

GLA Housing and Land

# Housing in London 2021

The evidence base for the London Housing Strategy



October 2021

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**Greater London Authority**

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2019/20 data from the London Development Database is provisional – final figures will be published in the 2019/20 London Plan Annual Monitoring Report

Note: This report was written before the name of the Ministry for Housing, Communities and Local Government (MHCLG) was changed to the Department for Levelling Up, Housing and Communities (DLUHC)

Copies of this report are available from [data.london.gov.uk/housing](http://data.london.gov.uk/housing). Please send comment and questions to [housing.analysis@london.gov.uk](mailto:housing.analysis@london.gov.uk)

## Introduction

Housing in London is the evidence base for the Mayor's London Housing Strategy, and also informs housing policies in the London Plan. It summarises key patterns and trends across a range of topics relevant to housing in the capital under the following headings (click on links to go to the relevant section):

### [London Housing Strategy monitoring indicators](#)

1. [Demographic, economic and housing context](#)
2. [Housing stock and supply](#)
3. [Housing costs and affordability](#)
4. [Housing needs, including homelessness and overcrowding](#)
5. [Mobility and decent homes](#)

### [Acknowledgements](#)

While much of the data in this report predates the Coronavirus pandemic, more recent data that reflects its various impacts is used where possible.

This document sits alongside a range of other Greater London Authority (GLA) publications that provide evidence or statistics on housing, including:

- [GLA Affordable Housing Programme statistics](#)
- [The London Plan Annual Monitoring Reports](#)
- [The 2018 London Housing Strategy](#)
- The [London Datastore](#), including statistics on housing, planning and demographics

This report and (where available to share) the data used to produce it report has been uploaded to a dedicated page on the [London Datastore](#).

## London Housing Strategy monitoring indicators

The [London Housing Strategy \(May 2018\)](#) sets out the Mayor's policies and proposals for tackling London's housing crisis and is centred around five key priorities:

- building homes for Londoners;
- delivering genuinely affordable homes;
- high quality homes and inclusive neighbourhoods;
- a fairer deal for private renters and leaseholders; and
- tackling homelessness and helping rough sleepers.

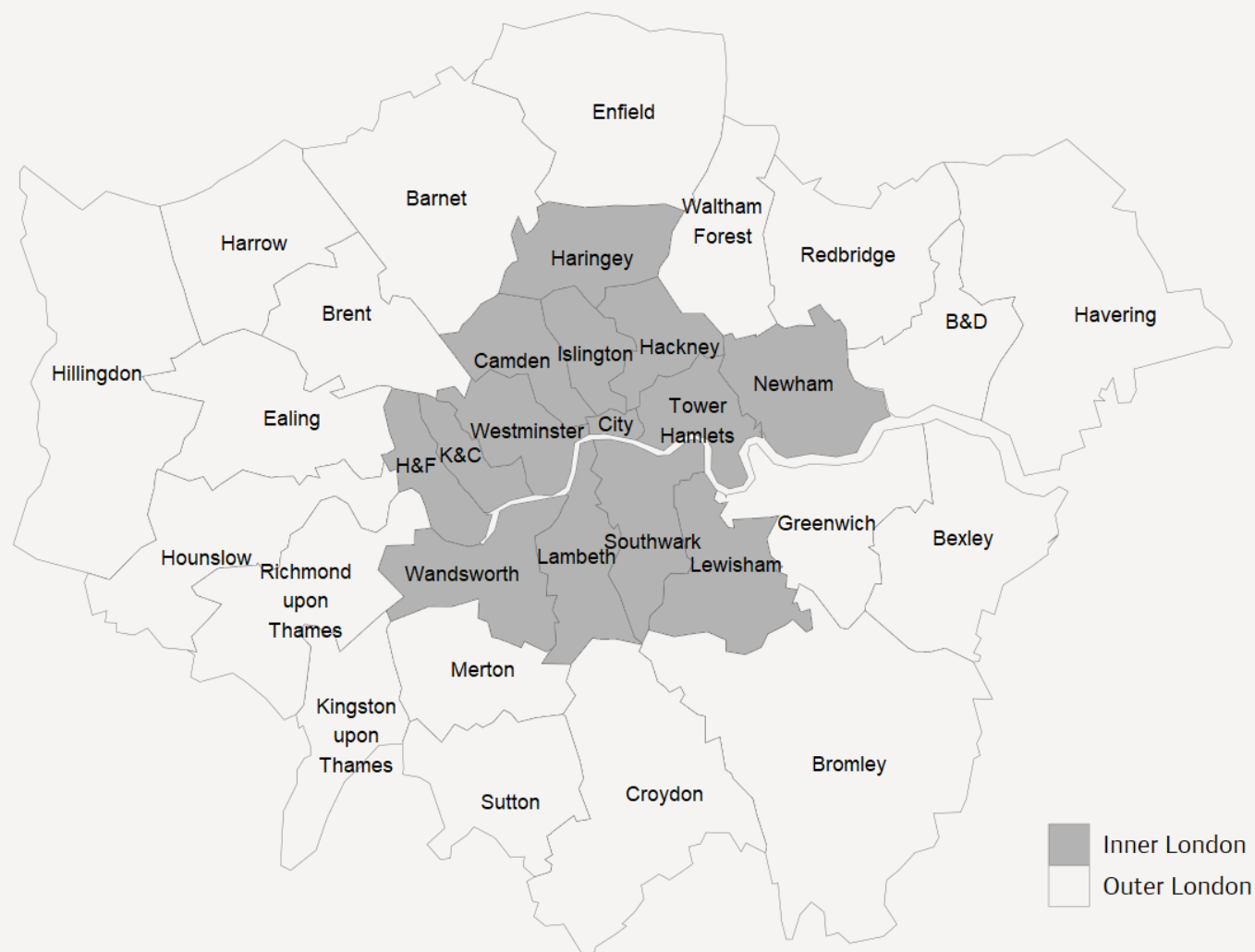
The [London Housing Strategy: Implementation Plan \(May 2018\)](#) brings together key policies, proposals and actions for implementation; Mayoral targets or milestones where these have been agreed; and headline indicators of success, which have been chosen to measure the long-term impact of the London Housing Strategy and the state of the housing market in London more generally. These indicators are reported in detail in the remainder of this publication and summarised in the table below.

