

London's housing stock

Buildings in London

Key information

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Contents

[Introduction](#)

[Number and density of homes](#)

[Type and size of homes](#)

[Tenure and ownership](#)

[Quality, safety and efficiency](#)

[Amenities](#)

Introduction

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

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

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

This webpage displays highlights of the paper. Please download the full paper for a range of other data visualisations and source information.

[Read the paper \(PDF\)](#)

Number and density of homes

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

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

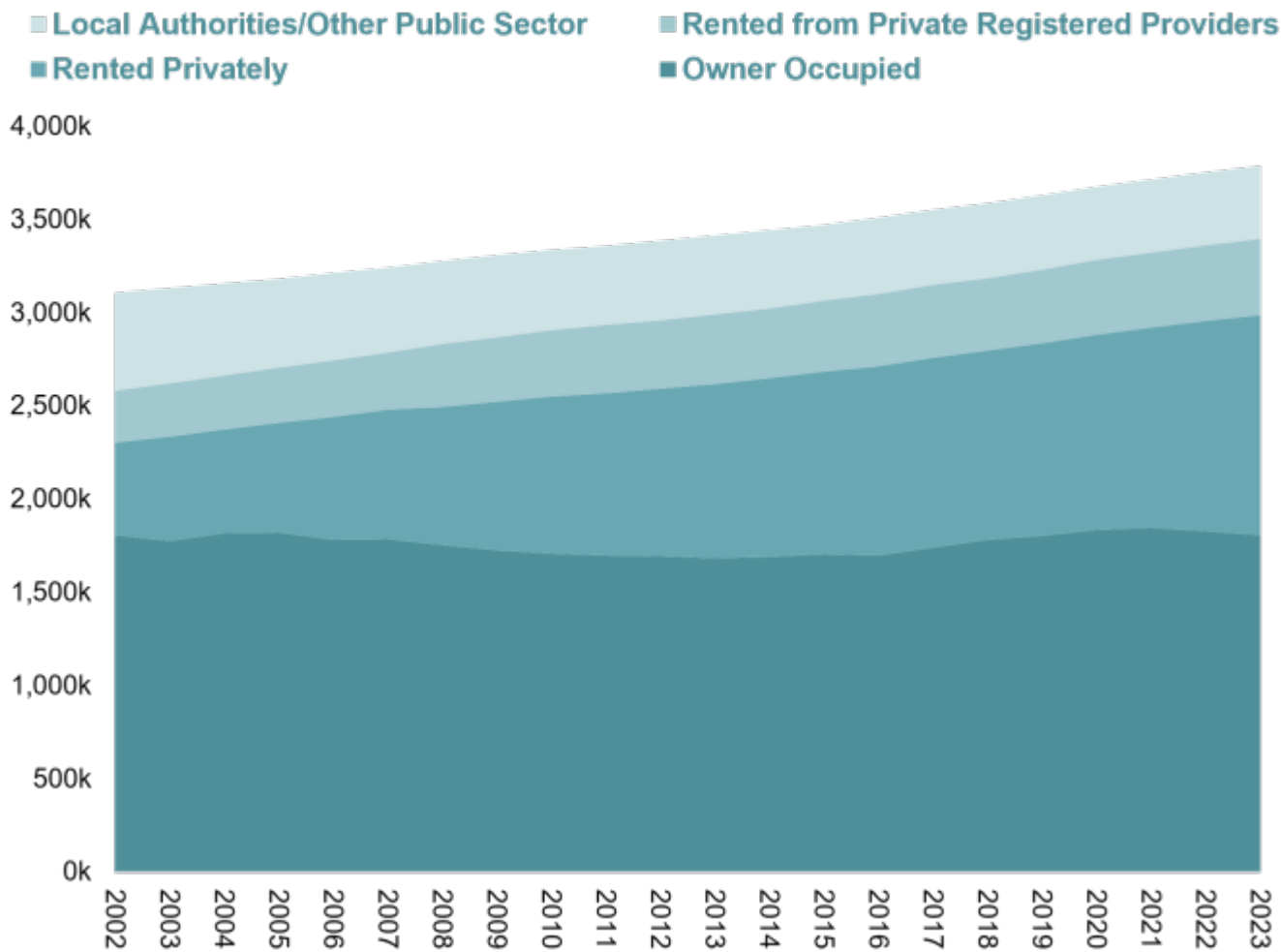


Figure - Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 109, accessed 20 August 2024.

