

Affordable Housing Monitor 2026

London Assembly Research Unit for the London Assembly
Housing Committee

July 2026



LONDONASSEMBLY

Research Unit

Overview

The Affordable Housing Monitor (AHM) 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 2026. The AHP is grant funding from Government that has been devolved to the GLA to manage. Homes have been delivered through two overlapping funding periods: 2016-23 and 2021-26. Bidding for funding through the new £11.7 billion AHP 2026-36 (London Social and Affordable Homes Programme) opened in February 2026. Delivery under this programme will be reported in future AHMs.

Affordable homes in London are also funded in other ways, separate to AHP funding. For example, developers are often required to provide a proportion of affordable housing on a site where they are delivering other homes for market sale or rent (Section 106 agreements, [Town and Country Planning Act 1990](#) as amended). 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.

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

About the Research Unit

The London Assembly Research Unit provides an impartial research and information service. We undertake research and analysis on key issues in London to inform the Assembly's work.

All of our publications are available at:

<https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-research-unit-publications>

This report was produced by Becka Storer.

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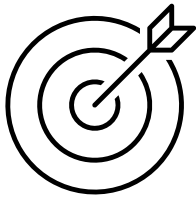
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HEADLINES



The Mayor delivered **14,335 affordable housing starts** against a target of **17,800 - 19,000** by March 2026 under the AHP 2021-26. This target was reduced from 23,900 - 27,200 in March 2025.¹ In May 2026, it was announced that the March 2026 deadline for starts would be extended by up to six months on a case-by-case basis.² [See p.21](#)



27 per cent of homes started under the AHP 2016-23 are still to be completed. No deadline has been set for completions. [See p.25](#)



The GLA's target is for at least 60 per cent of homes under the AHP 2021-26 to be for social rent. Currently, **79 per cent** of housing starts are social rent homes. [See p.22](#)



In 2024-25, the net addition to London's affordable housing stock was **8,184**. The GLA has estimated that London needs a net 45,500 affordable homes each year between 2026 and 2036 to meet housing need. [See p.10](#)



3,865 council homes were started under GLA programmes in 2025-26, of which 1,062 were acquisitions. [See p.34](#) and [p.37](#)

¹ The GLA's original target of 35,000 starts was renegotiated with the previous Government in 2023.

² Inside Housing, [Housing starts rise sharply in London as GLA agrees delivery extension under Affordable Homes Programme](#), 13 May 2025.

1 INTRODUCTION TO AFFORDABLE HOUSING IN LONDON

Overview

This section explores data on affordable housing in London. It explores how affordable housing in London is funded, the tenures of affordable homes, London's net number of new affordable homes each year, and the proportion of new build homes in London that are affordable. Data presented in this section provides an overview of all affordable homes in London, not just those delivered by GLA-funded programmes.

Source information

The data in this section comes from the Ministry of Housing, Communities and Local Government (MHCLG). Specifically, it draws on its [live tables on affordable housing supply](#), [live tables on dwelling stock](#) and [live tables on social housing sales](#).

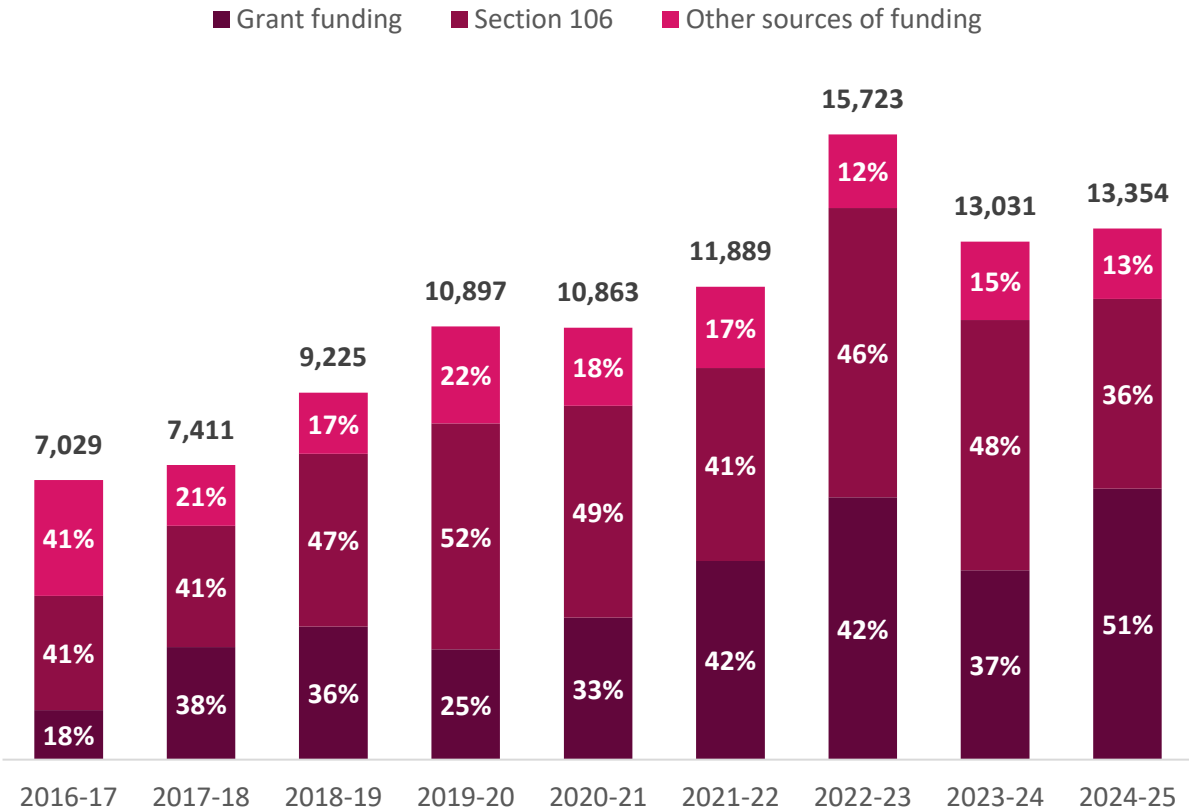
The majority of affordable homes completed in London in 2024-25 were funded by grant

Grants fund a significant proportion of affordable homes in London. In 2024-25, **51 per cent** of affordable homes completed in London were funded by grant, an increase of 14 percentage points on the previous year and the highest proportion in the past nine years.

Section 106 agreements are the other main source of funding for affordable homes, representing **36 per cent** of homes completed in London in 2024-25.

A smaller share of affordable homes in London are delivered through **other sources of funding**, such as borrowing. This represented **13 per cent** of homes completed in 2024-25.

Funding sources for affordable homes in London, by year of completion (per unit)



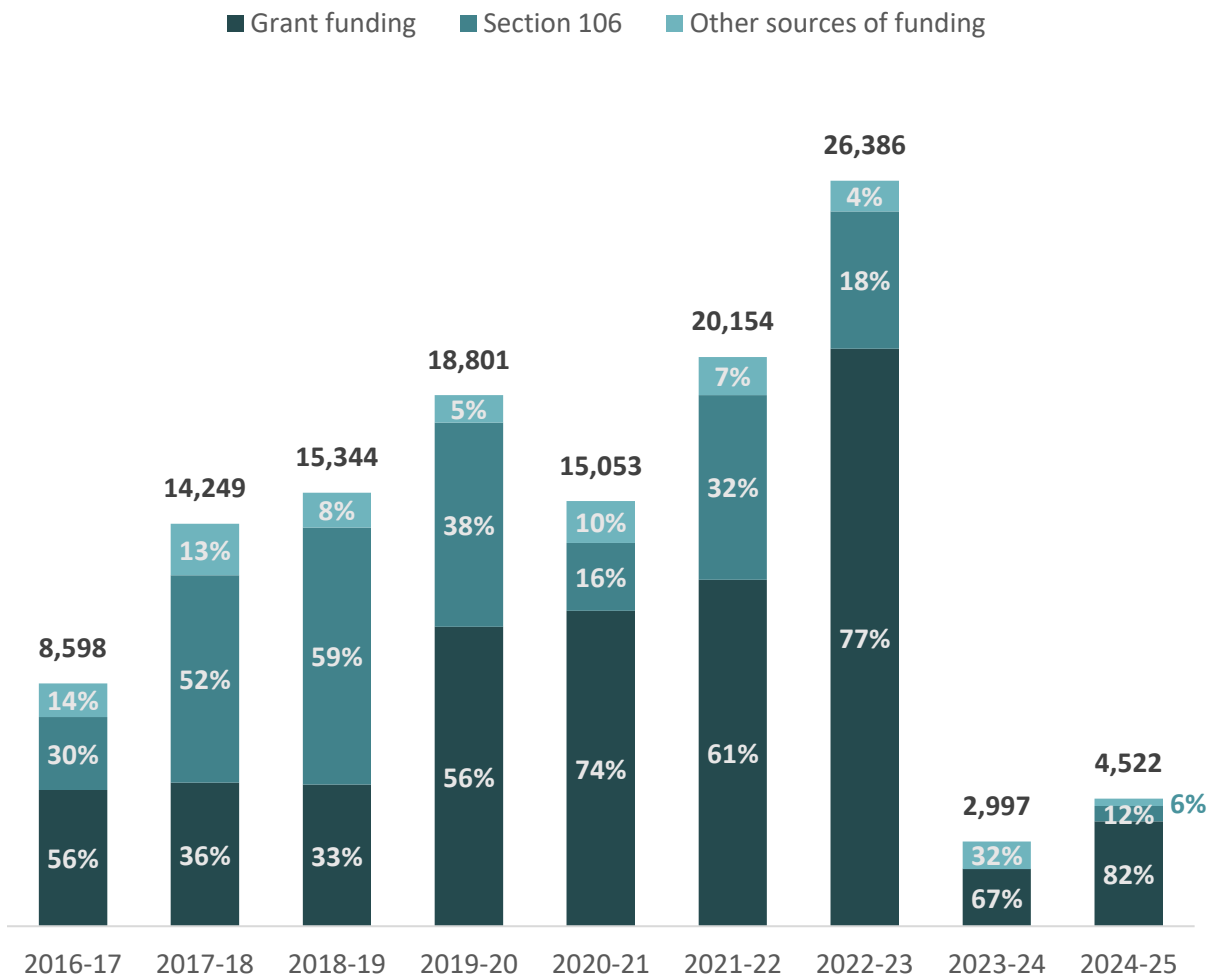
Data is not yet available for 2025-26. Source: MHCLG, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply, detailed breakdown by local authority. In the source, grant funded homes are labelled as ‘Homes England/GLA’ funded. While the vast majority of grant-funded homes started in London are GLA-funded, these figures include a small number of Homes England-funded homes during this time period. “Other sources of funding” include borrowing, and income from rents or from selling other homes to the market.

The proportion of affordable home starts funded by grant in London has increased

In 2024-25, **82 per cent** of affordable homes started in London were funded by grant, 15 percentage points higher than the previous year.

Section 106 agreements made up a much smaller proportion (**12 per cent**) of homes started in London in 2024-25. This was an increase on the 0 per cent of starts funded by Section 106 in the previous year, but still the second lowest proportion since 2016-17. **Other sources of funding** represented **6 per cent** of homes started in London in 2024-25.

