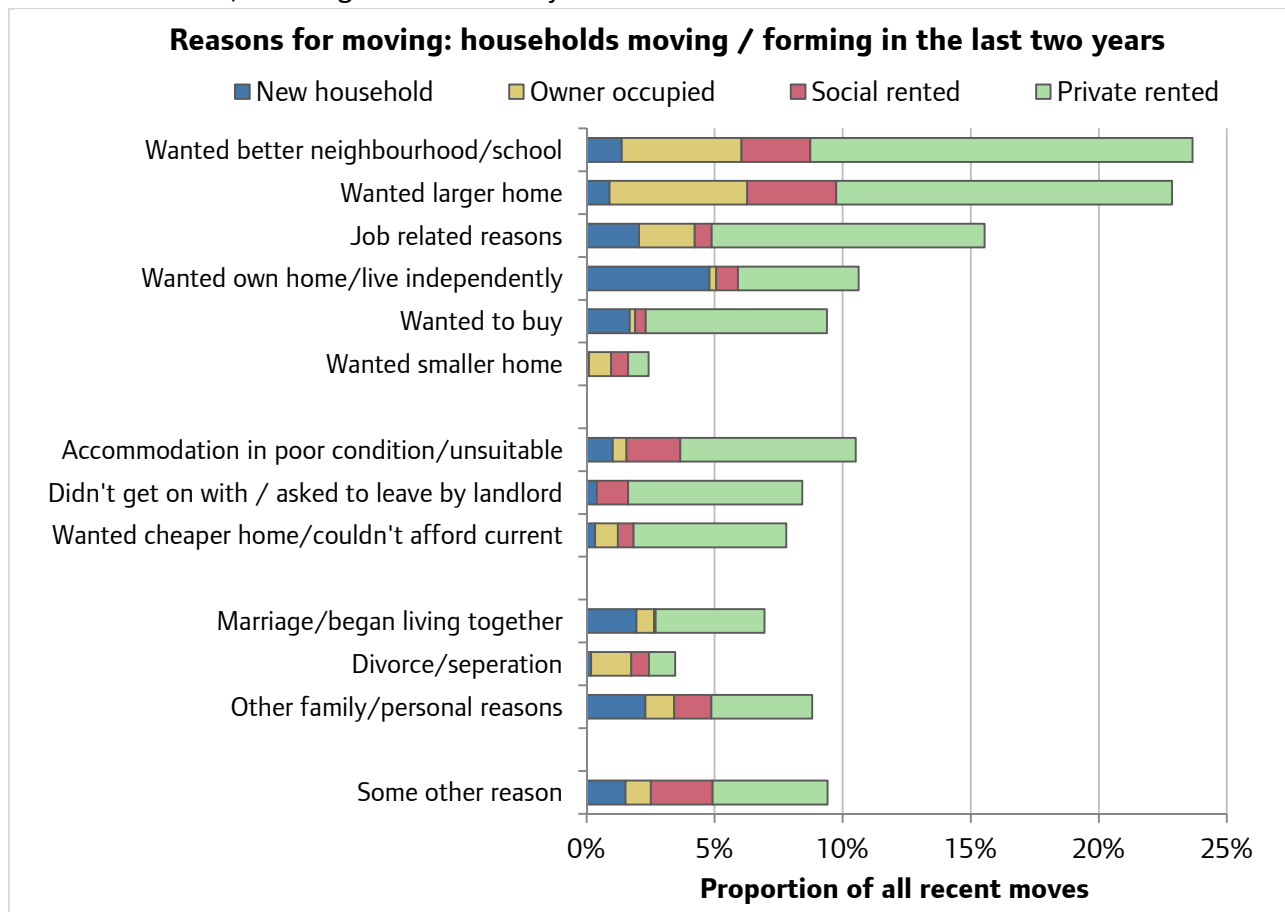


- 12% of households in London moved in the last year (including those who moved to London from elsewhere), and 69% of those moves were either into or within the private rented sector.
- Newly forming households accounted for 17% of moves, 13% of which were into the private rented sector, 3% into owner occupation and 1% into social housing.
- 18% of all moves were into owner occupation, of which half were people moving from private renting, with most of the remainder comprising owner occupiers moving within the tenure.
- 13% of moves were into social housing, just over half of which were within-tenure moves.

Sources and notes

- *English Housing Survey, 2010/11 to 2012/13*

6.3. The most common reasons given by households moving house in London are to move to a better area, to a larger home or for job related reasons

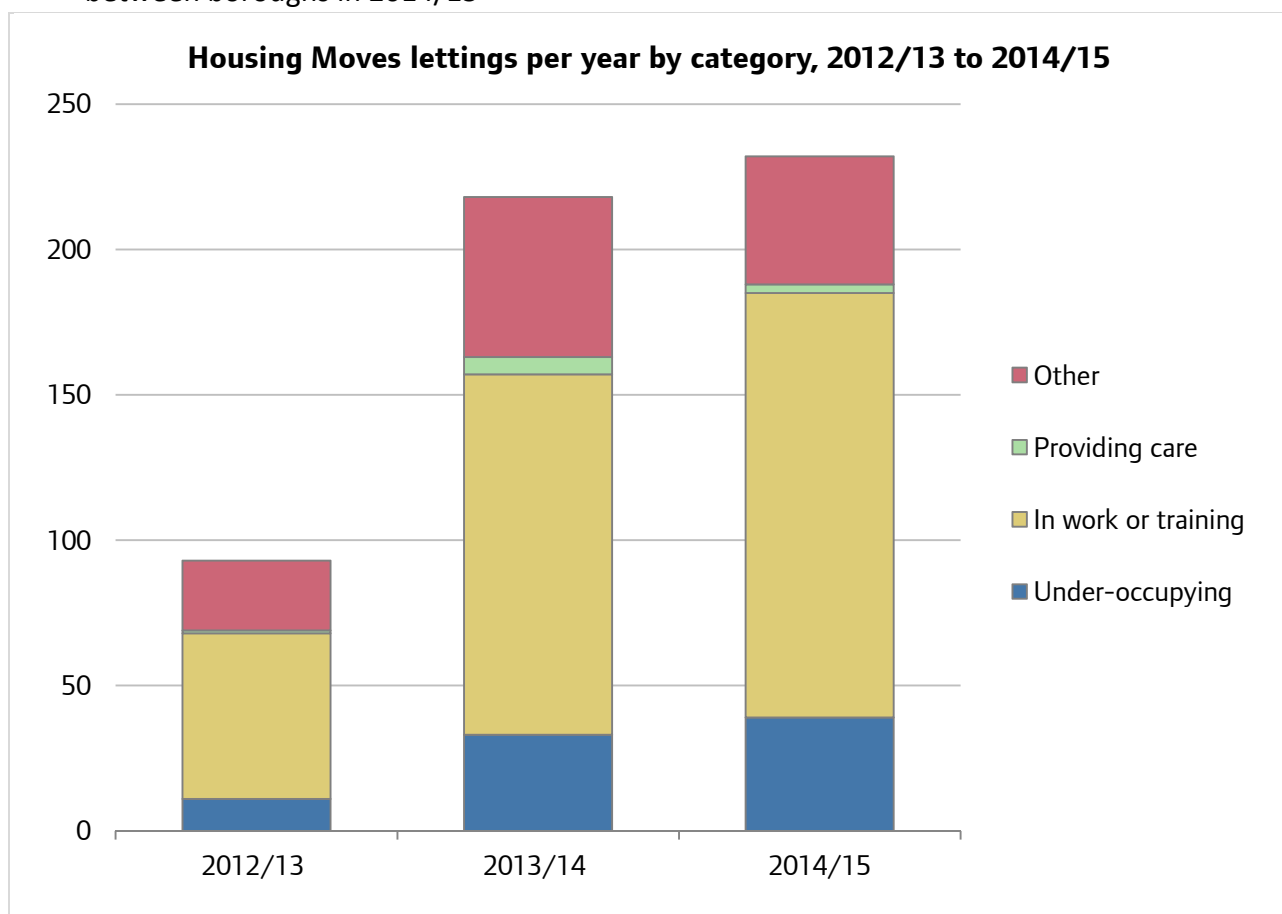


- Households in London who moved in the last two years give a wide range of reasons for moving (and some give more than one), but the most common are to move to a better neighbourhood (including one with a better school) (24% of all moves), to a larger home (23%) or for job related reasons (16%).
- Other common reasons include wanting to live independently (unsurprisingly a major factor for newly forming households), wanting to buy, and a range of family-related reasons including marriage and divorce.
- 11% of recent movers left their previous home because it was unsuitable or in poor condition, 8% because the landlord asked them to and 8% because they wanted something cheaper or couldn't afford the mortgage or rent payments.

