

Council Homes - GLA Housing Starts on Site and Completions

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

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

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

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

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

Notes:

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

Revisions

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

Table 1: Council Homes delivered via GLA programmes - Starts on Site and Completions by tenure and programme
To end of June 2025

	Starts on Site					Completions						
	Other Affordable Rent	Social Rent (and LAR to benchmarks) ⁽¹⁾	Other Intermediate ⁽¹⁾	London Living Rent	Shared Ownership	Total Affordable Starts ⁽¹⁾	Other Affordable Rent	Social Rent (and LAR to benchmarks) ⁽¹⁾	Other Intermediate ⁽¹⁾	London Living Rent	Shared Ownership	Total Affordable Completions ⁽¹⁾
2025-26												
AH: 2021-26 Programme												
General AHP 21-26	0	106	0	84	0	190	0	0	0	0	0	0
Council Homes Acquisition Programme	51	13	0	0	0	64	29	8	0	0	0	37
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	0	61	0	4	0	65
Building Council Homes for Londoners (BCHfL)	0	0	0	0	0	0	0	255	0	0	0	255
Other programmes (post 2023)												
Right to buy Ringfence ⁽²⁾	0	10	0	0	0	10	7	0	0	0	0	7
Single Homelessness Accommodation Programme	0	1	0	0	0	1	13	0	0	0	0	13
Care and Support Specialised Housing 2023-25	0	0	0	0	0	0	8	1	0	0	0	9
2025-26 Total	51	130	0	84	0	265	57	325	0	4	0	386
2024-25												
AH: 2021-26 Programme												
General AHP 21-26	0	683	0	0	1	684	0	105	0	0	0	105
Council Homes Acquisition Programme	127	301	0	0	0	428	166	235	0	0	0	401
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	0	229	7	0	30	266
Housing Zones	0	0	0	0	0	0	0	80	0	0	0	80
Building Council Homes for Londoners (BCHfL)	0	0	0	0	0	0	0	2,317	0	0	101	2,418
BCHfL Right to Buy Back	0	0	0	0	0	0	0	43	0	0	0	43
Supported and Specialist Housing ⁽²⁾	0	0	0	0	0	0	75	99	0	0	0	174
Other programmes (post 2023)												
Refugee Housing	28	2	0	0	0	30	73	20	0	0	0	93
Right to buy Ringfence ⁽²⁾	0	36	0	9	0	45	21	27	0	0	0	48
Single Homelessness Accommodation Programme	111	30	0	0	0	141	34	22	0	0	0	56
Care and Support Specialised Housing 2023-25	0	0	0	0	0	0	6	0	0	0	0	6
2024-25 Total	266	1,052	0	9	1	1,328	375	3,177	7	0	131	3,690
2023-24												
AH: 2021-26 Programme												
General AHP 21-26	0	630	0	0	19	649	0	133	0	0	0	133
Council Homes Acquisition Programme	76	1	0	0	0	77	4	1	0	0	0	5
AH: 2016-23 programme												
General AHP 16-23	0	0	0	0	0	0	46	287	35	20	14	402
