

# MDA No.: 1439

## Title: Housing Committee – Affordable Housing Monitor 2022

### 1. Executive Summary

1.1 At the Housing Committee meeting on 21 September 2022 the Committee resolved that:

*Authority be delegated to the Chair, in consultation with party Group Lead Members, to agree the annual Affordable Housing Monitor.*

1.2 Following consultation with party Group Lead Members, the Chair is asked to agree the Committee's Affordable Housing Monitor 2022 as attached at **Appendix 1**.

### 2. Decision

2.1 **That the Chair, in consultation with party Group Lead Members, agrees the Committee's Affordable Housing Monitor, as attached at Appendix 1.**

#### Assembly Member

I confirm that I do not have any disclosable pecuniary interests in the proposed decision and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

Signature:



Printed Name:

**Sem Moema AM, Chair of the Housing Committee**

Date:

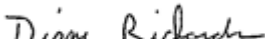
**17 October 2022**

### 3. Decision by an Assembly Member under Delegated Authority

#### Background and proposed next steps:

- 3.1 The terms of reference for this investigation were agreed by the Chair, in consultation with relevant party Lead Group Members, on 19 August 2022 under the standing authority granted to Chairs of Committees and Sub-Committees. Officers confirm that the report and its recommendations fall within these terms of reference.
- 3.2 The exercise of delegated authority approving the report will be formally submitted to the Housing Committee's next appropriate meeting for noting.

#### Confirmation that appropriate delegated authority exists for this decision:

Signature (Committee Services): 

Printed Name: Diane Richards, Committee Officer

Date: 17 October 2022

Telephone Number: 07925 353478

#### Financial Implications: NOT REQUIRED


Note: Finance comments and signature are required only where there are financial implications arising or the potential for financial implications.

Signature (Finance): Not Required

Date: Not Required

#### Legal Implications:

The Chair of the Housing Committee has the power to make the decision set out in this report.

Signature (Legal): 

Printed Name: Emma Strain, Monitoring Officer

Date: 14 October 2022

Telephone Number: 07971 101375

#### Supporting Detail / List of Consultees:

- Siân Berry AM and Andrew Boff AM

### 4. Public Access to Information

- 4.1 Information in this form (Part 1) is subject to the FoIA, or the EIR and will be made available on the GLA Website, usually within one working day of approval.

- 4.2 If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.
- 4.3 **Note:** this form (Part 1) will either be published within one working day after it has been approved or on the defer date.

**Part 1 - Deferral:**

Is the publication of Part 1 of this approval to be deferred? **NO**

If yes, until what date:

**Part 2 – Sensitive Information:**

Only the facts or advice that would be exempt from disclosure under FoIA or EIR should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form? **NO**

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**Lead Officer / Author**

Signature:



Printed Name: Sarah-Jane Gay

Job Title: Senior Policy Advisor

Date: 17 October 2022

Telephone Number: 020 7983 4383

**Countersigned by Executive Director:**

Signature:



Printed Name: Helen Ewen

Date: 17 October 2022

Telephone Number: 07729 108986





# Affordable Housing Monitor 2022

Housing Committee

October 2022

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# LONDON ASSEMBLY HOUSING COMMITTEE

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The London Assembly Housing Committee examines matters relating to housing in London and leads on the scrutiny of the Mayor's housing responsibilities. To read more about our work or to contact us, [please visit our website](#).

# Affordable Housing Monitor 2022

## About this report

The Affordable Housing Monitor is an annual report by the London Assembly Housing Committee. The Monitor examines the delivery of affordable housing in London and tracks the Mayor's progress against his commitments. This report will focus on the Mayor's delivery under the 2016-23 Affordable Homes Programme (AHP) to date, in particular for the year April 2021-March 2022. The primary source of data is the Greater London Authority's (GLA) Housing starts and completions figures.<sup>1</sup>

<sup>1</sup> [GLA, Affordable Housing Statistics](#)

# 'AFFORDABLE' HOUSING DEFINITIONS AND ELIGIBILITY

“Affordable housing” is an umbrella term for a variety of tenures including social rented, affordable rented and intermediate housing. Government policy defines these different tenures as follows:

The Mayor has developed new affordable tenures for use in his London planning and funding policies:

Housing type	Definition	Who can apply?
<b>Affordable rent</b>	Rents are of no more than 80 per cent of local market rent.	Households on the waiting list for social housing.
<b>Social rent</b>	Rent levels are determined by a rent formula - usually around 50 per cent of local market rent.	Social housing is allocated by local authorities. Each authority has different policies on who qualifies for social housing and who gets priority in allocation policies.
<b>Shared ownership</b>	Eligible households can part-purchase a home, with a below-market rent on the unbought share.	Households that have incomes of up to £90,000 (if applying for a property in London) or £80,000 (if applying for a property outside of London).

London-specific affordable housing		
Housing type	Definition	Who can apply?
<b>London Affordable Rent (LAR)</b>	Rent levels roughly correspond to traditional social rent at around 40–60 per cent of market levels.	Households on the waiting list for social housing.
<b>London Living Rent (LLR)</b>	Rent is based on a third of average local household incomes. Homes built at this tenure mainly offer time-limited tenancies, with the idea that after ten years, tenants then buy their home. In the new London Plan, some homes for long-term rent are also defined as affordable if provided at these rent levels.	Middle income (up to £60,000) households who want to buy a home.

# KEY POINTS

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The Mayor was granted £4.82 billion in government funding for the AHP 2016-23. He committed to starting 116,000 affordable homes by 2022 (then extended to 2023).<sup>2</sup>

The Mayor received a further £4 billion for the new AHP 2021-26, where he committed to 35,000 affordable housing starts and a greater proportion of homes for social rent.<sup>3</sup> Key progress so far:

- In order to **meet the target of 116,000 homes**, the Mayor will need to build a **record number of 25,000 (22 per cent) homes in 2022-23**.
- Since April 2015 to the end of March 2022, **91,000 homes have been started toward the 2016-23 target** (78 per cent). Including 7,189 in 2015-16 and 83,811 since 2016.
- The **highest number of homes started** in a single year was 2021-22 when **18,722 homes** were started.
- **No homes** have yet been **started** from the **2021-26 AHP**.



<sup>2</sup> GLA, [Homes for Londoners: Affordable Homes Programme 2016-2023](#). **Note:** This target includes all homes started since 1 April 2015 from all housing initiatives that receive government funding (including the 2016 programme) and any homes housing providers deliver with no grant funding. Where this document refers to ‘starts’ these include figures from 2015-16, while ‘completions’ include figures from 2016-17 onwards.

<sup>3</sup> GLA, [Homes for Londoners: Affordable Homes Programme 2021-2026](#)



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# HOUSING IN LONDON

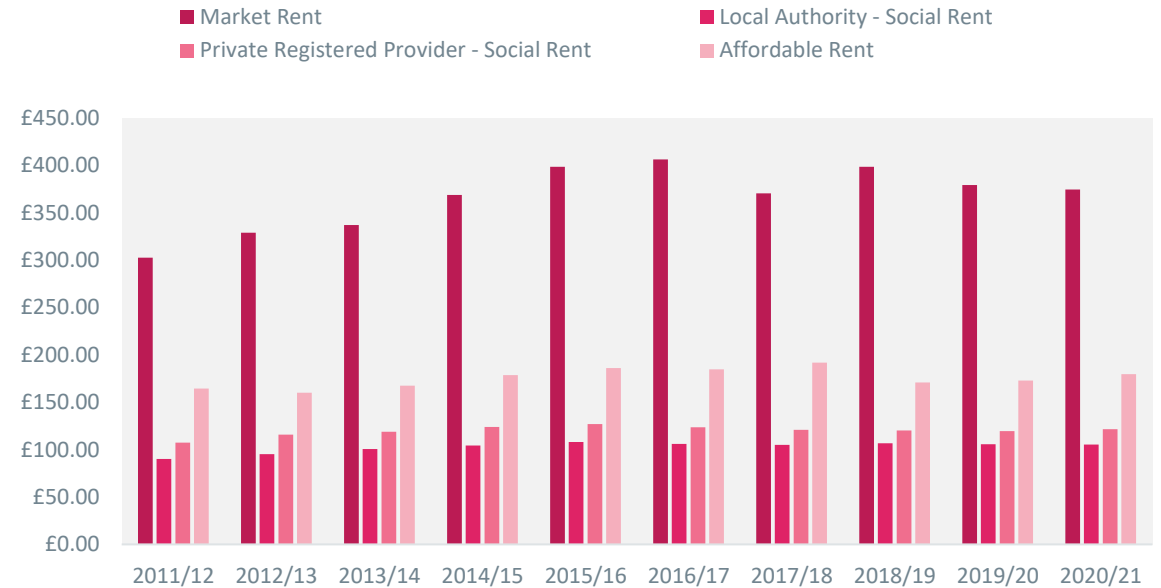
This section looks at the cost of housing for Londoners.

# RENTS IN LONDON

The difference in rented tenures in London is significant. In 2020-21, the average weekly rent for a social tenancy was £114.06, for Affordable Rent it was £179.58, while the market rent price was more than three times as high for a social tenancy, at £374.54 per week.<sup>4</sup>

According to data from the Office for National Statistics (ONS), the median monthly private rent for inner London is £1,625 and stands at £1,300 for outer London. The Royal Borough of Kensington and Chelsea had the highest median rent in London and England (£2,199); Sutton had the lowest median rent in London (£1,100). The average difference with Kensington and Chelsea and the rest of London was £755.<sup>5</sup>

## Average Weekly Rents in London



**Source:** [DLUHC, Social housing lettings in England, April 2020 to March 2021, CORE summary tables: 2020 to 2021.](#)

<sup>4</sup> [DLUHC, Social housing lettings in England, April 2020 to March 2021, CORE summary tables: 2020 to 2021.](#)

<sup>5</sup> [ONS, Private rental market summary statistics in England: April 2021 to March 2022](#)

# MONTHLY PRIVATE SECTOR RENTS 2021-22

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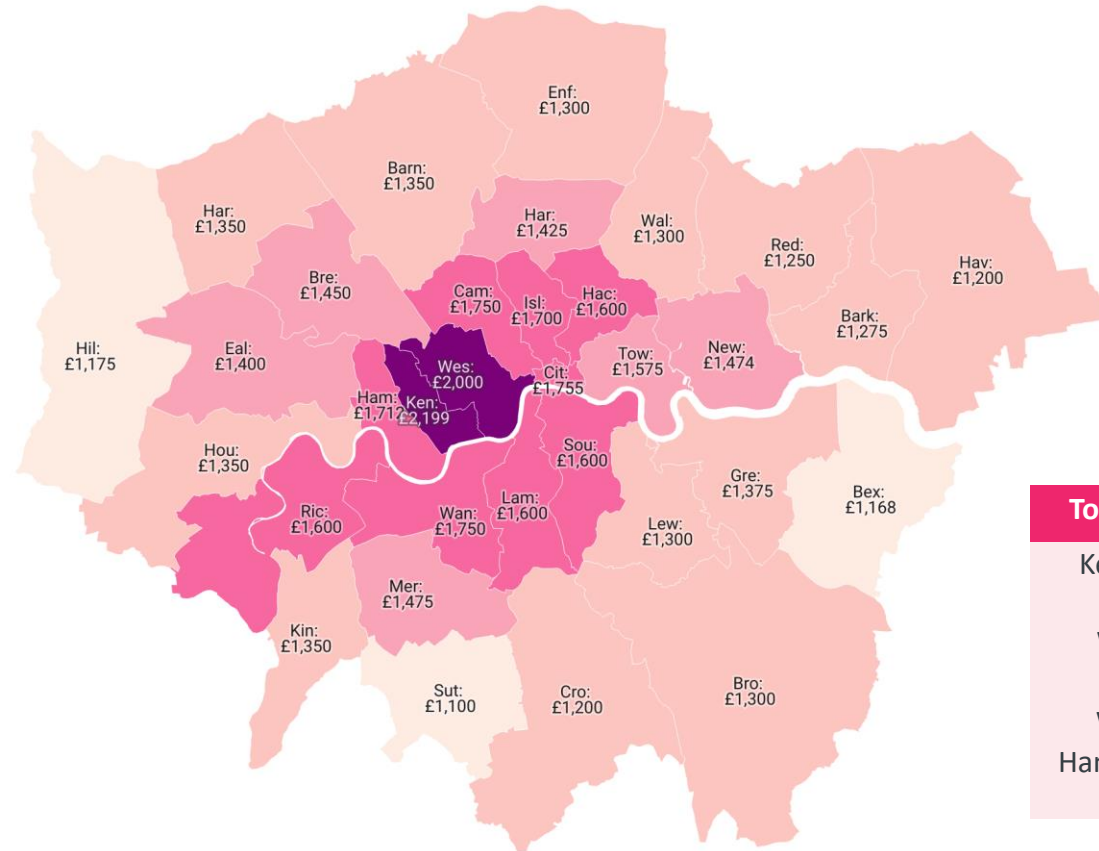
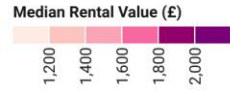
	Mean	Lower quartile	Median	Upper quartile
Room	£647.00	£517.00	£617.00	£741.00
Studio	£1,015.00	£820.00	£950.00	£1,150.00
One bedroom	£1,291.00	£1,050.00	£1,225.00	£1,448.00
Two bedrooms	£1,607.00	£1,300.00	£1,475.00	£1,775.00
Three bedrooms	£1,990.00	£1,520.00	£1,750.00	£2,200.00
Four or more bedrooms	£2,940.00	£1,993.00	£2,500.00	£3,450.00

