

Affordable Housing Monitor 2025

London Assembly Research Unit for the London Assembly Housing Committee

July 2025

About this report

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

This report has been produced with and for the London Assembly Housing Committee to support its annual scrutiny. It focuses on the Mayor's delivery under the Affordable Homes Programmes (AHPs), up to March 2025. The AHP is grant funding from Government that has been devolved to the GLA to manage. There have been two overlapping funding periods: 2016-23 and 2021-26. The 2016-23 funding period is now finished, though completions of homes are ongoing. The 2021-26 funding period ends in March 2026.

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.

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

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. To access other publications by the Research Unit please visit: <https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-research-unit-publications>.

This report was produced by Becka Storer on behalf of the London Assembly Research Unit, with thanks to Richard Berry, Sarah-Jane Gay, Matty Hadfield, Monolita Mahtab, Kenny Oladimeji and Ebyan Abdirahman. Cover image credit: GLA – Caroline Teo.

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Headlines



The deadline for new homes started under the Affordable Homes Programme 2021-26 is March 2026.

To March 2025, the Mayor has delivered **5,188 starts** against a target of 17,800 - 19,000 homes. This target was reduced from 23,900 - 27,200 in March 2025.* The number of homes started is therefore 12,612 - 13,812 below target with one year remaining. [See p.17.](#)



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



The GLA is on track to exceed its target for at least 60 per cent of homes under the AHP 2021-26 to be for social rent. Currently, 84 per cent of starts are for social rent. [See p.19](#)

Since 2018, there have been 25,359 council homes started and 12,552 completed.



In 2023-24, the net addition to London's affordable housing stock was 7,674. The GLA estimates that London needs net 42,841 affordable homes each year between 2016 and 2041 to meet need**. [See p.7.](#)

Introduction to affordable housing in London

How is affordable housing in London funded?

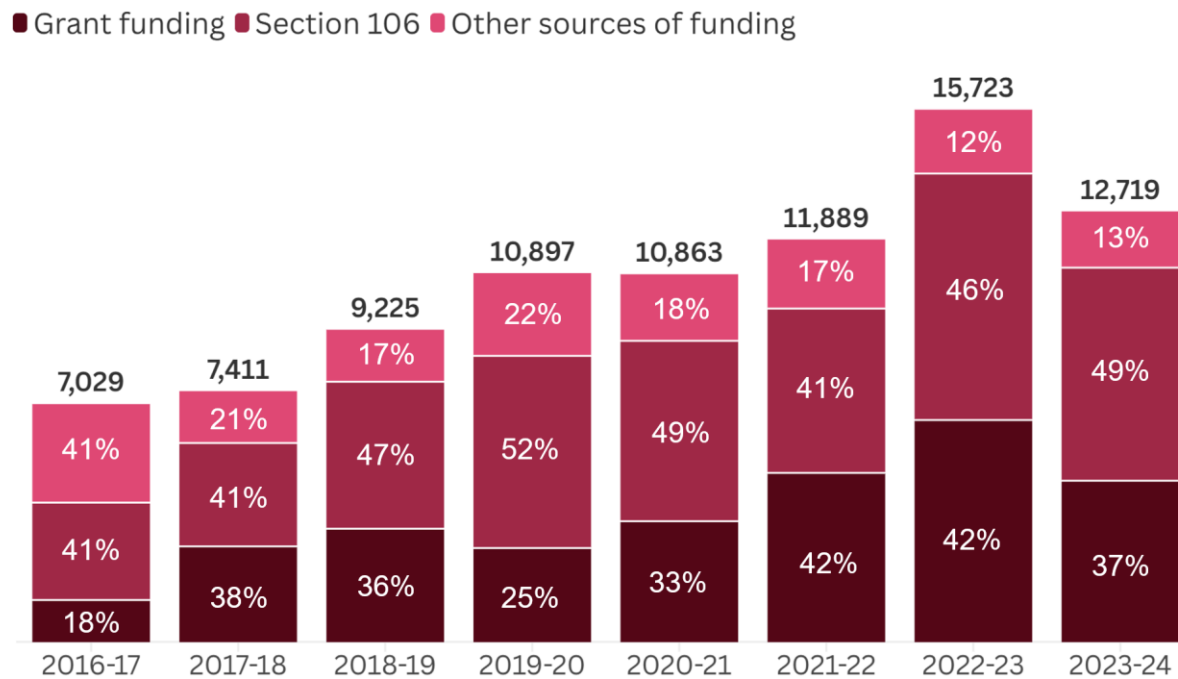
The proportion of new affordable homes in London that are grant funded decreased in 2023-24. The AHP is the largest source of grant funding. Data for 2024-25 is scheduled to be published in November-December 2025.

- **37 per cent of affordable homes completed in London in 2023-24 were supported by grant.** This is a decrease of 5 percentage points from the previous year.
- **67 per cent of affordable homes started in London in 2023-24 were funded by grant** (10 percentage points lower than the previous year).

The main other source of funding for affordable homes is **Section 106 agreements** (**49 per cent of homes completed** and **0.2 per cent of homes started** in 2023-24). This is where the Local Planning Authority* requires developers to deliver an element of affordable housing on a site and sell them to Registered Providers**, when they are building homes for market sale or rent.

A small number of affordable homes are delivered through **other sources of funding** (**13 per cent of homes completed** and **32 per cent of homes started** in 2023-24). These include borrowing; and income from rents or from selling other homes to the market.

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



Data is not yet available for 2024-25. 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 homes started in London are GLA-funded, these figures include a small number (fewer than 500) of Homes England-funded homes during this time period.

*The Local Planning Authority is the relevant London Borough or Mayoral Development Corporation, or the Mayor where he has called in a planning application.

** Registered Providers of social housing are local authorities, housing associations or for-profit developers that are registered with the Regulator of Social Housing.

Is London's affordable housing need being met?

In 2017, the GLA stated that London needs 42,841 affordable homes each year between 2016 and 2041.¹ This is a net figure, which accounts for new builds and acquisitions, as well as reductions to the affordable housing stock.

In 2023-24, the net number of affordable homes completed was:

- **7,674 affordable homes**

Of the 12,719 affordable completions in 2023-24, 4,766 were GLA grant-funded homes.

Affordable housing in London: gains, losses and net

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Affordable housing stock gains								
Total affordable completions*	+7,029	+7,411	+9,225	+10,897	+10,863	+11,889	+15,723	+12,719
Affordable housing stock losses								
Demolitions	-1,487	-1,071	-1,240	-2,242	-1,153	-918	-1,278	-1,579
Right to Buy Sales	-3,124	-2,169	-1,710	-1,459	-1,194	-1,864	-2,055	-1,217
Shared Ownership sales**	-1,786	-1,112	-1,274	-1,668	-1,508	-2,022	-1,676	-1,201
Other sales	-801	-817	-777	-713	-820	-756	-822	-1,048
Difference								
Net new affordable housing	-169	+2,242	+4,224	+4,815	+6,188	+6,329	+9,892	+7,674

*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 Mayor of London, [The 2017 London Strategic Housing Market Assessment](#), November 2017, p. 6. These affordable homes are a mixture of low cost (30,972) and intermediate (11,868) tenures. Intermediate housing is defined by the GLA as affordable housing that is targeted at people who have little chance of accessing low-cost rented housing, but who are not able to rent or buy a home on the open market.

How many new build homes are affordable in London?

The Mayor’s London Plan, published in 2021, set a strategic target for 50 per cent of newly built homes a year to be ‘genuinely’ affordable.¹

In 2023-24, out of all new build homes completed in London:

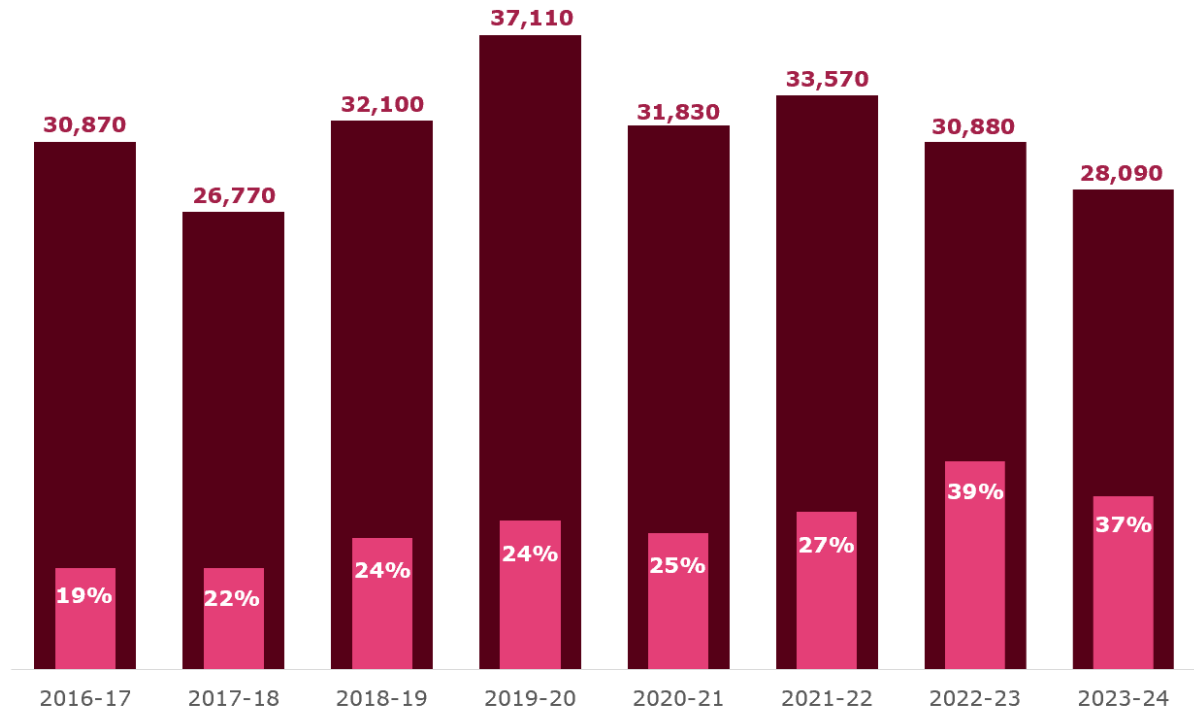
- **37 per cent were affordable.**

This was 2 percentage points lower than the previous year, but the proportion had been steadily rising to this point. Seven years earlier, in 2016-17, only 19 per cent of new build completions were affordable.

In 2023-24, 15 per cent of new build completions were affordable grant-funded completions.

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

■ New build completions ■ Affordable new build completions



This data excludes homes completed that were acquisitions or unknown.

Source: DLUHC, [Live tables on affordable housing supply](#), Table 1011: additional affordable housing supply, detailed breakdown by local authority. DLUHC, [Live tables on dwelling stock](#), Table 118: annual net additional dwellings and components.

