

Council Homes - GLA Housing Starts on Site and Completions

The figures in this report relate to housing programmes that the GLA is responsible for. Additional starts and completions are reported within the Ministry of Housing, Communities & Local Government (MHCLG) Statistics at the following links:

<https://www.gov.uk/government/collections/local-authority-housing-data>

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales#right-to-buy-sales>

MHCLG Housing Statistics Live tables are available at the following link:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

Notes:

- [1] Starts on sites and completions are reported within the GLA's published statistics when the units are recorded and authorised in GLA systems. Subsequent revisions to projects may occur however revisions will be kept to a minimum and included only where the changes reflect material errors at the time of reporting.
- [2] The Supported and Specialist programme lines include projects from the legacy Care and Support Specialised Housing, Move on, Homelessness Change, Platform for Life programmes and the Rough Sleepers Accommodation Programme (RSAP) where the starts on site occurred prior to 31 March 2023. RSAP projects that started on site from 1 April 2023 onwards are included under Other Programmes, Supported and Specialist sub category. For RSAP, only projects with a lease length of 5 years or more are included in the published statistics.
- [3] Social Rent (and LAR to benchmarks) includes social rent and London Affordable Rent at social rent based benchmarks.
- [4] Other Intermediate includes intermediate market rent and other intermediate market products
- [5] Homes funded via the GLA Right To Buy Ringfence programme are not counted in statistics for the general affordable housing programmes. These are additional and only reported for council homes delivery.

Revisions

As part of the move towards the Mayor's commitment to achieve full compliance with the ONS Code of Practice on Use of Statistics the GLA may apply revisions to the published statistics to ensure accuracy. Revisions will be confirmed in the GLA published statistics on an annual basis and will be applied from 2015-16 to reflect the Mayor's target delivery period. Revisions will be kept to a minimum and included only where the changes reflect a material adjustment.

Table 1: Council Homes delivered via GLA programmes - Starts on Site and Completions by tenure and programme
To end of March 2026