[Private rental market in London: April 2021 to March 2022](#)

[Private rental market summary statistics in England: April 2021 to March 2022](#)

# PRIVATE RENTS IN LONDON 2021-22

## MONTHLY MEDIAN PRIVATE SECTOR RENTS BY BOROUGH



Top 5 boroughs*	Median Rent
Kensington and Chelsea	£2,199
Westminster	£2,000
Camden	£1,750
Wandsworth	£1,750
Hammersmith and Fulham	£1,712

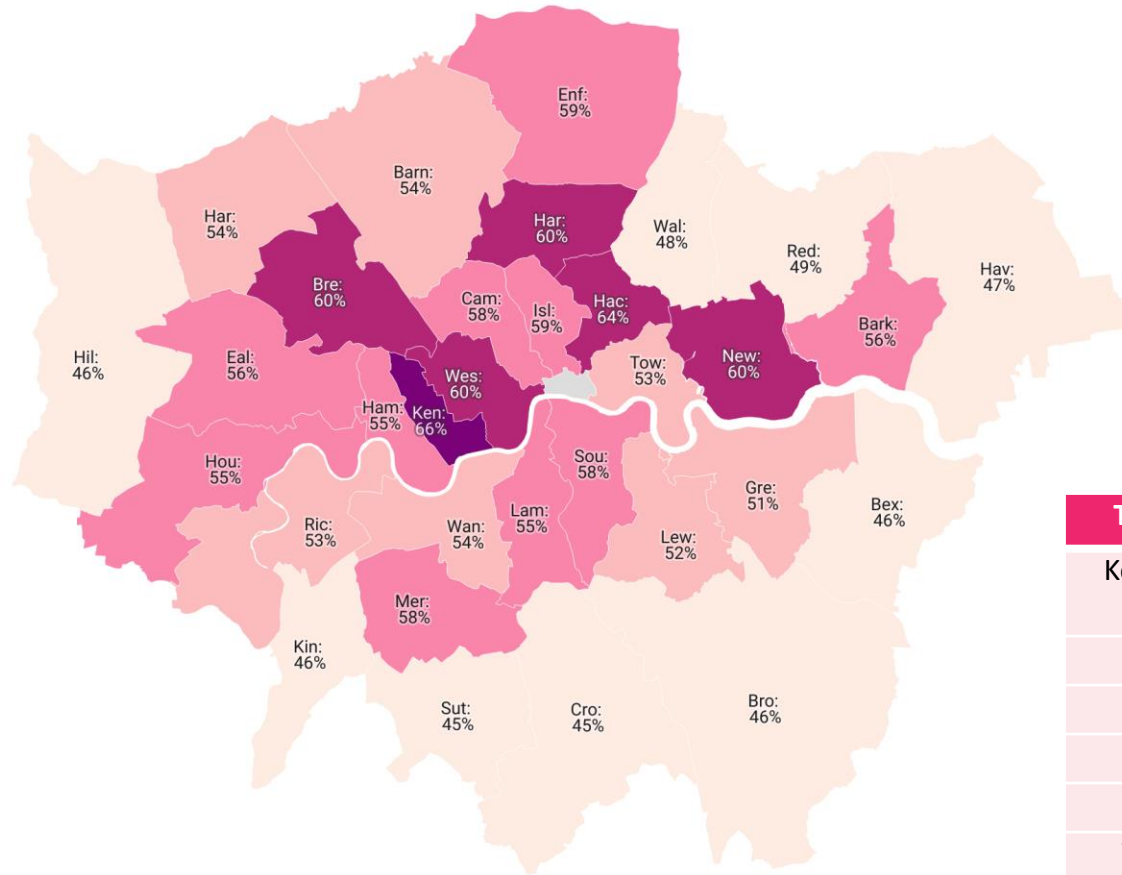
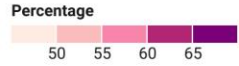
Map: Scrutiny Research Unit • Source: ONS • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

\*Excludes the City of London due to small sample size.



# PRIVATE RENT AS PROPORTION OF EARNINGS BY BOROUGH (2021-22)

## MONTHLY MEDIAN PRIVATE RENTS AS PROPORTION OF MONTHLY MEDIAN EARNINGS\* BY BOROUGH



Top Boroughs	Rent / Pay
Kensington and Chelsea	66%
Hackney	64%
Brent	60%
Haringey	60%
Newham	60%
Westminster	60%

\*Earnings are residency-based.

Map: Scrutiny Research Unit • Source: NOMIS ASHE and Live Tables on Rents & Lettings • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# LONDON AFFORDABLE AND LIVING RENT LEVELS

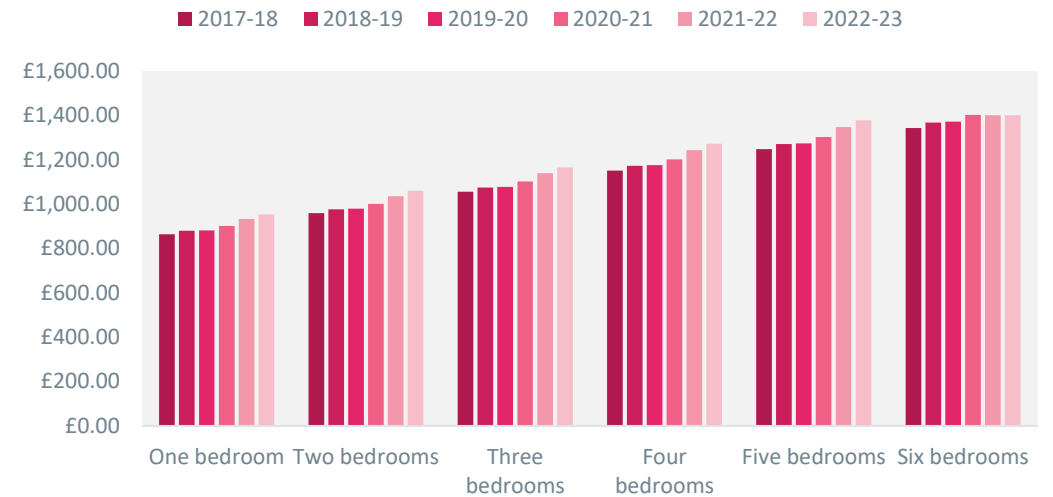
## Weekly London Affordable Rent

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
One bedroom	£144.26	£150.03	£155.13	£159.32	£161.71	£168.34
Two bedrooms	£152.73	£158.84	£164.24	£168.67	£171.20	£178.23
Three bedrooms	£161.22	£167.67	£173.37	£178.05	£180.72	£188.13
Four bedrooms	£169.70	£176.49	£182.49	£187.42	£190.23	£198.03
Five bedrooms	£178.18	£185.31	£191.61	£196.78	£199.73	£207.93
Six bedrooms	£186.66	£194.13	£200.73	£206.15	£209.24	£217.82

[Homes for Londoners: Affordable Homes Programme 2016-2023 | London City Hall](#)

As set out in the 2016-21 Affordable Homes Programme Funding Guidance, the GLA updated its London Affordable Rent weekly rent benchmarks on an annual basis, updating each one by the increase in Consumer Prices Index (CPI) for the previous September plus 1 per cent.

## Median London Living Rent Capped Benchmark



[London Living Rent](#)

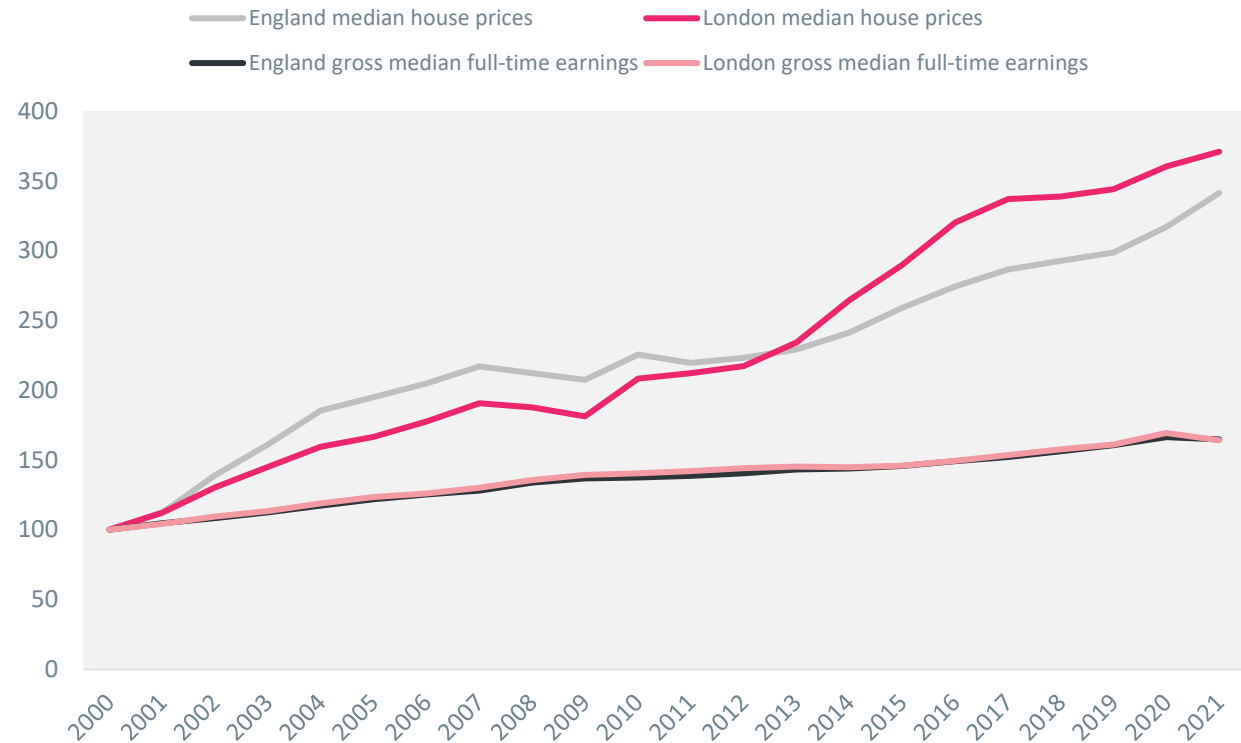
The Mayor publishes benchmark London Living Rent levels (inclusive of service charges), for every neighbourhood in the capital, updated annually. These are based on a third of average local household incomes and adjusted for the number of bedrooms in each home. These benchmarks are capped at £1,400 a month for all homes (inclusive of service charges).