The Mayor's affordable housing delivery: GLA-funded programmes

Affordable housing programmes: starts and completions

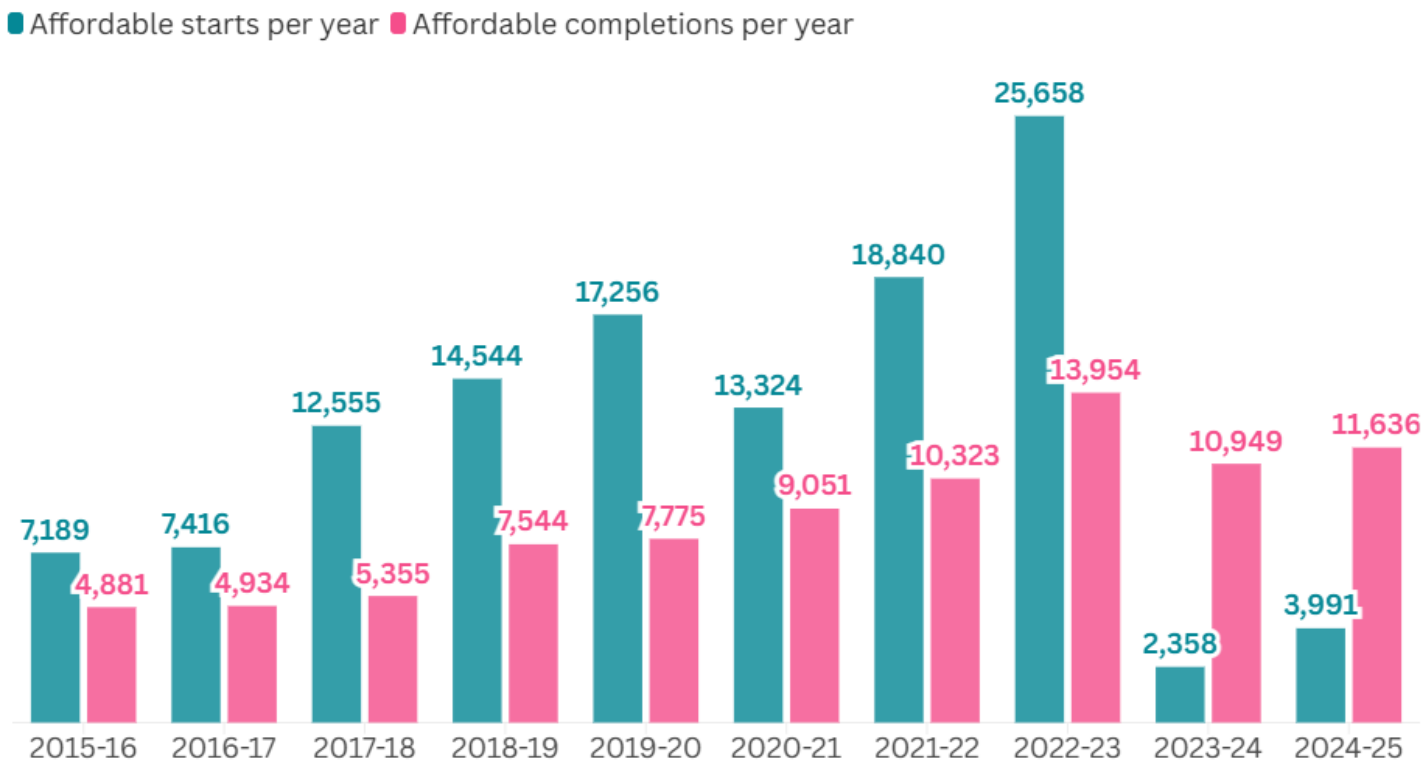
Until 2022-23, all **starts** and **completions** under the Mayor’s affordable housing programmes had generally increased over time. The majority of these have been funded by the AHP.

There was a much higher number of starts in 2022-23 compared to the following two years, as the Mayor met his target to start 116,000 homes under the AHP 2016-23 by March 2023 ([see p.23](#))

In 2024-25, there were:

- **3,991 affordable starts.** Most of these starts were under the AHP 2021-26 ([see p.17](#)).
- **11,636 affordable completions.**

All GLA affordable housing programmes, **starts** and **completions**, by year

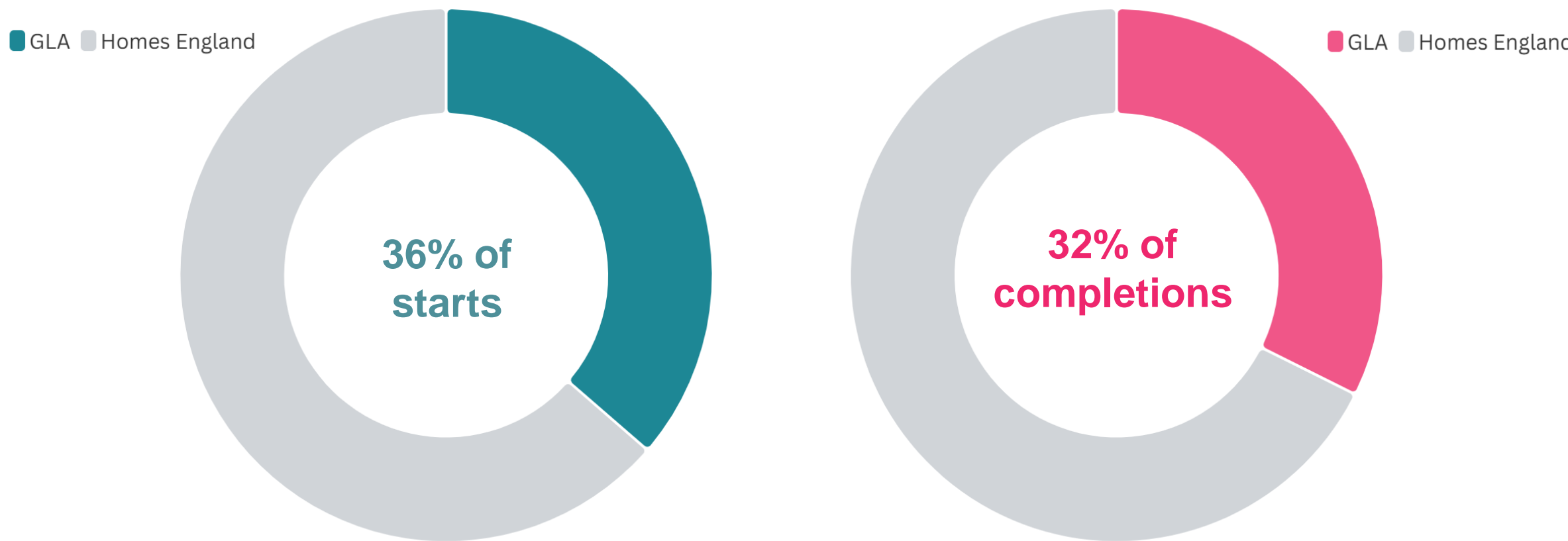


Source: GLA, [Affordable Housing Statistics](#). Note: In earlier years, completion figures include some completions from homes that were started under previous programmes (under the previous Mayor). Prior to the 2021-26 programme, homes delivered through S106 contributed to the overall number of homes within an RP’s programme targets, even where grant could not be applied. For the 2021-26 programme, S106 homes no longer count towards programme targets.¹

¹ GLA, [Homes for Londoners: Affordable Homes Programme 2021-2026](#), November 2020

Homes delivered in London under the AHP compared with the rest of England

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 total AHP funding from 2016.¹ **As a proportion of all starts and completions across both AHP periods by Homes England and the GLA, the GLA's delivery makes up:**



Source: GLA, [Affordable Housing Statistics](#) and Homes England, [Housing Statistics 2025](#).

LONDON ASSEMBLY 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](#), accessed 4 July 2025

Where are homes being started?

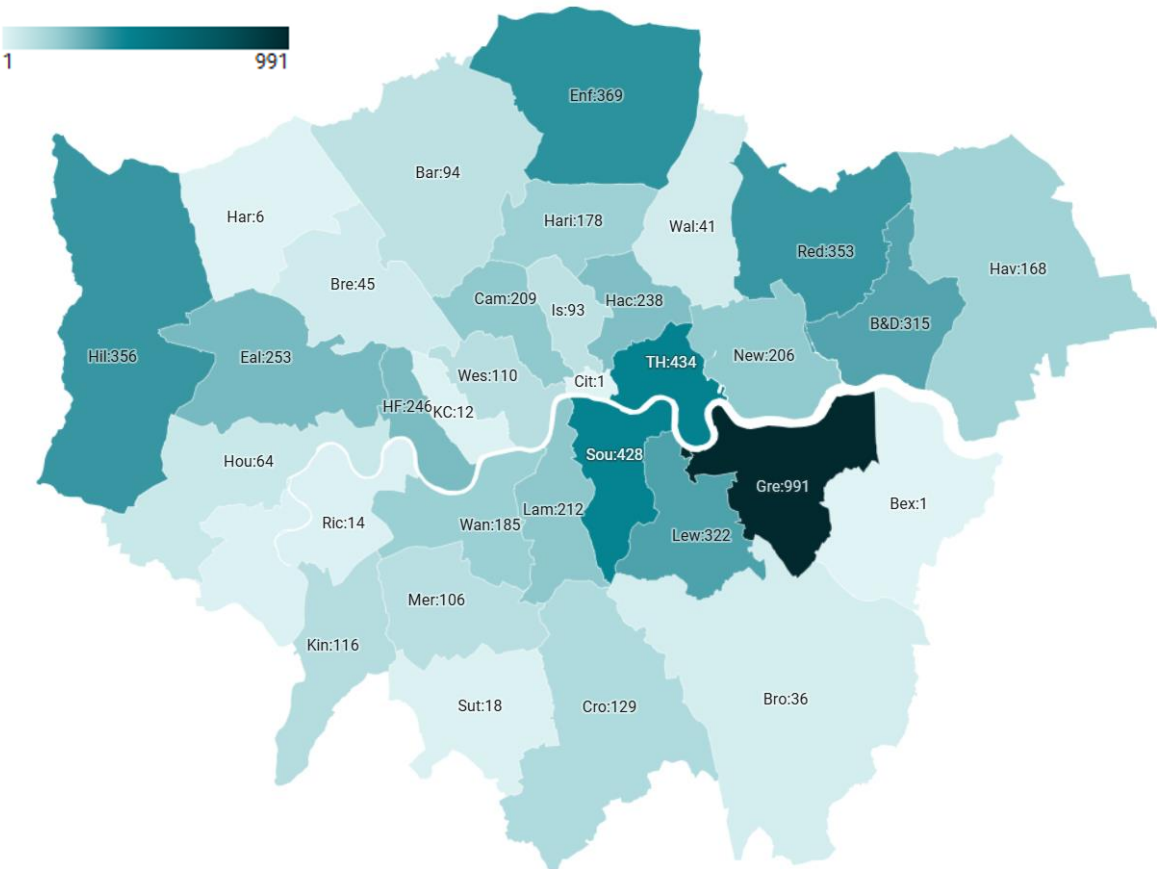
There were **6,349 affordable starts** under GLA-funded programmes in the two years since the AHP 2016-23 closed (from April 2023 to 31 March 2025). Of these, 5,188 starts relate to the AHP 2021-26, and the remainder relate to other smaller programmes.

Registered Providers of social housing bid for funding from the GLA. The number of starts in this period varied by borough. The borough with the highest number of GLA-funded affordable starts was Greenwich at **991 starts** (16 per cent of total starts). This was more than double the next highest number of GLA-funded affordable starts in an individual borough (Tower Hamlets, 434).

The seven boroughs with the most GLA-funded affordable starts made up 51 per cent affordable starts across all boroughs.

By comparison, four boroughs* had fifteen or fewer GLA-funded affordable home starts in their area.

All programmes: **starts per borough, 2023-25**



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

Source: GLA, [Affordable Housing Statistics](#). This chart includes starts in 2023-24 and 2024-25 for all of the GLA's affordable housing programmes, not just the AHP 2021-26. It does not include affordable housing starts which were not funded by the GLA.

Where have GLA-funded homes been completed?

There have been **81,521 GLA-funded affordable home completions** since April 2016. 78,211 of these (96 per cent) have been funded by the AHP 2016-23.

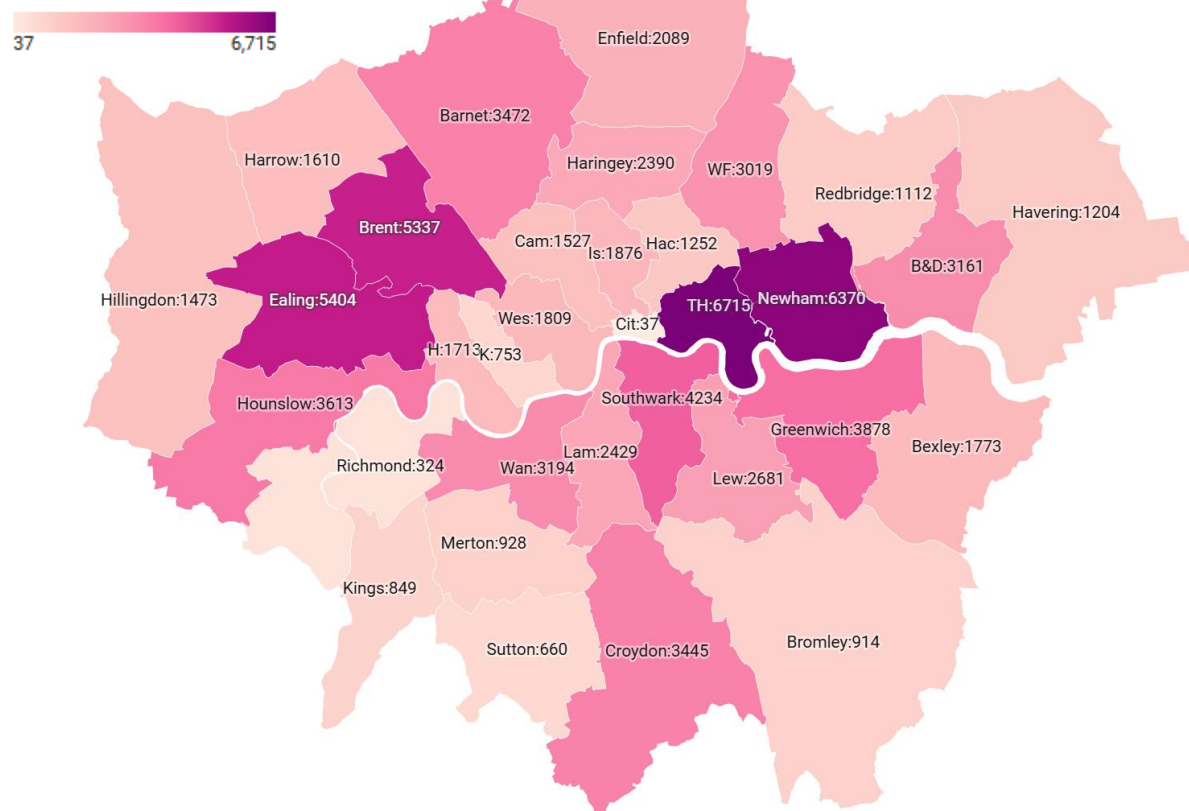
In this period, GLA-funded completions per borough range from **324** to **6,715** (excluding City of London).