Sources and notes

- English Housing Survey, average of 2010/11 to 2012/13
- The tenure breakdown refers to the previous tenure of the household, not the current tenure

6.4. The Mayor's Housing Moves programme enabled 232 social housing tenants to move between boroughs in 2014/15

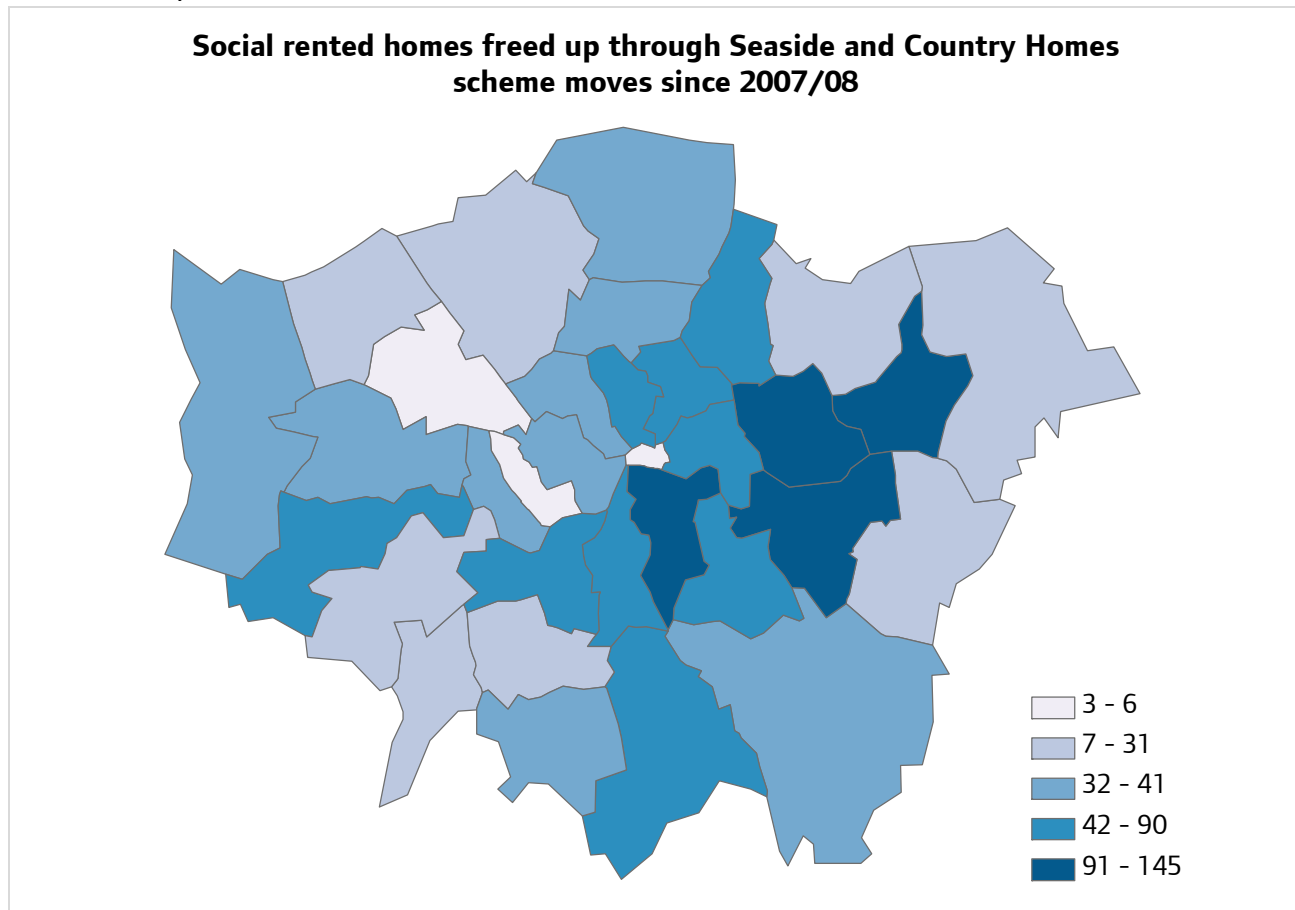


- The Mayor's Housing Moves programme, launched in May 2012, offers social housing tenants in London the opportunity to move to suitable accommodation in another borough. Since the programme launched the number of households moving has increased year on year, reaching 232 in 2014/15.
- The programme prioritises applicants who fall into a small number of categories. Households in work or training comprise the majority of those moving, accounting for 146 moves in 2014/15. Under-occupying households came next with 39 moves, while three households moved who were providing unpaid care or support. The remainder of moving households did not fall into any priority group.

Sources and notes

- GLA, *Housing Moves programme monitoring data*

6.5. Over 1,600 social rented homes in London have been freed up through the Seaside and Country Homes scheme since 2007/08

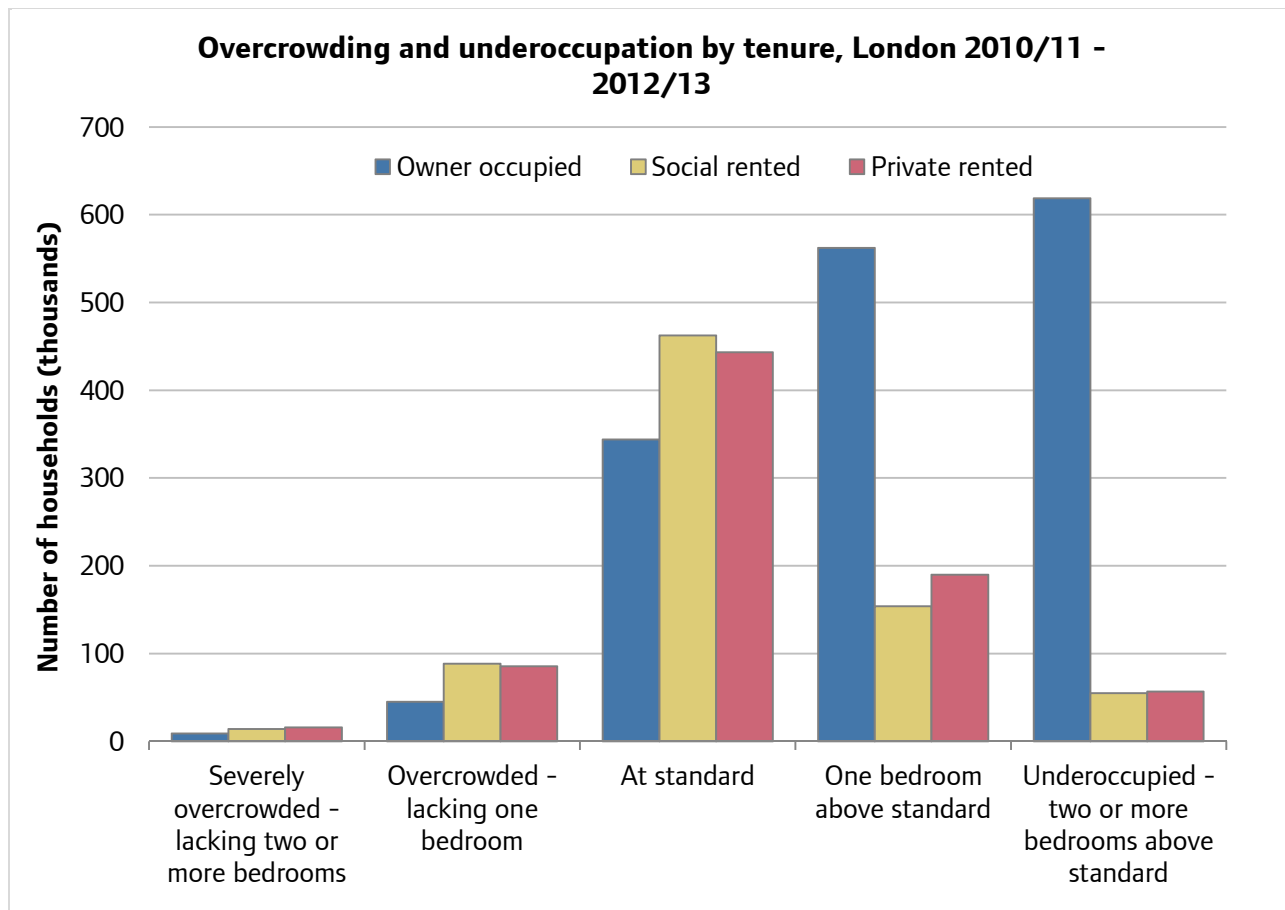


- Between 2007/08 and 2014/15 there were 1,635 social rented homes in London freed up in London after the tenants moved out through the Seaside & Country Homes scheme.
- The most homes were freed up in Greenwich (145), followed by Southwark (120) and Barking and Dagenham (111), and the least were in the City of London (three), Brent (five) and Kensington and Chelsea (six).