The original indicator under the 'Preventing and addressing homelessness' outcome was the annual number of households accepted as homeless in London. However, changes as a result of the Homelessness Reduction Act mean that comparable figures are no longer collected. This indicator has therefore been replaced with the rolling four-quarter total number of households who are assessed as being owed a main duty due to being unintentionally homeless and in priority need. The first comparable data was collected in Q3 2018.

Table 1: London Housing Strategy monitoring indicators

Outcome	Indicator	Latest value	Change	Chart
Increasing the supply of new homes	Net housing supply (London Plan definition, including change in long-term empty homes)	37,390 in 2019/20 (provisional data)	↑ Annual increase of 5% from 2018	2.1
Increasing the stock of social housing	Additions to low cost rented affordable housing stock minus loss to affordable housing stock	789,800 in 2020	↑ Annual increase of 0.6% from 2019	2.19
Making housing more affordable	Housing costs as a percentage of household income	25.7% in 2018/19	↓ Annual decrease of 0.4 percentage points from 26.1% in 2017/18	3.1
Improving the quality of housing	Percentage of homes at or above the Decent Homes Standard	85% in 2019	↔ No change from 2018	5.8
Reducing overcrowding	Percentage of London households that are overcrowded	8.3% in 2018/19, using rolling three-year average	↑ Annual increase of 0.3 percentage points since 2017/18	4.9
Improving energy efficiency of housing	Median SAP rating of London's homes	65.4 in 2018 (no new data available for this report)	↑ Annual increase of 1.4 percentage points since 2017.	5.18
Improving the private rented sector	Percentage of private renting households satisfied with their tenure	67% in 2018/19	↑ Annual increase of 2 percentage points since 2017/18	1.7
Improving conditions in the private rented sector	Number of Homes in Multiple Occupation issued with mandatory licences by London boroughs	14,469 in 2020	↑ Annual increase of 24% from 2019	2.23
Preventing and addressing homelessness	Number of households assessed, following the end of a relief duty, as owed a main duty due to being unintentionally homeless and in priority need	2,770 In 2021 Q1	↓ Quarterly decrease of 0.4% from 2020 Q4	4.6
Reducing rough sleeping	Number of people seen sleeping rough	11,018 in 2020/21	↑ Annual increase of 3% from 2019/20	4.1
Reducing homelessness	Number of homeless households living in temporary accommodation	60,010 in 2021 Q1	↓ Quarterly decrease of 0.7% from 2020 Q4	4.8

A map of Inner and Outer London boroughs, as defined by the ONS, is provided below:



## 1. Demographic, economic and housing context

London's population is estimated to have risen to just over 9 million in mid-2020, suggesting there was no net loss of population in the early months of the pandemic (see chart 1.1). In the year to June 2020 there was still a large net flow of people in their 20s into London (although lower than the year before), but a large net outflow of those in their 30s or older (1.2).