Completions are broadly similar when comparing Inner (38,468) and Outer London (42,777).*

In Inner London, a significant proportion of completions were in east London, for example Tower Hamlets (6,715) and Newham (6,370), compared to west London boroughs such as Kensington & Chelsea (753).

In Outer London, a significant proportion of completions were in Ealing (5,404) and Brent (5,337) compared to outer boroughs south of the river, such as Richmond-upon-Thames (324).

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](#). 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.

Affordable homes by size

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 **80 per cent** of the homes started and **88 per cent** of homes completed under GLA-funded affordable homes programmes.

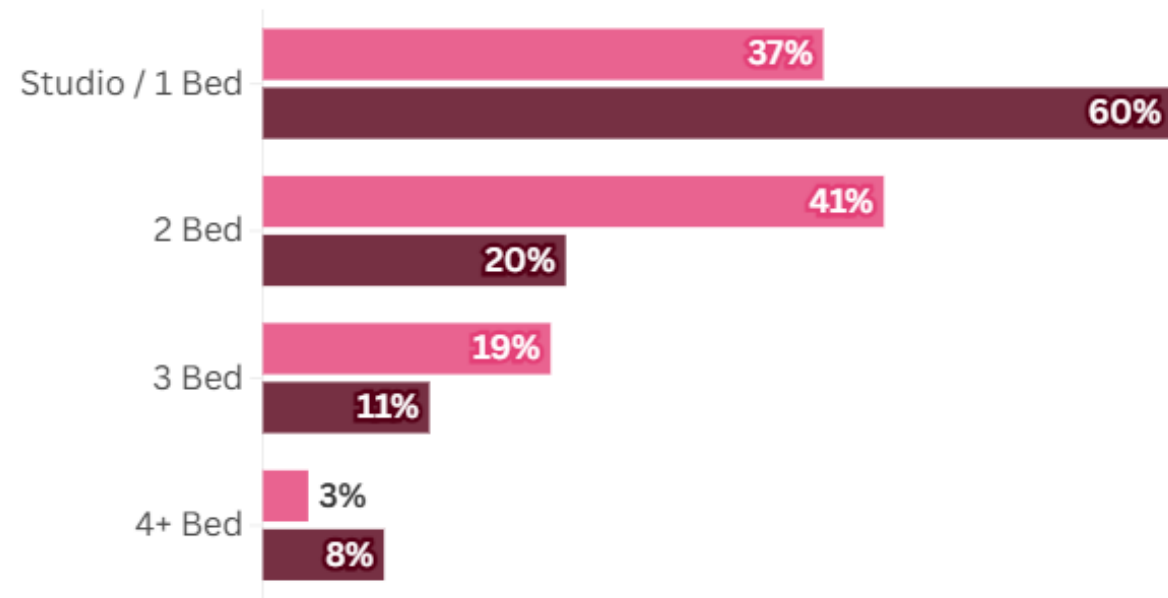
From this data, **the most common bedroom size for completions was 2 bed homes** (41 per cent).

The GLA's Strategic Housing Market Assessment (SHMA) sets out how many affordable homes are needed 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 recorded programmes since 2016 have delivered a higher proportion of 2- and 3-bed homes and a smaller proportion of 1-bed and 4+ bed homes.

All GLA recorded programmes: **completions 2016-25** by bedroom compared to assessed bedroom need

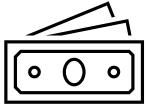
■ 2016-25 completions (%) ■ SHMA need (%)



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.

Affordable Homes Programme 2021-26

AHP 2021-26: Key facts



Funding

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

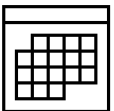


Targets

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 at social rent ([see p.19](#)).

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



Deadlines

Deadline for starts: March 2026

Deadline for all completions: March 2030

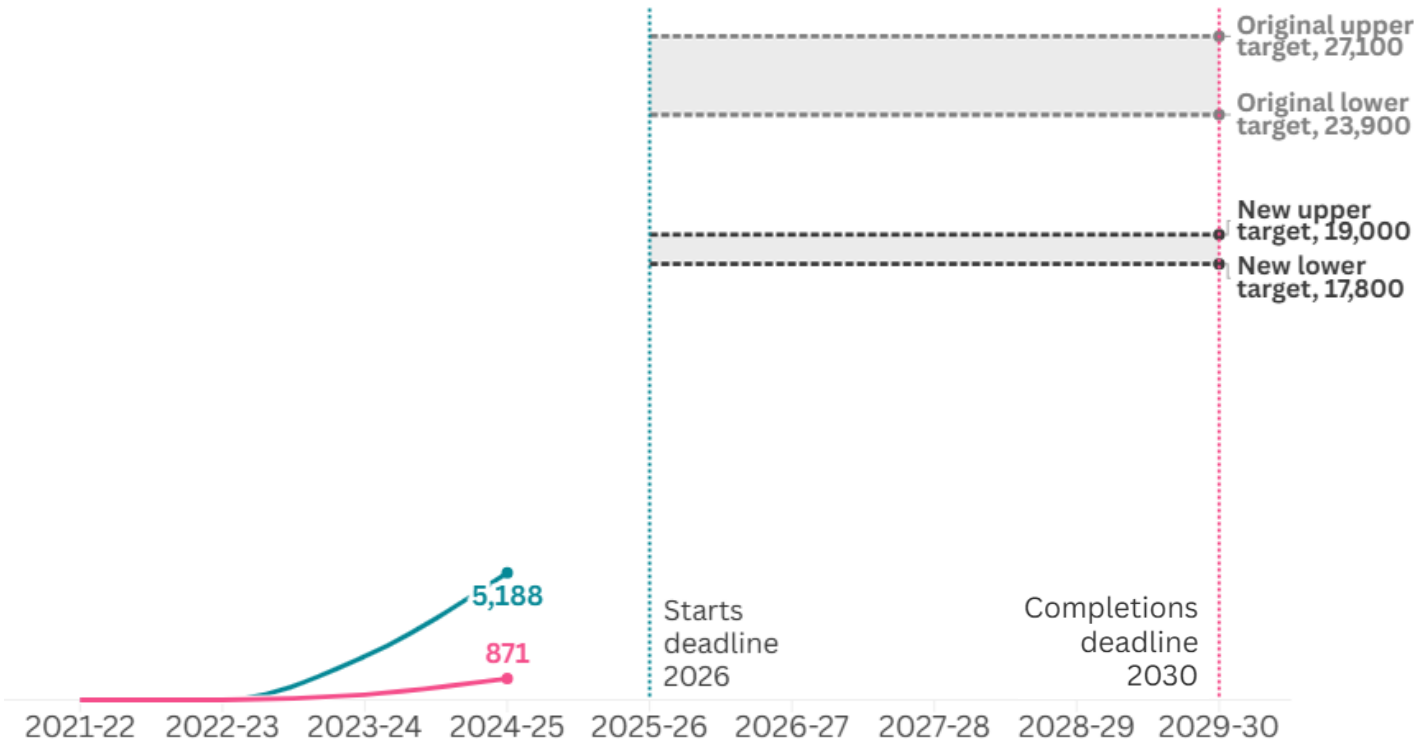
AHP 2021-26 starts and completions

Up to March 2025, there have been **5,188 affordable homes started under the AHP 2021-26**, against a lower target of 17,800 by March 2026.* This represents 29 per cent of homes against the lower target.

This leaves between 12,612 and 13,812 homes to start in the final year of the AHP 2021-26 to meet the target. This is between three and four times the 3,411 affordable starts made under the programme in 2024-25. In the final year of the AHP 2016-2023 there were 25,658 starts, 22.1 per cent of the programme's total target starts.

By March 2025, the GLA had **completed 871 homes** under this programme, 17 per cent of the homes it started. This means it has a minimum of 16,929 homes to complete by March 2030, depending on how many homes it starts.

GLA Affordable Homes Programme 2021-26 starts and completions



Source: GLA, [Affordable Housing Statistics](#)

Comparison: AHP 2021-26 Homes England completions

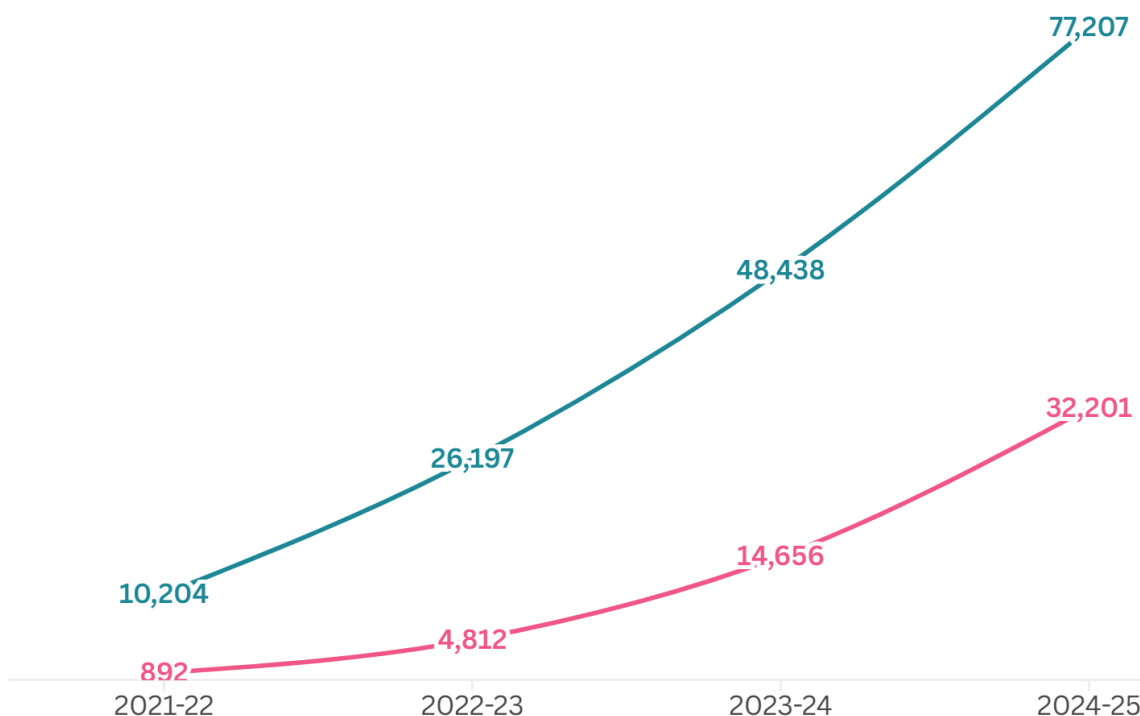
To March 2025, Homes England has started **77,207** affordable homes under its AHP 2021-26 programme.

The combined target for HE and GLA delivery in the 2021-26 programme is 110,000 to 130,000 affordable starts.¹

Homes England has completed **32,201** homes under the programme, 42 per cent of the homes it has started.

Homes England Affordable Homes Programme 2021-26 starts and completions

■ Cumulative starts ■ Cumulative completions



Source: Homes England, [Housing Statistics 2025](#). Starts and completions for the AHP 2016-23 are recorded under Shared Ownership and Affordable Homes Programme 2016-21.