Sources and notes

- GLA, Seaside & Country Homes programme monitoring data

6.6. Under-occupation rates are far higher in owner occupied housing than in either of the rented tenures

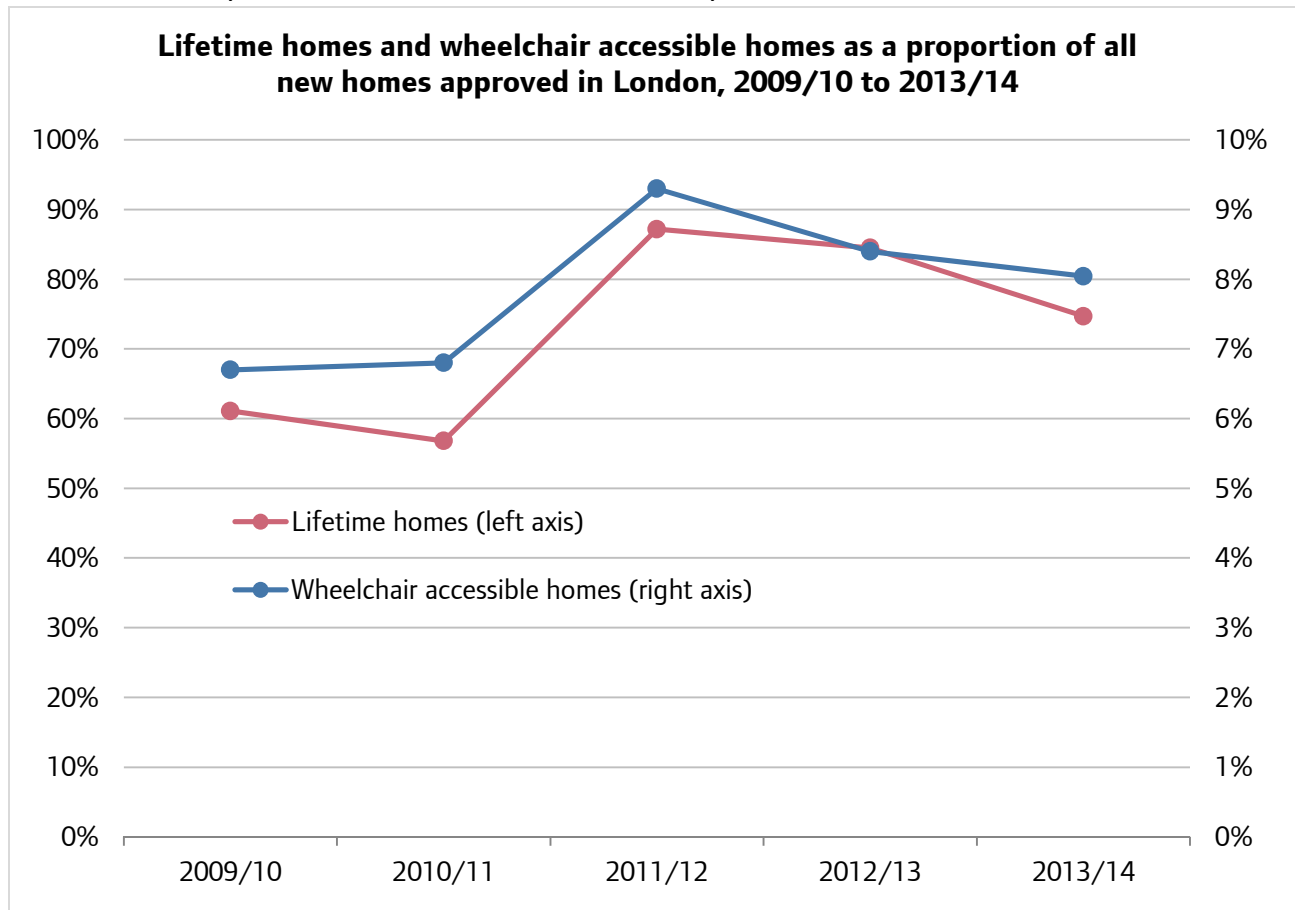


- Under-occupied households are those with two or more bedrooms more than they require according to the bedroom standard (though this does not necessarily mean that the bedrooms are unused).
- There are around 730,000 under-occupying households in London, 23% of all households in the capital. Around 85% of these are home owners, eight per cent are private renters and another eight per cent are social housing tenants.
- 39% of home owner households in London under-occupy their homes, compared to seven per cent of private renters and social housing tenants.

Sources and notes

- English Housing Survey, 2010/11 to 2012/13

6.7. The proportion of newly approved homes meeting ‘lifetime homes’ and wheelchair accessibility standards has fallen in the last two years

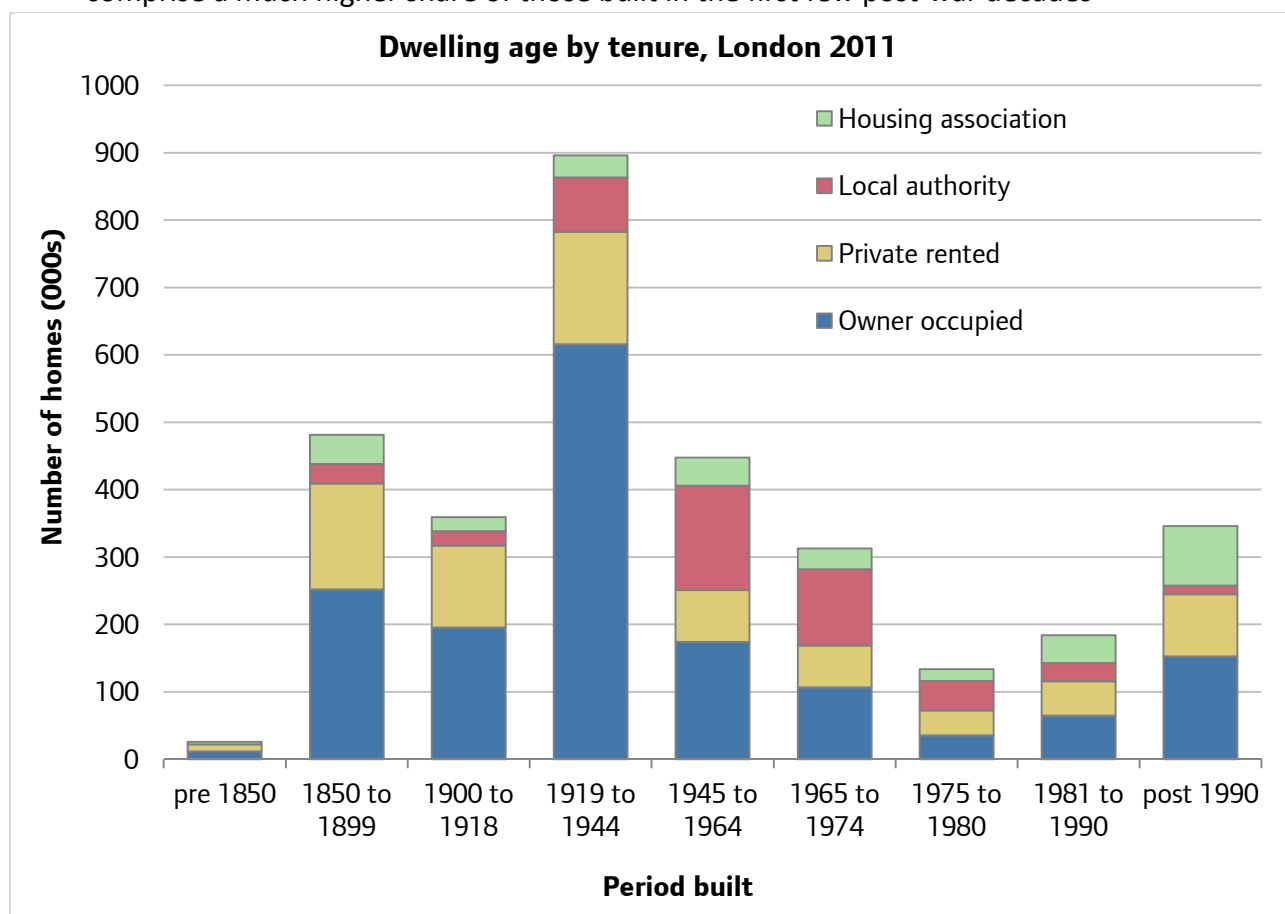


- The Lifetime Homes Standard is a set of design criteria that make homes more easily adaptable as people grow older. The London Plan states that all new homes should be built to the Standard, while 10% should be wheelchair accessible or easily adaptable for residents who are wheelchair users.
- In 2013/14 75% of new homes approved in London were designed to the Lifetime Homes Standard and 8% were wheelchair accessible, both figures down from recent years.
- These figures include not just new build but also conversions and changes of use, which can be very challenging to carry out to high accessibility standards. Changes to permitted development rights have also made it more difficult for boroughs to require or monitor compliance on change of use schemes. When conversions and changes of use are excluded, 93% of new build homes approved in 2013/14 were Lifetime Homes and 10% were wheelchair accessible.

Sources and notes

- GLA, London Plan Annual Monitoring Report

6.8. Most pre-World War II homes in London are in the market sector, while affordable homes comprise a much higher share of those built in the first few post-war decades