# HOUSE PRICES IN LONDON

Many Londoners struggle to get onto the housing ladder.

Over the last twenty years, affordability has worsened in London more than anywhere else in the country, driven largely by house prices increasing faster than earnings.<sup>6</sup>

Index of gross median house prices and gross median earnings in London and England\*



\*base year 2000 (figures are nominal), **Source:** ONS, (Table 1a), [Annual Survey of Hours and Earnings](#) and (Table 12), [Median house prices for administrative geographies: HPSSA dataset 9](#)

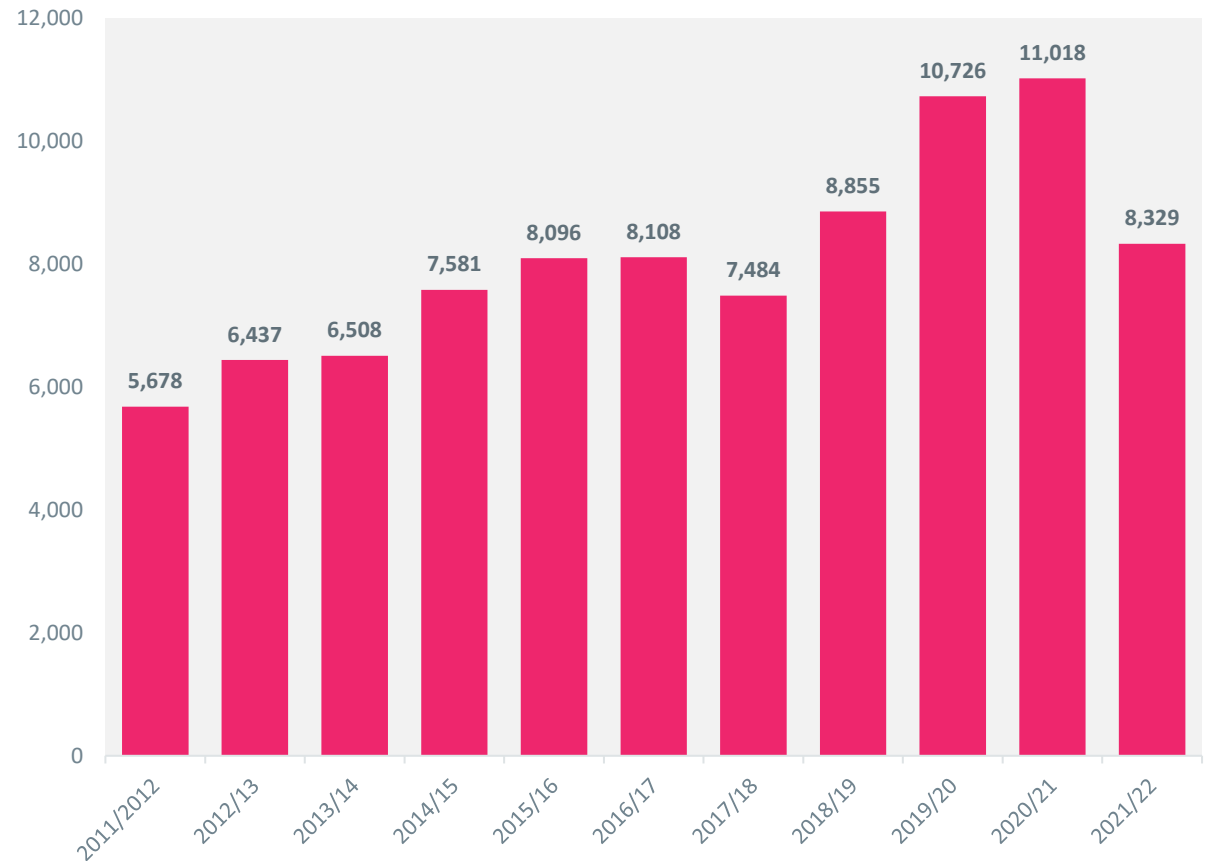
<sup>6</sup> ONS, [Housing affordability in England and Wales: 2021](#)

# ROUGH SLEEPING

The lack of affordable housing has an impact on other major social challenges, notably homelessness and rough sleeping.

An estimated 8,329 people were recorded as sleeping rough in London in 2021-22. Although this is a 24 per cent decrease compared to 11,018 people in 2020-21, it is still 29 per cent higher than the total of 6,437 people recorded sleeping rough in London ten years ago, in 2012-13.

Number of people seen rough sleeping in London 2011-12 – 2021-22



Source: Combined Homelessness and Information Network (CHAIN) via London Datastore, St Mungo's



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# **THE MAYOR'S POWERS: WHAT CAN HE DO IN LONDON?**

# THE MAYOR'S POWERS: THE LONDON PLAN

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The Mayor is responsible for the London Plan, the spatial development strategy for Greater London that sets out a development framework for the next 20-25 years.

A new London Plan was published in March 2021, setting a housing target of approximately 52,000 homes per year over ten years.<sup>7</sup> This is short of the housing need for around 66,000 new homes a year, identified by the GLA's own Strategic Housing Market Assessment (SHMA) in 2017.<sup>8</sup>

The target was developed by considering the capacity of land suitable for residential development and intensification, and through an examination process led by independent inspectors appointed by the Secretary of State of the then Ministry of Housing, Communities & Local Government (now the Department for Levelling Up, Housing and Communities).

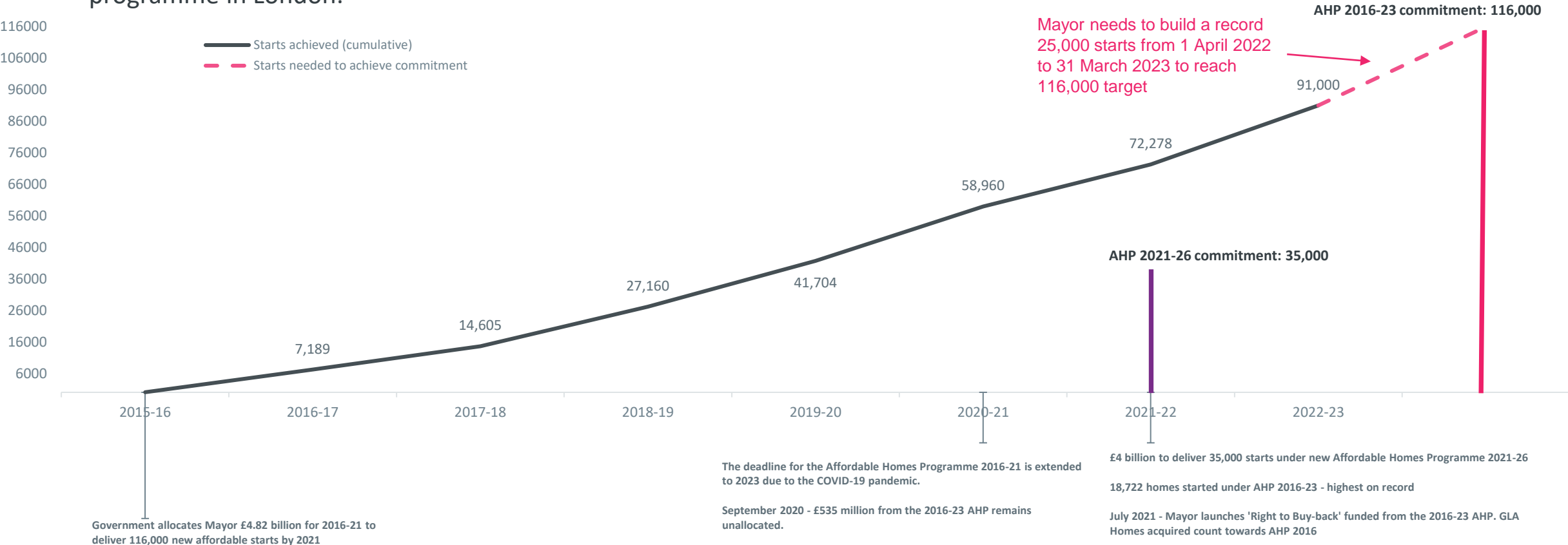
<sup>7</sup> [GLA, The London Plan 2021](#)

<sup>8</sup> [GLA, 2017 London Strategic Housing Market Assessment \(SHMA\)](#)



# THE MAYOR'S POWERS: AFFORDABLE HOMES PROGRAMME

The Mayor's main power is the distribution of funding to housing associations and councils to build affordable homes. The Affordable Homes Programme is the primary source of funding for this. The timeline below provides a brief overview of the programme in London.



\*GLA sources informed the Committee that homes acquired under the fund are counted as starts and completions under the AHP 2016-23.

# AHP: WHAT ARE THE KEY PROGRAMME DIFFERENCES?

Topic	AHP 2016-23 <sup>9</sup>	AHP 2021-26 <sup>10</sup>
<b>Funding from central government</b>	£3.15bn - later became £4.82bn.	£4bn.
<b>Target number of starts</b>	At least 90,000 - later became 116,000.	35,000.
<b>Tenure</b>	Half (58,500) to be a combination of London Living Rent and Shared Ownership	Half (17,500) to be Social Rent, rest to be London Living Rent, Shared Ownership, or supported/specialist.
<b>Grant rates</b>	Fixed, apart from supported and specialised housing. Depending on the route and additional allocations, providers can receive up to £38,000 per home for London Living Rent and Shared Ownership homes and up to £70,000 per home for London Affordable Rent homes.	Negotiable. To date, £3.4 billion has been allocated to deliver 29,456 homes. This means the average grant awarded under the programme to date is £117,627.
<b>Estate regeneration</b>	No mention.	Funding for units that replace homes that have been, or will be, demolished is not available, except where homes have become obsolete (and only in exceptional circumstances).
<b>Building safety</b>	No mention – pre-Grenfell.	Investment partners must meet five mandatory building safety standards to be eligible for grant funding.
<b>Sustainability standards</b>	Projects funded through this programme are expected to meet the housing design and sustainability standards set out in the London Plan.	Investment partners are required to adhere to six new sustainability standards as a condition of funding.
<b>Equality, diversity and inclusion</b>	No mention.	All investment partners will be contractually required to meet minimum standards within one year of their grant allocation being approved by the GLA.

<sup>9</sup> GLA, Affordable Homes Programme 2016-23: Funding Guidance and GLA, Affordable Homes Programme 2016-21: Funding Guidance Addendum

<sup>10</sup> GLA, Affordable Homes Programme 2021-26: Funding Guidance



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# WHAT HAS THE MAYOR DELIVERED?

This section looks at the number of homes the Mayor has started and completed in the last year, and since 2016.