Tenure of homes under the AHP 2021-26

The Mayor has stated that the most acute housing need in London is for low-cost homes including social rent.¹

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

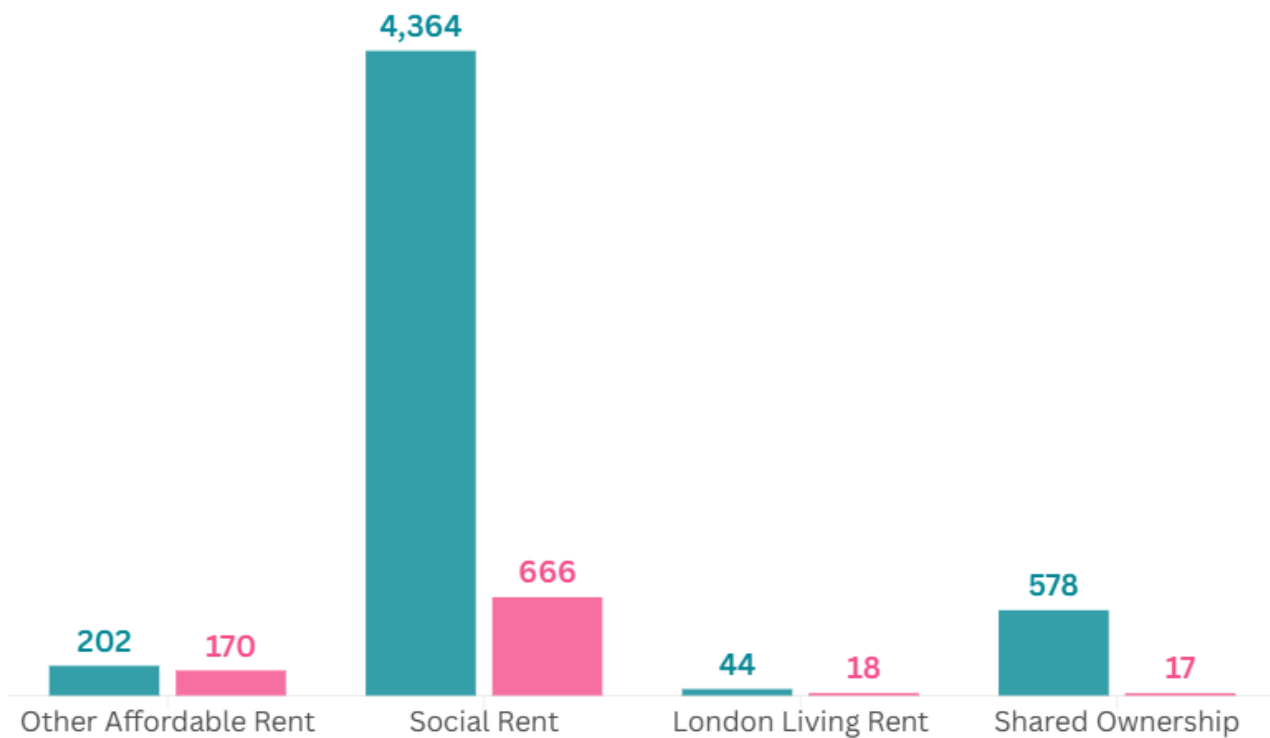
It is currently on track to exceed this target, with:

- **84 per cent of homes started as of March 2025 for social rent**
- **77 per cent of homes completed by March 2025 for social rent.**

Social rent is the most expensive tenure for housing providers to deliver. The GLA has said that there is therefore a balance between the number of social rent homes which can be delivered and the number of homes that can be delivered overall.³

AHP 2021-26 starts and completions by tenure

■ Affordable starts ■ Affordable completions



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

¹ Mayor of London, [Homes for Londoners: Affordable Homes Programme 2021-26, Funding Guidance](#), November 2020

² London Assembly, Housing Committee, [Transcript of Agenda Item 7 – Affordable Homes Programme 2021-26](#), 19 October 2023

³ London Assembly, Budget and Performance Committee meeting, [Transcript of Agenda Item 10 – 2023-24 GLA Group Outturn for Affordable Housing](#), 23 July 2024

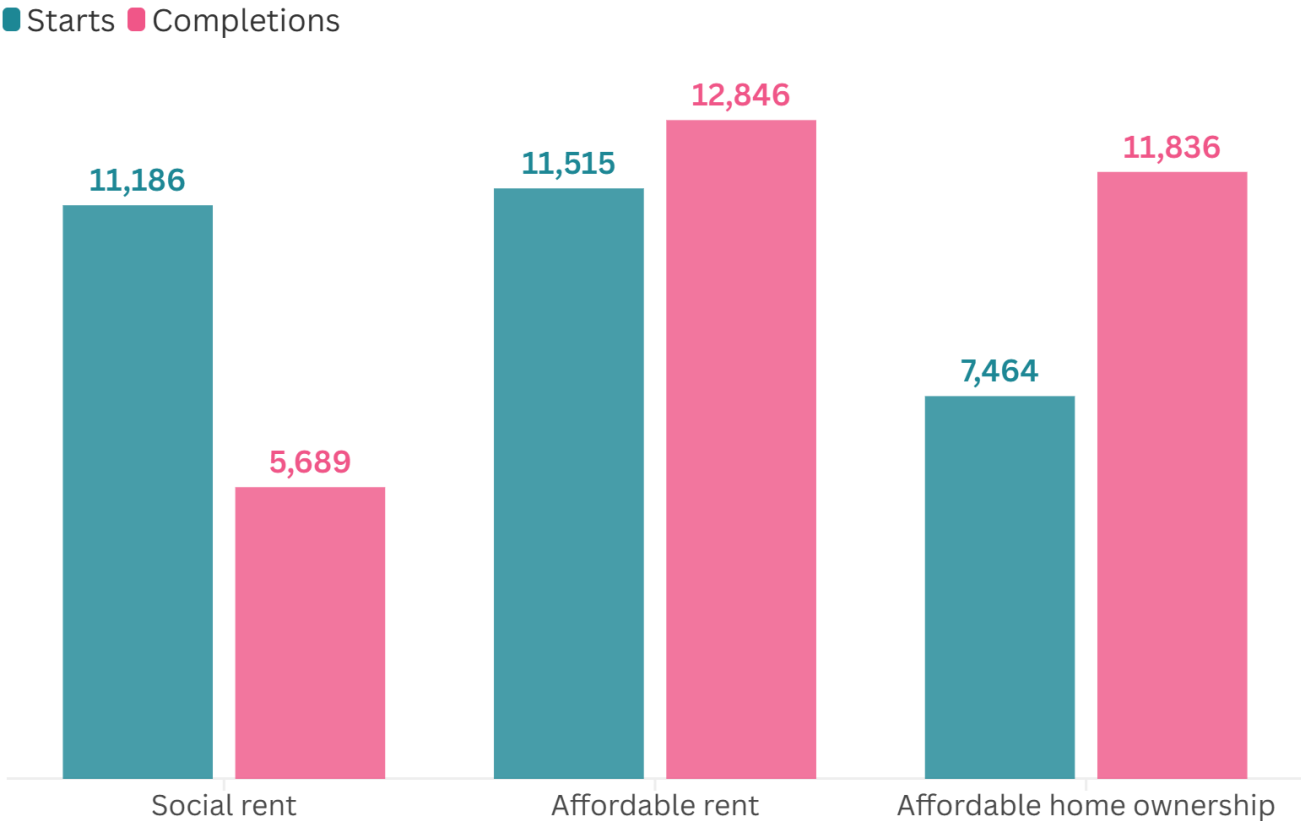
Comparison: how many social rent homes are there under the AHP 2021-26 outside of London?

As of March 2025, Homes England (HE) had delivered a lower proportion of social rent compared to the GLA, although a higher overall number. For Homes England, Affordable Rent* was the most common tenure followed by Affordable Home Ownership.

The tenure targets for combined HE and GLA delivery in the 2021-26 programme are at least 40,000 social rent and 44,000 to 56,000 affordable homes for ownership.

A significant number of Homes England starts (45,727) are 'Affordable Tenure TBC', suggesting that as homes are completed, exact tenures are still to be decided.

Homes England AHP 2021-26 starts and completions by tenure to March 2025



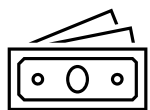
Source: Homes England, [Housing Statistics 2025](#)

*Affordable rent is defined as at least 20 per cent below local market rents, compared to social rent, which is approximately 50 per cent of local market rents.

Affordable Homes Programme 2016-23

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.

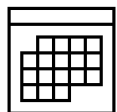
In 2018, the Mayor was allocated a further £1.67 billion from the Government for this programme.



Targets

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

Deadlines



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

AHP 2016-23 GLA completions

In 2024-25, there were **10,558 completions** under the AHP 2016-23. To March 2025, 65 per cent of homes have been completed under this programme.

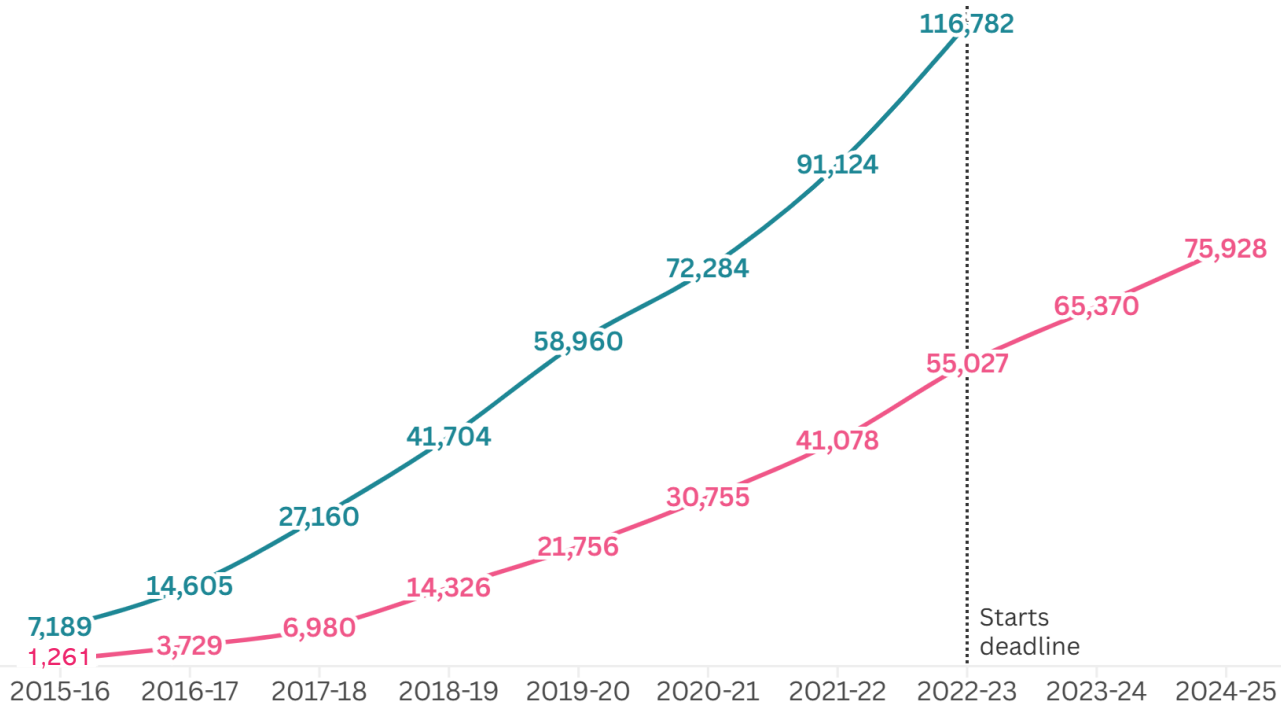
This leaves 40,854 homes that have been started but not yet completed.

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 target completions from the 2021-26 programme, this means that the GLA still needs to complete roughly 60,000 affordable homes in the next five years.