Over the long term, growth in London's housing stock has not kept pace with population or housing growth: for example, since 1997 the number of people in London has grown by 28% and the number of jobs in London by 45%, but the number of homes has grown by only 20% (1.3). Growth in the housing stock has sometimes struggled to outpace population growth in other major international cities too (1.4). However, in the last few years (and after a decade of increases) the estimated number of people per home in London has fallen slightly as the rate of housing growth has caught up with population growth (1.5).

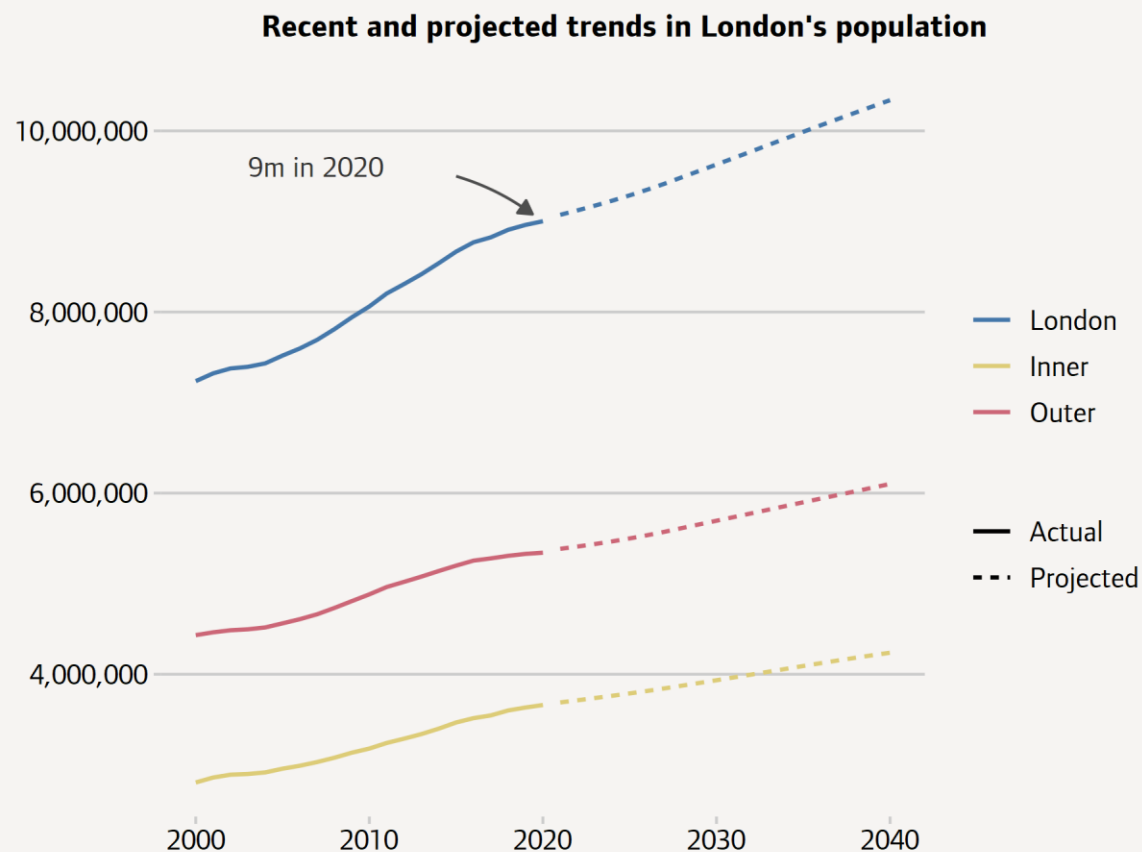
Across Europe, it is usually harder to find good housing at a reasonable price in cities with stronger jobs markets, and in 2019 London was no exception (1.6). Despite the high costs, most Londoners are satisfied with both their housing tenure and their standard of accommodation, but private renters are notably more satisfied with their home than with private renting itself (1.7).

London's housing costs result in nearly half of all children in private rented homes and more than 60% of those in social rented homes living in poverty (1.8). High costs are probably also part of the reason why parents in London are more likely to have adult children still living at home than those in other regions (1.9)

In recent years the share of dwellings owned outright increased in every London borough, while the share that were social rented or owned with a mortgage generally fell (1.11). Many Londoners who own their homes do so on a leasehold rather than freehold basis: there are around 1.25 million leasehold dwellings in London, the highest number of any region, with flats making up the vast majority (1.12).

The pandemic-related lockdowns of 2020 meant that everyone suddenly had to spend a lot more time at home, and Londoners were more likely to work from home in 2020 than those in other region (1.13). Londoners are also much more likely than people in the rest of Britain to say that housing in their local area needs improving, while those outside London are more likely to identify transport and local shops as in need of improvement (1.14).