# AFFORDABLE HOUSING STARTS AND COMPLETIONS – 2021-22

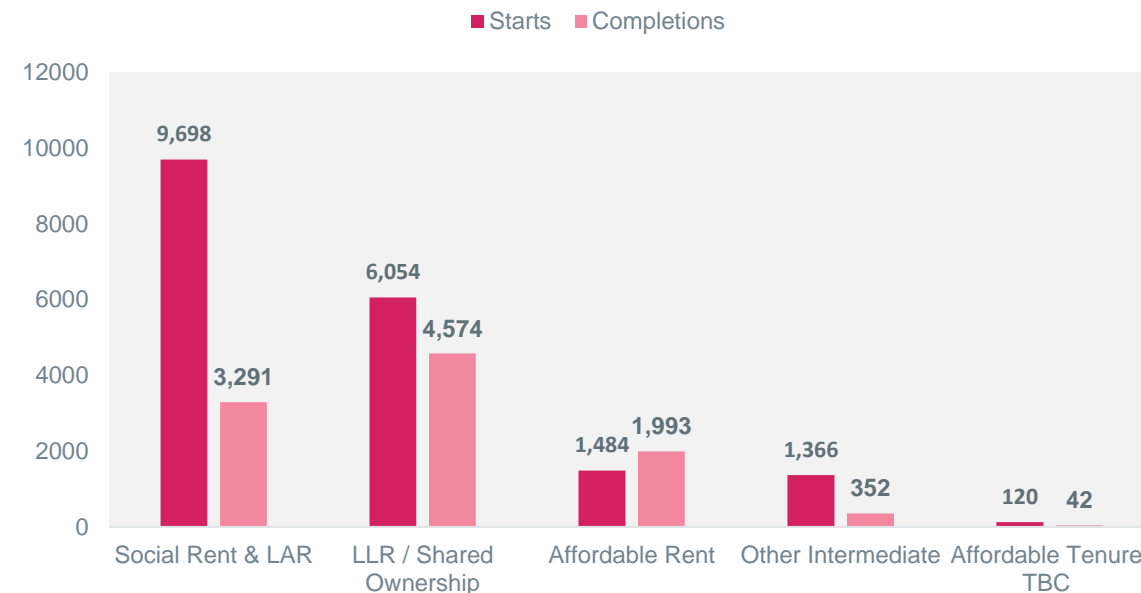
In 2021-22 the Mayor started 18,722 affordable homes:

Tenure	Starts 2021-22	Percentage of total 2021-22 starts
Social Rent/LAR	9,698	52%
LLR/Shared Ownership	6,054	32%
Affordable Rent	1,484	8%
Other Intermediate	1,366	7%
Tenure TBC	120	0.6%

There were 10,252 affordable completions in London in 2021-22, made up of the following tenures:

Tenure	Completions 2021-22	Percentage of total 2021-22 completions
Social Rent/LAR	3,291	32%
LLR/Shared Ownership	4,574	45%
Affordable Rent	1,993	19%
Other Intermediate	352	3%
Tenure TBC	42	0.4%

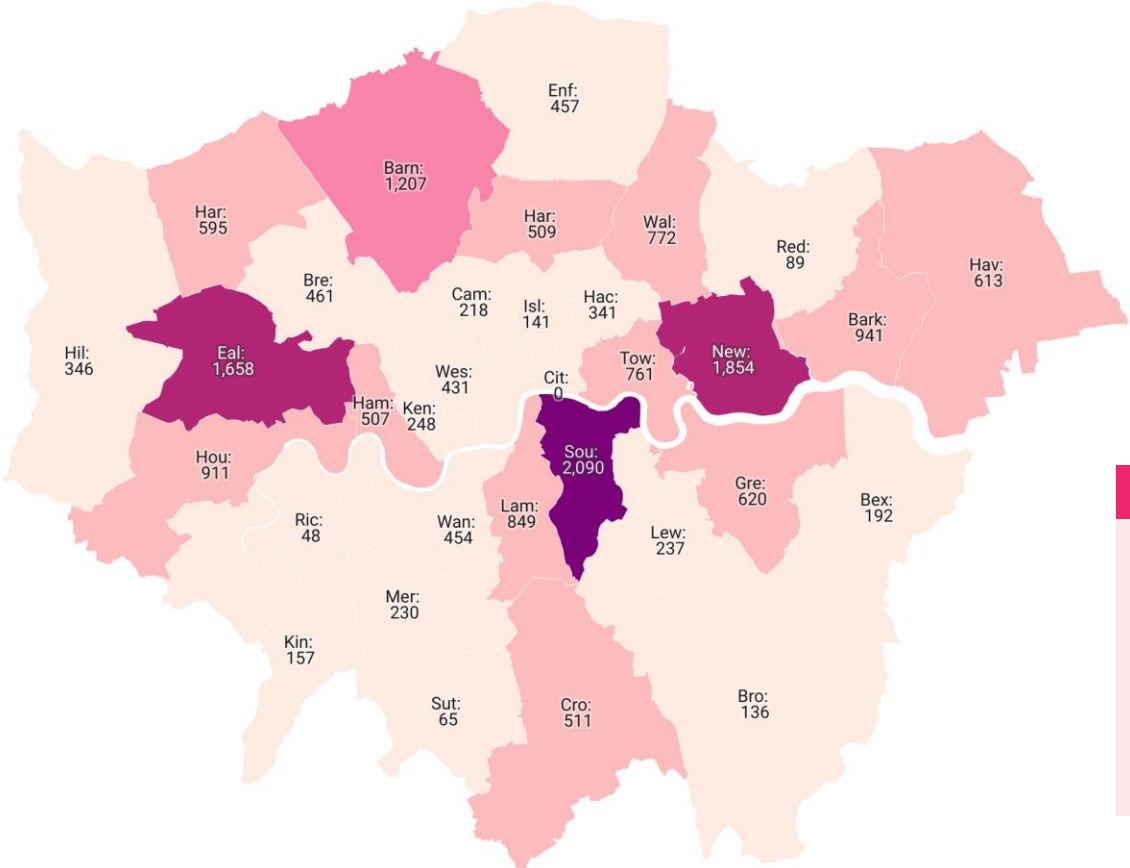
## 2021-22 starts and completions by Tenure



London Datastore Affordable Housing Statistics

# AFFORDABLE STARTS ACROSS LONDON IN 2021-22

## AFFORDABLE HOUSING STARTS 2021-22

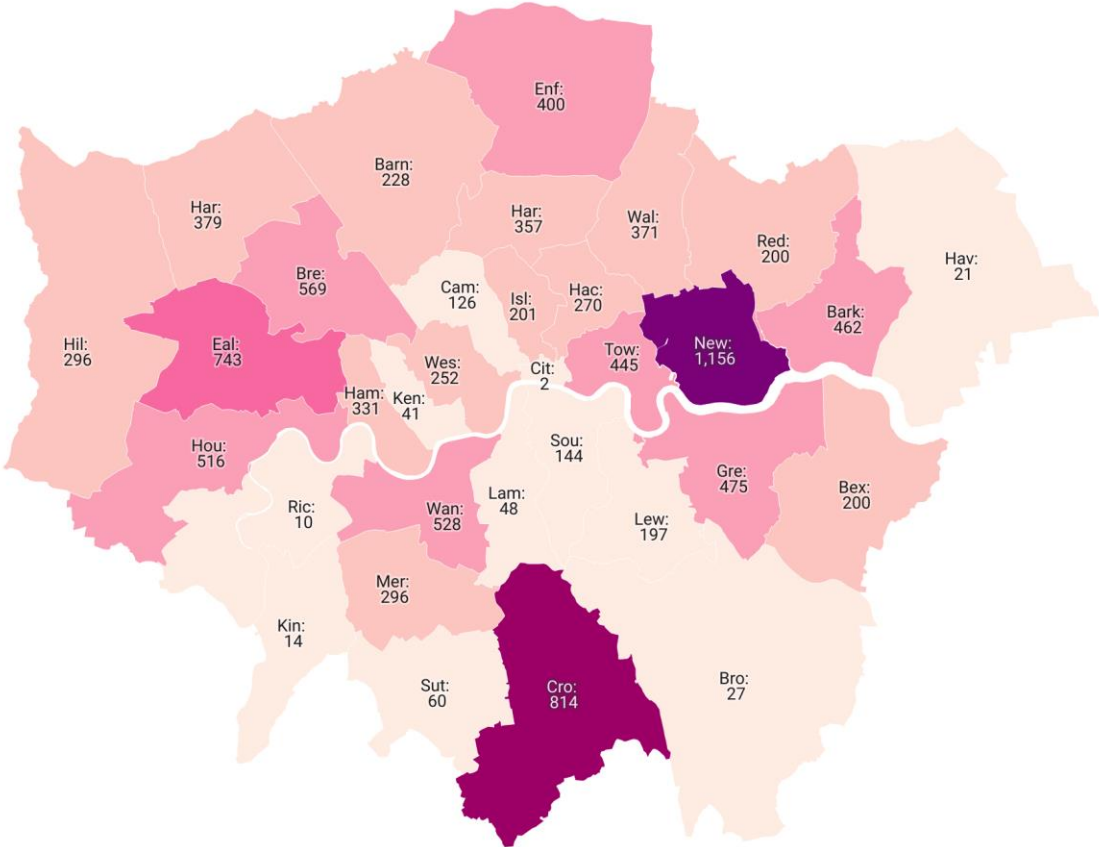


Top 5 boroughs	Starts 2021-22
Southwark	2,090
Newham	1,854
Ealing	1,658
Barnet	1,207
Barking and Dagenham	941

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# AFFORDABLE COMPLETIONS ACROSS LONDON IN 2021-22

## AFFORDABLE HOUSING COMPLETIONS 2021-22



### Top 5 boroughs Completions 2021-22

Newham	1,156
Croydon	814
Ealing	743
Brent	569
Wandsworth	528

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# AFFORDABLE HOUSING STARTS 2016-17 TO 2021-22

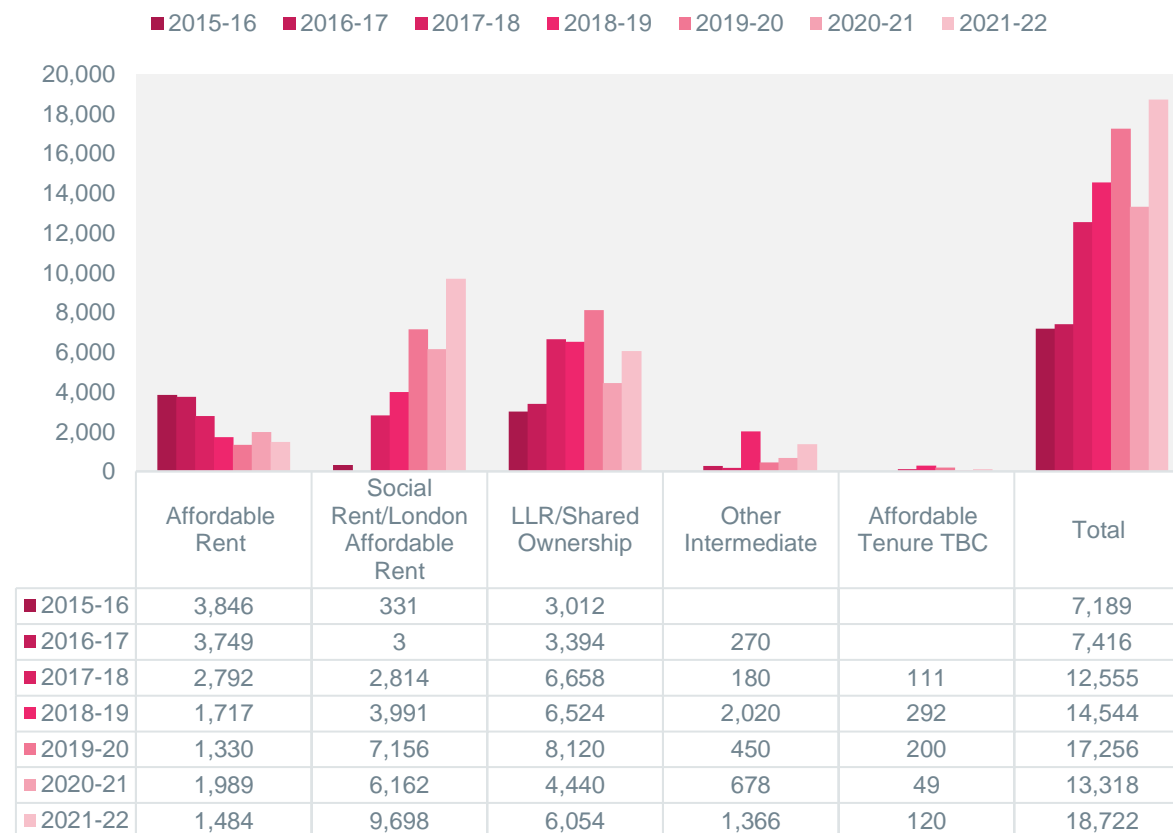
The Mayor has committed to starting 116,000 new affordable homes by 2023. Since 2015, 91,000 homes have been started towards this target (78 per cent). All housing starts so far are from the AHP 2021-23. The 91,000 starts since 2015 consist of the following tenures:

Tenure	Starts 2016-17 to 2021-22	Percentage of total 2016-17 to 2021-22 starts
Social Rent/LAR	30,155	33%
LLR/Shared Ownership	38,202	42%
Affordable Rent	16,907	19%
Other Intermediate	4,964	5%
Tenure TBC	772	1%

Data shows that London Living Rent/ Shared Ownership starts have reduced 14 percentage points from 2016-17 to 2021-22 while Social Rent & London Affordable Rent starts have increased to 52 per cent of total affordable starts.