	Starts on Site					Total Affordable Starts ⁽¹⁾	Completions					Total Affordable Completions ⁽¹⁾
	Other Affordable Rent	Social Rent (and LAR to benchmarks) ⁽²⁾	Other Intermediate ⁽⁴⁾	London Living Rent	Shared Ownership		Other Affordable Rent	Social Rent (and LAR to benchmarks) ⁽²⁾	Other Intermediate ⁽⁴⁾	London Living Rent	Shared Ownership	
2025-26 April 2025 - March 2026												
AH: 2021-26 Programme												
General AHP 21-26	21	2,449	90	119	59	2,738	0	144	0	0	0	144
Council Homes Acquisition Programme	457	605	0	0	0	1,062	357	435	0	0	0	792
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	0	470	31	0	16	517
Building Council Homes for Londoners (BCHL)	0	0	0	0	0	0	5	1,728	0	0	108	1,841
Supported and Specialist Housing ⁽²⁾	0	0	0	0	0	0	45	20	0	0	0	65
Other programmes (post 2023)												
Right to buy Ringfence ⁽⁵⁾	0	10	0	0	0	10	7	43	0	0	0	50
Single Homelessness Accommodation Programme	0	55	0	0	0	55	21	65	0	0	0	86
Care and Support Specialised Housing 2023-25	0	0	0	0	0	0	8	0	0	0	0	8
2025-26 Total	478	3,119	90	119	59	3,865	443	2,905	31	0	124	3,503
2024-25 April 2024 - March 2025												
AH: 2021-26 Programme												
General AHP 21-26	0	683	0	0	1	684	0	105	0	0	0	105
Council Homes Acquisition Programme	127	301	0	0	0	428	166	235	0	0	0	401
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	0	229	7	0	30	266
Housing Zones	0	0	0	0	0	0	0	80	0	0	0	80
Building Council Homes for Londoners (BCHL)	0	0	0	0	0	0	0	2,317	0	0	101	2,418
BCHL Right to Buy Back	0	0	0	0	0	0	0	43	0	0	0	43
Supported and Specialist Housing ⁽²⁾	0	0	0	0	0	0	75	99	0	0	0	174
Other programmes (post 2023)												
Refugee Housing	28	2	0	0	0	30	73	20	0	0	0	93
Right to buy Ringfence ⁽⁵⁾	0	36	0	9	0	45	21	27	0	0	0	48
Single Homelessness Accommodation Programme	111	30	0	0	0	141	34	22	0	0	0	56
Care and Support Specialised Housing 2023-25	0	0	0	0	0	0	6	0	0	0	0	6
2024-25 Total	266	1,052	0	9	1	1,328	375	3,177	7	0	131	3,690
2023-24 April 2023 - March 2024												
AH: 2021-26 Programme												
General AHP 21-26	0	630	0	0	19	649	0	133	0	0	0	133
Council Homes Acquisition Programme	76	1	0	0	0	77	4	1	0	0	0	5
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	46	287	35	20	14	402
Building Council Homes for Londoners (BCHL)	0	0	0	0	0	0	0	1,045	0	0	101	1,146
BCHL Right to Buy Back	0	0	0	0	0	0	93	111	0	0	0	204
Supported and Specialist Housing ⁽²⁾	0	0	0	0	0	0	153	134	0	0	0	287
Housing Zones	0	0	0	0	0	0	13	0	0	0	0	13
Other programmes (post 2023)												
Refugee Housing	134	20	0	0	0	154	89	119	0	0	0	208
Right to buy Ringfence ⁽⁵⁾	0	7	0	0	0	7	8	91	0	0	0	99
Supported and Specialist Housing ⁽²⁾	2	1	0	0	0	3	2	1	0	0	0	3
Care and Support Specialised Housing 2023-25	14	0	0	0	0	14	0	0	0	0	0	0
Single Homelessness Accommodation Programme	33	2	0	0	0	35	24	0	0	0	0	24
2023-24 Total	259	661	0	0	19	939	432	1,922	35	20	115	2,524
2022-23 April 2022 - March 2023												
AH: 2016-23 programme												
General AHP 16-23	187	1,022	31	11	10	1,261	43	525	57	0	26	651
Building Council Homes for Londoners (BCHL)	110	6,387	3	190	546	7,236	139	1,124	0	0	161	1,424
BCHL Right to Buy Back	433	590	0	0	0	1,023	436	502	0	0	0	938
Supported and Specialist Housing ⁽²⁾	120	365	0	0	0	485	118	199	0	0	0	317
Housing Zones	13	0	0	0	0	13	0	0	0	0	0	0
Right to buy Ringfence ⁽⁵⁾	113	136	0	0	0	249	0	154	0	0	0	154
2022-23 Total	976	8,500	34	201	556	10,267	736	2,504	57	0	187	3,484
2021-22 April 2021 - March 2022												
AH: 2016-23 programme												
General AHP 16-23	14	691	0	2	211	918	0	123	0	0	42	165
Building Council Homes for Londoners (BCHL)	0	2,853	0	28	390	3,271	0	910	4	0	53	967
BCHL Right to Buy Back	197	74	0	0	0	271	103	5	0	0	0	108
Supported and Specialist Housing ⁽²⁾	130	275	0	0	0	405	103	109	0	0	0	212
Housing Zones	11	0	0	0	0	11	0	0	0	0	0	0
Right to buy Ringfence ⁽⁵⁾	10	94	0	0	0	104	0	50	0	0	0	50
2021-22 Total	362	3,987	0	30	601	4,980	206	1,197	4	0	95	1,502
2020-21 April 2020 - March 2021												
AH: 2016-23 programme												
General AHP 16-23	58	488	0	101	62	709	38	11	2	14	0	65
Building Council Homes for Londoners	104	1,966	0	0	148	2,218	154	468	0	0	174	796
Supported and Specialist Housing ⁽²⁾	125	67	0	0	0	192	0	16	0	0	0	16
Housing Zones	25	0	0	0	12	37	0	0	0	0	0	0
Right to buy Ringfence ⁽⁵⁾	0	255	0	0	0	255	0	0	0	0	0	0
2020-21 Total	312	2,776	0	101	222	3,411	192	495	2	14	174	877
2019-20 April 2019 - March 2020												
AH: 2016-23 programme												
Building Council Homes for Londoners	154	1,712	4	0	407	2,277	0	156	0	0	16	172
General AHP 16-23	0	570	21	7	90	688	0	101	0	0	0	101
Supported and Specialist Housing ⁽²⁾	165	0	0	0	0	165	53	0	0	0	0	53
2019-20 Total	319	2,282	25	7	497	3,130	53	257	0	0	16	326
2018-19 April 2018 - March 2019												
AH: 2016-23 programme												
General AHP 16-23	0	152	5	0	52	209	0	51	3	0	44	98
Building Council Homes for Londoners	0	794	0	0	191	985	0	42	0	0	0	42
Supported and Specialist Housing ⁽²⁾	95	15	0	0	0	110	0	9	0	0	0	9
2018-19 Total	95	961	5	0	243	1,304	0	102	3	0	44	149

Table 2: Council Homes delivered via GLA programmes - Starts on Site and Completions by Local Authority