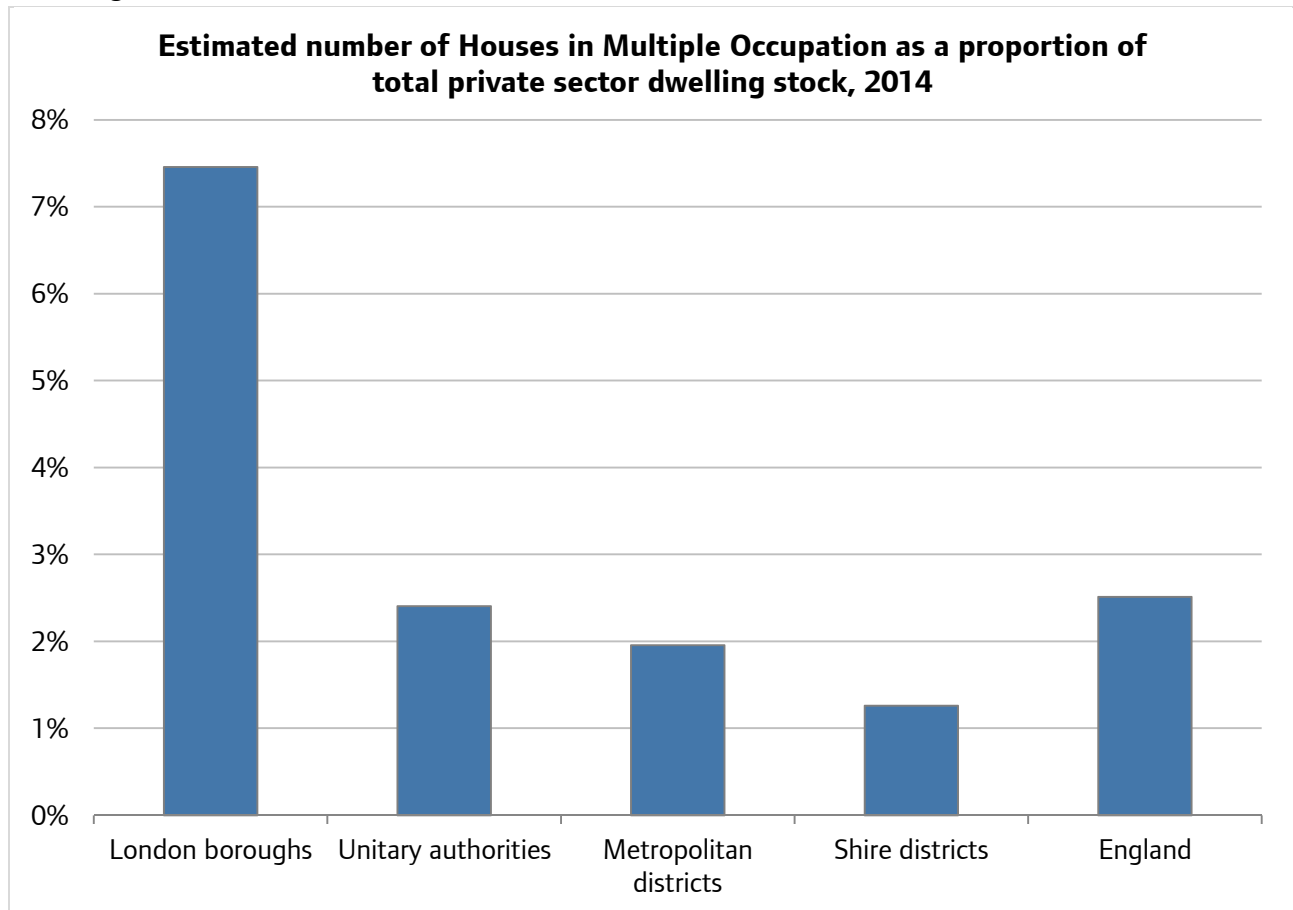


- Around 55% of London's homes were built before the Second World War, and the homes that survive from this period are now predominantly owner occupied or private rented.
- 56% of all local authority homes were built in the three decades following the Second World War, but local authority building fell away rapidly in the 1980s and 1990s, replaced in part by housing association development.
- Of the homes built since 1990, around 44% are owner occupied, 27% private rented and 30% social rented.
- The median owner occupied or private rented home in London was built in the mid 1930s, the median council home in the early 1960s and the median housing association home in the early 1970s.

Sources and notes

- English Housing Survey stock data, 2010/11 to 2012/13, standardised to base year of 2011
- The chart shows the current tenure of homes in London, not their tenure when first built. A large number of homes initially built as council housing have been transferred to the private sector (through the Right to Buy) or to housing association ownership (through stock transfers), while many private rented homes were initially owner occupied and vice versa.

6.9. Homes in Multiple Occupation comprise 8% of London's private housing stock, a much higher rate than in other areas

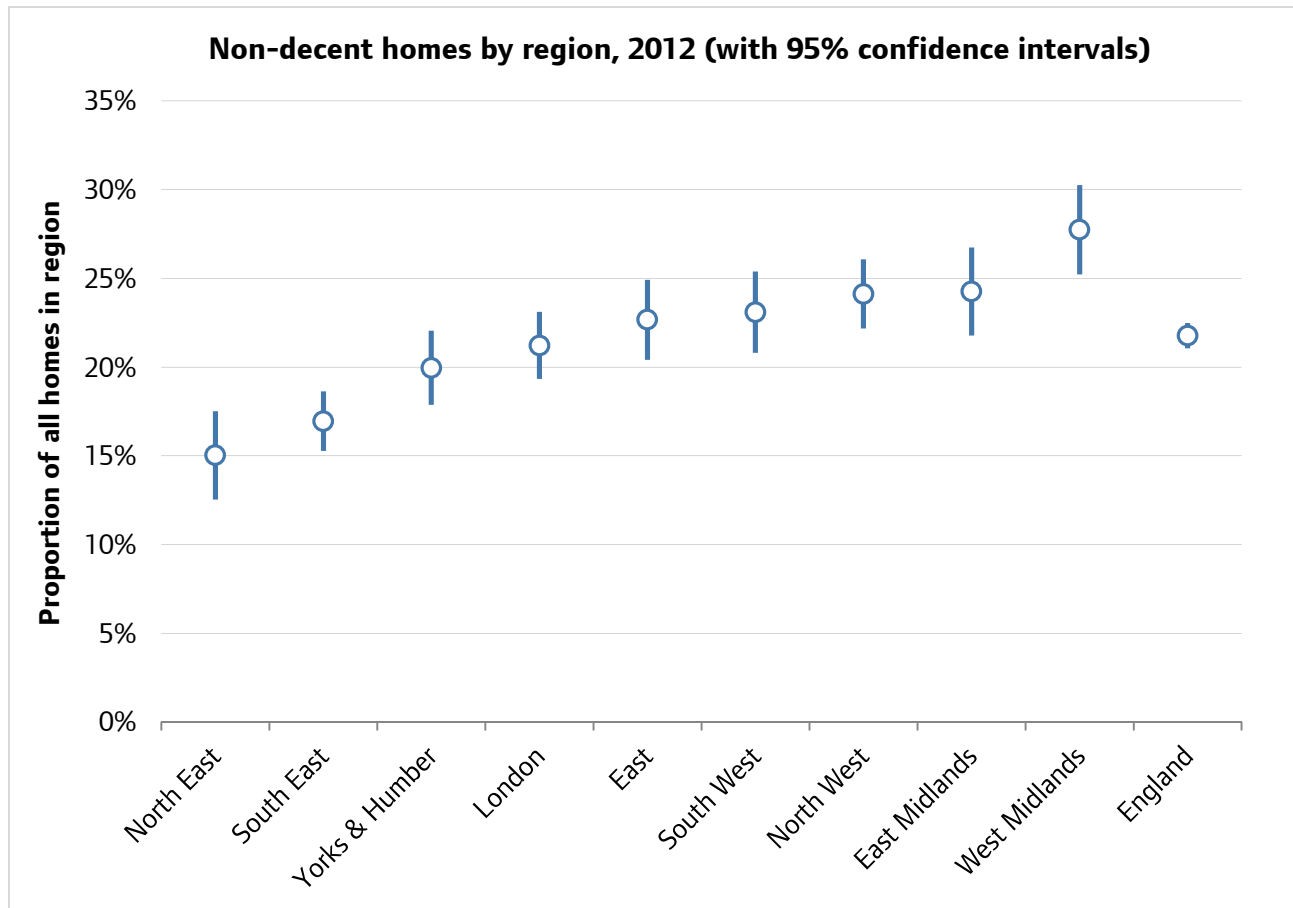


- A house in multiple occupation (HMO) is a property rented out by at least three people who are not from the same household, but who do share facilities such as a bathroom or kitchen.
- HMOs must be licensed by local authorities if they are rented to five or more people from more than one household and are at least three storeys high.
- London boroughs estimate that there are 195,230 HMOs in London, equivalent to 7.6% of the total private sector stock - a far higher share than in the rest of the country.
- Of the HMOs in London, 5,500 have been issued mandatory licenses by London boroughs and 1,570 of these have been found upon inspection to have Category 1 hazards under the Housing Health and Safety Rating System.

Sources and notes

- DCLG, *Local Authority Housing Statistics, 2014*

6.10. Around 21% of homes in London are below the official Decent Homes standard

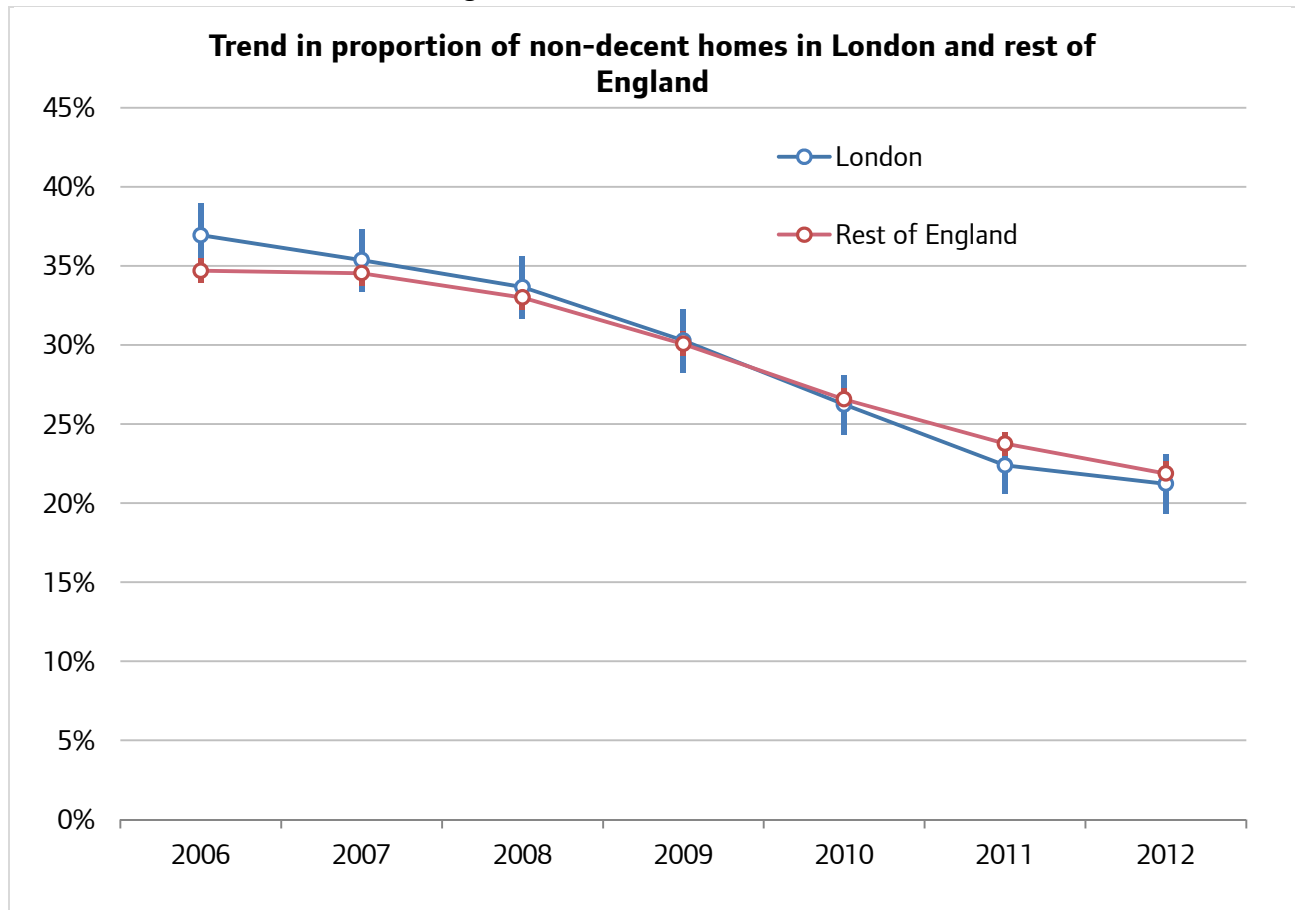


- Around 21% of homes in London are below the official Decent Homes standard, a composite measure of dwelling stock conditions that takes into account minimum standards, thermal comfort, kitchen and bathroom facilities and the general state of repair. London's 'non-decency' rate is not significantly different from the national average of 22% or from most other regions.
- The lowest proportion of non-decent homes at regional level is in the North East (around 15%), and the highest rate in the West Midlands (around 28%).