**Starts were higher in 2021-22 than any other year in the current programme. This year is the highest number of affordable starts in a single year.**

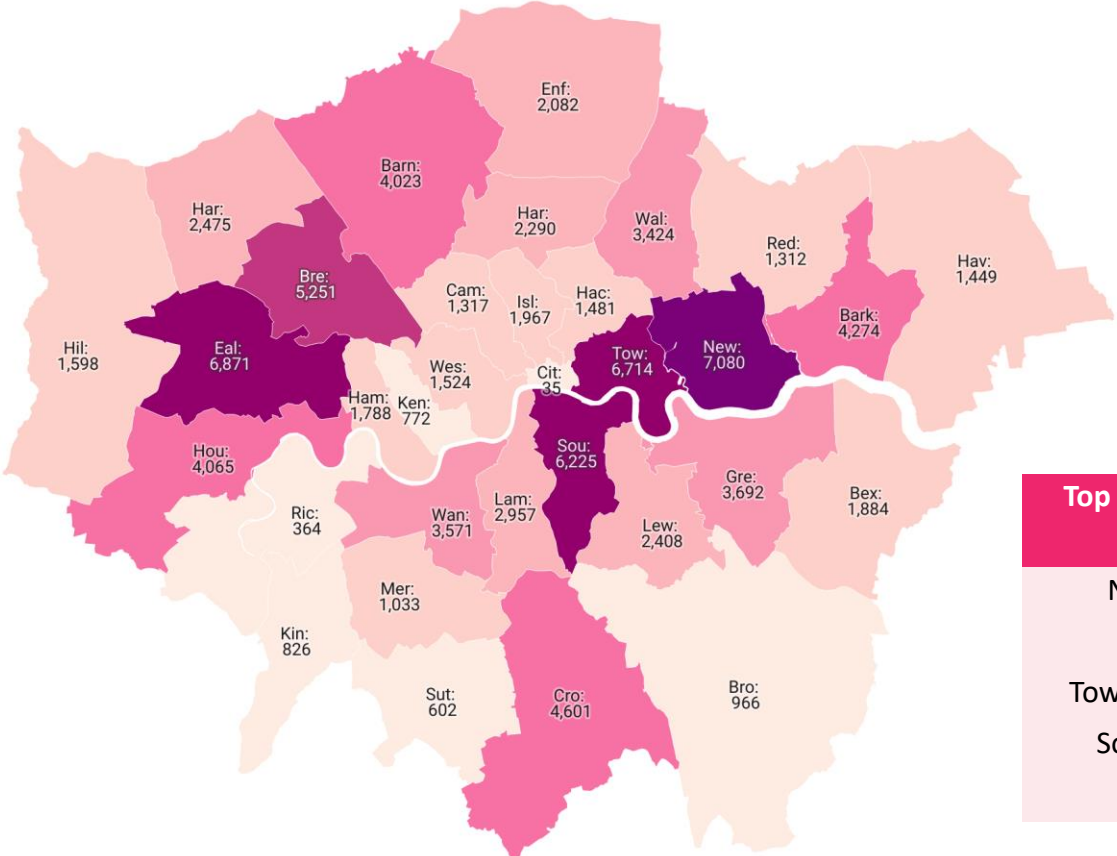
## Affordable homes starts 2016-17 to 2021-22



London Datastore Affordable Housing Statistics

# AFFORDABLE STARTS BY BOROUGH 2016-17 TO 2021-22

## AFFORDABLE HOUSING STARTS 2016-17 TO 2021-22



Top 5 Boroughs	Starts 2016-17 – 2021-22
Newham	7,080
Ealing	6,871
Tower Hamlets	6,714
Southwark	6,225
Brent	5,251

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

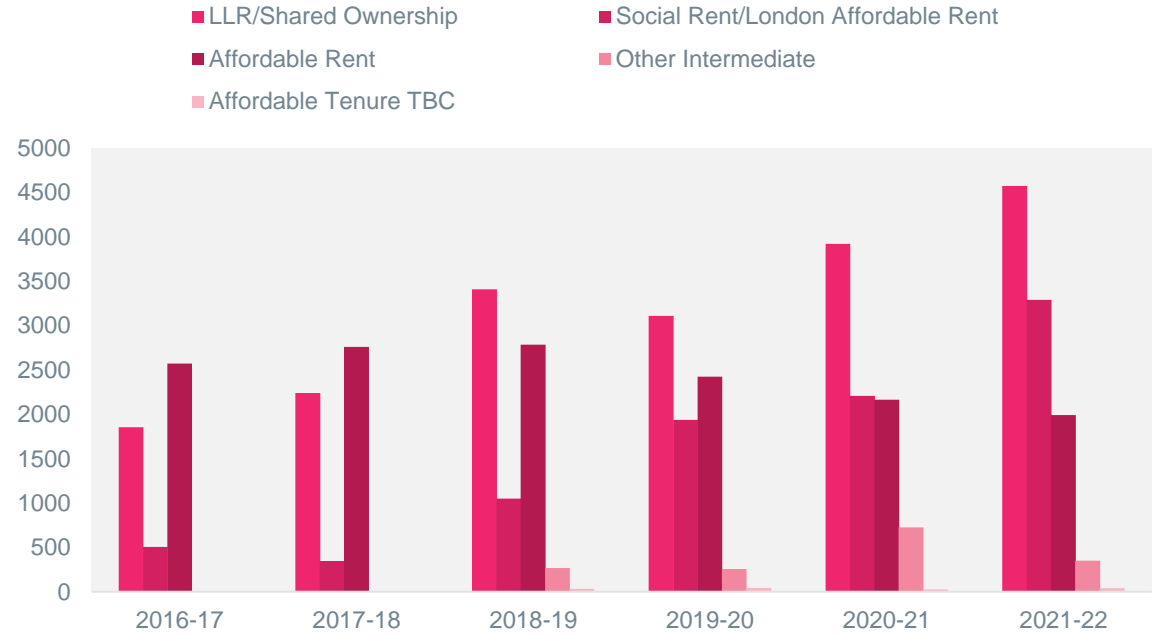
# AFFORDABLE HOUSING COMPLETIONS 2016-17 TO 2021-22

The total number of affordable completions in London from 2016-17 to 2021-22 is 44,911 (39 per cent of total 116,000 target) made up of the following tenures:

Tenure	Completions 2016-17 to 2021-22	Percentage of total 2016-17 to 2021-22 completions
Social Rent/LAR	9,343	21%
LLR/Shared Ownership	19,112	43%
Affordable Rent	14,703	33%
Other Intermediate	1,603	4%
Tenure tbc	150	0.3%

Data shows that London Living Rent/ Shared Ownership completions more than doubled between 2016-17 and 2021-22.