GLA Affordable Homes Programme 2016-23 starts and completions

■ Cumulative starts ■ Cumulative completions



Source: Starts: GLA, [Affordable Housing Statistics](#); Completions from 2015-23 [letter from Deputy Mayor for Housing and Residential Development to the Housing Committee](#), October 2023

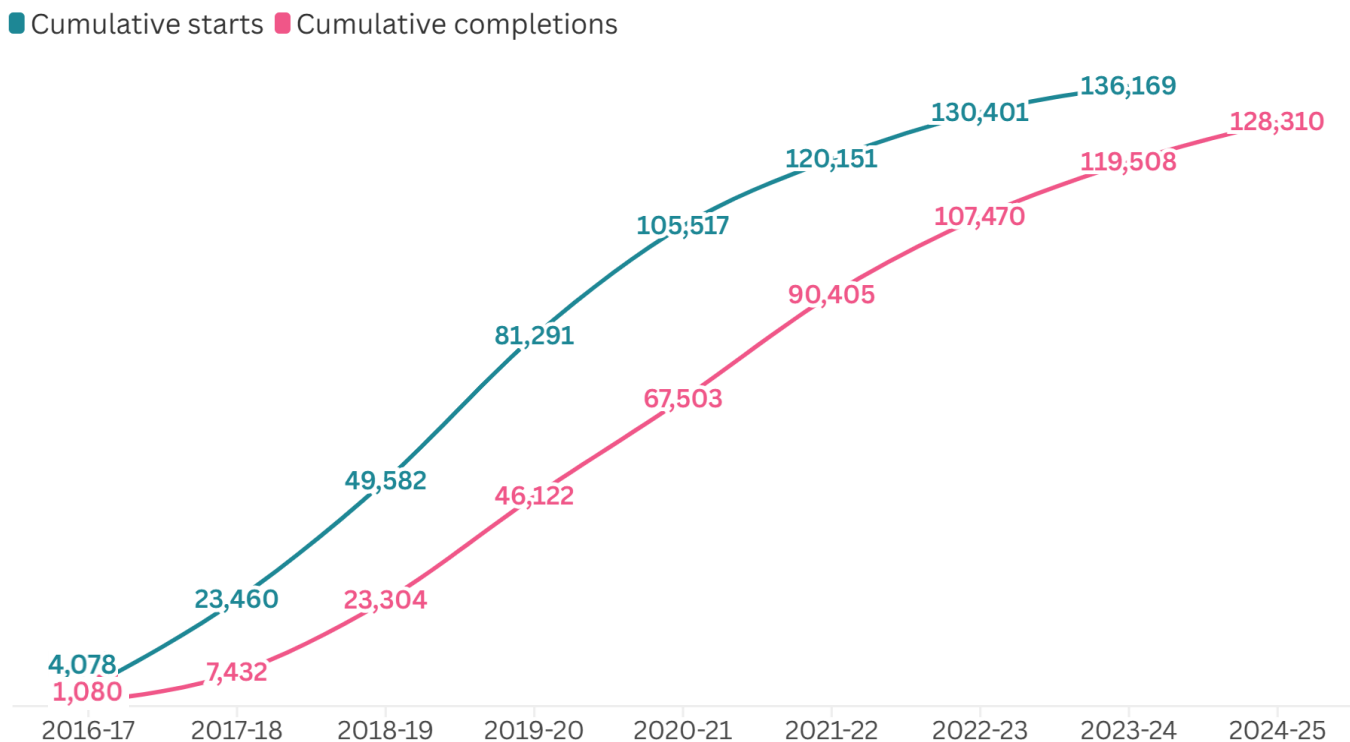
Comparison: AHP 2016-23 Homes England completions

Unlike the GLA, Homes England had a deadline for completions of March 2025.

As of March 2025, Homes England had completed **128,310** of the **136,169** affordable homes it started under the AHP 2016-23 programme (94 per cent).

This leaves 7,859 homes that have been started but not yet completed.

Homes England Affordable Homes Programme 2016-23 starts and completions



Source: Homes England, [Housing Statistics 2025](#). Starts and completions for the AHP 2016-23 are recorded under Shared Ownership and Affordable Homes Programme 2016-21.

Social rent

Social housing need

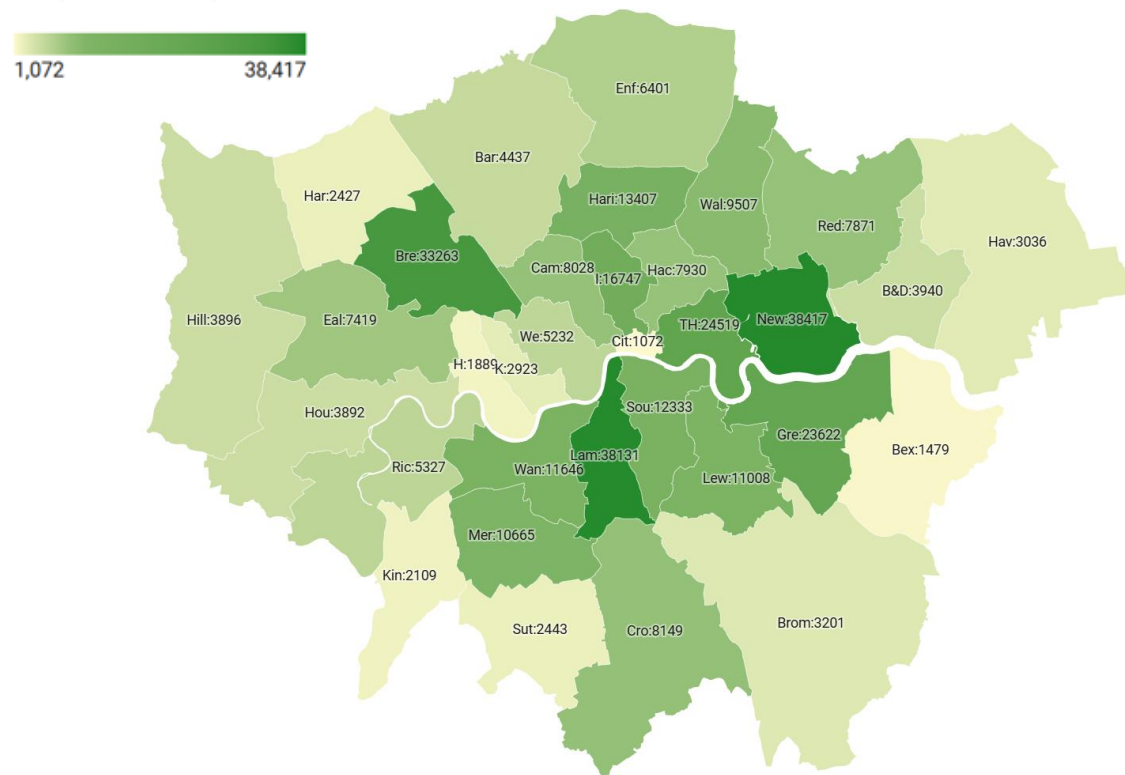
Cumulatively local authorities in London had a total of 336,357 households on their waiting lists in March 2024. This is 25 per cent of England's total. Some households may be on lists for multiple local authorities.

The cumulative size of waiting lists in London has increased by 48 per cent from 227,549 in March 2016.

The number of households on local authority waiting lists in 2024 range from 1,479 (Bexley)* to 38,417 (Newham).

Newham, Lambeth and Brent each had over 30,000 households on their local authority waiting lists in 2024.

Households on local authority waiting list, March 2024



Source: MHCLG, [Live tables on rents, lettings and tenancies](#), table 600, accessed 24 June. 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.

Where are London's new social rent homes?

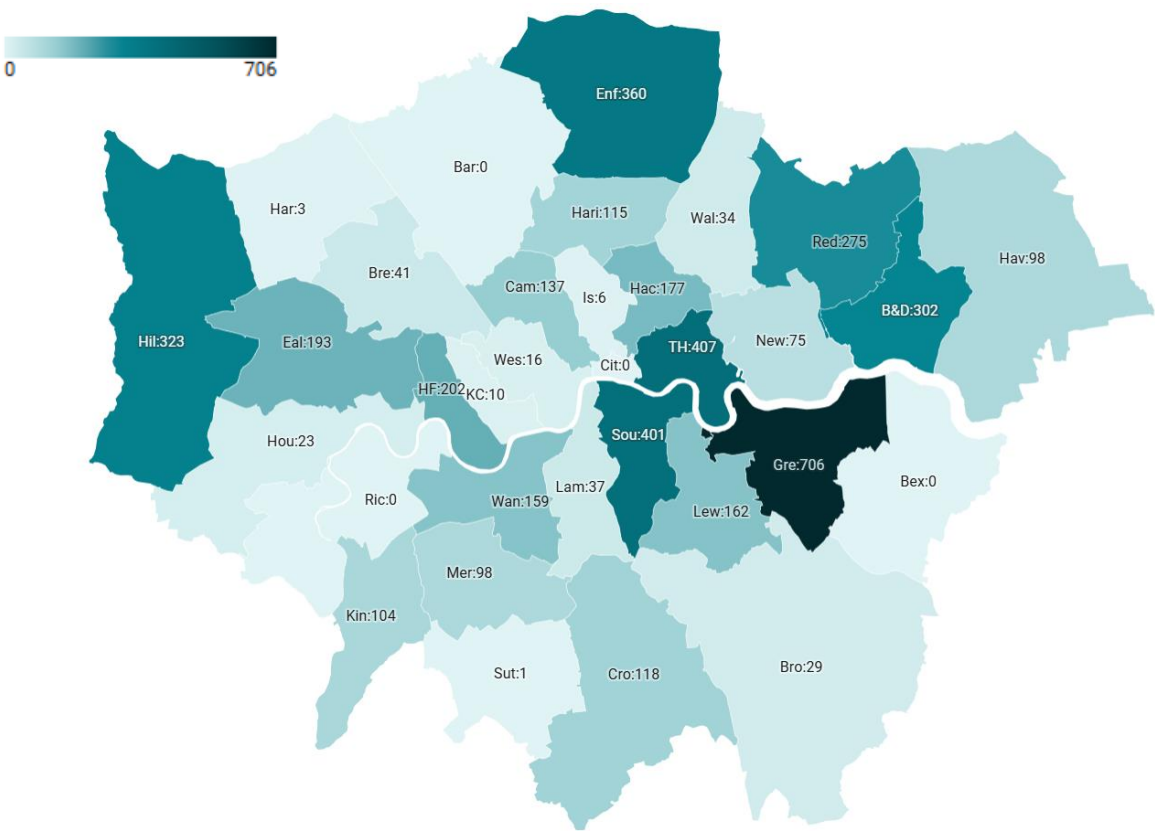
There were **4,612 social rent starts** across all GLA-funded programmes from April 2023 to March 2025. 4,364 relate to the AHP 2021-26 and the remainder relate to other programmes.

The boroughs with the greatest number of GLA-funded social rent starts were the boroughs with the greatest number of overall GLA-funded affordable starts: Greenwich (706), Tower Hamlets (407) and Southwark (401).

Eight boroughs recorded ten or fewer GLA-funded social rent starts over this two-year period.

Lambeth, Brent and Newham, the boroughs with the largest local authority waiting lists, recorded **153 GLA-funded social rent starts collectively** in this period.

All GLA programmes, social rent starts, 2023-25



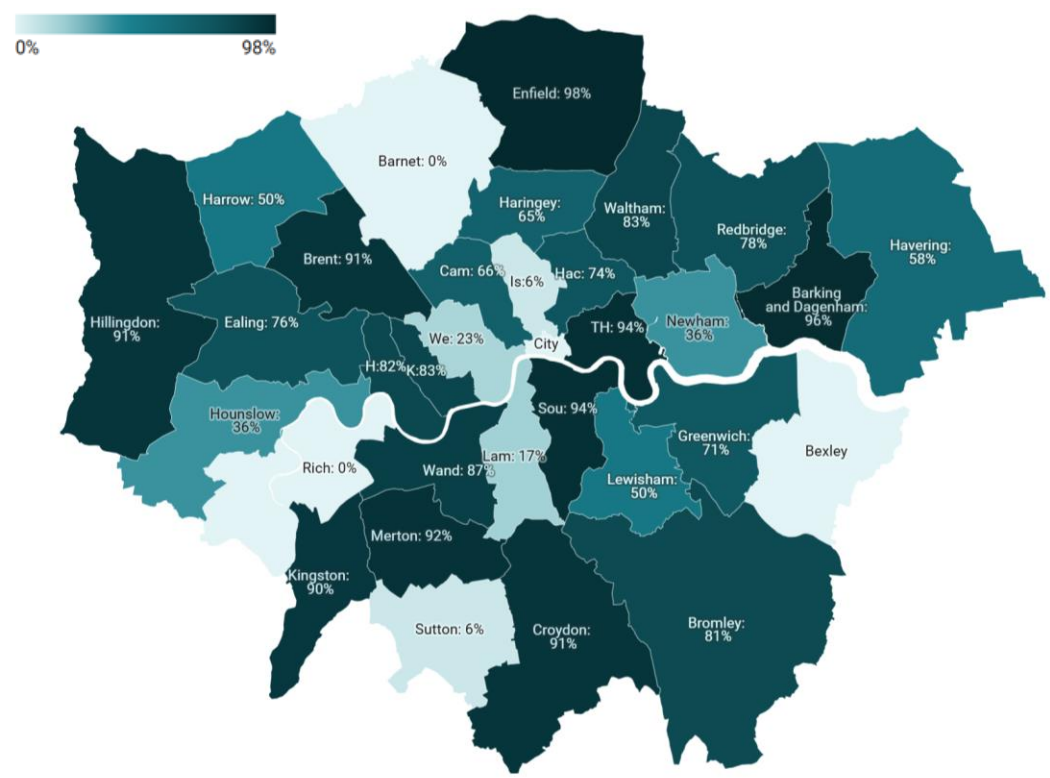
Please note: this map does **not** include affordable housing starts which were not funded by the GLA. Source: GLA, [Affordable Housing Statistics](#). Bexley and City of London recorded no starts of any tenure in 2024-25.