Sources and notes

- *English Housing Survey stock data, 2012*

6.11. The proportion of homes below the Decent Homes standard has fallen slightly faster in London than in the rest of England since 2006

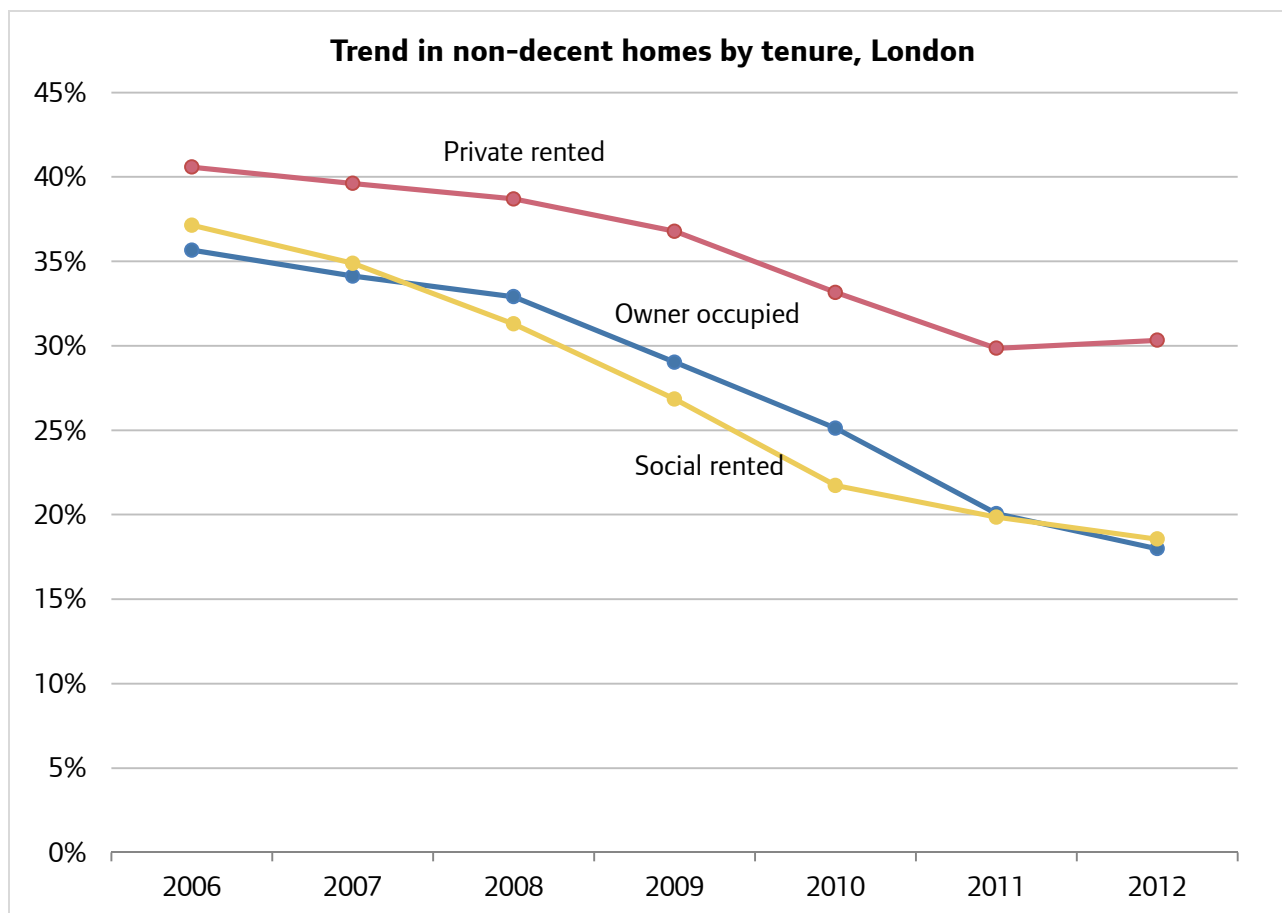


- The proportion of homes in London that fail to meet the Decent Homes standard has fallen from 37% in 2006 to 21% in 2012. In the rest of England the proportion below the standard fell from 35% to 22%.
- In the first five years the rate of improvement in London was greater than in the rest of the country, but the gap narrowed again somewhat in the last year.

Sources and notes

- Survey of English Housing data 2006 to 2007, English Housing Survey stock data 2008 to 2012
- The chart includes 95% confidence intervals

6.12. The proportion of non-decent homes has fallen significantly in each tenure in recent years

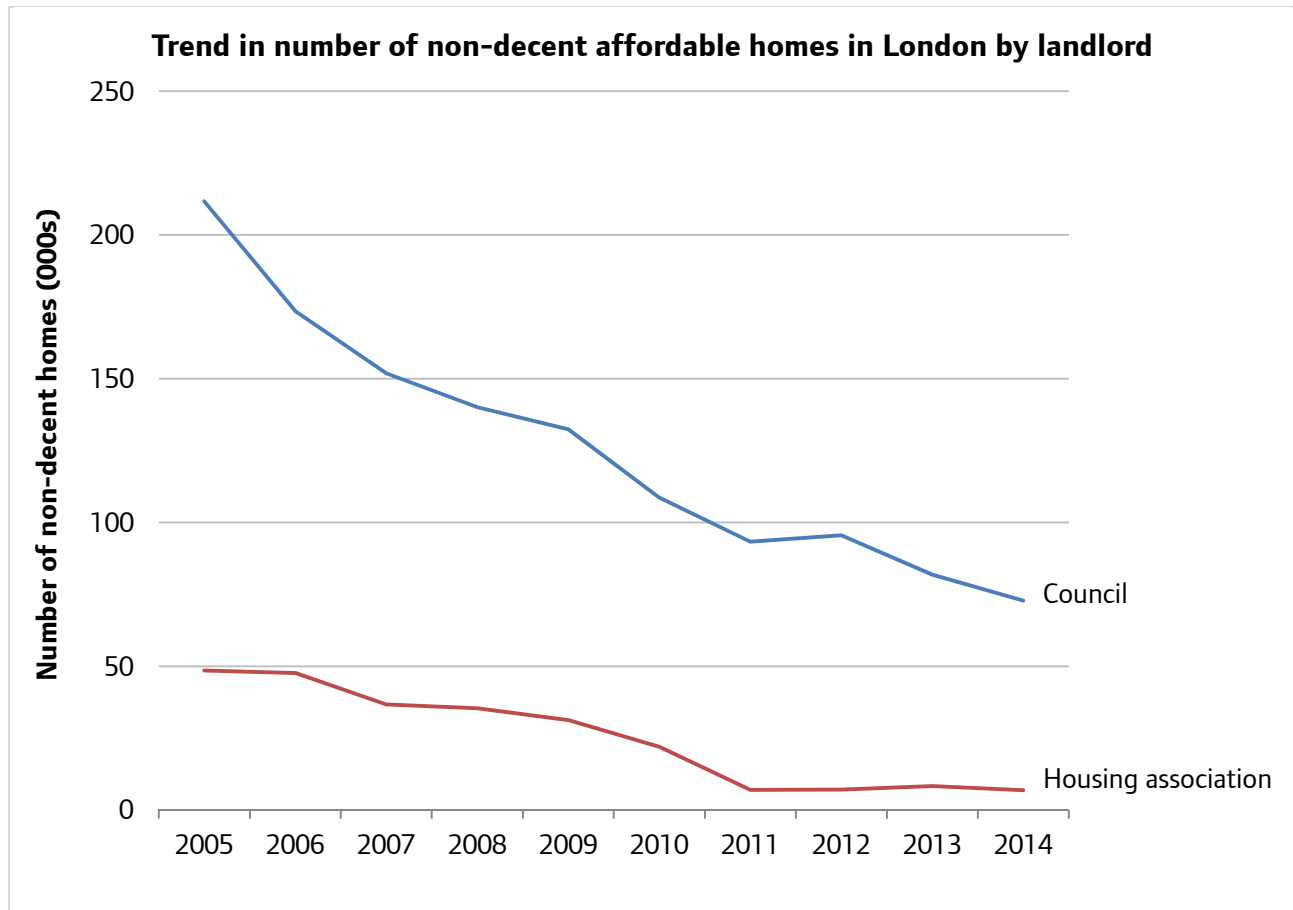


- 30% of private rented homes in London are below the Decent Homes standard, compared to 18% of owner occupied and 19% of social rented homes.
- The proportion of homes below the standard has fallen significantly in each tenure since 2006 – from 41% for privately rented homes, 37% for social rented homes and 36% for owner occupied homes.
- The proportion of non-decent social rented homes fell particularly quickly towards the start of this period, while the proportion of private rented homes below the standard was steady in the last year (though as with all these comparisons, year-to-year trends are not statistically significant).