Type and size of homes

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

Dwellings by building type, London and England, 2021

In London in 2021:



45.8% of homes were a house or bungalow



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



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

Across the whole of England in 2021:



77.3% of homes were a house or bungalow



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



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

Figure -

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

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

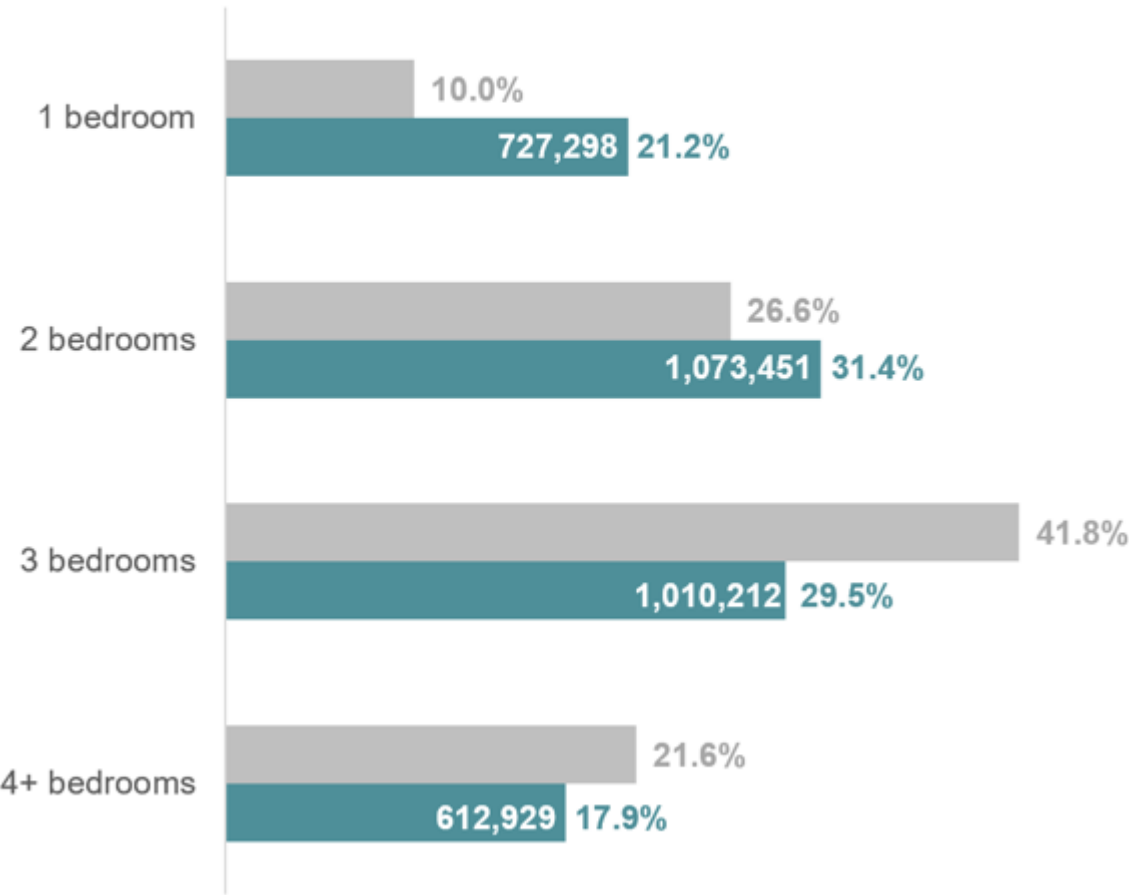


Figure -

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

[Read the paper \(PDF\)](#)