Funding sources for affordable home starts in London, by year of start (per unit)



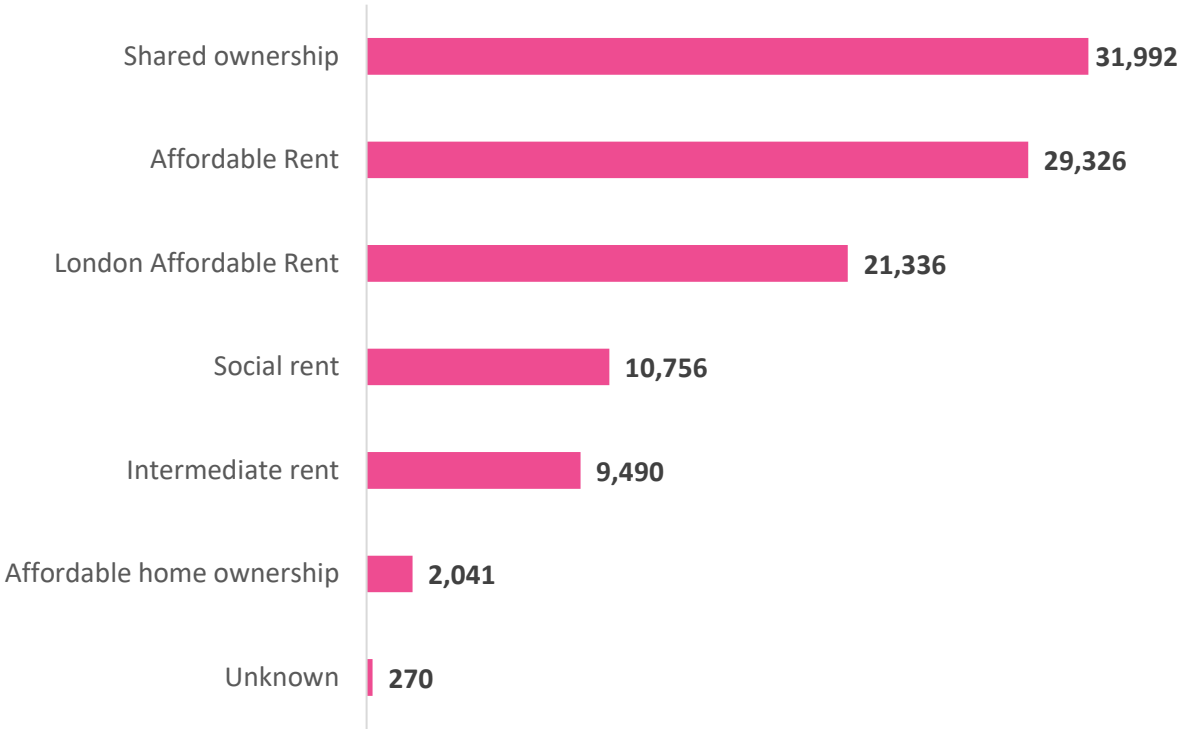
Data is not yet available for 2025-26. Source: MHCLG, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply, detailed breakdown by local authority. In the source, grant funded homes are labelled as 'Homes England/GLA' funded. While the vast majority of grant-funded homes started in London are GLA-funded, these figures include a small number of Homes England-funded homes during this time period. "Other sources of funding" include borrowing, and income from rents or from selling other homes to the market.

30 per cent of affordable homes delivered in London since 2015-16 have been shared ownership homes

Of the 105,211 affordable homes completed in London since March 2015, the largest proportion (**30 per cent**) have been shared ownership homes. This is followed by Affordable Rent homes (**28 per cent**), which are homes with rent set at no more than 80 per cent of local market rent.

Since March 2015, **10 per cent** of affordable home completions in London have been social rent homes, and **20 per cent** have been London Affordable Rent homes. These are the lowest cost tenures of affordable housing in London, with rent levels generally around 50 per cent of local market rent.

Total affordable housing completions in London from 2015-25 by tenure



Data is not yet available for 2025-26. Source: MHCLG, [Live tables on affordable housing supply](#), Affordable Housing Supply Open Data. These figures include completed affordable homes funded by all sources including Section 106, not just those funded by the GLA. From 2020-21, it is not possible to break down units between Social Rent and London Affordable Rent funded through some Greater London Authority schemes. These have been counted against Social Rent in the chart above. Affordable home statistics reported by the GLA and included later in this Monitor combine social rent and London Affordable Rent benchmarked to social rent levels within the social rent category.

There was a net increase of 8,184 affordable homes in London in 2024-25

In 2026, the GLA stated that London needs 45,500 affordable homes each year between 2026 and 2036.¹ This is a net figure, which accounts for new builds and acquisitions, as well as reductions to the affordable housing stock.

In 2024-25, there were **8,184 net** new affordable homes in London.

Affordable housing in London: gains, losses and net

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Affordable housing stock gains									
Total affordable completions *	+7,029	+7,411	+9,225	+10,897	+10,863	+11,889	+15,723	+13,031	+13,354
Affordable housing stock losses									
Demolitions	-1,487	-1,071	-1,240	-2,242	-1,153	-918	-1,278	-1,579	-979
Right to Buy Sales	-3,124	-2,169	-1,710	-1,459	-1,194	-1,864	-2,055	-1,217	-1,294
Shared Ownership sales**	-1,786	-1,112	-1,274	-1,668	-1,508	-2,022	-1,676	-1,201	-1,644
Other sales	-801	-817	-777	-713	-820	-756	-822	-1,048	-1,253
Difference									
Net new affordable housing	-169	+2,242	+4,224	+4,815	+6,188	+6,329	+9,892	+7,986	+8,184

*Total includes acquisitions, new builds and unknown. ** Fully staircased Shared Ownership sales. Source: MHCLG, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply. MHCLG, [Live tables on social housing sales](#), Social housing sales open data.

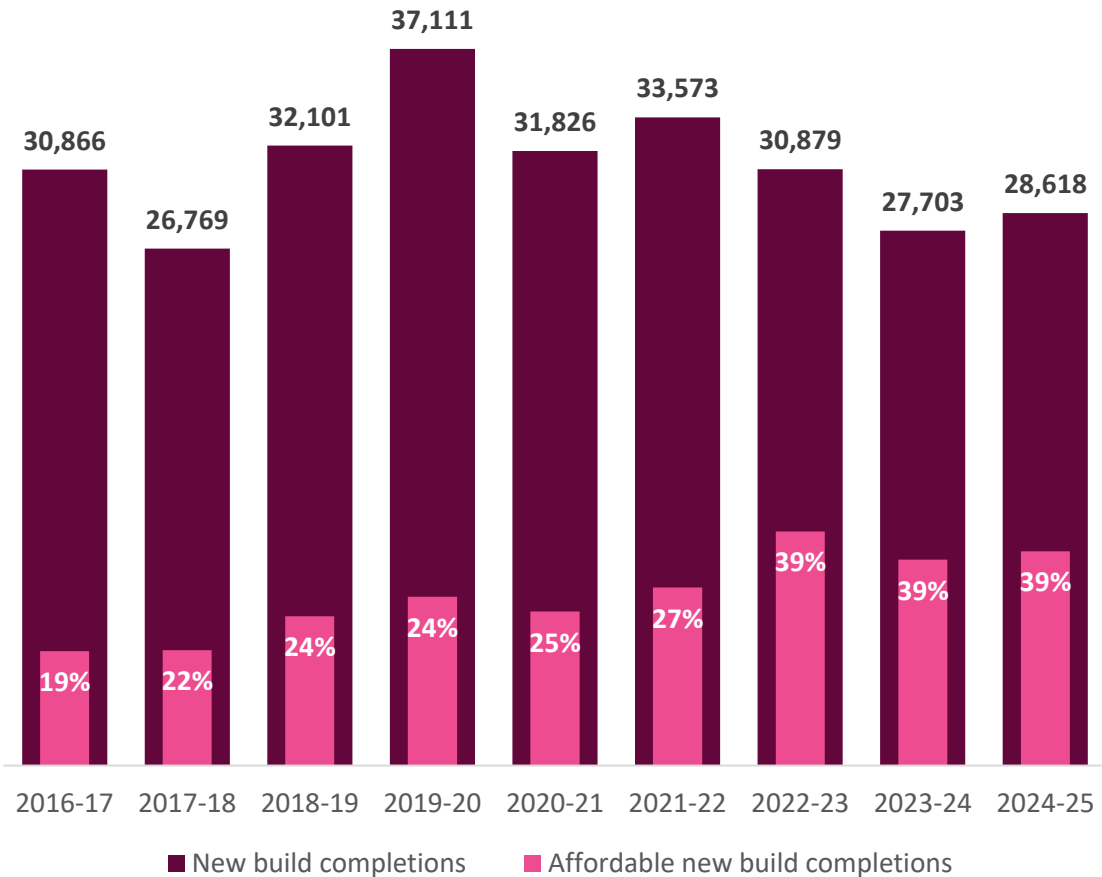
¹ These figures were provided directly to the Research Unit by the GLA, they are due to be published shortly in the GLA's 2026 Strategic Housing Market Assessment.

In 2024-25, 39 per cent of all completed new build homes in London were affordable

In 2024-25, **39 per cent** of all new build homes completed in London were affordable (11,094 homes). This was the same proportion as the previous two years, but the proportion had been steadily rising to this point. In 2016-17, only 19 per cent of new build completions were affordable (5,932 homes).

In 2024-25, 56 per cent of affordable new build completions were funded by grant.

New builds: affordable new build completions as a proportion of overall new build completions



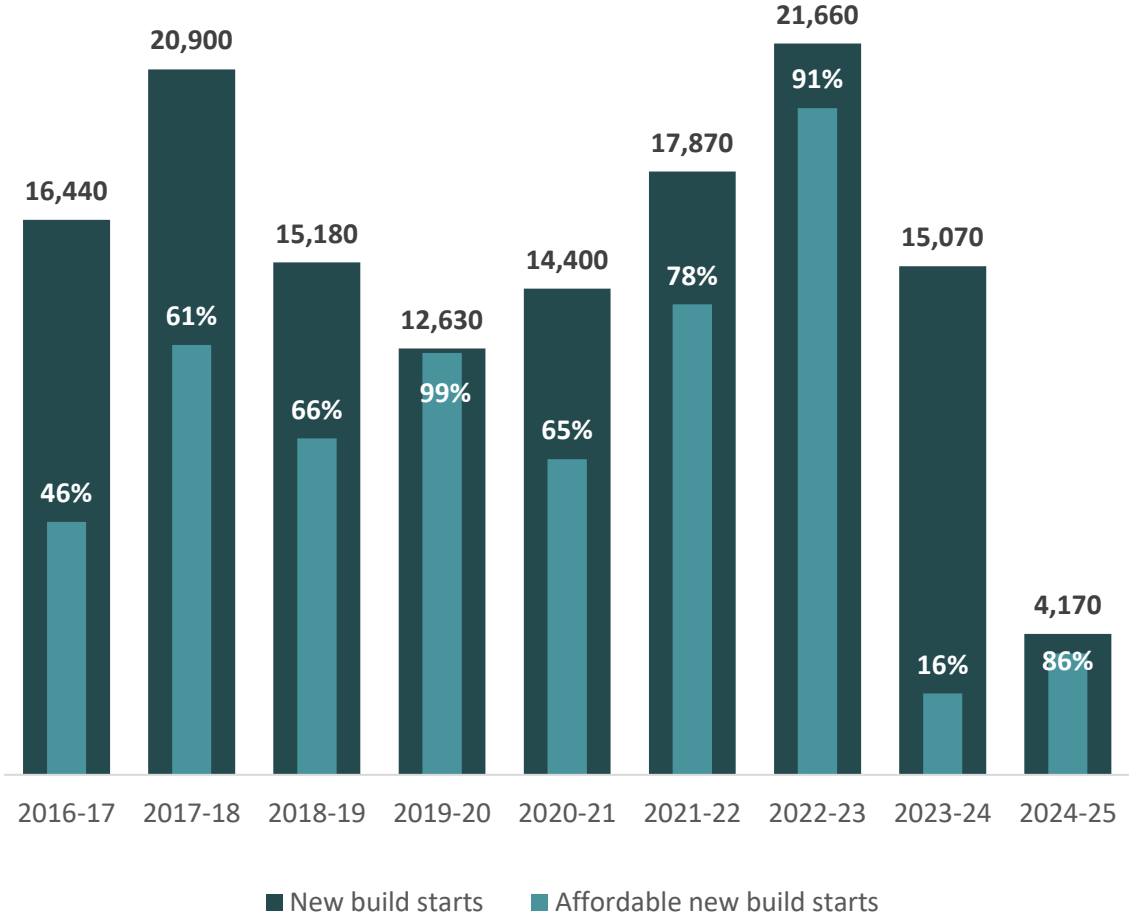
This data excludes homes completed that were acquisitions or unknown.
Source: MHCLG, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply, detailed breakdown by local authority. MHCLG, [Live tables on dwelling stock](#), Table 118: annual net additional dwellings and components.

In 2024-25, 86 per cent of all new build homes started in London were affordable

In 2024-25, **86 per cent** of all new build homes started in London were affordable (3,594 homes). This was a 70 percentage point increase on the previous year, largely driven by a decrease in non-affordable new build starts in 2024-25 as opposed to a significant increase in affordable new built starts (although this did increase by 49 per cent from 2,409 to 3,594).

In 2024-25, 84 per cent of affordable new build starts were funded by grant.

New builds: affordable new build starts as a proportion of overall new build starts



This data excludes homes started that were acquisitions or unknown.
Source: MHCLG, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply, detailed breakdown by local authority. MHCLG, [Live tables on housing supply: indicators of new supply](#) Table 217: permanent dwellings started and competed by tenure and region.

2 GLA-FUNDED AFFORDABLE HOUSING DELIVERY

Overview

This section provides an overview of the Mayor's affordable housing delivery through all GLA-funded programmes. The largest of these programmes are the Affordable Homes Programmes (AHPs), which are explored in more detail in [sections 3](#) and [4](#).