Sources and notes

- Survey of English Housing data 2006 to 2007, English Housing Survey stock data 2008 to 2011
 - Confidence intervals are not shown for reasons of legibility, but throughout the period shown are approximately 3% for both owner occupied and social rented housing, while falling from 5% to 4% for private renting (reflecting the growth of the tenure in recent years)

6.13. The number of affordable homes in London below the Decent Homes standard has fallen from 260,300 in 2005 to 79,800 in 2014

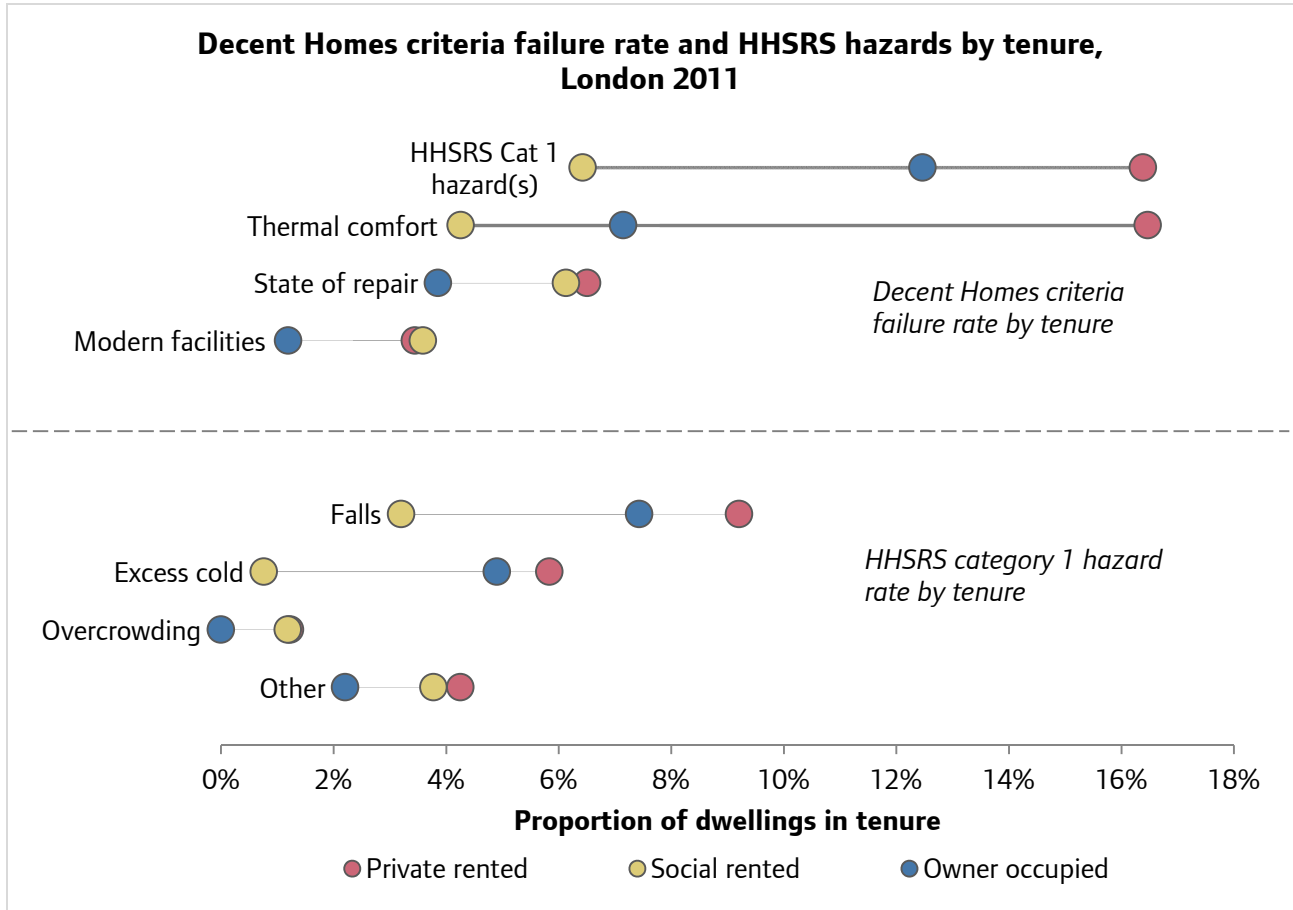


- In April 2014 there were 79,800 council or housing association owned homes in London below the Decent Homes standard, down from 102,600 in 2012 and 260,300 in 2005 (the first year when data was available for both tenures).
- Since 2005 the number of non-decent housing association homes has fallen from 48,500 to 6,900, while the number of non-decent council homes has fallen from 211,800 to 72,900.

Sources and notes

- DCLG Business Plan Statistical Appendix and Local Authority Housing Statistics data for council homes, Tenant Services Authority Regulatory Statistical Return and Homes and Communities Agency Statistical Data Return for housing associations.

6.14. Homes in London are most likely to fail the Decent Homes standard because they contain health hazards, which in turn are largely due to excess cold and the risk of falls

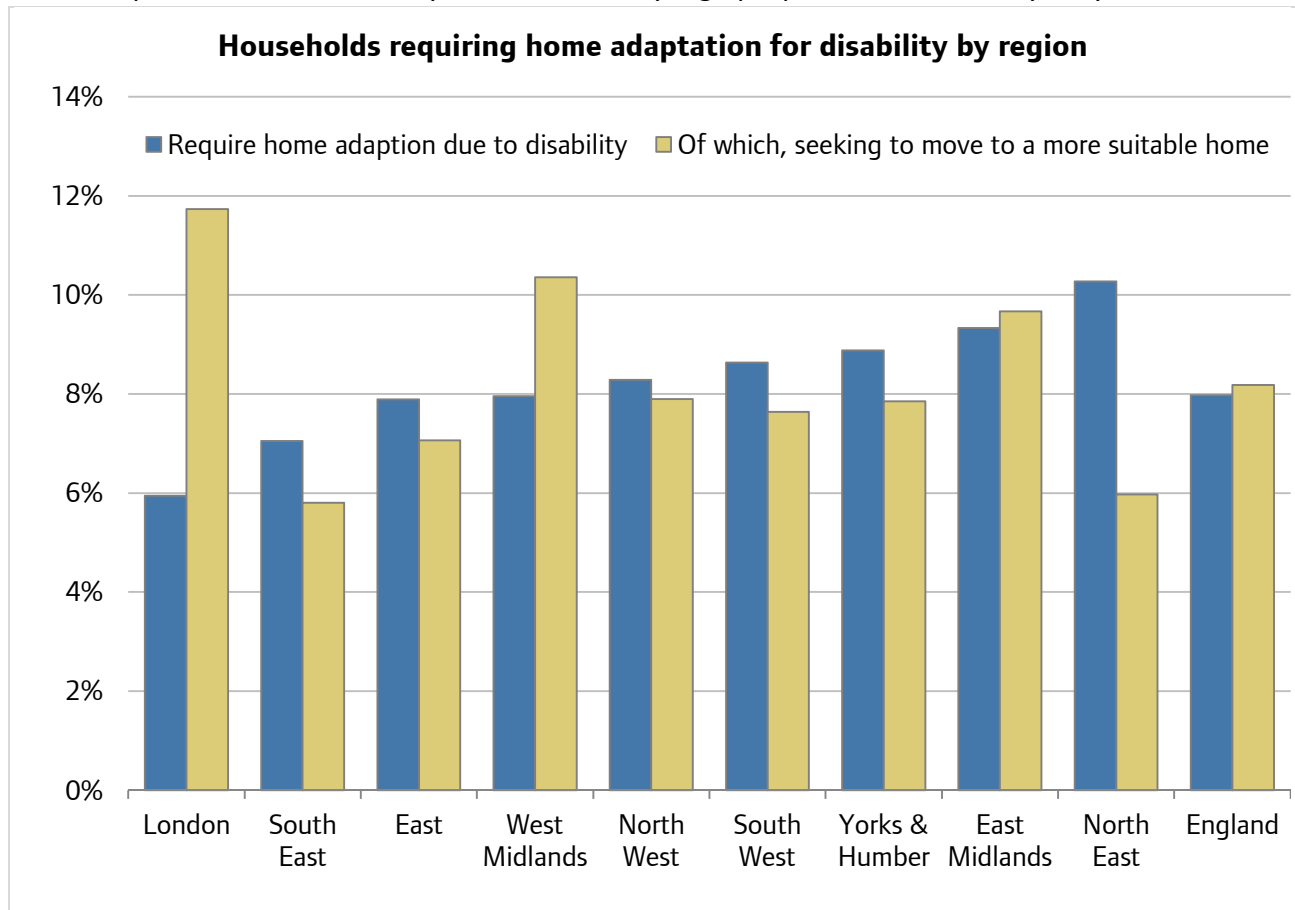


- 12% of homes in London fail the Decent Homes standard because they include a Housing Health and Safety Rating System (HHSRS) category 1 hazard, but this is far more common among privately rented homes (16%) than in social housing (6%). Privately rented homes are also far more likely to fail due to inadequate thermal comfort.
- The most common types of HHSRS category 1 hazards in homes are due to risk of falls (7% of all homes) and excess cold (4%). Both of these hazards are most common in privately rented homes and least common in social housing, with owner occupied homes in between.
- Some of these differences can be attributed to the different age and type profile of the different tenures. Excess cold is more common in older properties, for example, while the risk of falls is higher in homes that have been converted from houses into flats.