Tenure and ownership

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

Total vacant dwellings in London, 2004 to 2023

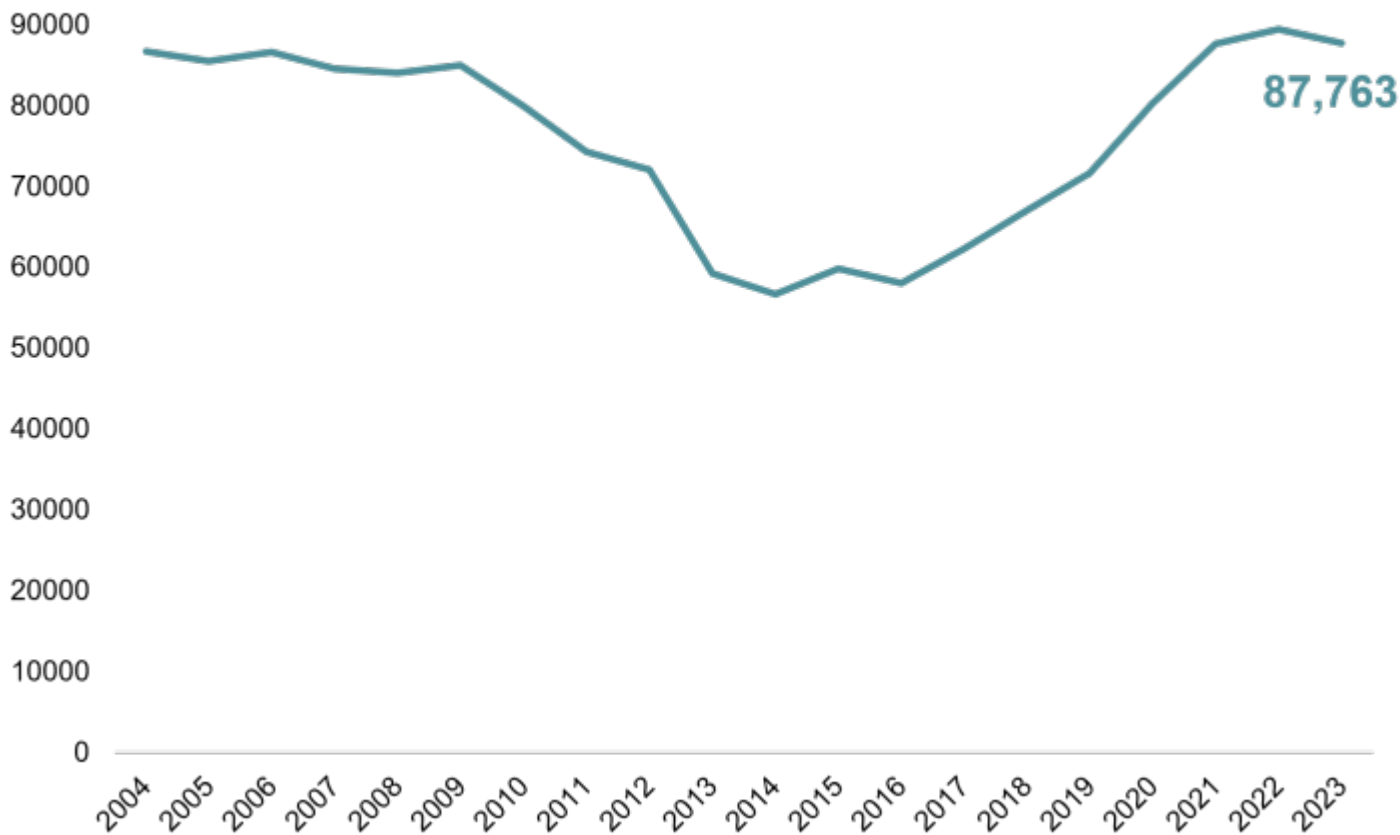
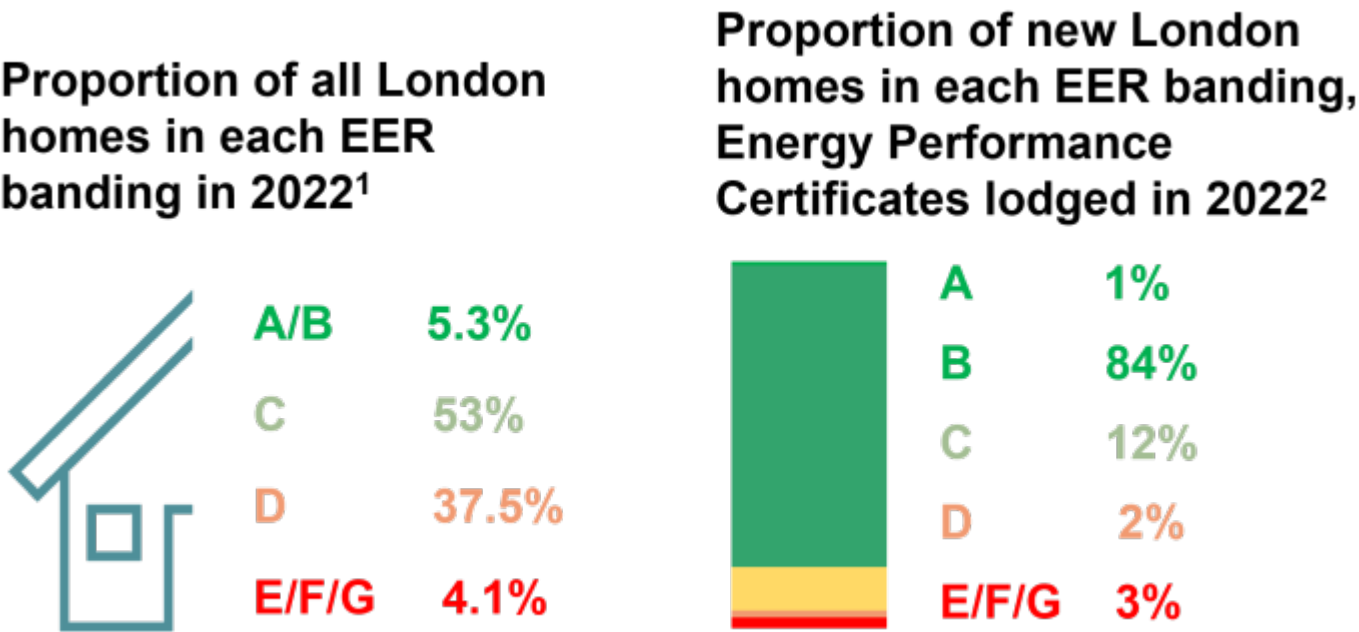