Building Council Homes for Londoners (BCHfL)	0	0	0	0	0	0	0	1,045	0	0	101	1,146
BCHfL Right to Buy Back	0	0	0	0	0	0	93	111	0	0	0	204
Supported and Specialist Housing ⁽²⁾	0	0	0	0	0	0	153	134	0	0	0	287
Housing Zones	0	0	0	0	0	0	13	0	0	0	0	13
Other programmes (post 2023)												
Refugee Housing	134	20	0	0	0	154	89	119	0	0	0	208
Right to buy Ringfence ⁽²⁾	0	7	0	0	0	7	8	91	0	0	0	99
Supported and Specialist Housing ⁽²⁾	2	1	0	0	0	3	2	1	0	0	0	3
Care and Support Specialised Housing 2023-25	14	0	0	0	0	14	0	0	0	0	0	0
Single Homelessness Accommodation Programme	33	2	0	0	0	35	24	0	0	0	0	24
2023-24 Total	259	661	0	0	19	939	432	1,922	35	20	115	2,524
2022-23												
AH: 2016-23 programme												
General AHP 16-23	187	1,022	31	11	10	1,261	43	525	57	0	26	651
Building Council Homes for Londoners (BCHfL)	110	6,387	3	190	546	7,236	139	1,124	0	0	161	1,424
BCHfL Right to Buy Back	433	590	0	0	0	1,023	436	502	0	0	0	938
Supported and Specialist Housing ⁽²⁾	120	365	0	0	0	485	118	199	0	0	0	317
Housing Zones	13	0	0	0	0	13	0	0	0	0	0	0
Right to buy Ringfence ⁽²⁾	113	136	0	0	0	249	0	154	0	0	0	154
2022-23 Total	976	8,500	34	201	556	10,267	736	2,504	57	0	187	3,484
2021-22												
AH: 2016-23 programme												
General AHP 16-23	14	691	0	2	211	918	0	123	0	0	42	165
Building Council Homes for Londoners (BCHfL)	0	2,853	0	28	390	3,271	0	910	4	0	53	967
BCHfL Right to Buy Back	197	74	0	0	0	271	103	5	0	0	0	108
Supported and Specialist Housing ⁽²⁾	130	275	0	0	0	405	103	109	0	0	0	212
Housing Zones	11	0	0	0	0	11	0	0	0	0	0	0
Right to buy Ringfence ⁽²⁾	10	94	0	0	0	104	0	50	0	0	0	50
2021-22 Total	362	3,987	0	30	601	4,980	206	1,197	4	0	95	1,502
2020-21												
AH: 2016-23 programme												
General AHP 16-23	58	488	0	101	62	709	38	11	2	14	0	65
Building Council Homes for Londoners	104	1,966	0	0	148	2,218	154	468	0	0	174	796
Supported and Specialist Housing ⁽²⁾	125	67	0	0	0	192	0	16	0	0	0	16
Housing Zones	25	0	0	0	12	37	0	0	0	0	0	0
Right to buy Ringfence ⁽²⁾	0	255	0	0	0	255	0	0	0	0	0	0
2020-21 Total	312	2,776	0	101	222	3,411	192	495	2	14	174	877
2019-20												
AH: 2016-23 programme												
Building Council Homes for Londoners	154	1,712	4	0	407	2,277	0	156	0	0	16	172
General AHP 16-23	0	570	21	7	90	688	0	101	0	0	0	101
Supported and Specialist Housing ⁽²⁾	165	0	0	0	0	165	53	0	0	0	0	53
2019-20 Total	319	2,282	25	7	497	3,130	53	257	0	0	16	326
2018-19												
AH: 2016-23 programme												
General AHP 16-23	0	152	5	0	52	209	0	51	3	0	44	98
Building Council Homes for Londoners	0	794	0	0	191	985	0	42	0	0	0	42
Supported and Specialist Housing ⁽²⁾	95	15	0	0	0	110	0	9	0	0	0	9
2018-19 Total	95	961	5	0	243	1,304	0	102	3	0	44	149