Social rent starts as a proportion of starts

In several boroughs, almost all GLA-funded starts were for social rent. For example, Enfield (360 of 369), Barking and Dagenham (302 of 315), Tower Hamlets (407 of 434), Southwark (401 of 428) and Merton (98 of 106).

Other boroughs recorded a lower percentage of GLA-funded social rent starts. These were generally boroughs with lower numbers of total GLA-funded affordable starts. For example, Bexley (0 of 1), Barnet (0 of 94), Sutton (1 of 18) and Islington (6 of 93) all recorded less than 7 per cent of GLA-funded affordable starts as social rent.

All GLA programmes, social rent starts 2023-25 as percentage of all starts



Please note: this map does **not** include affordable housing starts which were not funded by the GLA. Source: GLA, [Affordable Housing Statistics](#). Bexley and City of London recorded no starts of any tenure in 2024-25.

Shared ownership and London Living Rent

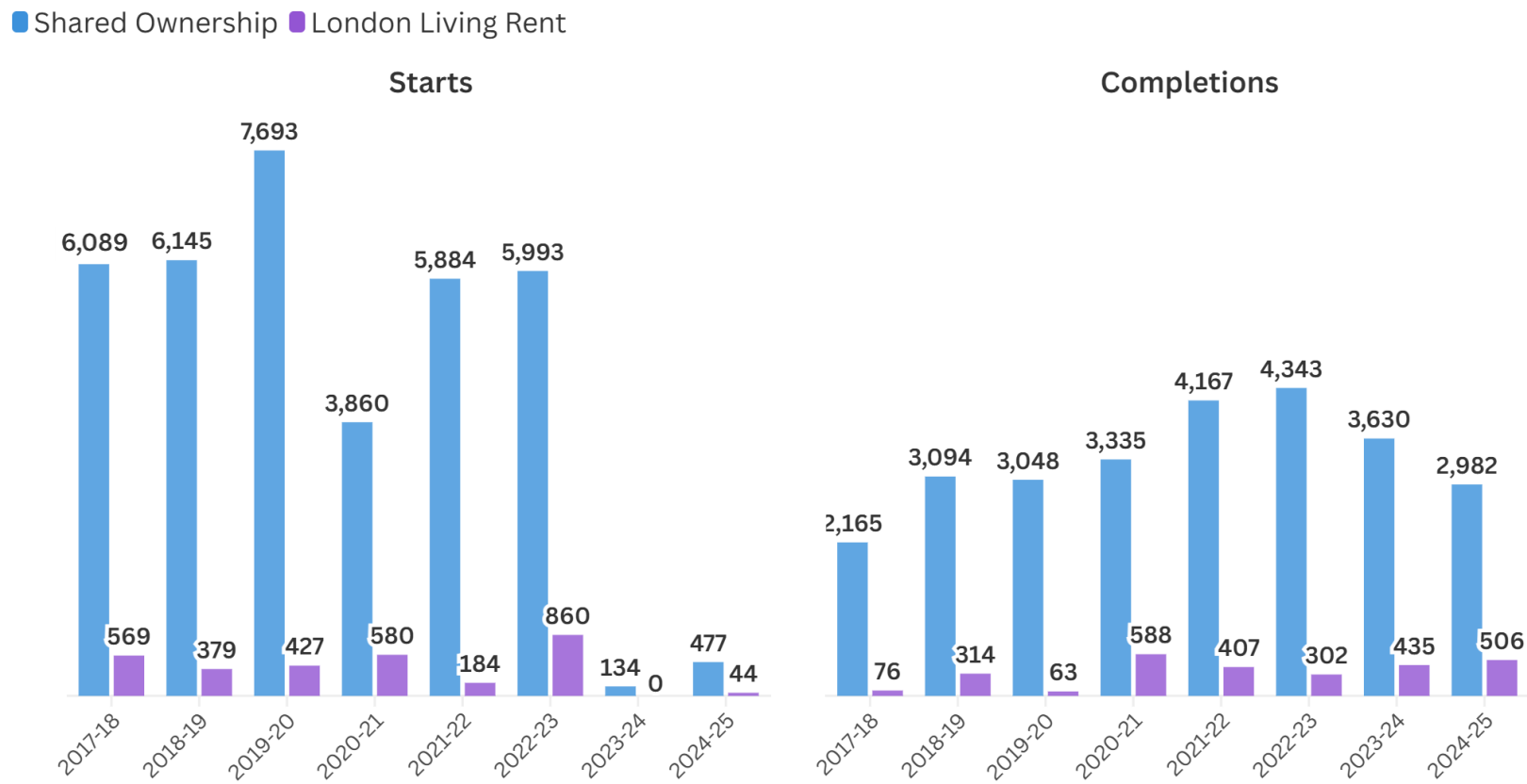
Shared ownership and London Living Rent

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 has 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 **36 per cent** of all GLA-funded affordable starts. In 2024-25, Shared Ownership made up **12 per cent** of GLA-funded affordable homes starts and London Living Rent made **up 1 per cent**.

All GLA recorded programmes: starts and completions 2017-25 for shared ownership and London Living Rent homes



Source: GLA, [Affordable Housing Statistics](#). Shared Ownership and London Living Rent are reported in GLA statistics as combined categories until 2023-24 onwards. 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.

*The Mayor has [stated](#) that the most acute housing need in London is for low-cost homes including social rent.

Shared ownership and London Living Rent (LLR) per borough

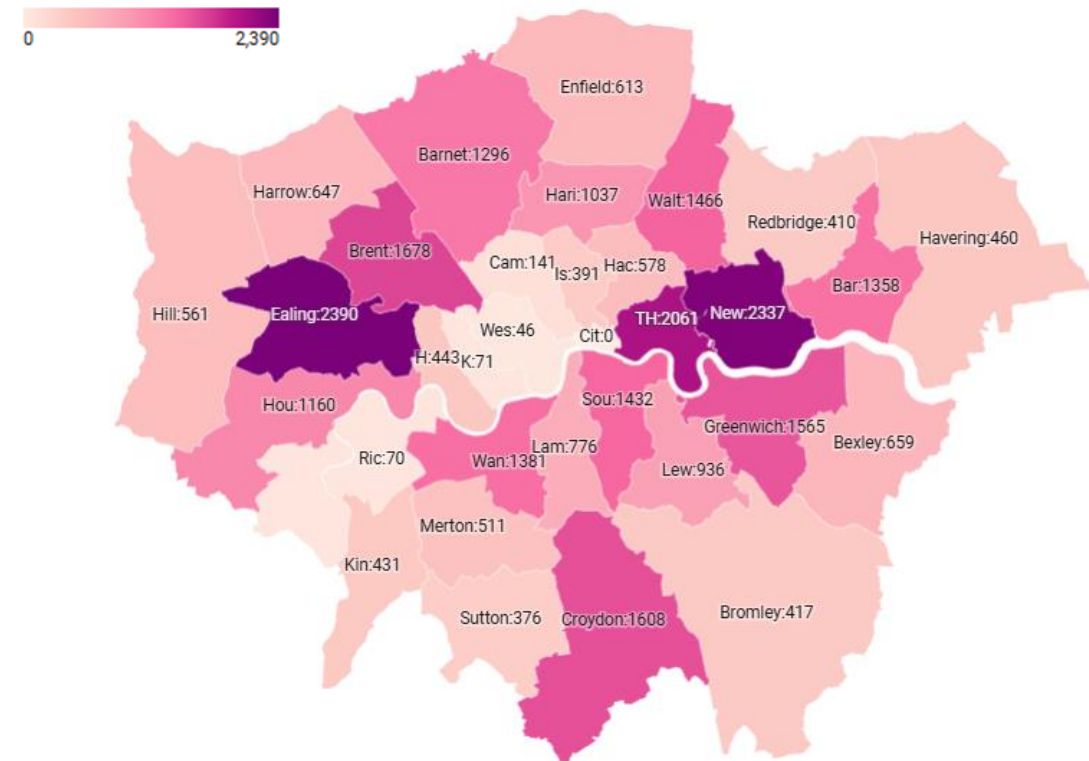
Since April 2017, there have been:

- **36,275** shared ownership starts
- **3,043** LLR starts
- **26,764** shared ownership completions
- **2,691** LLR completions.

Over this period:

- Completions of these tenures range from **2,390** (Ealing) to **46** (Westminster).
- Starts range from **3,397** (Ealing) to **83** (Kensington and Chelsea).

All GLA recorded programmes: shared ownership and LLR completions, 2017-25

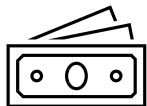


Map data: © Crown copyright and database right 2018 • Created with Datawrapper

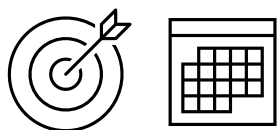
Source: GLA, [Affordable Housing Statistics](#). This data includes completions of homes under all GLA affordable housing programmes and therefore includes completions of homes which had been started in previous years to the AHP.

Council homes

Council Homes delivery: Key facts and context



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: In Sadiq Khan’s manifesto for the 2024 Mayoral election, he committed to 40,000 new council homes by 2030, but has not yet specified which homes are included in this target.¹ In November 2023, the Mayor committed to a target of 10,000 acquisitions by councils “in the next decade”.² He has said that these targets are likely to be delivered through the AHP and “equivalent” future funding allocations from the Government, which have not yet been allocated.³

Acquisitions: Under the AHP 2021-26, acquisitions can 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.

Estate regeneration: AHP funding may sometimes be used for replacement homes on housing estates where existing homes have been, or will be, demolished. These are counted towards the cap on second-hand acquisitions (unless the homes being replaced were considered “obsolete”). On 26 June 2025, the GLA estimated that based on current approved projects, **1,273 homes** will be demolished to be rebuilt under the AHP 2021-26. The GLA does not publish data on how many starts under the AHP are part of estate regeneration projects. It does not hold information about the proposed tenure of replacements of demolished units or the square meterage of the proposed replacement homes.

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

² GLA, [Mayor launches major new council housing programme](#), November 2023

³ MQ2024/1784, [Council homes \(7\)](#), 20 June 2024

How many GLA-funded council homes have been delivered in London from 2018 to 2024?

Since 2018,* there have been **25,359 council homes started** and **12,552 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.37](#)).