Figure -

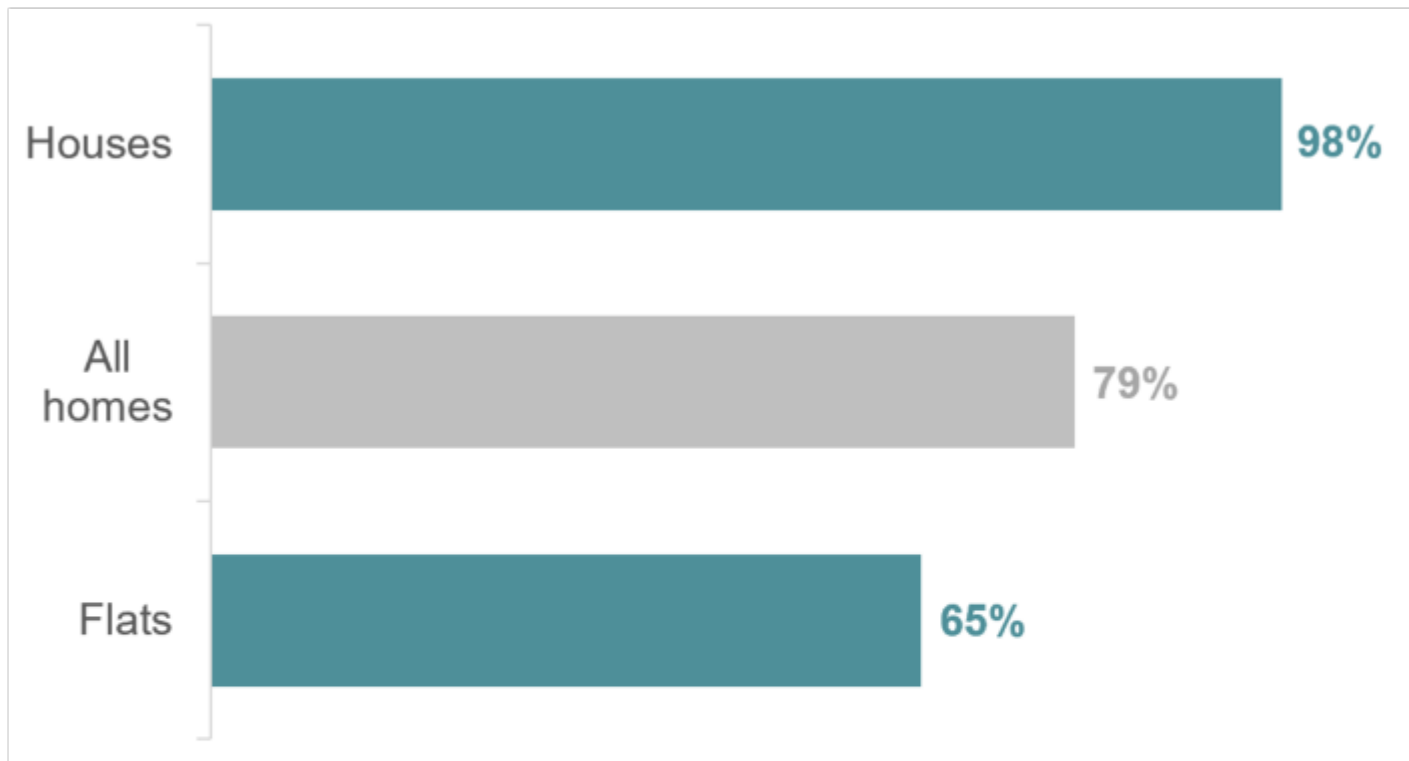
Ministry of Housing, Communities and Local Government, [Live tables on dwelling stock \(including vacants\)](#), Table 615, accessed 20 August 2024

Quality, safety and efficiency

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



Proportion of London homes with access to a garden, 2020



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

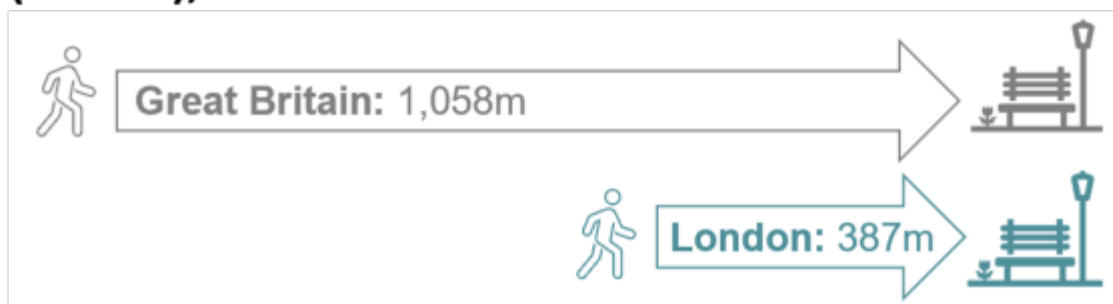


Figure -

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

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[Back to table of contents](#)