Sources and notes

- English Housing Survey stock data, 2010/11 to 2012/13, standardised to base year of 2011

6.15. London has a relatively low proportion of households who say they require a home adaptation due to disability – but a relatively high proportion of these say they need to move

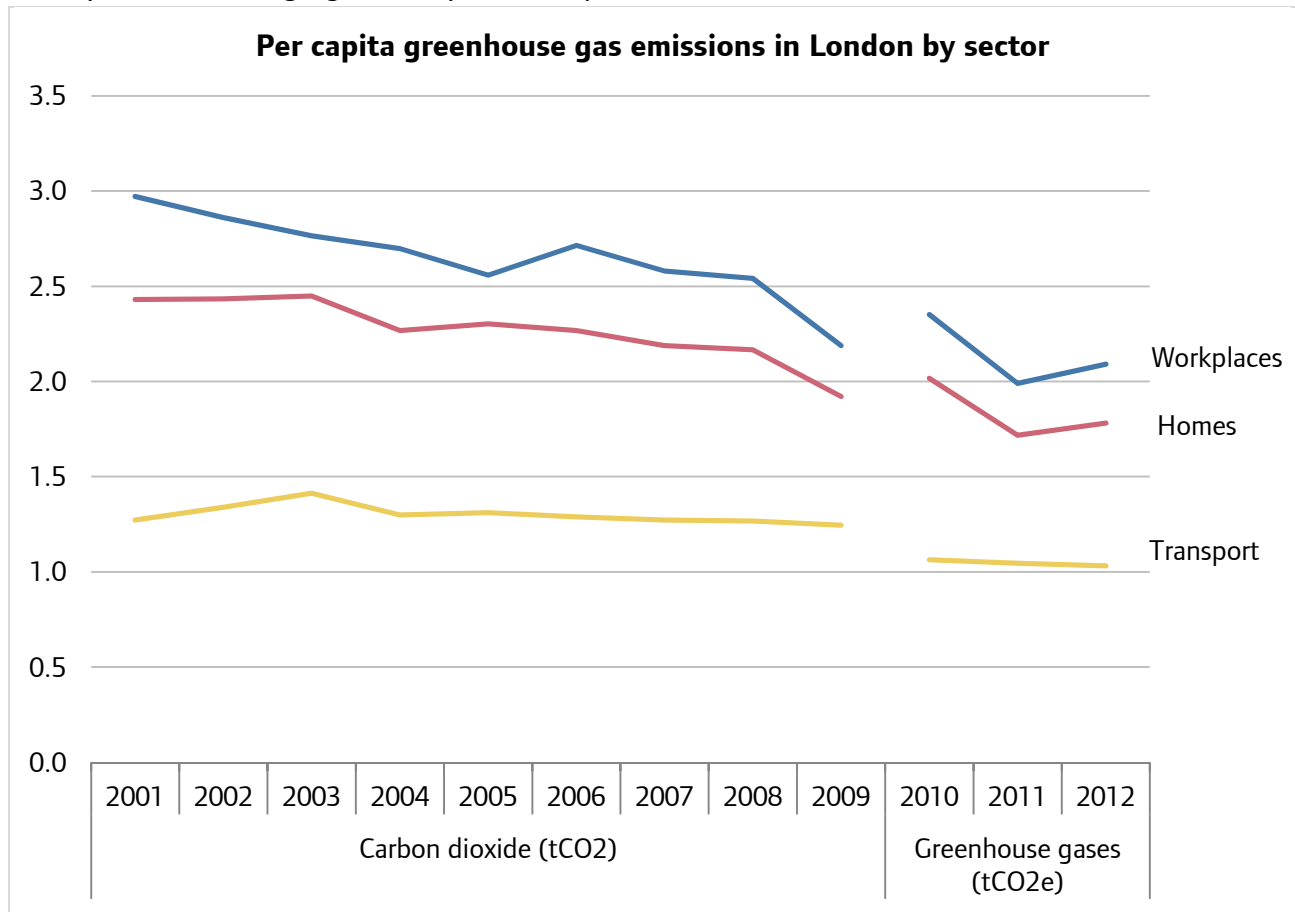


- Around 180,000 households, 6% of all households in London, say the illness or disability of one or more household members requires adaptation(s) to the home. This is a relatively low proportion and compares with a figure of 8% in England as a whole.
- However, a relatively high proportion of those who require a home adaptation in London are looking to move to more suitable accommodation. Around 20,000 households say they are currently attempting to move, equivalent to 12% of those who require a home adaptation, compared to 8% at the national level.

Sources and notes

- *English Housing Survey, 2008/09 to 2010/11*

6.16. Per capita greenhouse gas emissions from London's housing stock rose slightly in the last year after falling significantly over the previous decade

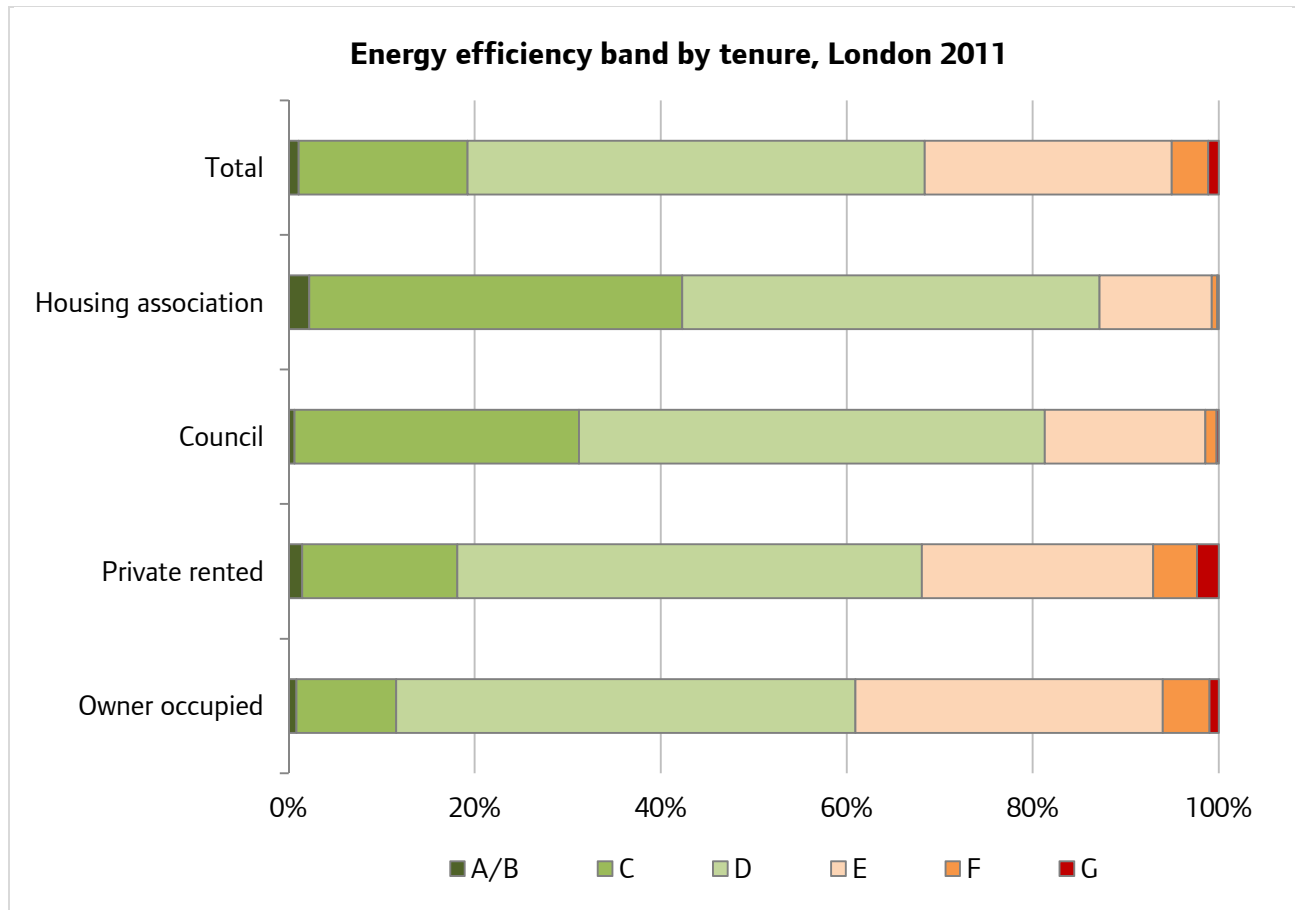


- The GLA's London Energy and Greenhouse Gas Inventory (LEGGI) measures greenhouse gas emissions from London's workplaces, homes and transport, with emissions prior to 2009 measured in megatons of carbon dioxide and from 2010 onwards in megatons of carbon dioxide equivalent.
- Per capita emissions of greenhouse gases from London's homes were 1.8 megatons in 2011, up from 1.7 in 2010. Emissions from workplaces also rose, to 2.1 megatons per head of population, while transport emissions were relatively flat at just over one megaton per person.