This section explores trends in GLA-funded affordable housing starts and completions across all programmes, and highlights where in London GLA-funded affordable homes are being started and completed.

Source information

The data in this section comes from the GLA's [Affordable Housing Statistics](#), which were updated in May 2026. Specifically, it draws from the tables located in 'Affordable Housing Starts and Completions' and 'Bedroom Breakdown'.

In 2025-26, 9,366 GLA-funded affordable homes were started

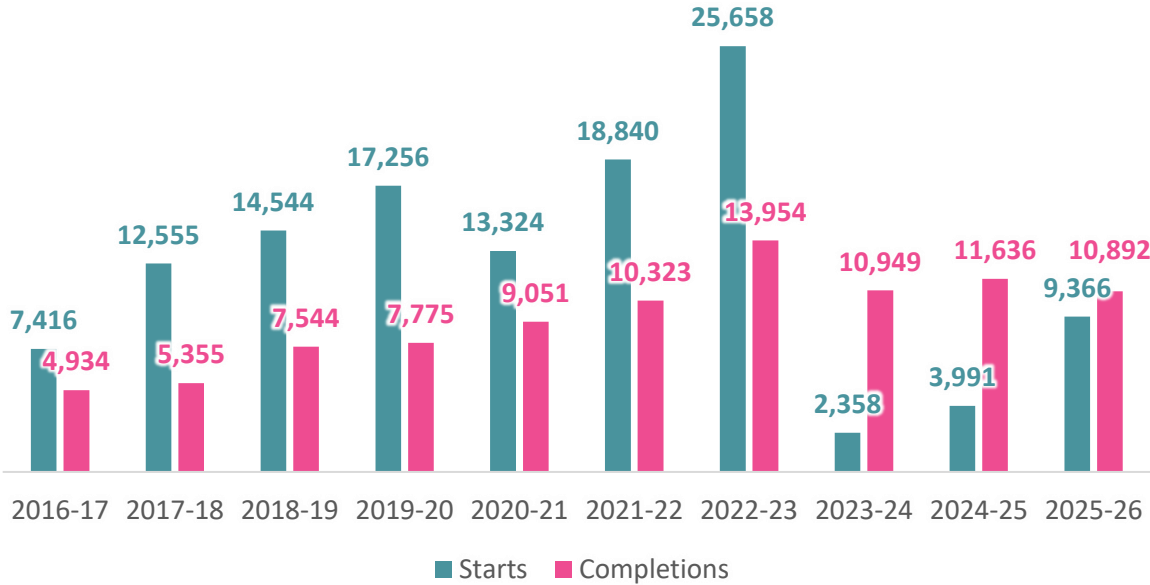
Until 2022-23, housing **starts** and **completions** under the Mayor’s affordable housing programmes had generally increased over time. The majority of these have been funded by the Affordable Homes Programmes (AHP).

The number of affordable housing starts has tended to peak in the final year of an AHP. This is the case for the 25,658 starts in 2022-23 (the final year of the AHP 2016-23) and on a smaller scale, the 9,366 starts in 2025-26 (the final year of the AHP 2021-26).

In 2025-26, there were:

- **9,366 GLA-funded affordable housing starts.** Most of these starts were under the AHP 2021-26 ([see p.19](#)).
- **10,892 GLA-funded affordable housing completions.**

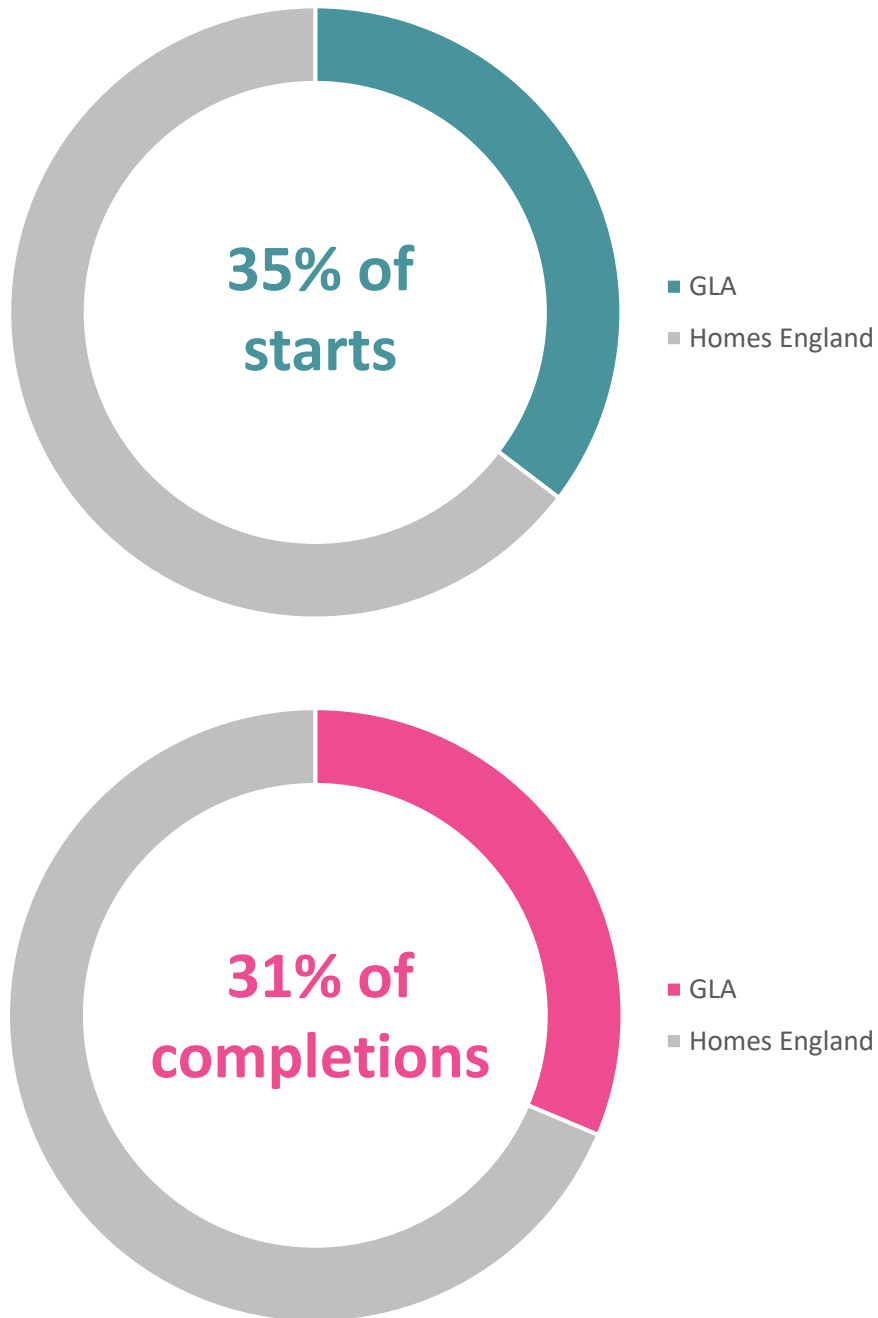
All GLA affordable housing programmes, starts and completions by year



Source: GLA, [Affordable Housing Statistics](#), ‘Affordable Housing Starts and Completions’, updated 12 May 2026. Note: In earlier years, completion figures include some completions from homes that were started under previous programmes (under the previous Mayor). Prior to the 2021-26 programme, homes delivered through S106 contributed to the overall number of homes within programme targets, even where grant could not be applied. For the 2021-26 programme, S106 homes no longer count towards programme targets. GLA, [Homes for Londoners: Affordable Homes Programme 2021-2026](#), November 2020.

The GLA has delivered 31 per cent of homes delivered under the AHP nationally

While the GLA manages the AHP in London, Homes England manages the AHP for the rest of England. The GLA received **40 per cent** of the total national funding provided under the AHP 2016-23 and 2021-26 programmes.¹ As a proportion of all starts and completions across both of these AHP periods by Homes England and the GLA, the GLA's delivery makes up:



Source: GLA, [Affordable Housing Statistics](#), updated May 2026, and Homes England, [Housing Statistics 1 April 2025 to 31 March 2026](#), June 2026. Bridge funding for the AHP 2026-36 is not included. GLA figures include starts and completions counted under the AHP 2016-23 from 1 April 2015.

¹ Calculated based on Homes England funding of 13.23 billion. MHCLG, [Apply for affordable housing funding](#) and DLUHC, [Affordable Homes Programme 2021-2026: evaluation scoping report](#).

Newham is the borough with the most GLA-funded affordable home completions since 2016

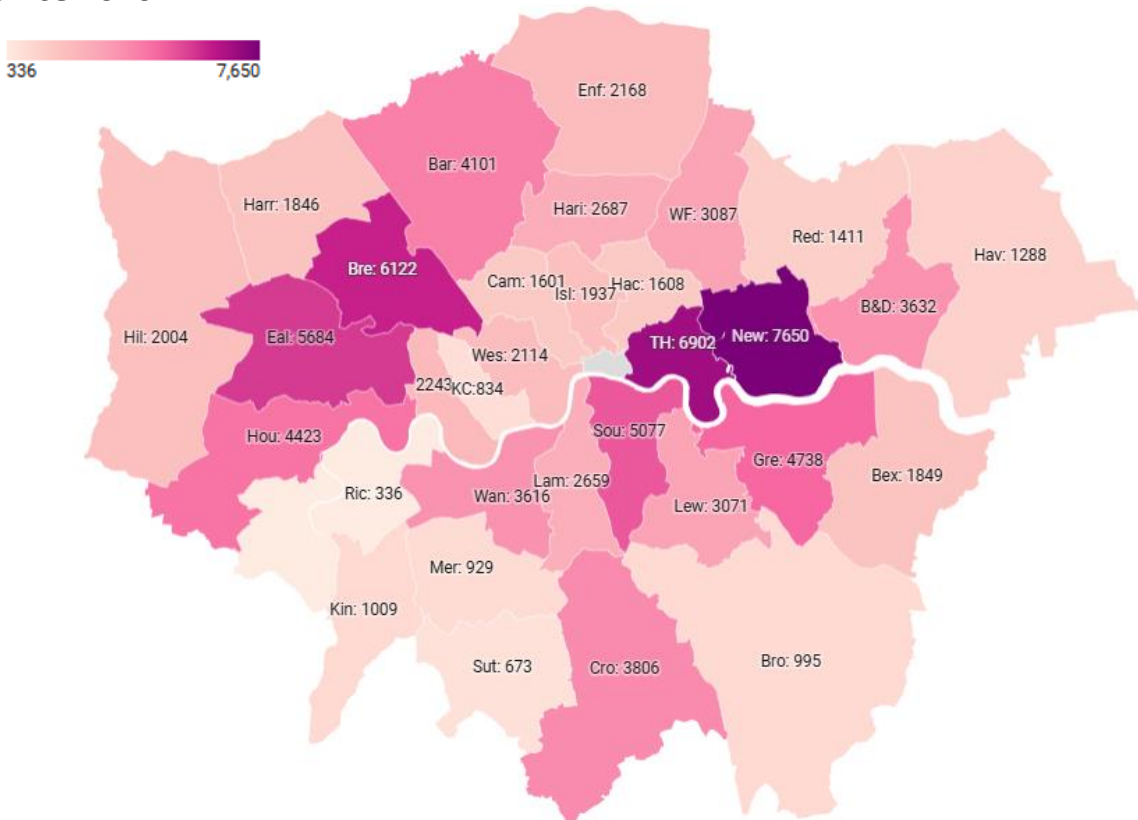
There have been **92,413 GLA-funded affordable home completions** since April 2016. 84,701 of these (92 per cent) have been funded by the AHP 2016-23.

In this period, GLA-funded completions per borough range from **336** in Richmond upon Thames to **7,650** in Newham (excluding City of London).

In Inner London, a significant proportion of completions were in east London, for example Newham (7,650) and Tower Hamlets (6,902), compared to west London boroughs such as Kensington and Chelsea (834).

In Outer London, a significant proportion of completions were in west London boroughs such as Brent (6,122) and Ealing (5,684) compared to outer boroughs south of the river, such as Richmond upon Thames (336) and Sutton (673).

All GLA-funded programmes: affordable home completions per borough since 2016



Map data: © Crown copyright and database right 2018 · Created with Datawrapper

Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. This data includes completions of homes under all GLA affordable housing programmes and therefore includes completions of homes which had been started in previous years to the AHP. Grants are awarded based on bids made by Registered Providers of Social Housing. Data excludes the City of London.