## Affordable completions 2016-17 to 2021-22

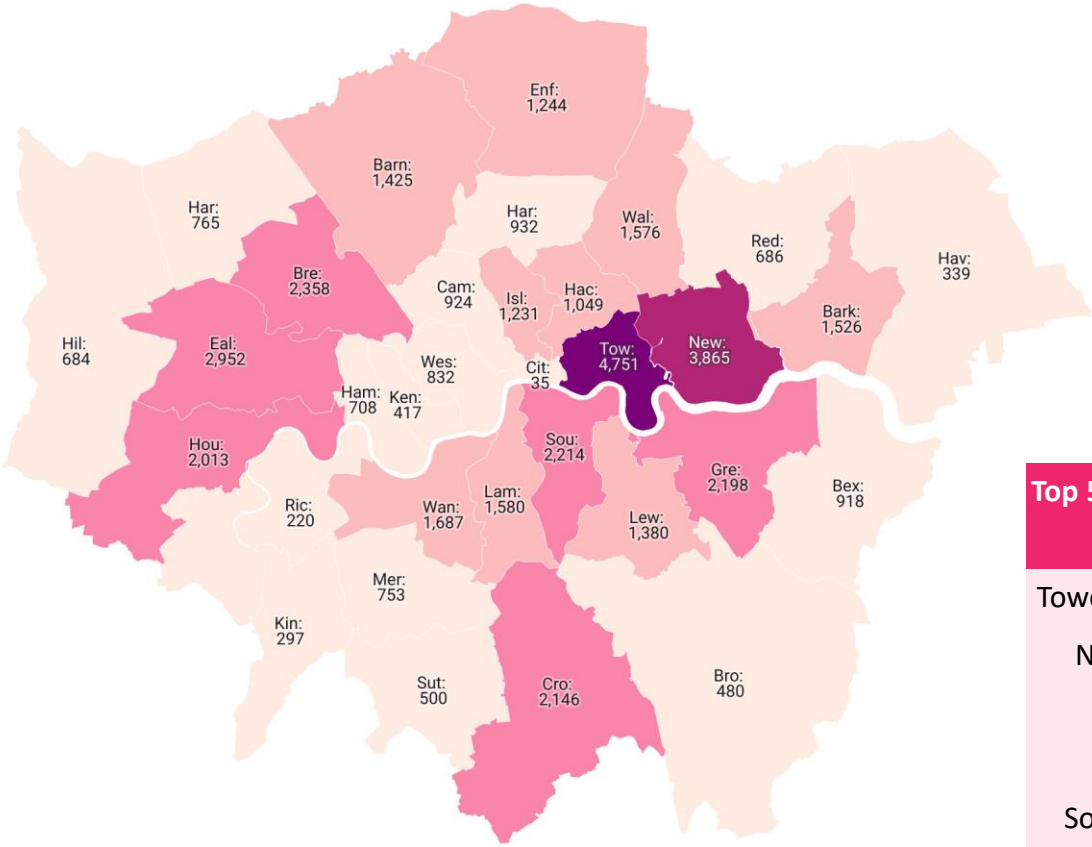


London Datastore Affordable Housing Statistics



# AFFORDABLE COMPLETIONS BY BOROUGH 2016-17 TO 2021-22

## AFFORDABLE HOUSING COMPLETIONS 2016-17 TO 2021-22



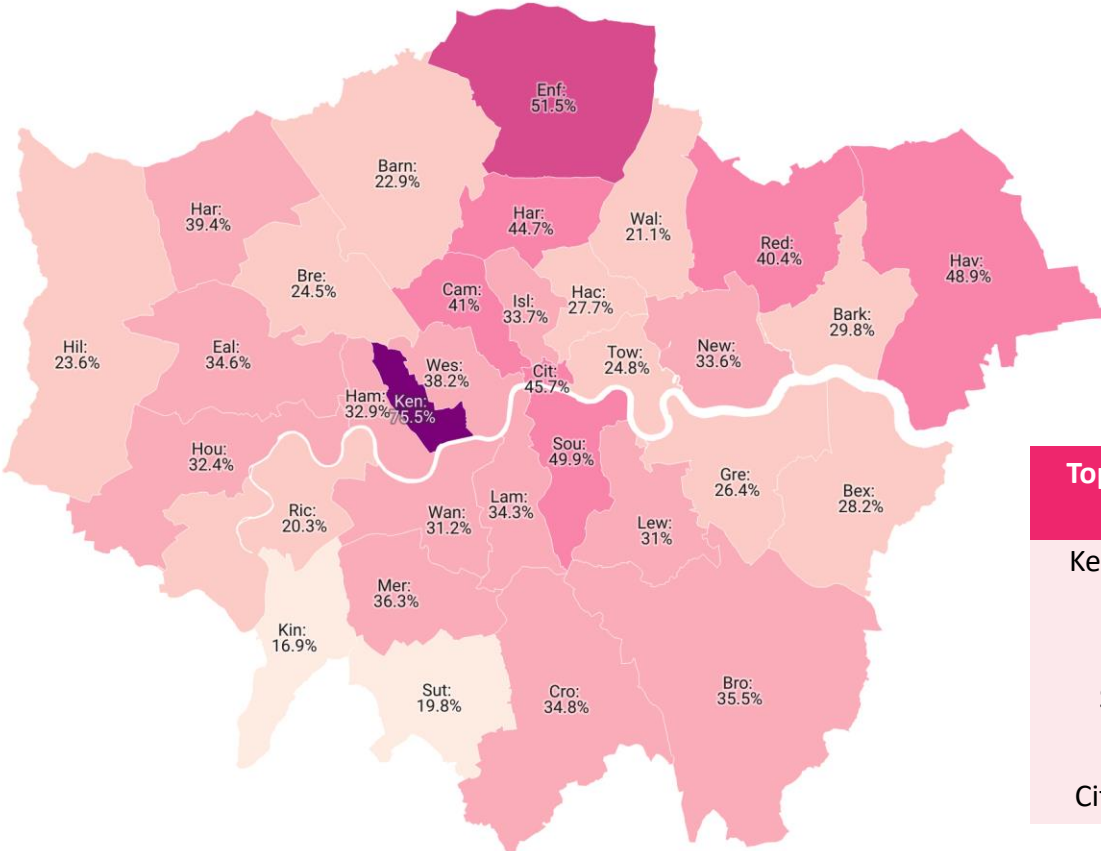
### Top 5 Boroughs Completions 2016-17 – 2021-22

Tower Hamlets	4,751
Newham	3,865
Ealing	2,952
Brent	2,358
Southwark	2,214

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# SUPPLY: STARTS 2016-17 TO 2021-22

## AFFORDABLE HOUSING STARTS 2016-17 TO 2021-22 % SOCIAL AND LONDON AFFORDABLE RENT

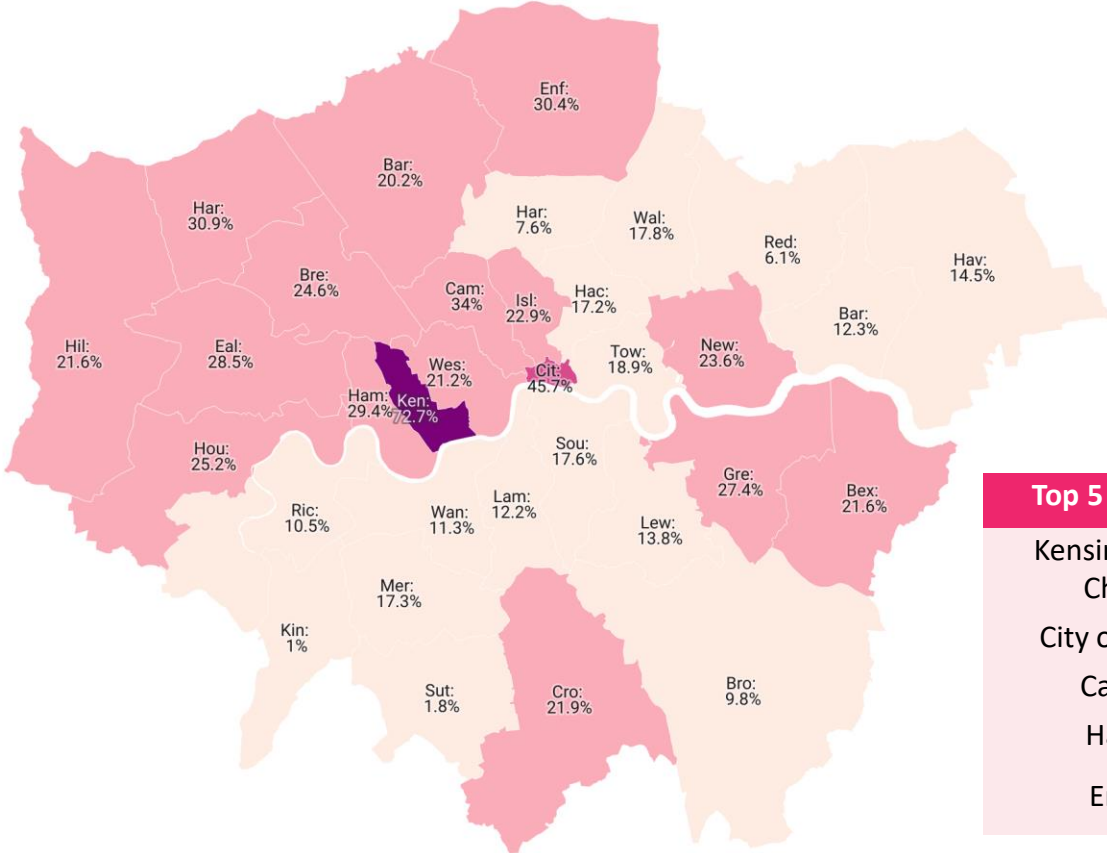


Top 5 Boroughs	Starts Percentage SR/LAR 16-22
Kensington and Chelsea	75.5%
Enfield	51.5%
Southwark	49.9%
Havering	48.9%
City of London	45.7%

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# SUPPLY: COMPLETIONS 2016-17 TO 2021-22

## AFFORDABLE HOUSING COMPLETIONS 2016-17 TO 2021-22 % SOCIAL AND LONDON AFFORDABLE RENT

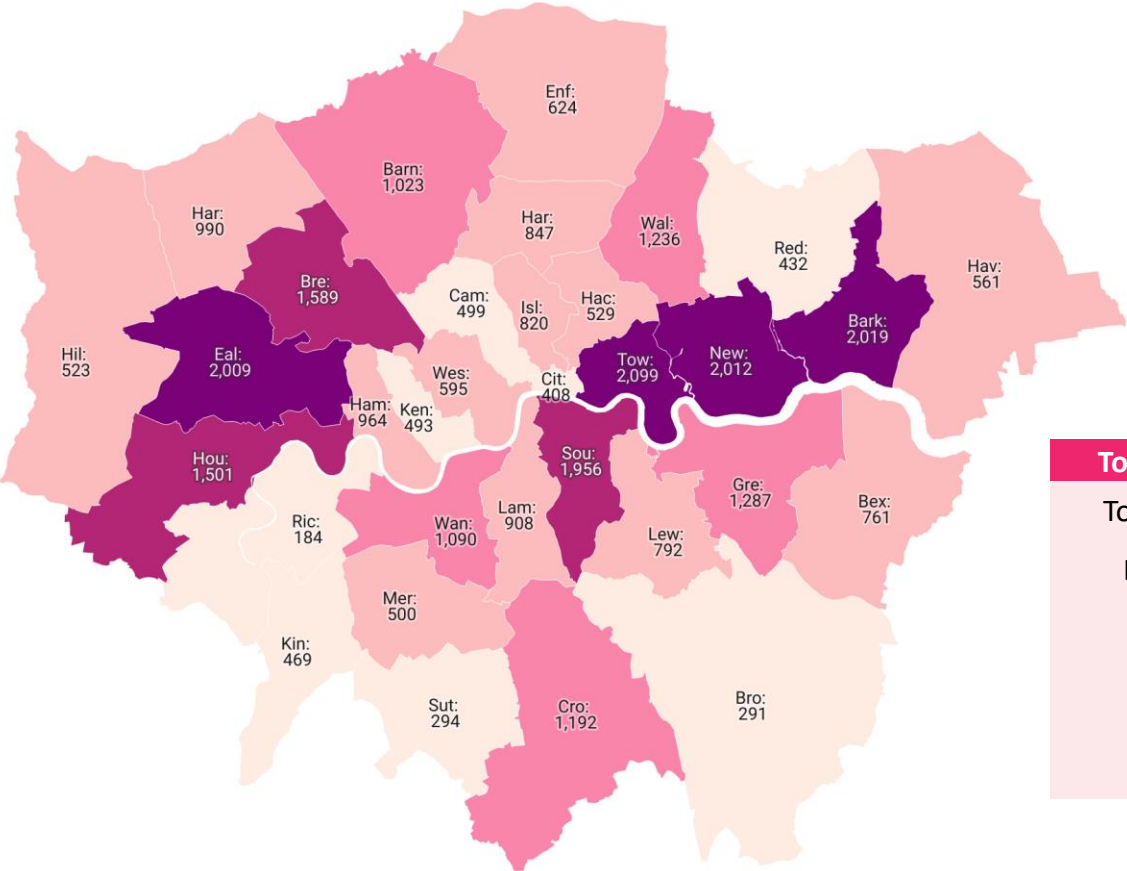
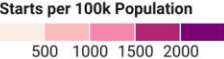


Top 5 boroughs	Percentage SR/LAR
Kensington and Chelsea	72.7%
City of London	45.7%
Camden	34.0%
Harrow	30.9%
Enfield	30.4%

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# SUPPLY: STARTS BY 100K POPULATION

HOUSING STARTS IN EACH BOROUGH FROM 2016-17 TO 2021-22 PER AVERAGE 100K POPULATION

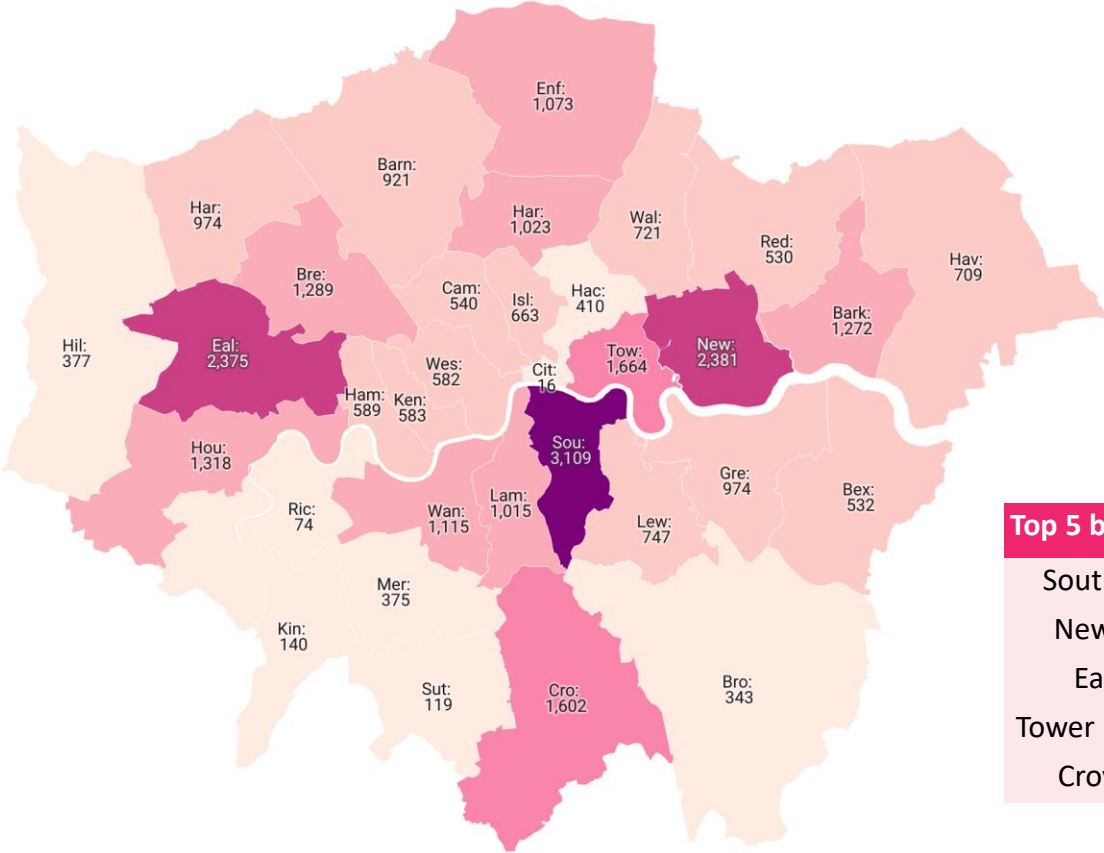
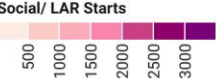