Table 2: Council Homes delivered via GLA programmes - Starts on Site and Completions by Local Authority
To end of June 2025

Starts on site									Completions								
Total	1,304	3,130	3,411	4,980	10,267	939	1,328	265	Total	149	326	877	1,502	3,484	2,524	3,690	386
Local Authority	2018-19 (From Sept 18)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Local Authority	2018-19 (From Sept 18)	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Barking and Dagenham	87	378	264	424	260	0	0	0	Barking and Dagenham	0	0	87	63	84	106	119	0
Barnet	0	104	93	22	189	46	34	4	Barnet	0	53	0	21	81	91	152	37
Bexley	0	0	0	0	2	1	0	0	Bexley	0	0	0	0	0	3	0	0
Brent	58	444	160	293	1,005	0	0	0	Brent	1	0	153	243	172	156	55	115
Bromley	0	0	0	60	49	12	0	0	Bromley	0	0	0	0	60	0	0	0
Camden	100	0	97	13	141	143	18	16	Camden	11	7	39	62	112	77	52	6
City of London	9	1	2	0	1	0	0	0	City of London	0	10	0	2	1	0	0	0
Croydon	0	225	237	2	16	0	0	0	Croydon	0	3	32	173	22	10	0	0
Ealing	36	94	75	273	679	0	0	180	Ealing	31	0	21	73	148	8	43	0
Enfield	0	260	420	232	376	0	360	1	Enfield	0	0	72	140	109	101	345	0
Greenwich	0	79	0	117	176	133	126	0	Greenwich	0	4	10	6	25	145	132	0
Hackney	167	0	43	55	54	141	43	0	Hackney	44	11	82	28	81	0	0	0
Hammersmith and Fulham	2	0	0	134	120	5	26	10	Hammersmith and Fulham	2	0	0	3	8	0	18	13
Haringey	0	243	134	342	1,074	57	63	0	Haringey	0	0	6	16	127	23	508	0
Harrow	0	134	5	47	15	0	45	0	Harrow	0	5	1	32	17	89	0	0
Havering	0	23	126	593	53	58	56	0	Havering	0	0	23	0	202	115	68	8
Hillingdon	34	0	16	35	439	10	269	0	Hillingdon	1	6	44	1	42	9	214	1
Hounslow	88	226	222	327	294	0	0	0	Hounslow	3	104	42	102	341	110	270	74
Islington	138	66	180	163	140	31	28	0	Islington	0	0	7	86	142	41	16	0
Kensington and Chelsea	44	62	61	35	161	0	0	0	Kensington and Chelsea	44	62	14	0	24	48	20	0
Kingston upon Thames	0	0	0	106	647	104	8	7	Kingston upon Thames	0	0	0	5	14	37	70	1
Lambeth	0	16	25	14	271	2	9	0	Lambeth	0	0	0	24	174	0	58	46
Lewisham	0	42	176	5	265	34	71	8	Lewisham	0	0	0	27	186	43	103	20
Merton	0	0	0	0	1	0	0	0	Merton	0	0	0	0	1	0	0	0
Newham	235	54	201	410	902	0	87	0	Newham	0	0	46	119	512	162	239	0
Redbridge	0	0	295	30	246	0	0	0	Redbridge	0	0	1	18	20	92	177	0
Richmond upon Thames	0	1	0	0	17	0	0	0	Richmond upon Thames	0	1	0	0	0	17	0	0
Southwark	122	171	329	898	1,017	38	1	33	Southwark	9	0	31	39	211	480	603	50
Sutton	0	0	0	51	141	0	0	0	Sutton	0	0	0	0	28	29	11	0
Tower Hamlets	65	17	39	0	111	10	9	6	Tower Hamlets	0	0	65	0	9	84	43	15
Waltham Forest	23	238	29	173	418	34	0	0	Waltham Forest	0	0	29	121	271	138	114	0
Wandsworth	93	27	14	80	177	37	34	0	Wandsworth	0	1	34	85	4	55	54	0
Westminster	3	225	168	46	760	43	41	0	Westminster	3	59	38	13	256	205	206	0
Multiple London Borough	0	0	0	0	50	0	0	0	Multiple London Boroughs	0	0	0	0	0	50	0	0

Table 3: Council Homes by number of bedrooms

To end of June 2025

Starts on site	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Total	Completions	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6+ Bed	Total
2025-26	0	93	135	23	4	0	0	255	2025-26	9	143	150	68	3	0	13	386
2024-25	20	468	508	274	38	6	14	1,328	2024-25	20	1,358	1,390	683	149	2	1	3,603
2023-24	5	307	359	202	35	0	2	910	2023-24	47	923	976	503	93	17	2	2,561
2022-23	54	3,352	3,387	1,816	443	30	2	9,084	2022-23	76	1,025	1,481	643	111	12	3	3,351
2021-22	70	1,666	1,384	663	81	2	8	3,874	2021-22	43	552	519	304	52	1	8	1,479
2020-21	90	779	958	647	66	0	110	2,650	2020-21	21	261	406	163	21	0	0	872
2019-20	10	897	1,066	379	74	0	0	2,426	2019-20	4	125	115	21	0	0	0	265
2018-19	10	363	416	231	26	0	0	1,046	2018-19	0	55	72	16	3	0	0	146

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