Most GLA-funded affordable homes completed since 2016 have one or two bedrooms

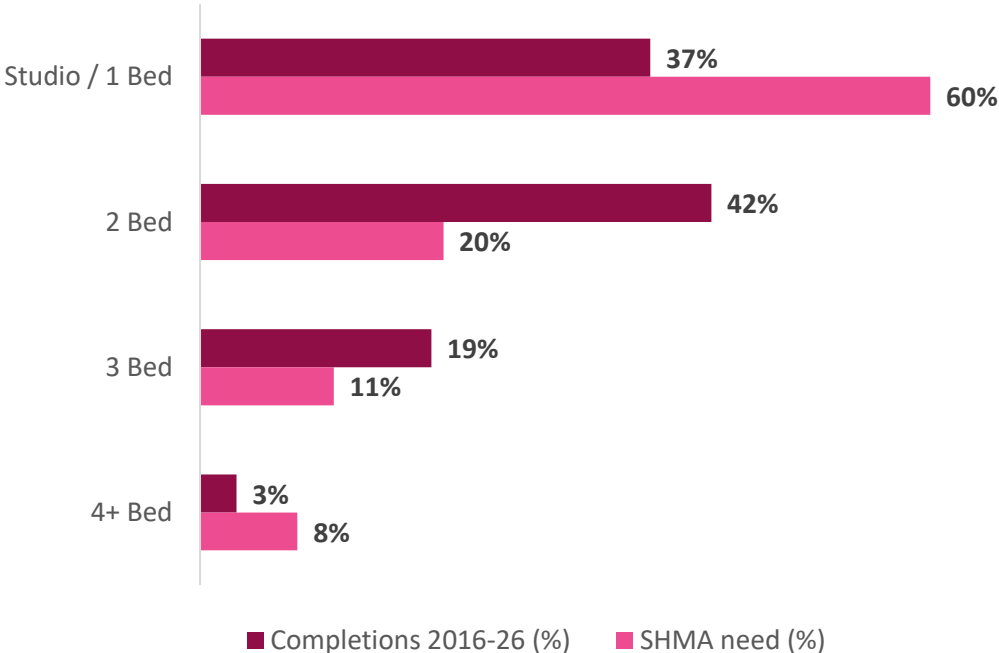
The GLA publishes some data on bedroom sizes of affordable homes, with the caveat that bedroom data is not collected for all its programmes and is therefore incomplete. Since 2016, data on bedroom number is available for **81 per cent** of homes started and **88 per cent** of homes completed under GLA-funded affordable homes programmes.

From this data, **the most common bedroom size for completions was two-bed homes** (42 per cent), followed by studio and one-bed properties (37 per cent).

The GLA’s Strategic Housing Market Assessment (SHMA) sets out how many affordable homes are needed in London and of which size. This is not a specific target for GLA-funded homes. Boroughs have their own needs assessments, which may differ from the GLA’s.

Compared to its assessed bedroom need, GLA-funded programmes since 2016 have delivered a higher proportion of two- and three-bed homes and a smaller proportion of one-bed and four or more bed homes.

All GLA recorded programmes: completions 2016-26 by bedroom compared to assessed bedroom need



Source: GLA, [Affordable Housing Statistics](#), Bedroom Breakdown and [Strategic Housing Market Assessment \(SHMA\) 2017](#). This chart compares completions to bedroom requirements outlined for intermediate/low cost rent homes combined (excluding market). Data on bedroom sizes is not published for specific programmes. A new SHMA is expected to be published by the GLA in July 2026, which will likely contain an updated bedroom needs assessment.

3 AHP 2021-26

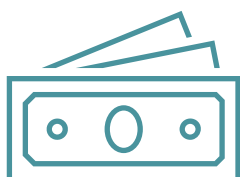
Overview

This section provides an overview of the 2021-26 Affordable Homes Programme. It explores housing starts and completions under the AHP 2021-26, including the tenure of homes delivered.

Source information

The data in this section comes from the GLA's [Affordable Housing Statistics](#), which were updated in May 2026. Specifically, it draws from the tables located in 'Affordable Housing Starts and Completions'.

AHP 2021-26: Key facts



Funding

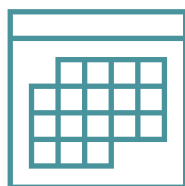
In 2021, the Mayor was allocated £4 billion from the government for the Affordable Homes Programme 2021-26.



Targets

The original target, set in 2021, was for 35,000 starts. Citing the challenging delivery context, in 2023, the GLA and government reset this target to between 23,900 and 27,200.¹ In 2025, this was again adjusted to between 17,800 and 19,000 starts.² The GLA has set a target for 60 per cent of these homes to be for social rent.

Developments with ten or more homes funded by the AHP 2021-26 are expected to ensure that all new builds meet standards for accessible and adaptable dwellings, while 10 per cent are suitable for wheelchair users. The GLA does not publish data on accessibility in AHP-funded homes.



Deadlines

The deadline for starts was March 2026. In May 2026, it was announced that this deadline would be extended by up to six months on a case-by-case basis.³

The deadline for all completions is March 2030.

¹ MHCLG, [Update from MHCLG on targets on the 2021-26 Affordable Homes Programme](#), 30 July 2024

² BBC News, [London mayor agrees 22% cut in affordable housing target](#), 14 May 2025

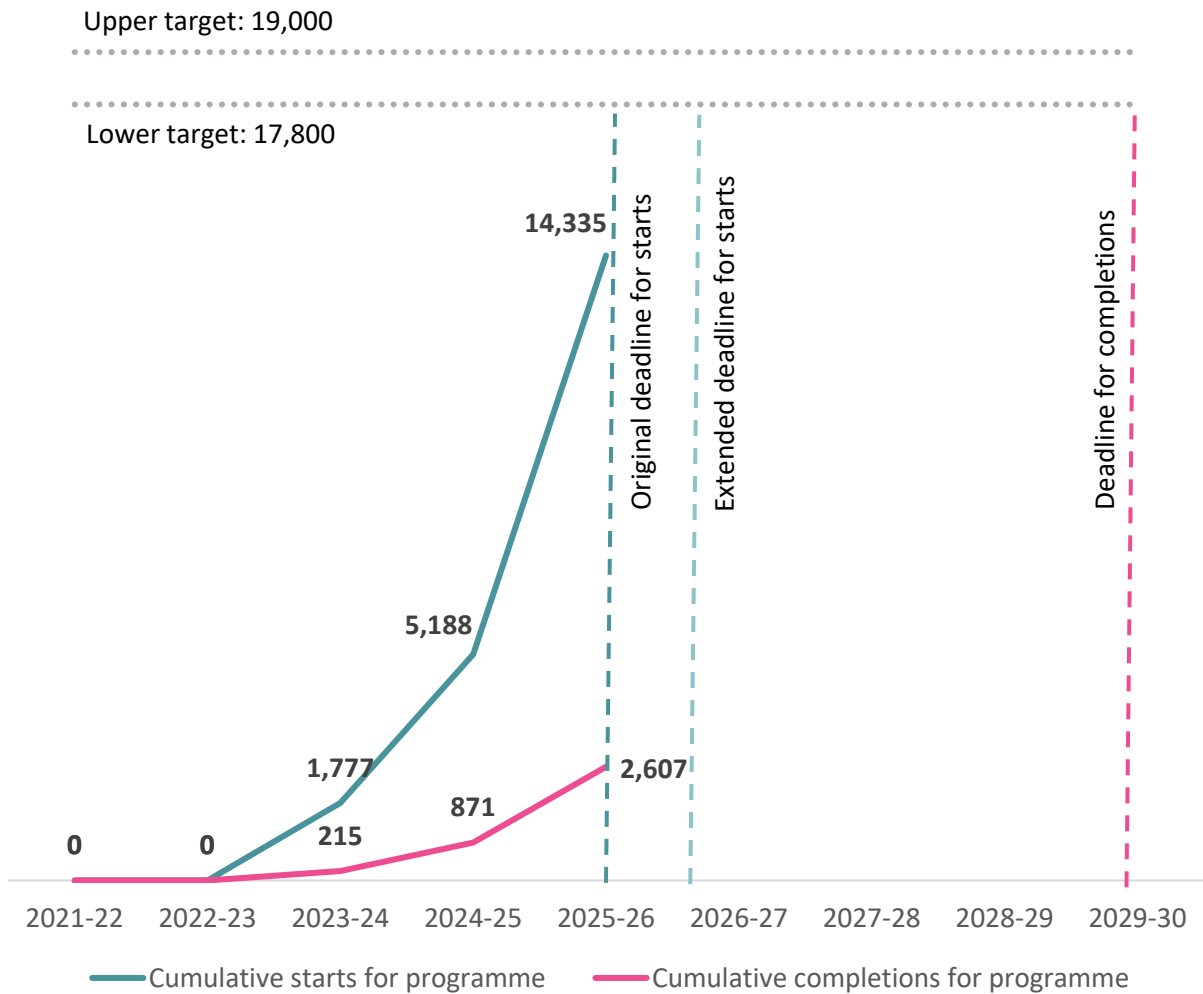
³ Inside Housing, [Housing starts rise sharply in London as GLA agrees delivery extension under Affordable Homes Programme](#), 13 May 2025.

The AHP 2021-26 achieved 14,335 affordable home starts by March 2026, against a target of 17,800 to 19,000

There were **14,335 affordable homes started** under the AHP 2021-26 by the original March 2026 deadline, against a target of 17,800 to 19,000.¹ This represents 81 per cent of homes against the lower target. It leaves between **3,465** and **4,665** homes not started by the deadline.

By March 2026, the GLA had **completed 2,607 homes** under this programme, 18 per cent of the homes it started. This means it has a further 11,728 homes to complete by March 2030.

GLA affordable homes programme 2021-26: starts and completions



Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. The AHP 2021-26 an original target of 35,000 which was renegotiated to between 23,900 and 27,200 in 2023, and subsequently to between 17,800 and 19,000.

¹ In May 2026, it was announced that the March 2026 deadline would be extended by up to six months on a case-by-case basis.

79 per cent of homes started under the AHP 2021-26 were social rent homes

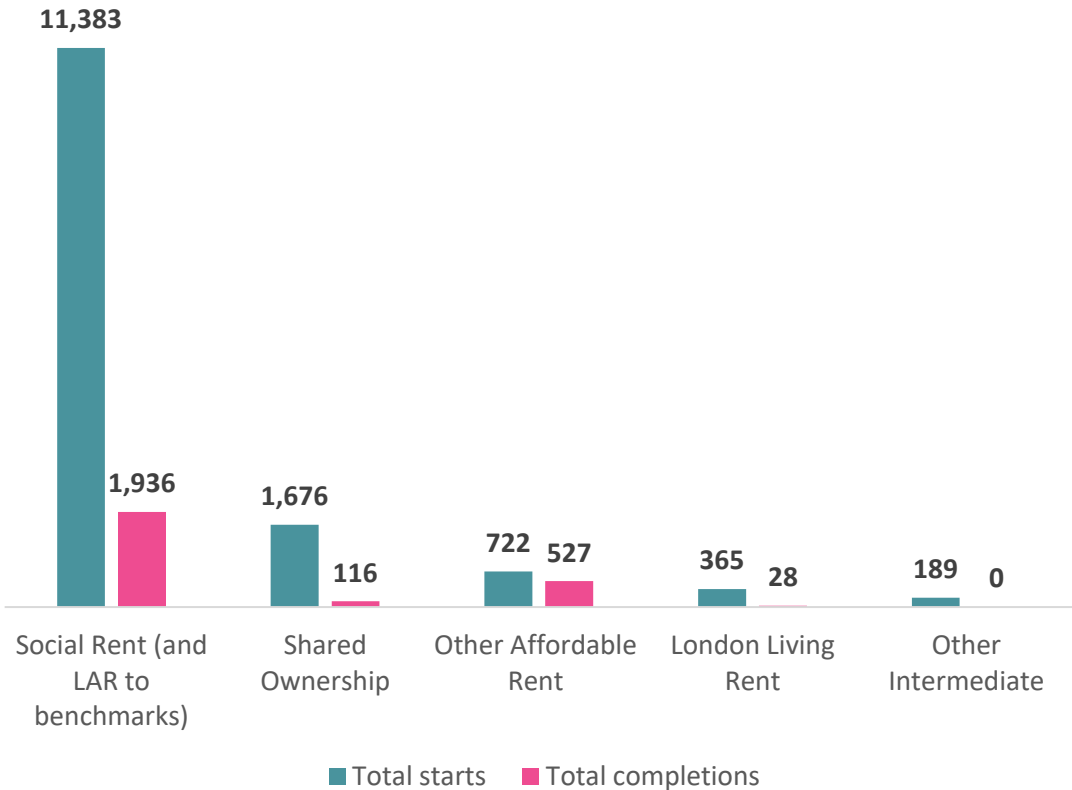
The GLA set a target for **at least 60 per cent of homes under the AHP 2021-26 to be delivered at social rent.**²

As of the original March 2026 deadline, it had met this target, with:

- **79 per cent** of the **14,335 homes started** under the AHP 2021-26 for social rent
- **74 per cent** of the **2,607 homes completed** under the AHP 2021-26 for social rent.