Top 5 boroughs	Starts/100k
Tower Hamlets	2,099
Barking and Dagenham	2,019
Newham	2,012
Ealing	2,009
Southwark	1,956

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

# SUPPLY: SOCIAL AND LONDON AFFORDABLE RENT

## SOCIAL RENT AND LONDON AFFORDABLE RENT STARTS 2016-17 to 2021-22

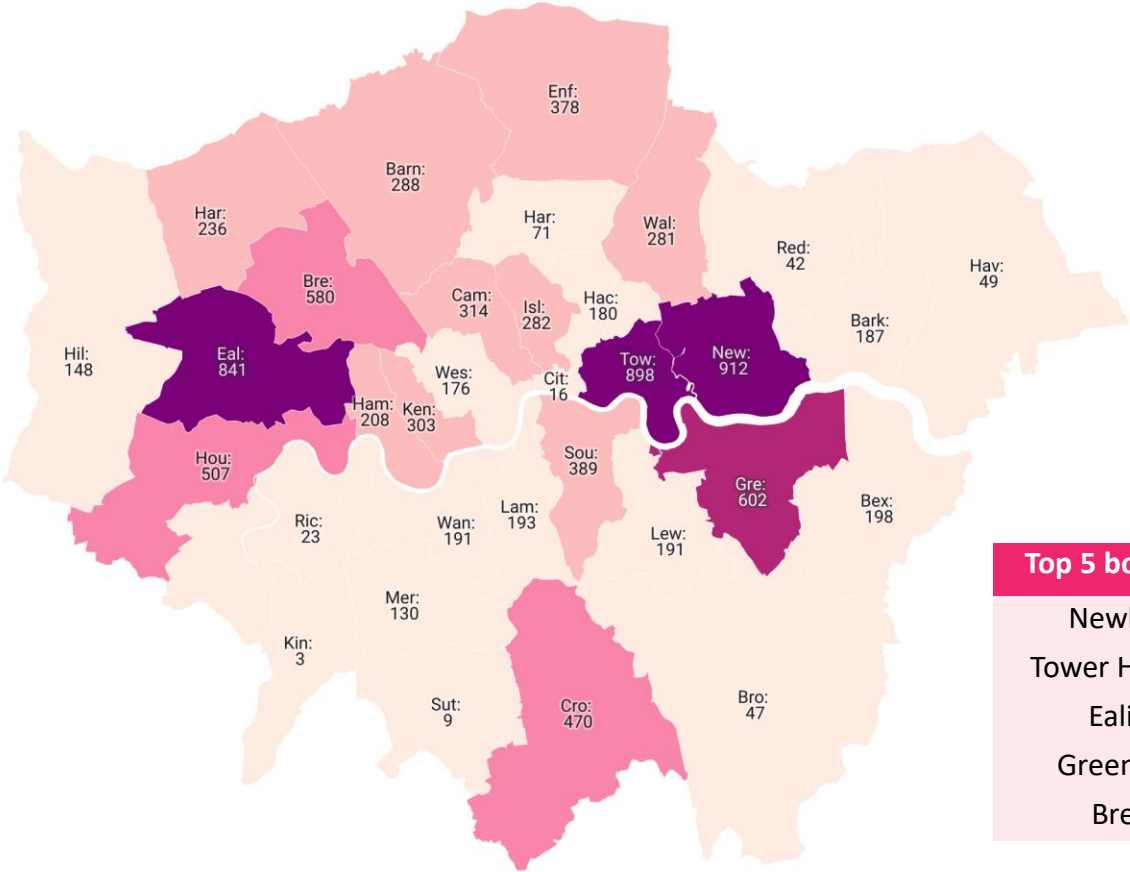


Top 5 boroughs	Social Rent/LAR
Southwark	3,109
Newham	2,381
Ealing	2,375
Tower Hamlets	1,664
Croydon	1,602

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# SUPPLY: SOCIAL AND LONDON AFFORDABLE RENT

## SOCIAL RENT AND LONDON AFFORDABLE RENT COMPLETIONS 2016-17 to 2021-22



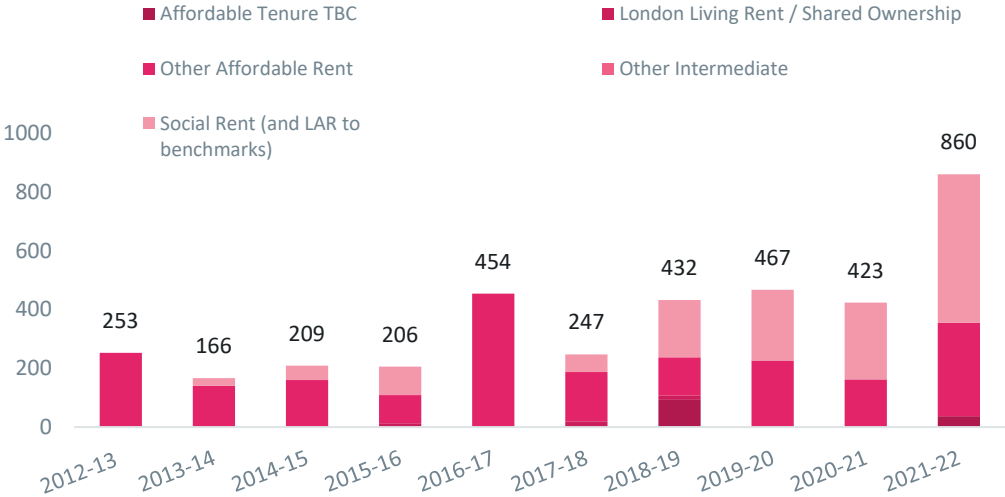
Top 5 boroughs	Social Rent/LAR
Newham	912
Tower Hamlets	898
Ealing	841
Greenwich	602
Brent	580

Map: Scrutiny Research Unit • Source: London Datastore • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# SUPPORTED AND SPECIALIST HOUSING

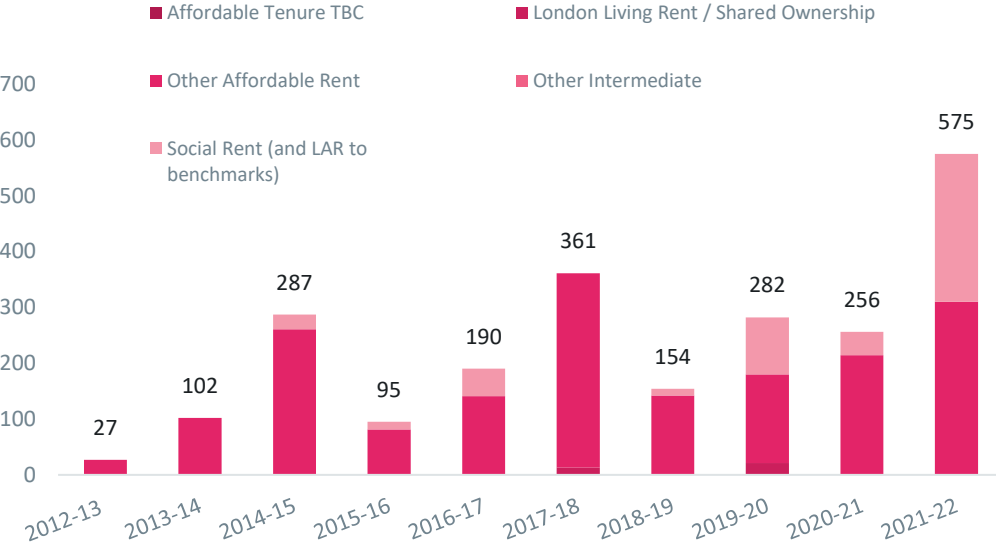
The GLA also funds supported and specialist housing, which is for people who have additional needs. Borough breakdowns are not available for supported housing due to the need for location confidentiality. The GLA includes homes funded through programmes other than the AHP when reporting its supported housing starts and completions.

## Starts of Supported and Specialist Housing



London Datastore Affordable Housing Statistics

## Completions of Supported and Specialist Housing



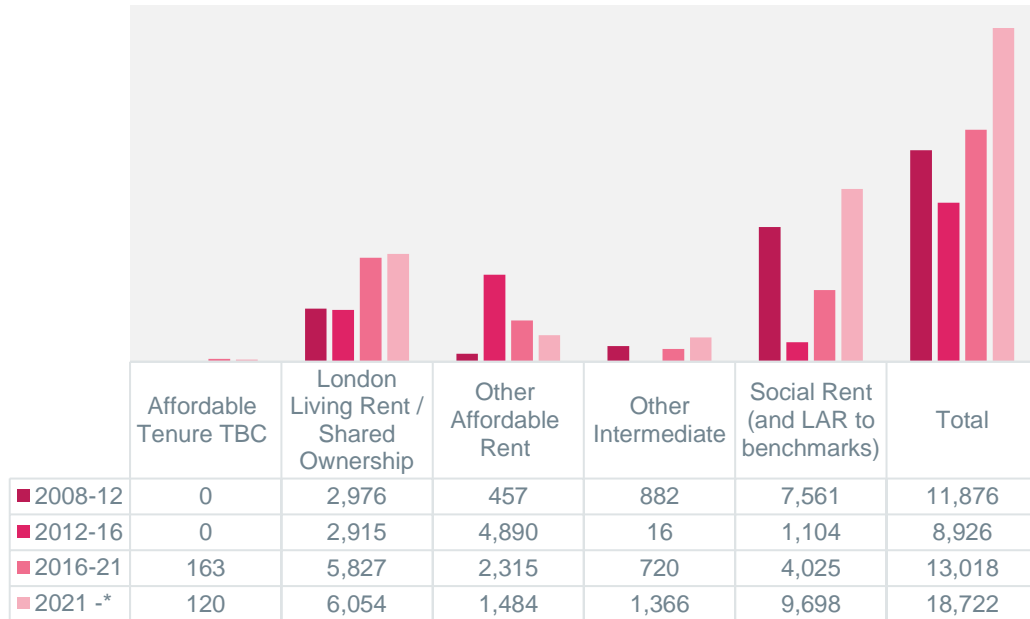
London Datastore Affordable Housing Statistics



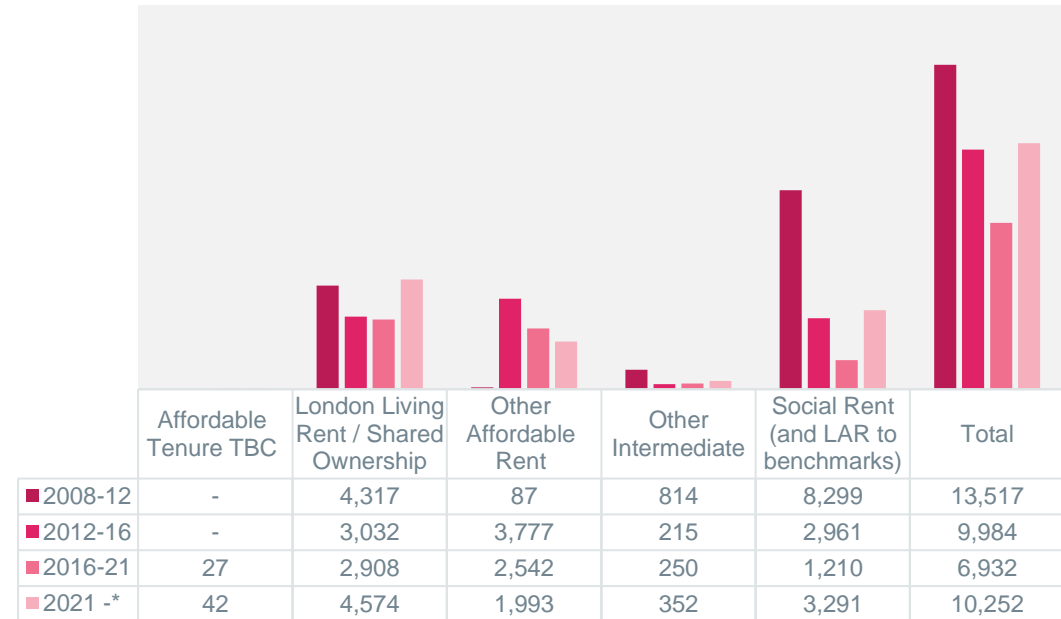
# STARTS AND COMPLETIONS OVER MAYORAL TERMS

Comparing different Mayoral terms is inevitably imperfect, since funding arrangements and tenure targets have varied considerably over the years. Additionally, the 2016-2020 term was extended to five years due to the COVID-19 pandemic. These charts show the annual averages in each term since 2008-2012. For context, it should be noted that in previous terms lower levels of grant funding were made available by central government.