To end of March 2026

Starts on site									Completions								
Total	1,304	3,130	3,411	4,980	10,267	939	1,328	3,865	Total	149	326	877	1,502	3,484	2,524	3,690	3,503
Local Authority	2018-19 (From Sept 18)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Local Authority	2018-19 (From Sept 18)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Barking and Dagenham	87	378	264	424	260	0	0	0	Barking and Dagenham	0	0	87	63	84	106	119	14
Barnet	0	104	93	22	189	46	34	89	Barnet	0	53	0	21	81	91	152	119
Bexley	0	0	0	0	2	1	0	0	Bexley	0	0	0	0	0	3	0	0
Brent	58	444	160	293	1,005	0	0	11	Brent	1	0	153	243	172	156	55	549
Bromley	0	0	0	60	49	12	0	111	Bromley	0	0	0	0	60	0	0	61
Camden	100	0	97	13	141	143	18	80	Camden	11	7	39	62	112	77	52	47
City of London	9	1	2	0	1	0	0	0	City of London	0	10	0	2	1	0	0	0
Croydon	0	225	237	2	16	0	0	75	Croydon	0	3	32	173	22	10	0	0
Ealing	36	94	75	273	679	0	0	242	Ealing	31	0	21	73	148	8	43	35
Enfield	0	260	420	232	376	0	360	322	Enfield	0	0	72	140	109	101	345	67
Greenwich	0	79	0	117	176	133	126	113	Greenwich	0	4	10	6	25	145	132	120
Hackney	167	0	43	55	54	141	43	8	Hackney	44	11	82	28	81	0	0	0
Hammersmith and Fulham	2	0	0	134	120	5	26	10	Hammersmith and Fulham	2	0	0	3	8	0	18	102
Haringey	0	243	134	342	1,074	57	63	324	Haringey	0	0	6	16	127	23	508	128
Harrow	0	134	5	47	15	0	45	35	Harrow	0	5	1	32	17	89	0	65
Havering	0	23	126	593	53	58	56	225	Havering	0	0	23	0	202	115	68	79
Hillingdon	34	0	16	35	439	10	269	209	Hillingdon	1	6	44	1	42	9	214	190
Hounslow	88	226	222	327	294	0	0	2	Hounslow	3	104	42	102	341	110	270	107
Islington	138	66	180	163	140	31	28	11	Islington	0	0	7	86	142	41	16	54
Kensington and Chelsea	44	62	61	35	161	0	0	25	Kensington and Chelsea	44	62	14	0	24	48	20	25
Kingston upon Thames	0	0	0	106	647	104	8	187	Kingston upon Thames	0	0	0	5	14	37	70	35
Lambeth	0	16	25	14	271	2	9	40	Lambeth	0	0	0	24	174	0	58	108
Lewisham	0	42	176	5	265	34	71	249	Lewisham	0	0	0	27	186	43	103	184
Merton	0	0	0	0	1	0	0	221	Merton	0	0	0	0	1	0	0	0
Newham	235	54	201	410	902	0	87	160	Newham	0	0	46	119	512	162	239	379
Redbridge	0	0	295	30	246	0	0	7	Redbridge	0	0	1	18	20	92	177	203
Richmond upon Thames	0	1	0	0	17	0	0	0	Richmond upon Thames	0	1	0	0	0	17	0	0
Southwark	122	171	329	898	1,017	38	1	67	Southwark	9	0	31	38	211	480	603	371
Sutton	0	0	0	51	141	0	0	269	Sutton	0	0	0	0	28	29	11	9
Tower Hamlets	65	17	39	0	111	10	9	400	Tower Hamlets	0	0	65	0	9	84	43	92
Waltham Forest	23	238	29	173	418	34	0	8	Waltham Forest	0	0	29	121	271	138	114	4
Wandsworth	93	27	14	80	177	37	34	70	Wandsworth	0	1	34	85	4	55	54	171
Westminster	3	225	168	46	760	43	41	295	Westminster	3	59	38	13	256	205	206	185
Multiple London Boroughs	0	0	0	0	50	0	0	0	Multiple London Boroughs	0	0	0	0	0	50	0	0

Table 3: Council Homes by number of bedrooms

To end of March 2026

Starts on site	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Total	Completions	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Total
2025-26	13	1,139	1,779	786	131	6	1	3,855	2025-26	12	1,146	1,355	835	107	4	13	3,472
2024-25	20	468	508	274	38	6	14	1,328	2024-25	20	1,358	1,390	683	149	2	1	3,603
2023-24	5	307	359	202	35	0	2	910	2023-24	47	923	976	503	93	17	2	2,561
2022-23	54	3,352	3,387	1,816	443	30	2	9,084	2022-23	76	1,025	1,481	643	111	12	3	3,351
2021-22	70	1,666	1,384	663	81	2	8	3,874	2021-22	43	552	519	304	52	1	8	1,479
2020-21	90	779	958	647	66	0	110	2,650	2020-21	21	261	406	163	21	0	0	872
2019-20	10	897	1,066	379	74	0	0	2,426	2019-20	4	125	115	21	0	0	0	265
2018-19	10	363	416	231	26	0	0	1,046	2018-19	0	55	72	16	3	0	0	146

Please note, the bedroom breakdown is not captured for all projects in GLA programmes and the details provided above reflect only those projects where the information is available at the time of reporting.