If the AHP 2021-26 had met its overall target of 17,800 to 19,000 housing starts by March 2026, the target for 60 per cent social rent homes would have translated to between 10,680 and 11,400 social rent starts. Despite not meeting the overall target, the AHP 2021-26 delivered 11,383 social rent homes, due to the higher proportion of these types of homes.

AHP 2021-26: starts and completions by tenure



Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. Social rent includes London Affordable Rent benchmarked at Social rent values. Note: this figure includes all 'new' homes, including replacements of demolished homes.

4 AHP 2016-23

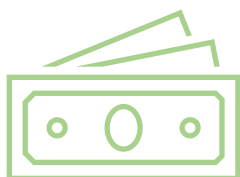
Overview

This section provides an overview of the 2016-23 Affordable Homes Programme. It explores housing starts and completions under the AHP 2016-23.

Source information

The data in this section comes from the GLA's [Affordable Housing Statistics](#), which were updated in May 2026. Specifically, it draws on data from the tables in 'Affordable Housing Starts and Completions'.

AHP 2016-23: Key facts



Funding

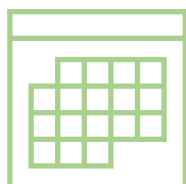
In 2016 the Mayor was allocated £3.15 billion from the Government for the Affordable Homes Programme 2016-23.¹

In 2018, the Mayor was allocated a further £1.67 billion from the Government for this programme.



Targets

The original target, with the 2016 funding, was 90,000 starts.² Following further funding, this target increased to 116,000 starts.³



Deadlines

The original deadline for starts was March 2021. This was extended to March 2022 due to the further funding in 2018 and then to March 2023 due to the pandemic. There is not a deadline for completions.

¹ GLA, [Homes for Londoners: Affordable Homes Programme 2016-2023](#), accessed 3 June 2026.

² GLA, [Homes for Londoners](#), November 2016

³ This target included all homes started under GLA programmes since 1 April 2015.

73 per cent of homes funded by the AHP 2016-23 have been completed

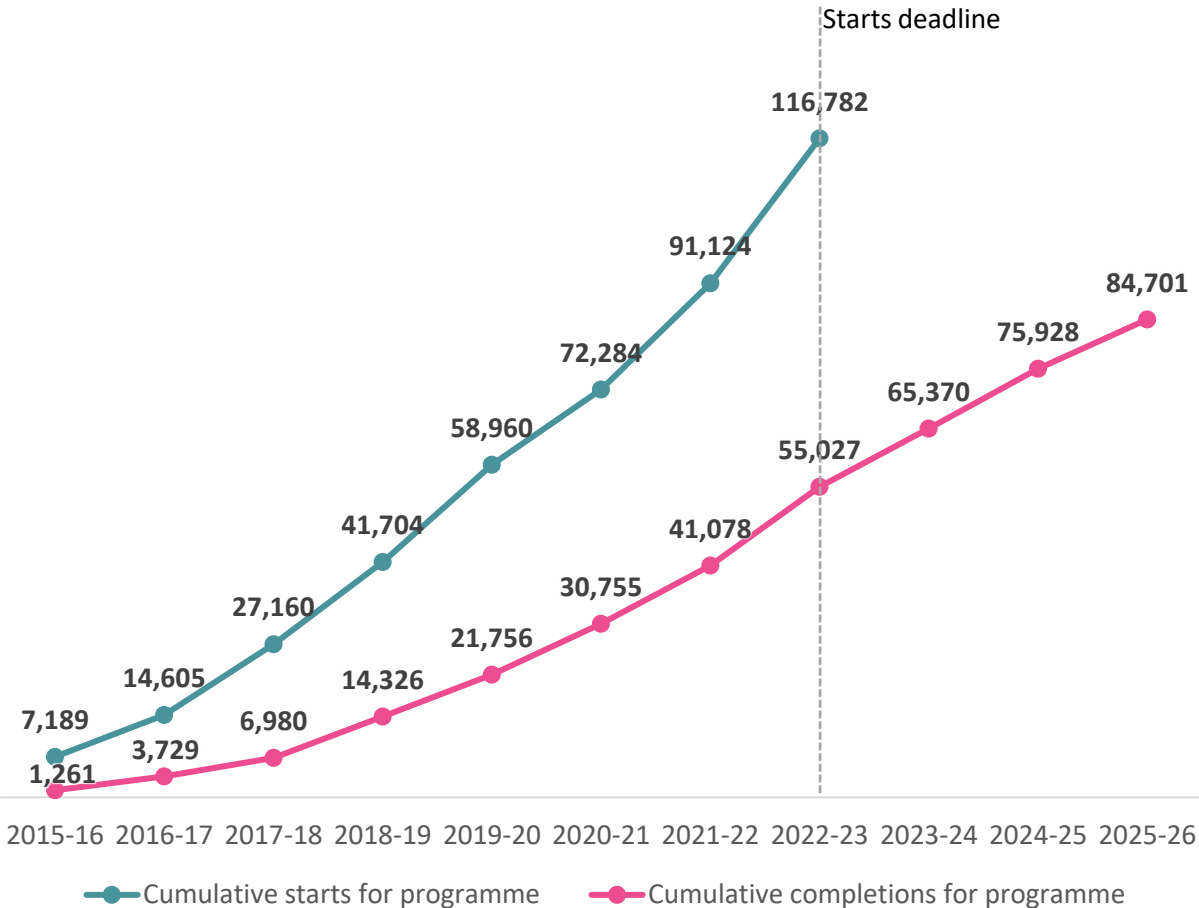
In 2025-26 there were **8,773 completions** under the AHP 2016-23. To March 2026, **73 per cent** of homes have been completed under this programme.

This leaves 32,081 homes that have been started but not yet completed.

Unlike the 2021-26 programme, there is no deadline by which homes must be completed under the AHP 2016-23 and the GLA has not published yearly targets for completions. In 2023, the GLA stated that it expected most homes to be completed by 2029 and a small number in the early 2030s.¹

When combined with the completions from the 2021-26 programme, this means that the GLA needs to complete roughly 44,000 affordable homes in the next four years.

GLA AHP 2016-23 starts and completions



Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. Completions from 2015-23 taken from [letter from Deputy Mayor for Housing and Residential Development to the Housing Committee](#), October 2023. Data on starts includes all affordable homes started since 1 April 2015.

¹ London Assembly, Housing Committee, [Transcript of Agenda Item 7 – Affordable Homes Programme 2021-26](#), 19 October 2023

5 TENURE BREAKDOWNS

Overview

This section provides an overview of the tenures of housing started and completed under all GLA-funded affordable housing programmes. This includes the numbers of homes for social rent, shared ownership and London Living Rent. It also looks at where in London these different types of homes have been delivered.

Source information

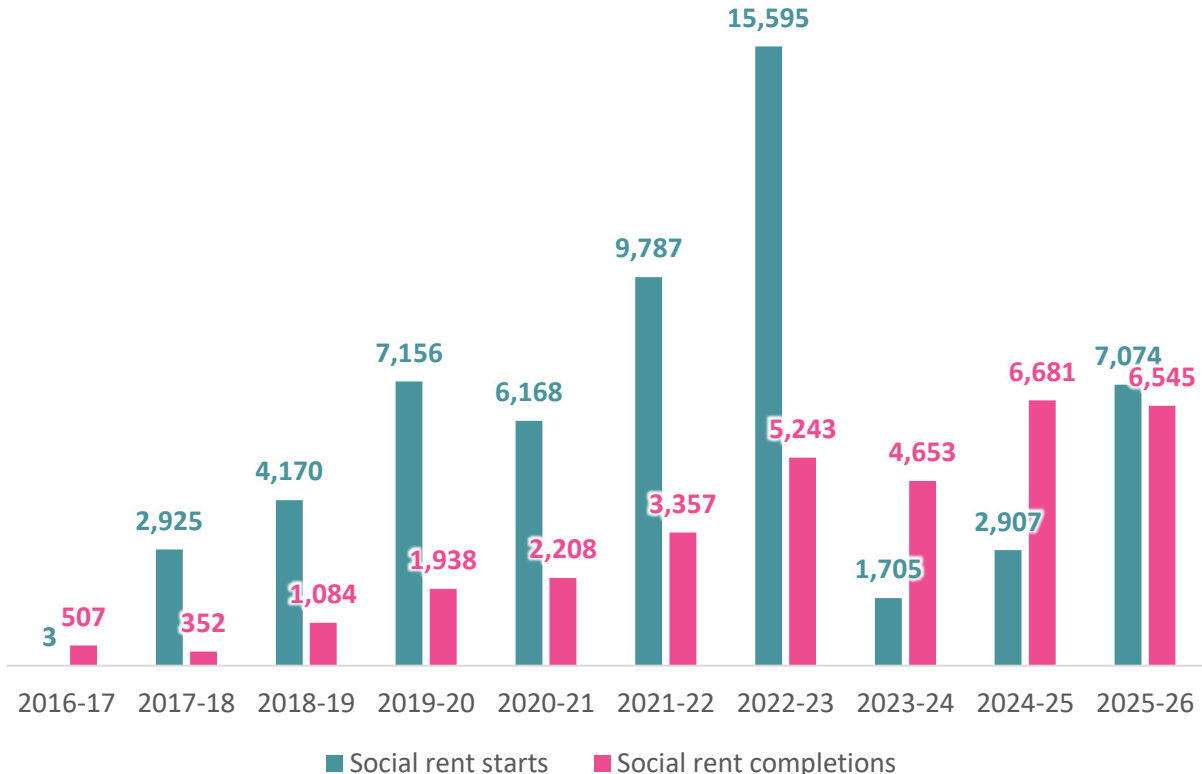
The data in this section comes from the GLA's [Affordable Housing Statistics](#), which were updated in May 2026. Specifically, it draws on data from the tables in 'Affordable Housing Starts and Completions'.

There were 7,074 GLA-funded social rent homes started in London in 2025-26

Social rent is an affordable housing tenure that is usually around 50 per cent of local market rent. Data reported by the GLA on social rent includes London Affordable Rent (LAR) benchmarked to social rent levels. Since 2016-17, **57,490 social rent homes have been started** and **32,568 have been completed** under GLA-funded programmes.

The number of social rent starts follows a similar trend to the overall number of starts and completions, with starts increasing up to the final year of an AHP programme. The number of social rent completions has increased since 2022-23, though it reduced slightly in 2025-26.