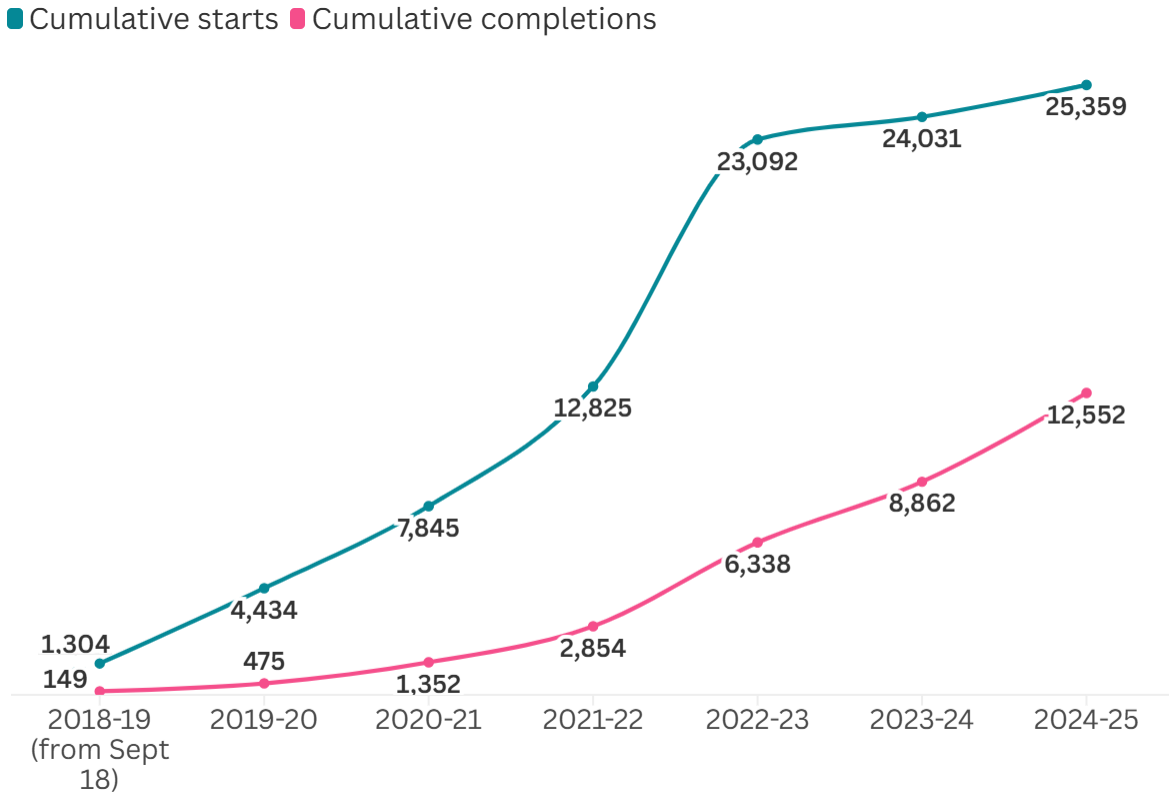
This includes funding from all of the Mayor’s affordable housing programmes and other sources,** but most homes have been funded through the AHPs:

- 2016-23 programme — **22,101 starts** and **11,371 completions**
- 2021-26 programme — **1,838 starts** and **644 completions**

The Mayor met his target of 20,000 council home starts by March 2024. Of the 25,359 council homes started, as of March 2025, 12,807 (51 per cent) were not yet completed.

Most of these council homes are at social rent or London Affordable Rent levels (**20,219 starts** of 25,359).

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.

GLA-funded council home starts in 2024-25

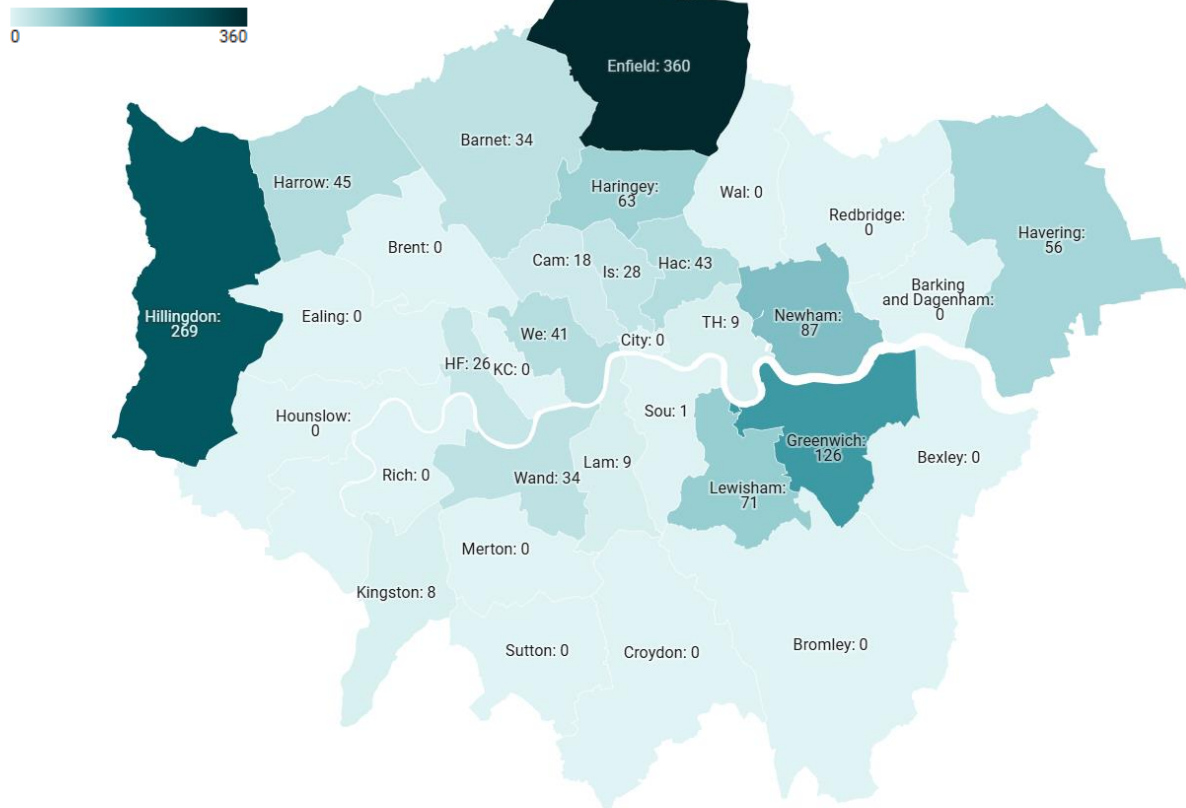
There were **1,328 GLA-funded council home starts** in 2024-25. This was an increase of 41 per cent on the 939 council home starts funded by the GLA in the previous year.

Boroughs bid for funding from the GLA. In 2024-25, two councils – Enfield and Hillingdon – started 47 per cent of all GLA-funded council homes.

By contrast, 13 councils,* did not start any GLA-funded council homes last year.

Overall Outer London was home to the majority of GLA-funded council home starts, but outer London boroughs also made up the majority (12 of 13) of the councils that recorded no GLA-funded council home starts.

All GLA programmes: council homes starts by borough in 2024-25



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

GLA-funded council home completions since 2018

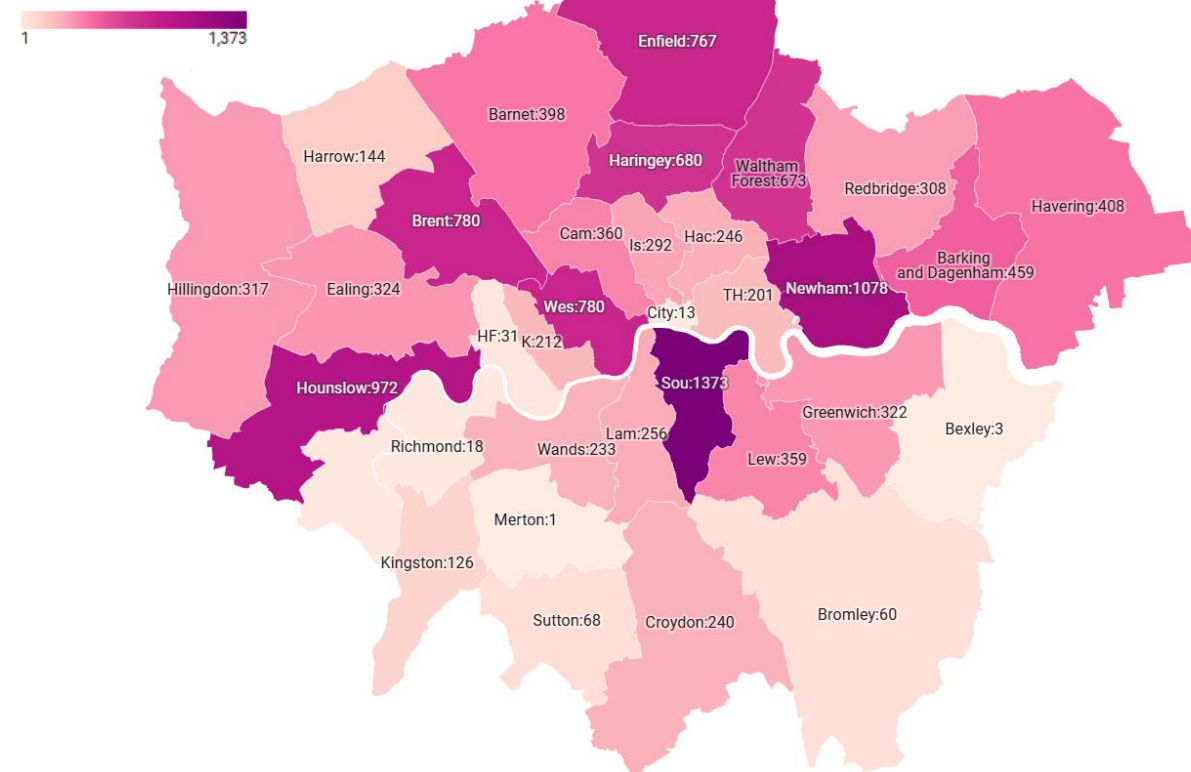
Southwark has the highest number of GLA-funded **council home** completions since 2018 of any borough (1,373).

Tower Hamlets has the second highest number of GLA-funded affordable completions since 2018 of any borough (5,261), but a relatively small number of **council home** completions (201).

Other boroughs that have a smaller number of council home completions since 2018 in relation to total affordable completions in this period include:

- Ealing (324 compared to 5,000)
- Croydon (240 compared to 3,105).

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.

Council home acquisitions

A proportion of council home starts under the affordable homes programmes since 2018 have been acquisitions rather than new builds – **1,819 of 25,359**.

Up to March 2025, under the new AHP 2021-26, which has a 30 per cent cap on funding for acquisitions:

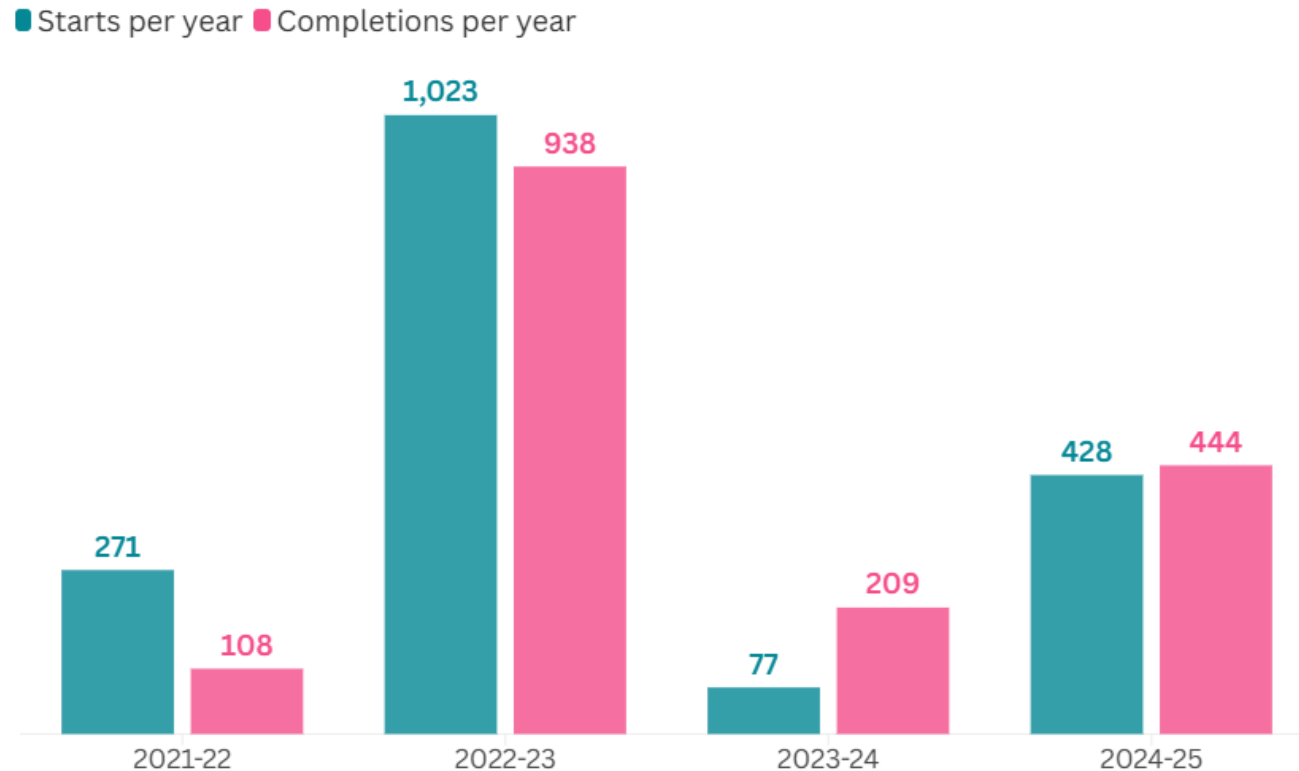
- **27 per cent of council home starts** have been acquisitions (505 of 1,838)
- **63 per cent of council home completions** have been acquisitions (406 of 644).