Sources and notes

- GLA, London Energy and Greenhouse Gas Inventory

6.17. On average, private sector homes in London are significantly less energy efficient than affordable homes

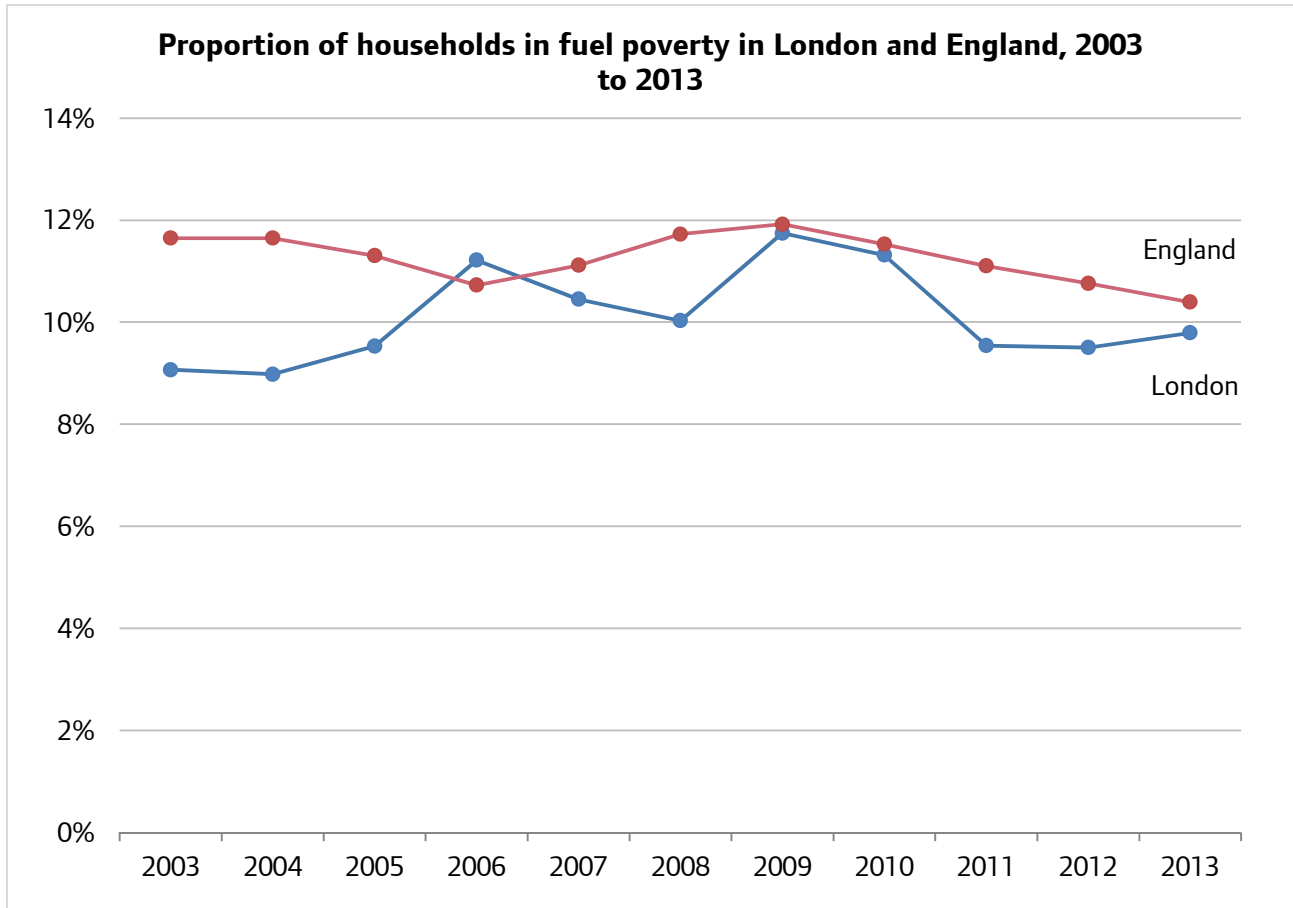


- The energy efficiency of housing is measured by the Standard Assessment Procedure (SAP) according to a banding system in which A-band homes are the most energy efficient and G the least.
- In 2011 around 32% of homes in London were in bands E to G, but this proportion varied widely by tenure, from 13% of housing association homes to 39% of owner occupied homes.
- At the other end of the scale, 19% of homes are in bands B to C, with tenure figures ranging from 12% for owner occupied homes to 42% for housing association homes.
- Housing association homes are newer on average and more likely to be flats, while owner occupied homes tend to be older and are more likely to be detached or semi-detached homes, which are usually less energy efficient.

Sources and notes

- English Housing Survey stock data, 2010/11 to 2012/13, standardised to base year of 2011

6.18. Around a tenth of London households are estimated to be living in fuel poverty, just below the national rate



- The government's Low Income High Costs measure defines a household as living in fuel poverty if they have required fuel costs above the national average and would be below the official poverty line if they were to spend that amount (and after taking housing costs into account).
- According to this definition, 9.8% of households in London are fuel poor, just below the figure of 10.4% in England as a whole.
- The fuel poverty rate peaked at 12% in 2009 in both London and England as whole.

Sources and notes

- "Department for Energy and Climate Change, Fuel poverty statistics
- Fuel poverty is measured according to the 'low income high costs AHC equivalised income' definition"

7 Appendices

- 7.1 Key statistics for London boroughs
- 7.2 Map of Inner and Outer London boroughs
- 7.3 Sources of data on housing supply

Table 7.1: Key statistics for London boroughs

Borough	Sector	2011			2014
		Population	Households	Average house- hold size	Dwellings
Barking and Dagenham	Outer	187,400	70,100	2.66	71,430
Barnet	Outer	357,700	136,300	2.59	141,460
Bexley	Outer	233,000	92,900	2.5	95,240
Brent	Outer	313,100	110,700	2.81	112,640
Bromley	Outer	311,100	131,400	2.35	135,610
Camden	Inner	220,100	97,500	2.18	100,200
City of London	Inner	7,400	4,400	1.64	5,530
Croydon	Outer	364,800	145,600	2.48	148,810
Ealing	Outer	339,700	124,400	2.7	127,870
Enfield	Outer	314,000	120,500	2.59	122,340
Greenwich	Outer	255,500	101,400	2.47	104,510
Hackney	Inner	247,600	102,100	2.41	103,560
Hammersmith and Fulham	Inner	182,800	80,600	2.25	82,860
Haringey	Inner	256,400	102,200	2.49	105,460
Harrow	Outer	241,100	84,800	2.82	86,990
Havering	Outer	238,300	97,500	2.43	99,230
Hillingdon	Outer	276,100	100,800	2.67	104,900
Hounslow	Outer	255,300	95,300	2.66	97,470
Islington	Inner	206,600	93,700	2.14	98,100
Kensington and Chelsea	Inner	158,700	78,400	1.99	84,900
Kingston upon Thames	Outer	160,500	63,800	2.46	65,420
Lambeth	Inner	304,800	130,600	2.31	133,060
Lewisham	Inner	277,500	116,500	2.36	118,840
Merton	Outer	201,200	79,100	2.53	81,430
Newham	Inner	311,900	102,300	3.03	104,120
Redbridge	Outer	281,500	100,000	2.8	101,870
Richmond upon Thames	Outer	187,500	80,100	2.31	82,690
Southwark	Inner	289,400	120,700	2.35	124,320
Sutton	Outer	191,500	78,600	2.42	80,280
Tower Hamlets	Inner	256,700	102,100	2.48	108,250
Waltham Forest	Outer	260,400	97,400	2.66	98,780
Wandsworth	Inner	308,300	130,800	2.32	135,600
Westminster	Inner	219,600	105,900	2.02	119,250
London total		8,217,500	3,278,300	2.48	3,383,030
Inner London		3,247,800	1,367,800	2.37	1,424,050
Outer London		4,969,700	1,910,700	2.60	1,958,970

The London Boroughs



7.3 Sources of data on housing supply

Introduction

This note sets out the two measures of housing supply used by the GLA, reflecting the different targets set out in the Mayor's London Plan and London Housing Strategy.

London Plan

The housing provision targets set out in the London Plan are defined in terms of total net housing supply, comprising three components:

- Conventional completions: self-contained homes from new build, conversions or changes of use
- Non-conventional completions: non-self-contained housing such as bedspaces in hostels or halls of residence
- Change in long-term empty homes (those empty for more than six months), where a decrease is an addition to supply and an increase is a subtraction.

Progress against these targets is monitored in the London Plan Annual Monitoring Report, the latest edition of which was published in March 2015. The source for conventional and non-conventional completions is the London Development Database (LDD), a uniquely detailed database of housing developments created from data provided by London borough planning departments and checked by the GLA. The number of long-term empty homes is monitored using annual statistics reported by the Department for Communities and Local Government (DCLG), based on local authority Council Tax data.

In 2013/14, the latest year for which data is available, the total net housing supply in London was 29,382, comprising 23,986 conventional completions, 4,339 non-conventional completions and 1,057 long-term empty homes returning to use.

The conventional component of total housing supply is reported by the GLA to DCLG who publish it as part of their national statistics on the 'Net supply of housing'.

DCLG also publish quarterly national statistics on house building. These statistics are not strictly comparable to the conventional housing supply statistics published by GLA or DCLG themselves, as they cover only new build developments and are reported on a gross rather than net basis. They are however a useful indicator when these caveats are borne in mind.

London Housing Strategy

The affordable housing targets set out in the London Housing Strategy are monitored using DCLG's national statistics on affordable housing supply. These statistics cover not just new build but also acquisitions of existing private sector homes for affordable housing. They are released on an annual basis with a lag of several months, and combine data from a range of sources including GLA programme monitoring statistics.

The GLA funds the majority of affordable housing supply in London, and publishes statistics on its own programme on a monthly and annual basis, with a much shorter time lag than DCLG. The most recent GLA statistics show that in 2014/15 there were 17,914 affordable homes supplied in London with GLA funding. The DCLG total for 2013/14 (the latest year currently available), taking into account homes funded from other sources, is 9,230.

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Chinese

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Hindi

यदि आप इस दस्तावेज की प्रति अपनी
भाषा में चाहते हैं, तो कृपया निम्नलिखित
नंबर पर फोन करें अथवा नीचे दिये गये
पते पर संपर्क करें

Vietnamese

Nếu bạn muốn có văn bản tài liệu
này bằng ngôn ngữ của mình, hãy
liên hệ theo số điện thoại hoặc địa
chỉ dưới đây.

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি
(কপি) চান, তা হলে नीचेर ফোন নম্বরে
বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος
εγγράφου στη δική σας γλώσσα, παρακαλείστε να
επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυ-
δρομικά στην παρακάτω διεύθυνση.

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں
چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر
پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Turkish

Bu belgenin kendi dilinizde
hazırlanmış bir nüshasını
edinmek için, lütfen aşağıdaki
telefon numarasını arayınız
veya adrese başvurunuz.

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى
الاتصال برقم الهاتف أو مراسلة العنوان
أدناه

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ
ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ
ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં
જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર
ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