All GLA-funded social rent starts and completions



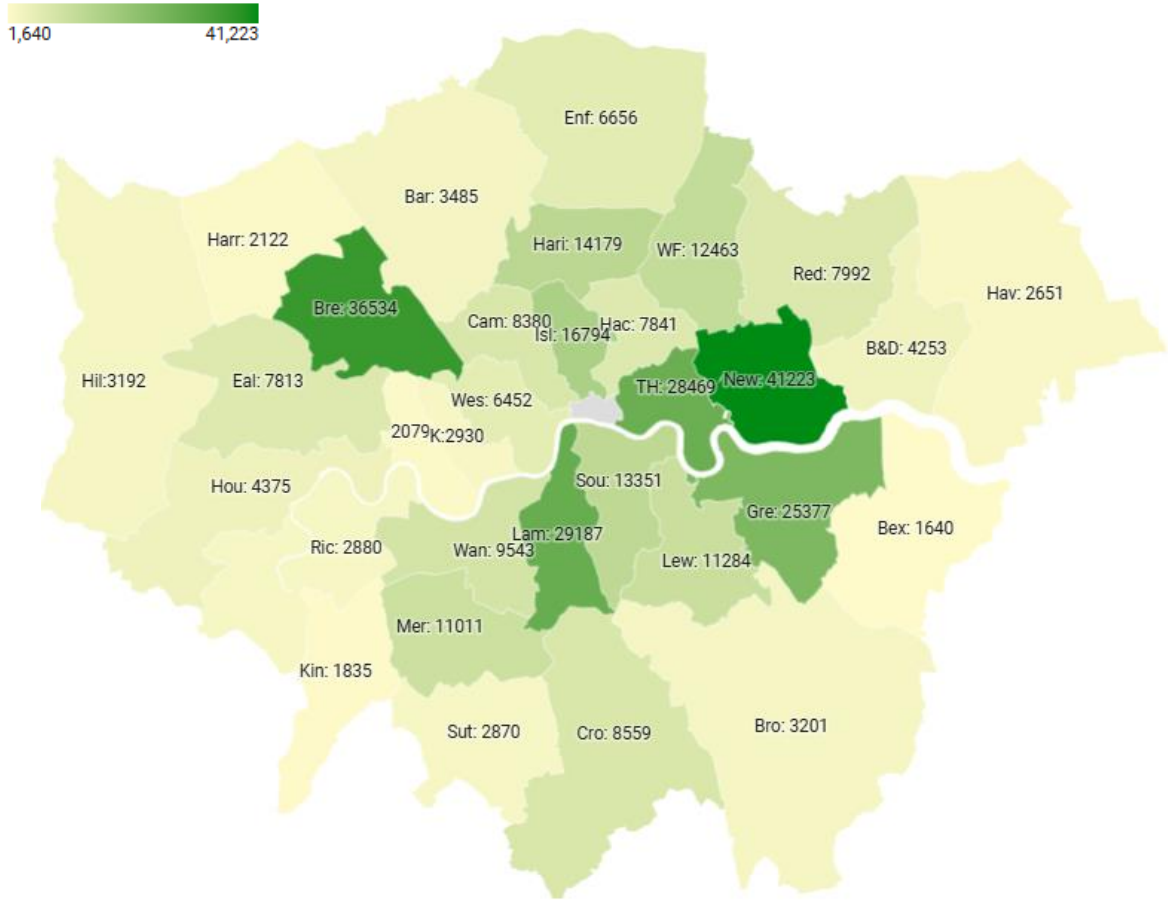
Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. Social rent includes London Affordable Rent (LAR) benchmarked to social rent levels. This graph does **not** include affordable housing starts which were not funded by the GLA.

Newham, Brent and Lambeth had the largest social housing waiting lists in 2025

Cumulatively local authorities in London had a total of **341,421 households on their social housing waiting lists** in March 2025. This was **25 per cent of England's total**. The number of households on social housing waiting lists in London has increased by 50 per cent from 227,549 in March 2016.

The number of households on London borough waiting lists in 2025 ranged from 1,640 in Bexley to 41,223 in Newham (excluding City of London). In general, social housing waiting lists were longer in inner London boroughs compared to those in outer London.

Households on local authority waiting list, March 2025



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

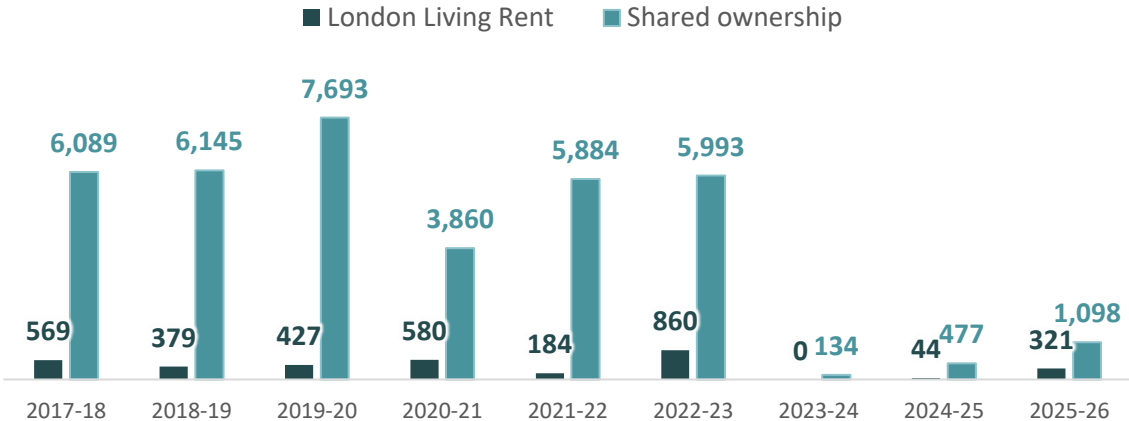
Source: MHCLG, [Live tables on rents, lettings and tenancies](#), table 600, accessed 14 May 2026. The number of households on local authority waiting lists is not the same as the number of households waiting for social housing. Some households may be on lists for multiple local authorities. Direct comparisons between authorities' housing waiting list may be misleading because authorities have different arrangements for checking that applicants continue to require housing. Local authorities set their own qualification criteria for waiting lists. City of London is excluded from analysis.

Shared ownership and London Living Rent starts have decreased since 2022-23

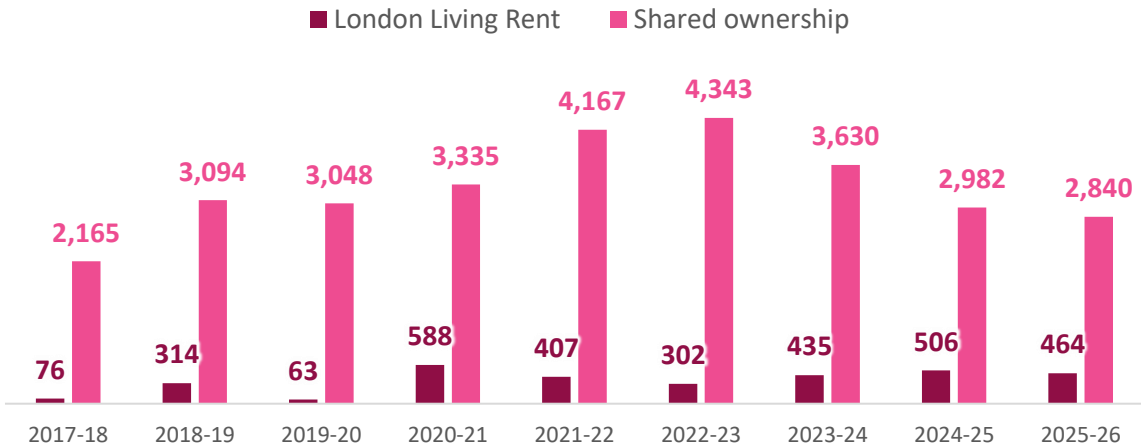
Under the AHP 2016-23, there was a strong focus on shared ownership with the GLA aiming to deliver at least 50 per cent of homes as shared ownership or intermediate housing. The AHP 2021-26 moved away from a focus on shared ownership towards social rent.

Since April 2023, overall starts of shared ownership and London Living Rent (LLR) homes have decreased. These tenures have also decreased as a proportion of overall affordable starts. From April 2017 to March 2023, London Living Rent and shared ownership homes accounted for **38 per cent** of all GLA-funded affordable starts. Since March 2023, shared ownership and London Living Rent have made up **13 per cent** of GLA-funded affordable homes starts.

All GLA-funded shared ownership and London Living Rent starts



All GLA-funded shared ownership and London Living Rent completions



Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. Shared ownership and London Living Rent are reported in GLA statistics as combined categories until 2023-24 onwards. Starts and completions from 2017-2022: GLA, [letter from Deputy Mayor for Housing and Residential Development to the Housing Committee](#), October 2023. 2017-2022 figures are based on the tenure type that the investment partner had proposed and are therefore subject to change as partners were permitted to change the tenure between shared ownership and LLR post-completion.

Newham and Ealing have seen the most shared ownership and LLR completions since 2017

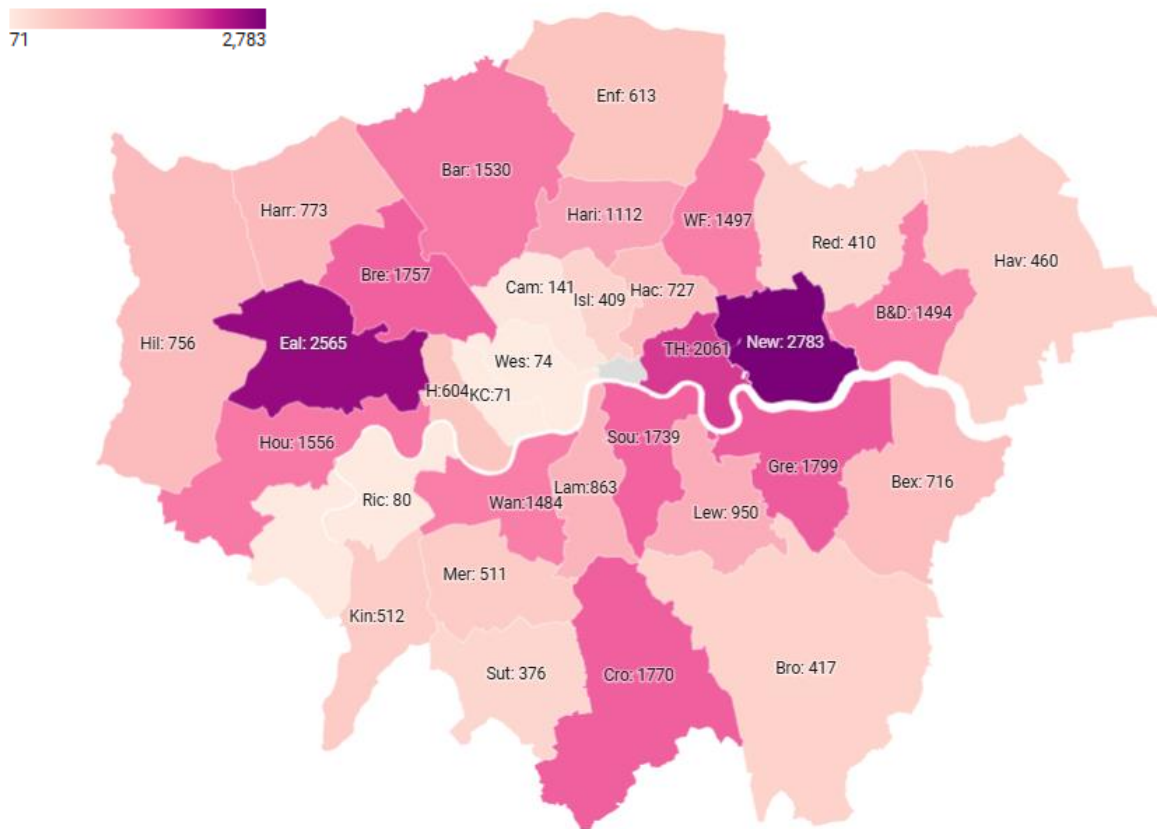
Since April 2017, there have been:

- **37,373** shared ownership starts
- **3,364** LLR starts
- **29,604** shared ownership completions
- **3,155** LLR completions.

Over this period:

- Completions of these tenures range from **2,783** (Newham) to **71** (Kensington and Chelsea).
- Starts range from **3,665** (Ealing) to **83** (Kensington and Chelsea).

All GLA recorded programmes: shared ownership and LLR completions, 2017-26



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

Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. This data includes completions of homes under all GLA affordable housing programmes and therefore includes completions of homes which had been started in previous years to the AHP.

6 COUNCIL HOMES

Overview

This section provides an overview of GLA-funded council homes delivered under all affordable housing programmes in London. It includes the number of council homes started and completed since 2018, where in London new council homes are located, and what proportion of new council homes delivered under affordable housing programmes are acquisitions compared to new builds.

Source information

The data in this section comes from the GLA's [Affordable Housing Statistics](#), GLA Programmes: Council Homes Starts and Completions, which were updated in May 2026.

Council homes: Key facts



Funding

Almost all GLA-funded council homes in London since 2018 have been funded via the Mayor's two Affordable Homes Programmes but some homes have been funded through other funding streams.



Targets and deadlines

Sadiq Khan's manifesto for the 2024 Mayoral election committed to building 40,000 new council homes by 2030.¹ In May 2026, the Mayor confirmed that this target includes council houses not supported by GLA funding.²

Acquisitions

Under the AHP 2021-26, acquisitions could account for up to 30 per cent of all funding. This includes 'second-hand' acquisitions (up to 10 per cent), where existing homes are bought on the market, and 'off the shelf acquisitions', where newly built homes are bought from developers.

¹ Sadiq Khan 2024 manifesto: [Building a fairer, safer, greener London for all](#)

² GLA, [Council Homes Acquisition Programme](#), May 2026

3,865 council homes were started under GLA affordable housing programmes in 2025-26

Since September 2018, there have been **29,224 council homes started** and **16,055 completed** under the Mayor’s affordable housing programmes. These include homes which have been acquired from the private sector and converted into council homes ([p.36](#)).