1.1 London's population is estimated to have risen to just over 9 million in mid-2020, suggesting there was no net loss of population in the early months of the pandemic

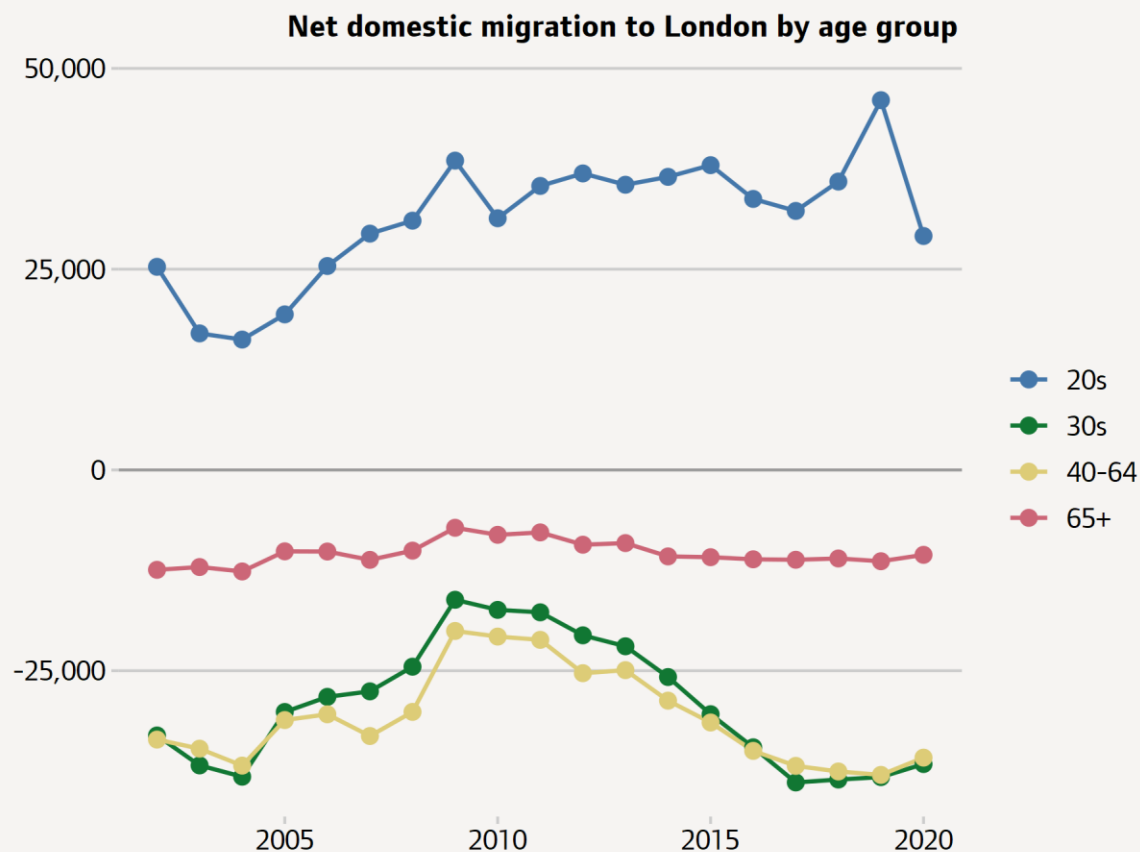


- The Office for National Statistics (ONS) estimate that London's population in mid-2020 was 9.002 million, a new record. The increase since mid-2019 was estimated to be 40,500, the lowest rate of growth since 2003. The population grew in both Inner and Outer London.
- Population measurement may have been less reliable during the pandemic, but these estimates at least do not support the idea that there was a major net exodus from London in the early months of the pandemic.
- According to the central trend of the GLA's 2019-based projections, London's population will reach 10 million by 2036.

