

Affordable Housing Monitor 2025

Housing block at Agar Grove Camden

Key information

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Overview

The Affordable Housing Monitor is an annual report examining the delivery of affordable housing in London and tracking the Mayor's progress against his commitments.

This report has been produced with and for the London Assembly Housing Committee to support its annual scrutiny. It focuses on the Mayor's delivery under the Affordable Homes Programmes (AHPs), up to March 2025.

Headlines of the Affordable Housing Monitor 2025:

- To March 2025, the Mayor has delivered 5,188 starts against a target of 17,800 - 19,000 homes. This target was reduced from 23,900 - 27,200 in March 2025. The number of homes started is therefore 12,612 - 13,812 below target with one year remaining until the deadline of March 2026.
- 35 per cent of homes started under the previous AHP 2016-23 are still to be completed. No deadline has been set for completions.
- The GLA is on track to exceed its target for at least 60 per cent of homes under the AHP 2021-26 to be for social rent. Currently, 84 per cent of starts are for social rent.
- Since 2018, there have been 25,359 GLA-funded council homes started and 12,552 completed.
- In 2023-24, the net addition to London's affordable housing stock was 7,674. The GLA estimates that London needs net 42,841 affordable homes each year between 2016 and 2041 to meet need.

This Monitor sits alongside the Research Unit background paper on [Affordable homes programmes in London](#). The background paper provides further detail on the key elements of the Mayor's Affordable Housing Programmes and additional context on affordable housing in London.

Affordable homes in London are also funded in other ways, separate to AHP funding. This Monitor primarily focuses on homes delivered through AHP funding in London, because of the Mayor's responsibilities under the AHP. The Mayor also has some other smaller programmes delivering affordable housing which are referenced in

this Monitor.

[Read the Monitor \(pdf\)](#)

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