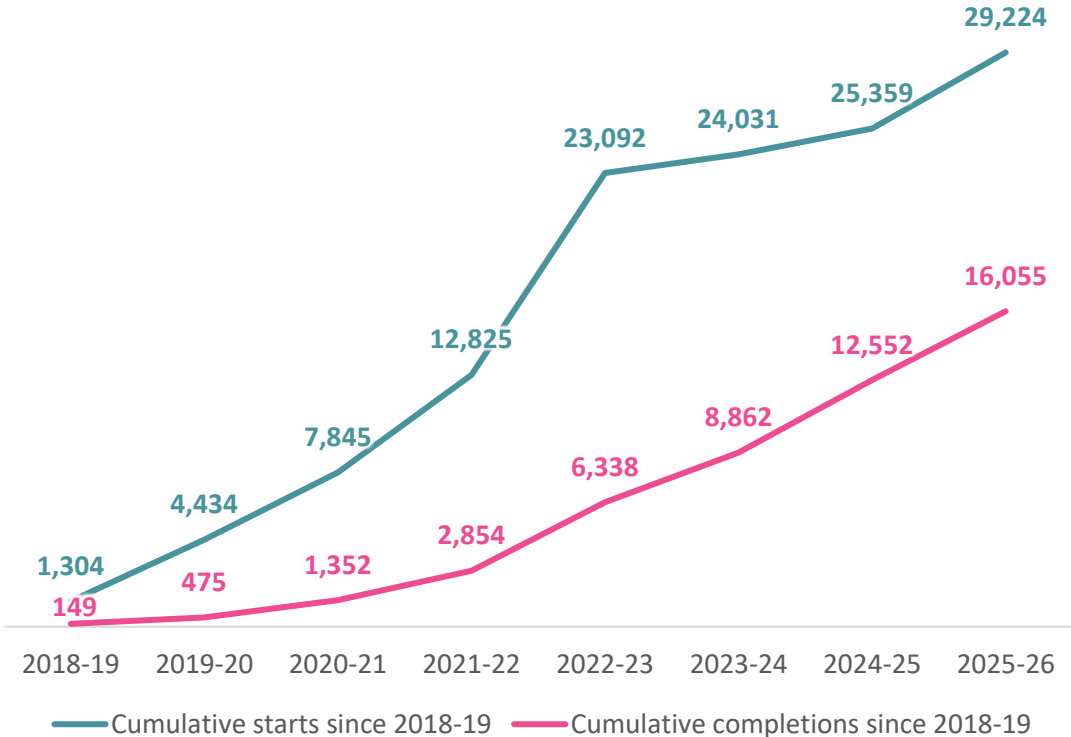
This includes funding from all of the Mayor’s affordable housing programmes and other sources,* but most homes have been funded through the AHPs:

- 2016-23 programme — **22,101 starts** and **13,794 completions**
- 2021-26 programme — **5,638 starts** and **1,580 completions**

Of the 29,224 council homes started since September 2018, 13,169 (45 per cent) were not yet completed as of March 2026.

Most of these council homes (80 per cent) are at social rent or London Affordable Rent levels (**23,338 starts** of **29,224**).

Council homes under Mayoral programmes since 2018: starts and completions



Source: GLA, [Affordable Housing Statistics](#): Council Homes Starts and Completions. Data is available from September 2018 on the number of GLA-funded council homes started and completed in London, including acquisitions. *The GLA also uses funding from the ‘Right to Buy ringfence’ to fund council homes, separately from AHP funding.

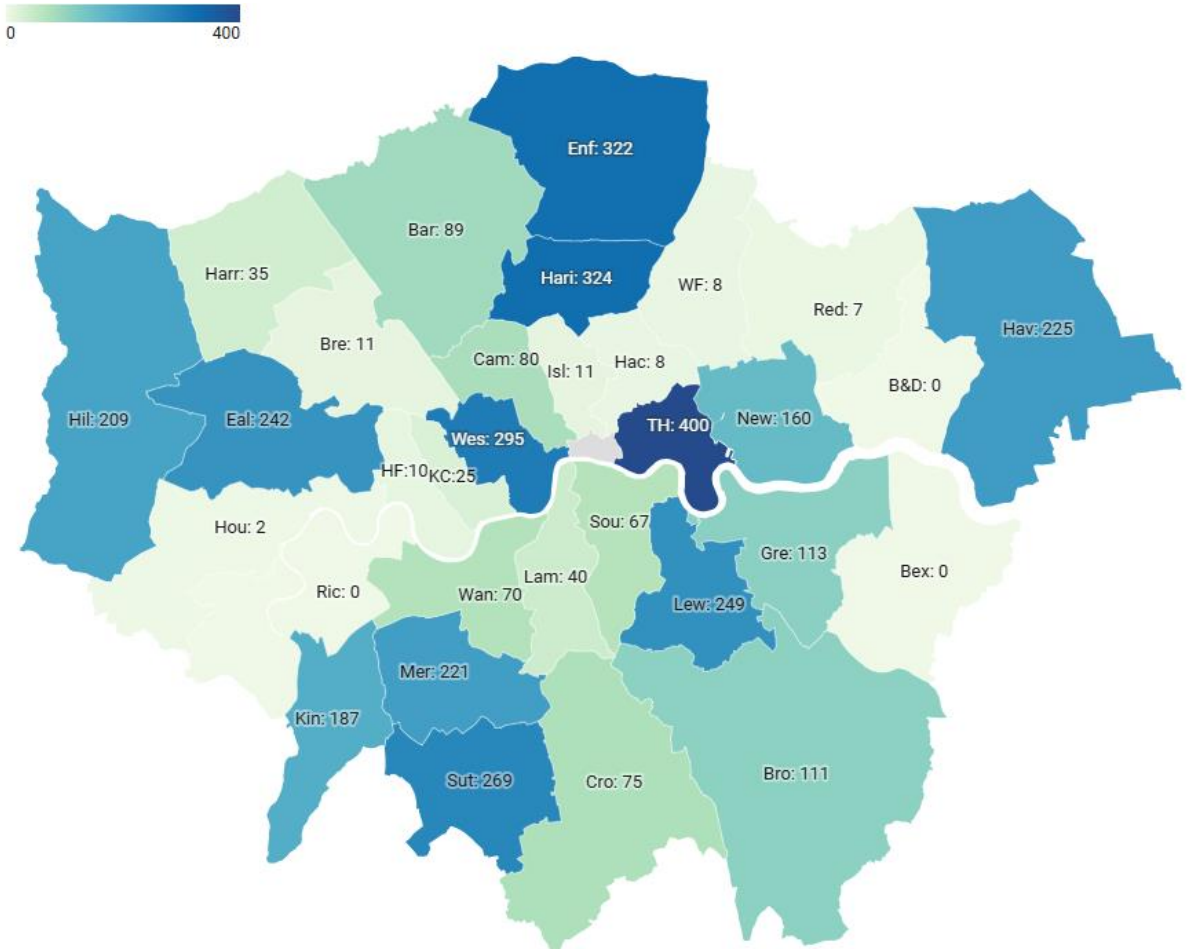
Tower Hamlets was home to the most GLA-funded council home starts in 2025-26

There were **3,865 GLA-funded council home starts** in 2025-26. This was an increase of 191 per cent on the 1,328 council home starts funded by the GLA in the previous year.

The most GLA-funded council homes were started in Tower Hamlets last year (400), while there were no council homes started in Barking & Dagenham, Bexley and Richmond upon Thames.

Overall Outer London was home to 60 per cent of total GLA-funded council home starts in 2025-26, compared to 40 per cent in Inner London. However, the five boroughs with the lowest number of GLA-funded council home starts were all in Outer London.

All GLA programmes: council homes starts by borough in 2025-26



Map data: © Crown copyright and database right 2018 · Created with Datawrapper

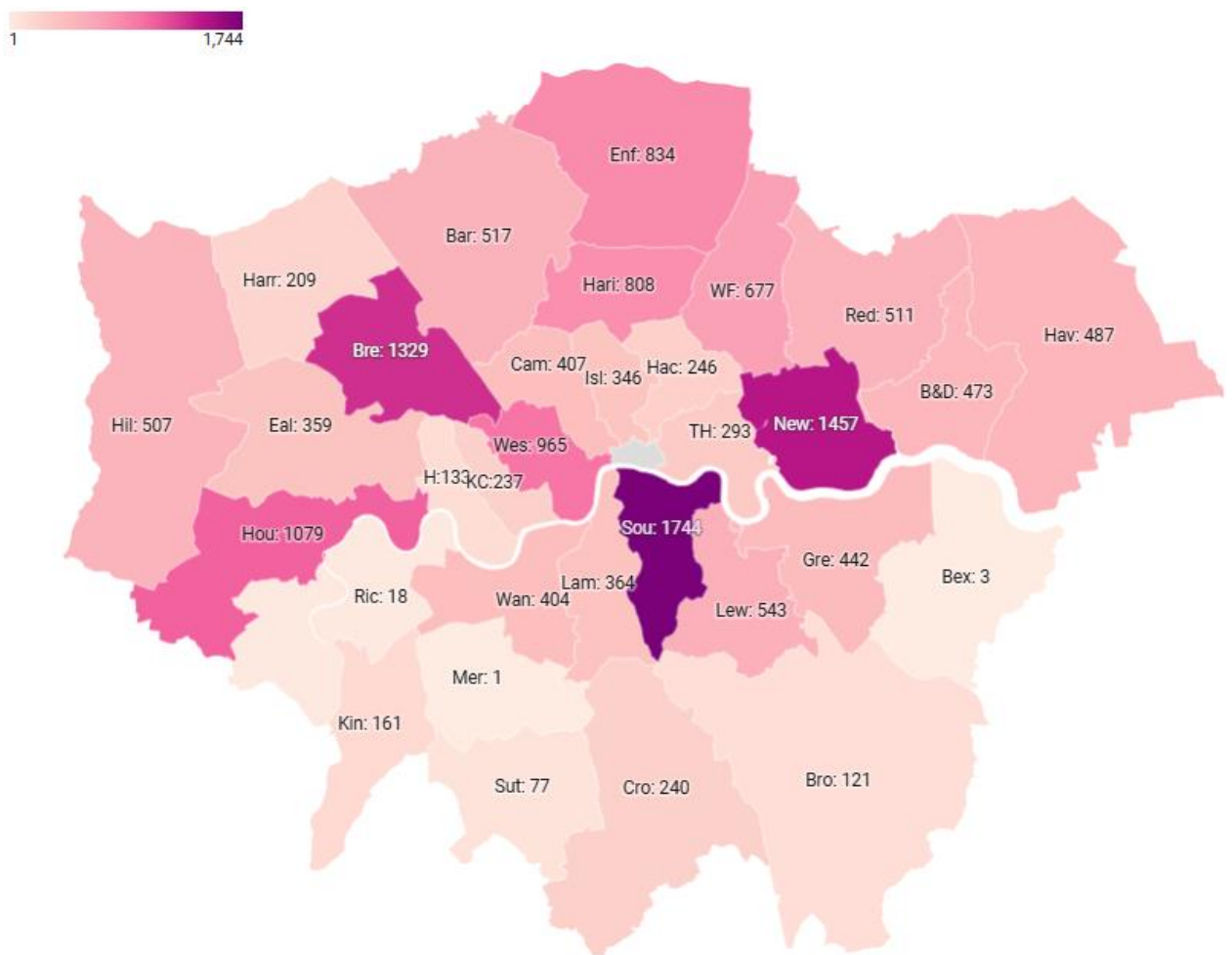
Source: GLA, [Affordable Housing Statistics](#): Council Homes Starts and Completions. This map does **not** include affordable housing starts which were not funded by the GLA.

The most GLA-funded council home completions since 2018 have been in Southwark

Southwark had the highest number of GLA-funded council home completions of any borough since 2018 (**1,744**), followed by Newham (**1,457**) and Brent (**1,329**). The majority (52 per cent) of GLA-funded council homes completed since September 2018 have been in Outer London boroughs.

Other than Southwark, south London boroughs have seen fewer GLA-funded council homes completed than north London boroughs since September 2018. For example, since September 2018, one GLA-funded council home has been completed in Merton and three in Bexley.

All GLA programmes: council homes completions by borough since 2018



Map data: © Crown copyright and database right 2018 · Created with Datawrapper

Source: GLA, [Affordable Housing Statistics](#): Council Homes Starts and Completions. This map does **not** include affordable housing starts which were not funded by the GLA. This data includes a small number of homes funded through separate ring-fenced funding which are not counted in statistics for the general affordable housing programmes. Data is available from September 2018.