Average starts in Mayoral terms since 2008



Average completions in Mayoral terms since 2008



\*Part term data for 2021.

# FAMILY-SIZED HOMES

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Family-sized housing is a key concern of the Housing Committee, as many Londoners are faced with living in homes too small for their needs.

It is not mandatory for organisations to provide the GLA with data on the number of bedrooms in homes started through the AHP. Specialist housing and single-unit schemes have been excluded from the published data. The GLA has stated that this is to “protect privacy.”<sup>11</sup> The publicly available data is therefore incomplete.

**Number of homes with three or more bedrooms started through the AHP, 2017-18 to 2021-22.**

Year	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Number of homes with three or more bedrooms</b>	2,892	2,005	2,005	2,313	2,714
<b>Percentage of total affordable delivery for the year (approximate based on available information)</b>	23%	14%	12%	17%	15%

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<sup>11</sup> See ‘other information’ file: [GLA Affordable Housing Statistics](#)

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# THE BIGGER PICTURE: OVERALL HOMES DELIVERED IN LONDON

This section considers whether across enough homes being delivered in London across all tenures.

# NET ADDITIONAL HOMES (ALL TENURES)

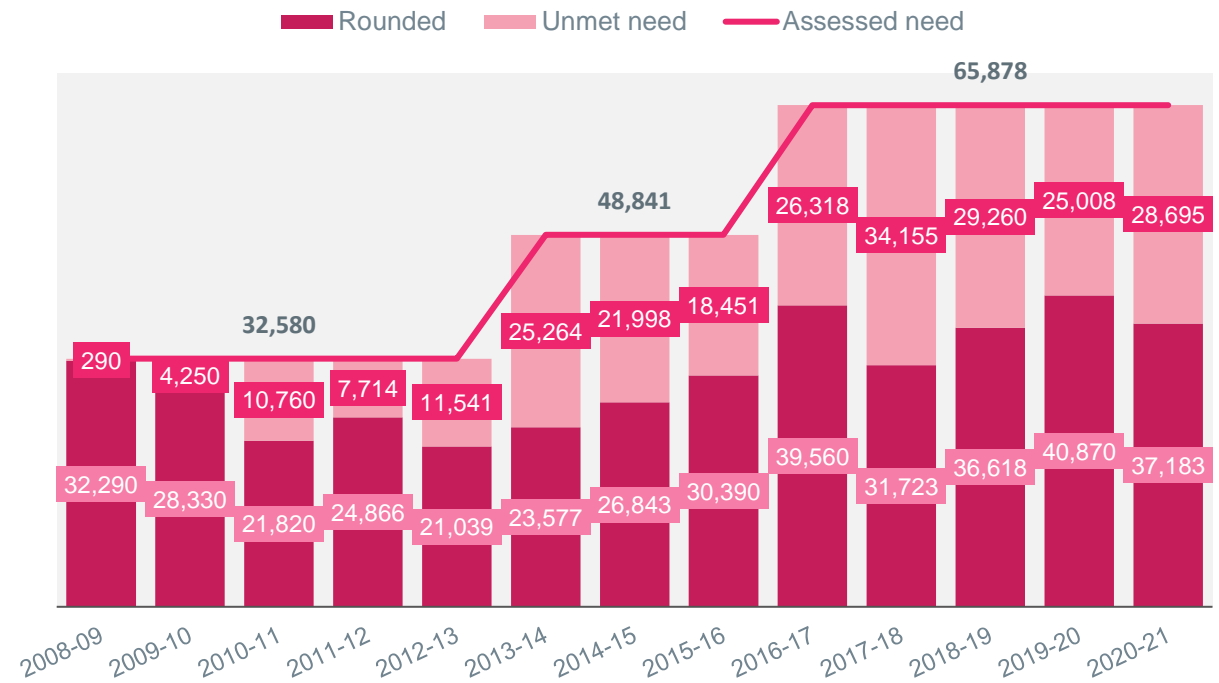
Given the significant need for greater housing capacity, it is important to focus on the delivery of net additional homes, a measure which considers the loss of housing during the development process.

The SHMA 2017 identified the need for an estimated 66,000 net new homes each year to meet housing needs. In 2020-21, there were 37,183 net additional dwellings in London.

These estimates may not reflect London’s current needs given crises such as the COVID-19 pandemic. The Mayor has stated that when robust demographic data is available, including the results of the 2021 Census, the SHMA may be reviewed and revised.<sup>12</sup>

The latest government data on net additional dwellings shows that from 2016-17 to 2020-21 there has been an average shortfall of 28,687 dwellings, far short of the 66,000 need.

## Annual net additional dwellings in London

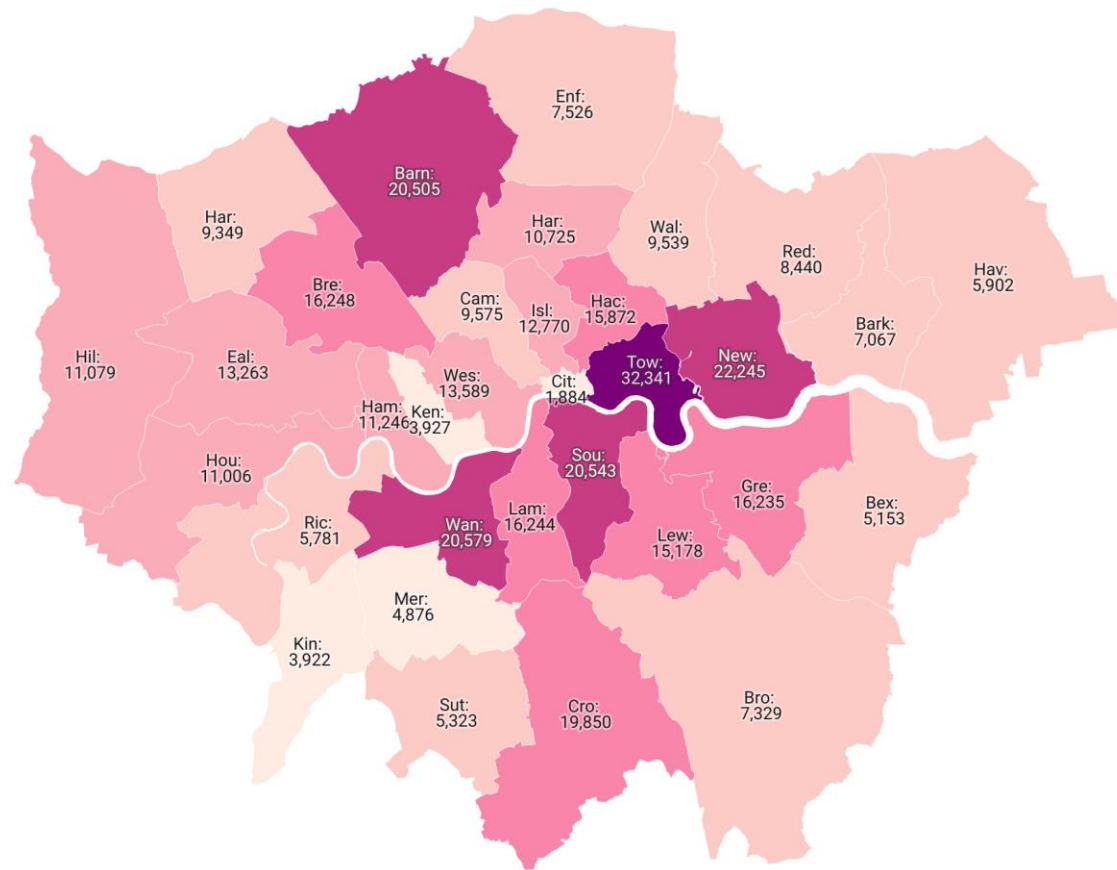
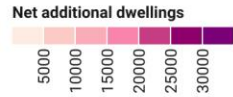


**Source:** DLUHC (Table 122) [Live tables on dwelling stock \(including vacants\)](https://www.gov.uk/live-tables-on-dwelling-stock-including-vacants) - GOV.UK ([www.gov.uk](https://www.gov.uk))

Assessed need figures taken from the GLA’s [2017 London Strategic Housing Market Assessment \(SHMA\)](#), the [2013 SHMA](#) and the [2008 SHMA](#).

<sup>12</sup> [London Assembly, MQT: Revising the SHMA](#)

# NET ADDITIONAL DWELLINGS BY BOROUGH 2008-21



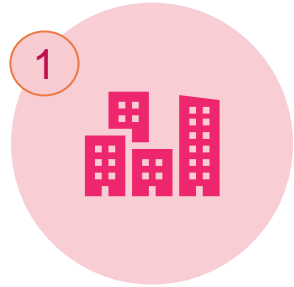
Top 5 Boroughs	Total
Tower Hamlets	32,341
Newham	22,245
Wandsworth	20,579
Southwark	20,543
Barnet	20,505

Table 122: housing supply; net additional dwellings, by local authority district, England

Map: Scrutiny Research Unit • Source: Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government • Map data: © Crown copyright and database right 2018 • Created with Datawrapper

# CONCLUSION

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The Mayor started **18,722** affordable homes in 2021-22, the **highest** in a **single year**.



But this **record will have to be surpassed** in the final year of the programme - a record **25,000 homes in 2022-23** - in order to reach the 116,000 starts that the Mayor committed to. This is **33 per cent higher** than the current record. Can it be done?



London needs around **31,000** homes each year at **social rent levels** (according to the 2017 SHMA). While the number of Social Rent/London Affordable Rent starts was higher in 2021-22 (9,698) compared with the previous year (6,162), this is **still far below assessed need**.



The Mayor has emphasised that the new AHP for 2021-26 will **deliver more homes at social rent level**, with **over half** of the 35,000 starts expected to be of this tenure type. However, there will be **70 per cent fewer houses built** under the AHP 2021-26 compared to the **previous programme**.

# OTHER FORMATS AND LANGUAGES

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

## Chinese

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

## Vietnamese

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

## Greek

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

## Turkish

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

## Punjabi

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

## Hindi

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

## Bengali

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

## Urdu

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

## Arabic

الحصول على ملخص لهذا المستند بلغةك، فراجع الاتصال برقم الهاتف أو الاتصال على العنوان البريدي العادي أو عنوان البريدي الإلكتروني أعلاه.

## Gujarati

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

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