Under the 2016-23 AHP since 2021:

- **8 per cent of council home starts** have been acquisitions (1,294 of 15,247).
- **13 per cent of council home completions** have been 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 **660 starts** and **351 completions** under this scheme.

Council homes acquisitions under the Affordable Homes Programmes since 2021



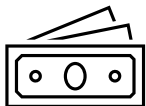
Source: GLA, [Affordable Housing Statistics](#): Council Homes Starts and Completions. This chart does **not** include affordable housing starts which were not funded by the GLA. Completions in 2023-24 and 2024-25 are a mixture of acquisitions funded under the AHP 2016-23 and AHP 2021-26.

Supported and specialist housing

Supported and specialist housing: key facts and context

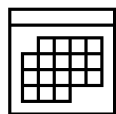


Context: Supported and specialist housing (SSH) is accommodation provided for a specific client group that includes support, supervision or care to help people live as independently as possible in the community. Client groups can include (but are not limited to) disabled Londoners, older Londoners, Londoners experiencing homelessness and people fleeing domestic abuse.



Funding: The Mayor can use Affordable Homes Programme funding for supported and specialist housing and also has some separate funding pots that can deliver affordable supported/specialist homes or homes for specific client groups, including:

- Single Homelessness Accommodation Programme (SSH)
- Care and Supported Specialised Housing 2023-25 (SSH)



Some of the Mayor's programmes have **targets and deadlines** while others do not, for example:

- **Affordable Homes Programme 2021-26:** One percent of total homes to be supported and specialist – roughly 178 to 190 homes.
- **Single Homelessness Accommodation Programme:** up to 800 completions by March 2025.

Supported and specialist housing

In 2024-25, there were **508 GLA funded affordable starts** of supported/specialist homes, compared to 167 in the previous year.

Affordable starts in 2024-25 were funded through a mix of programmes:

- AHP 2021-26: **212** starts
- Single Homelessness Accommodation Programme: **296** starts ([see p.41](#))

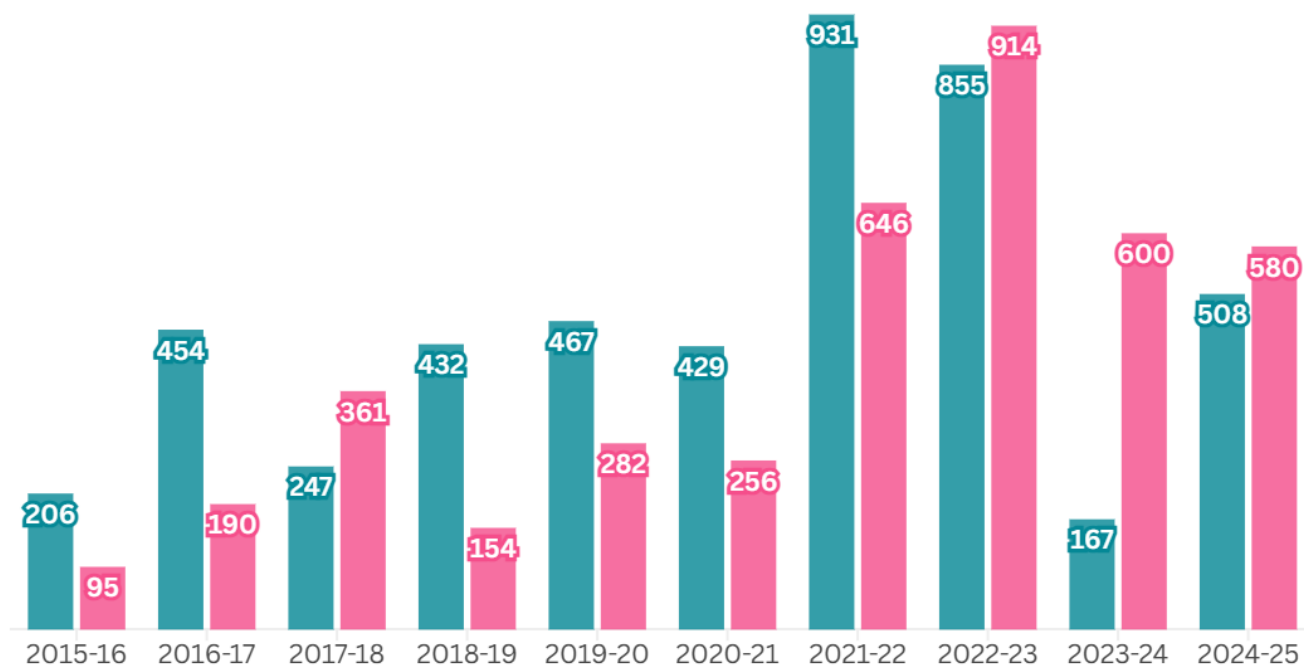
Affordable completions in 2024-25 were funded mostly through the 2016-23 AHP:

- AHP 2016-23: **368** completions
- AHP 2021-26: **42** completions
- Single Homelessness Accommodation Programme: **152** completions
- Care and Support Specialised Housing 2023-25: **18** completions.

Cumulatively, there have been **286 affordable supported and specialist starts** under the AHP 2021-26 alone, on track to exceed the target of one per cent of total homes relative to the lower target of 17,800 starts.*

All programmes: supported and specialist starts and completions

■ Starts per year ■ Completions per year



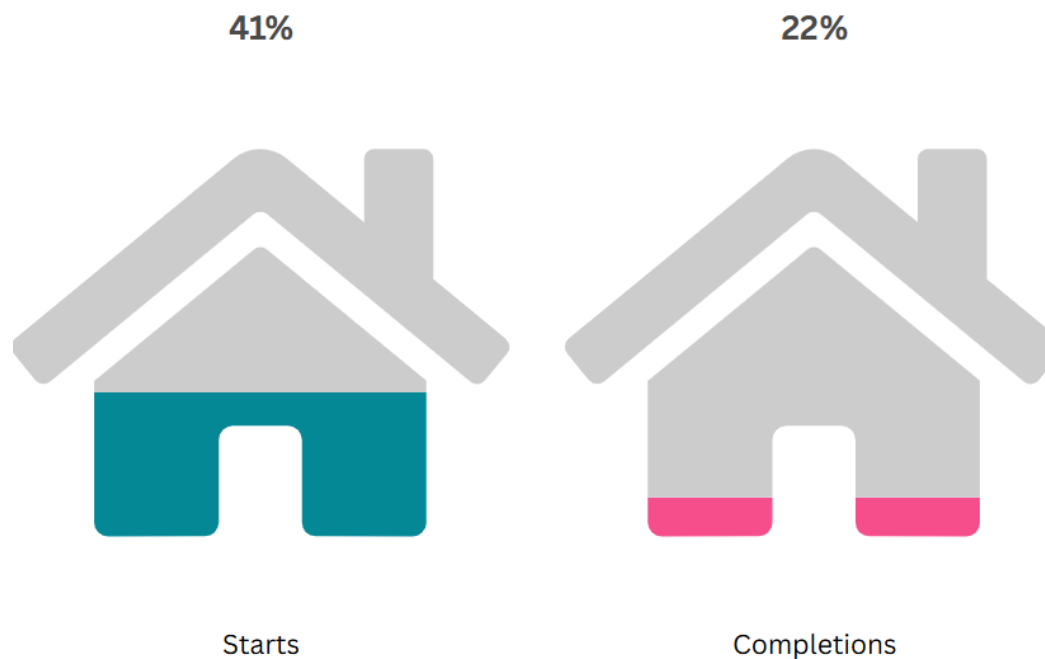
Source: GLA, [Affordable Housing Statistics](#).

SSH: Single Homelessness Accommodation Programme (SHAP)

The SHAP supports rough sleepers with high or complex needs and vulnerable young Londoners experiencing or at risk of experiencing homelessness. From 2023 to its March 2025 deadline, the SHAP delivered:

- **176** completed homes against a target of 800 (22 per cent)
- **346** homes started (41 per cent of the completions target).

SHAP, delivery against target by March 2025 deadline of 800 homes



Source: GLA, [Affordable Housing Statistics](#).

Other programmes: Refugee Housing Programme

The Refugee Housing Programme started in April 2023 with £126m of Government funding. Its aim was to deliver affordable homes for those with acute housing needs who arrived in the UK via the Ukrainian and Afghan resettlement schemes.

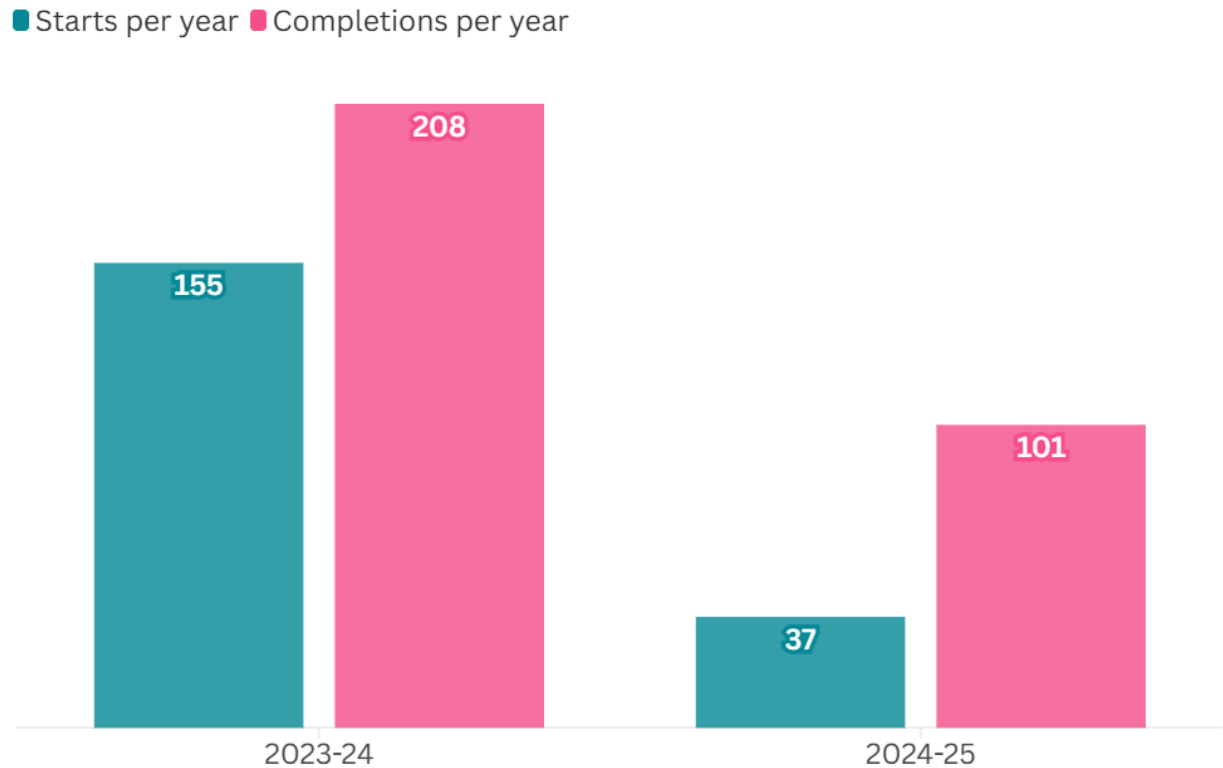
It is not listed as supported and specialist housing by the GLA but the GLA states that most people moving into these homes will need some form of ongoing support.¹ Funding was available for both the acquisition of existing homes and building new homes.

The programme aimed to deliver up to 630 homes by March 2024, later updated to October 2024 at the latest.

In 2024-25 there were **37 GLA funded affordable starts** and **101 GLA funded affordable completions** under the Refugee Housing Programme. This brings the total to:

- **192 starts**
- **309 completions***

Refugee Housing starts and completions, per year



Source: GLA, [Affordable Housing Statistics](#). *The GLA has said that the reason that the number of completions is higher than the number of starts is that some homes were counted as starts under the Land Fund and completions in the Refugee Housing Programme.

The Mayor's other affordable housing programmes

Programme	Client group	Funding	Target	Affordable Starts*	Affordable Completions*
Community Housing Fund	Not specified	£38m allocated by the Government in 2018	500 affordable homes with an initial deadline of March 2023 which has now been extended, with no date specified. The GLA is prioritising funding for projects which can start by March 2026.	74 since 2021	74 since 2021
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	88 since 2019
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	781 completions since 2015

Other formats and languages

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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

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Punjabi

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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

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Urdu

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Arabic

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Gujarati

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