28 per cent of council home starts under the AHP 2021-26 were acquisitions

A proportion of council home starts under the Affordable Homes Programmes since 2018 have been acquisitions rather than new builds – **2,861 of 29,224**.

Up to March 2026, under the AHP 2021-26, which has a 30 per cent cap on funding for acquisitions:

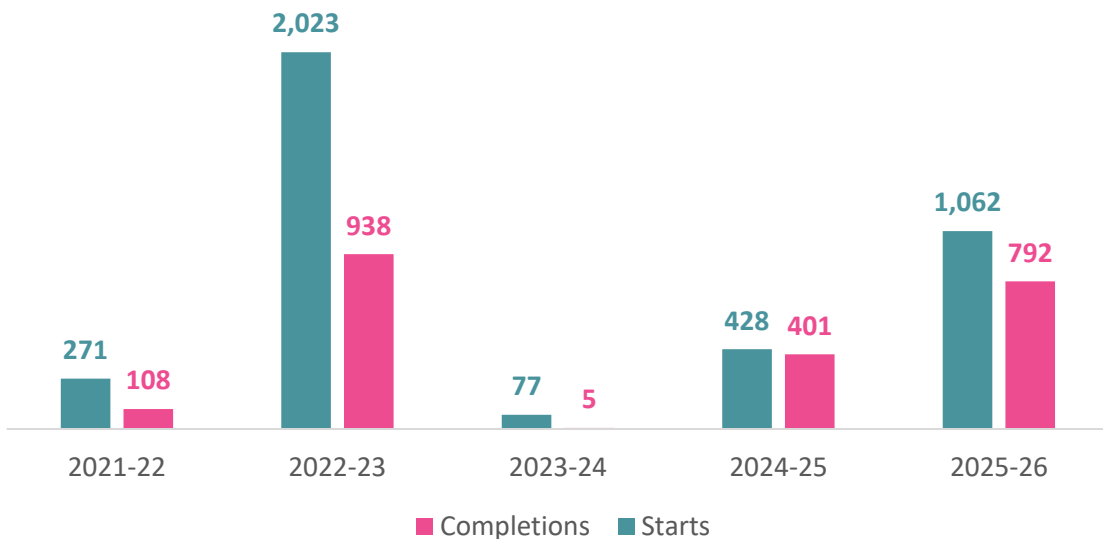
- **28 per cent of council home starts** have been acquisitions (1,567 of 5,638)
- **76 per cent of council home completions** have been acquisitions (1,198 of 1,580).

A higher proportion of acquisitions have been delivered under the 2021-26 AHP compared to the AHP 2016-23. Under the 2016-23 AHP:

- **8 per cent of council home starts were** acquisitions (1,294 of 15,247)
- **13 per cent of council home completions were** acquisitions (1,293 of 10,019).

Separate from AHP funding, councils can also acquire homes funded by the ‘Right to Buy ringfence’. Since 2018, GLA statistics have recorded **670 starts** and **401 completions** under this scheme.

Council homes acquisitions under the Affordable Homes Programmes since 2021



Source: GLA, [Affordable Housing Statistics](#): Council Homes Starts and Completions. This chart does **not** include affordable housing starts which were not funded by the GLA. Completions in 2023-24 and 2024-25 are a mixture of acquisitions funded under the AHP 2016-23 and AHP 2021-26.

7 SUPPORTED AND SPECIALIST HOUSING (SSH)

Overview

Supported and specialist housing (SSH) is accommodation provided for a specific client group that includes support, supervision or care to help people live as independently as possible in the community. Client groups can include (but are not limited to) Disabled Londoners, older Londoners, Londoners experiencing homelessness and people fleeing domestic abuse. SSH also includes the provision of new pitches and sites for Gypsies and Travellers. The GLA does not publish a breakdown of the types of SSH housing funded under the AHPs.

This section provides an overview of supported and specialist housing delivered by GLA-funded programmes in London. It includes details of the number of starts and completions of these types of homes, as well as information on the Mayor's Single Homelessness Accommodation Project (SHAP).

Source information

The data in this section comes from the GLA's [Affordable Housing Statistics](#), which were updated in May 2026.

There were 617 affordable SSH starts under the AHP 2021-26

In 2025-26, there were **389 GLA-funded affordable starts** of supported/specialist homes, compared to 508 in the previous year.

Affordable SSH starts in 2025-26 were funded mostly through the 2021-26 AHP:

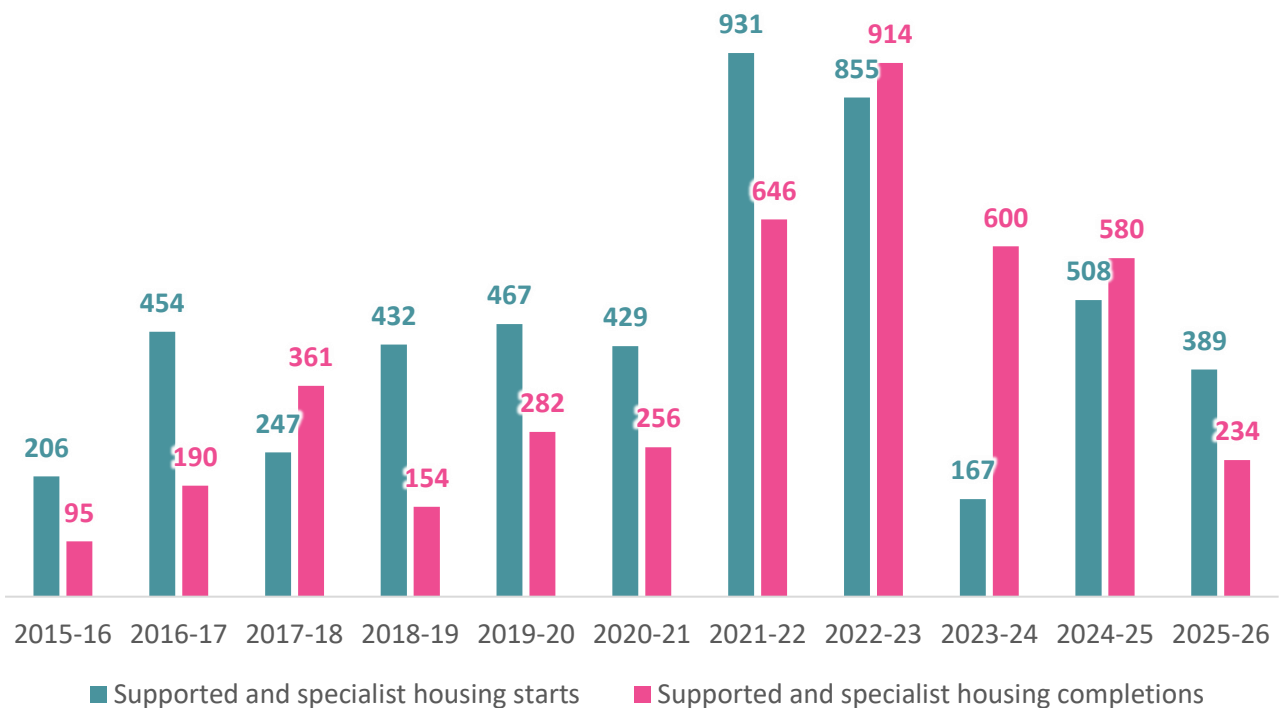
- AHP 2021-26: **331** starts
- Single Homelessness Accommodation Programme: **58** starts ([see p.40](#))

Affordable SSH completions in 2025-26 were funded through a mix of programmes:

- AHP 2016-23: **160** completions
- AHP 2021-26: **91** completions
- Single Homelessness Accommodation Programme: **131** completions
- Care and Support Specialised Housing 2023-25: **12** completions.

Cumulatively, there have been **617 affordable supported and specialist starts** under the AHP 2021-26 alone, 4 per cent of the total 14,335 starts and 3 per cent of the 17,800 – 19,000 target starts. This exceeds the Mayor’s target for one per cent of total homes started under the programme to be supported/specialist housing.¹

All programmes: supported and specialist starts and completions



Source: GLA, [Affordable Housing Statistics](#), ‘Affordable Housing Starts and Completions’, updated 12 May 2026. Supported and Specialist programmes include 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.

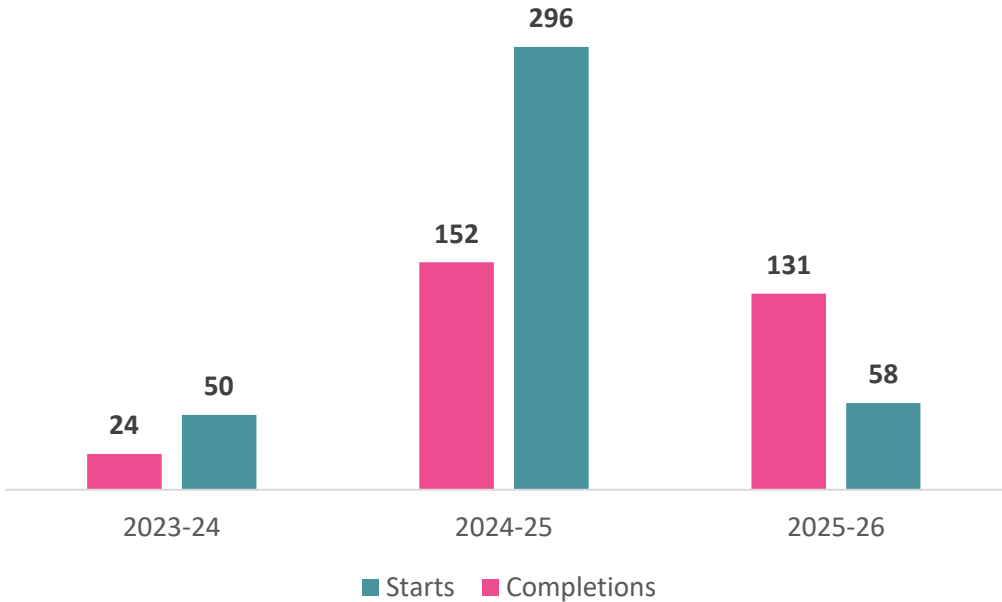
¹ This target was reduced from an original target of five to 10 per cent of total homes (which related to the original target of 35,000 homes for the AHP 2021-26).

The SHAP has delivered 307 homes since March 2023

The Single Homelessness Accommodation Project (SHAP) supports rough sleepers with high or complex needs and vulnerable young Londoners experiencing or at risk of experiencing homelessness. In 2023, London received an allocation of just over £90 million to deliver up to 800 homes.¹

Capital delivery for the programme was expected to last until the end of March 2025, with revenue support continuing until March 2028. However, the GLA’s affordable housing statistics recorded additional housing starts in 2025-26 after the March deadline. In total to March 2026, **404 homes have been started** under the programme, and **307 have been completed**. Some legacy starts from 2025-26 are expected to be recorded in early 2026-27, but other further starts are not expected under the programme.

SHAP starts and completions, per year



Source: GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026.

¹ GLA, [Single Homelessness Accommodation Programme \(2\)](#), January 2023. Funding allocations calculated from MHCLG, [Single Homelessness Accommodation Programme: funding allocations](#), November 2023.

The Mayor's other affordable housing programmes

Programme	Client group	Funding	Target	Affordable Starts*	Affordable Completions *
Land Fund	The aim of the Land Fund is to increase the supply of all housing, including affordable housing. The Land Fund is used to support partners to deliver sites for housing.	£736m Land Fund. Of this money, £250m was invested by the Mayor in 2017, and a further £486m was allocated by the Government in 2018.	8,000 homes (not just affordable) in London by 2030 (this target relates specifically to the £486m from the Government)	406 since 2019. There were 0 affordable starts in 2025-26.	134 since 2019. There were 46 affordable completions in 2025-26.
GLA Land and Property	The GLA owns and controls a large amount of land in London, which it is using for housing delivery, partnering with developers and housing associations. Long-term projects include the Greenwich Peninsula (c.18,000 homes) and Barking Riverside (c.13,000 homes).	The GLA inherited 635 hectares of land in 2012.	Up to 68,000 new homes over the next 25 years (from 2012) on the Mayor's land, with a target of 50 per cent affordable.	630 starts since 2015. There were 0 affordable starts in 2025-26.	781 completions since 2015. There were 0 affordable completions in 2025-26.

Data is as set out in the GLA, [Affordable Housing Statistics](#), 'Affordable Housing Starts and Completions', updated 12 May 2026. Figures have been counted from the year they appear in the dataset.

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

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Email 与我们联系。

Vietnamese

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Greek

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Hindi

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Bengali

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