Compiled by GLA from: ONS estimated mid-year resident population for 2000-2020; GLA 2019-based population projections (central trend) for 2021-2040



1.2 In the year to June 2020 there was a large net flow of people in their 20s from other parts of the UK into London (although lower than the year before), but a large net outflow of those in their 30s and above

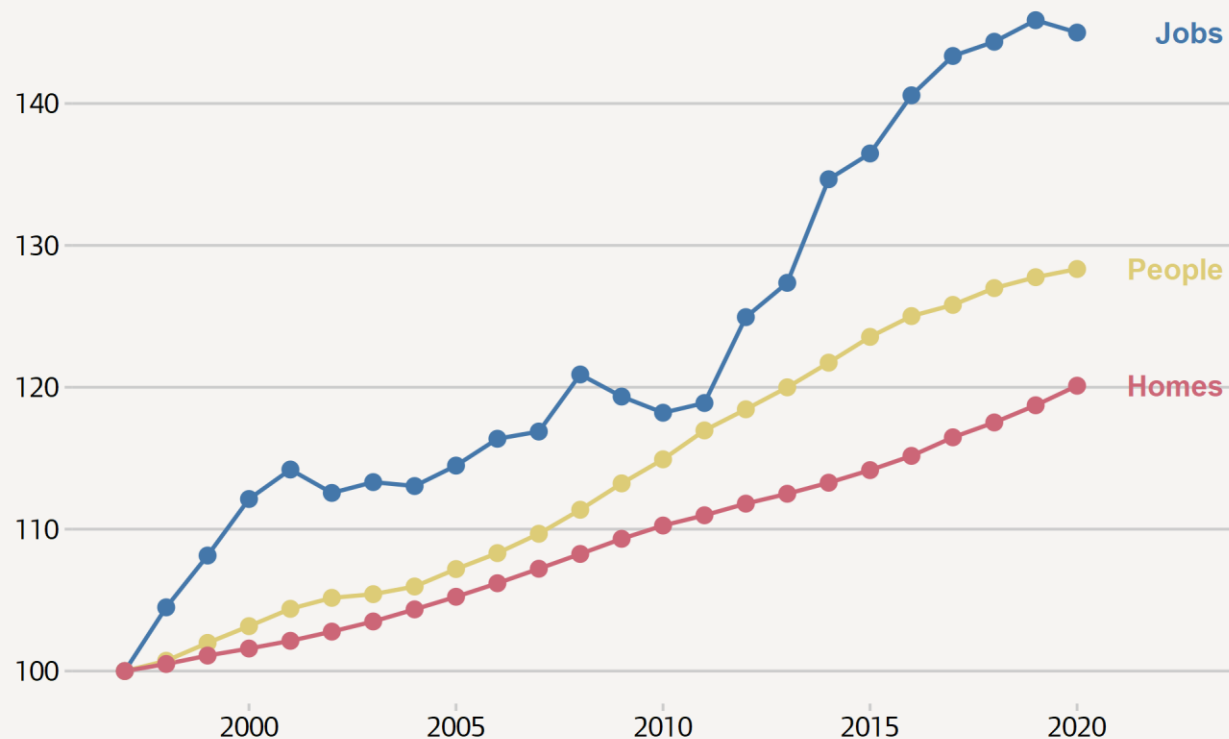


ONS, population estimates and components of change

- In a typical year over 200,000 people move to London from other parts of the UK and an even larger number move out. It is the net difference between these flows that contributes to total population change, when combined with international migration and natural increase (births minus deaths).
- Over the last two decades the estimated net domestic inflow of those in their 20s has generally increased, but it fell from a high of 46,050 in the year to mid-2019 to 29,130 in the year to mid-2020.
- The net domestic outflow of those in their 30s has also increased since the early 2000s, and fell only slightly to 36,620 in the year to mid-2020. There was also little change in 2020 in the net outflows of those aged 40 or more.
- Across all age groups there was an estimated net outflow to the rest of the UK of 53,880 people from London in the year to mid-2020, up from 41,540 the year before.

1.3 Since 1997, the number of jobs in London has grown by 45% and the number of people by 28%, but the number of homes has grown by only 20%

**Indexed trend in number of jobs, people and homes in London, 1997 to 2020 (1997 = 100)**



Compiled by GLA from: ONS, Workforce jobs by industry, seasonally adjusted (June data); ONS, Mid-year population estimates; MHCLG, dwelling stock data from live table 125

- Since 1997, London’s population and economy have grown rapidly, although the trend in jobs is far more cyclical. Between 1997 and 2020, the number of jobs in London grew by 1.85 million (45%) while the population grew continuously, by a total of 1.99 million (28%).
- However, this rapid economic and demographic growth was not matched by an increase in the housing stock, which grew by 608,500 homes (20%) over the same period.
- Between 2019 and 2020, London’s housing stock grew by 1.2%, while the population grew 0.45% and the number of jobs (heavily affected by the pandemic) fell by 0.54%, the first decline since 2010.
- This was the first time since 2004 that growth in the number of homes has outstripped the change in both population and jobs, and was probably the fastest rate of annual housing stock growth since the 1930s, according to the best available data.

1.4 In common with several other major cities internationally, the rate of housing growth in London has struggled to exceed population growth since the turn of the millennium

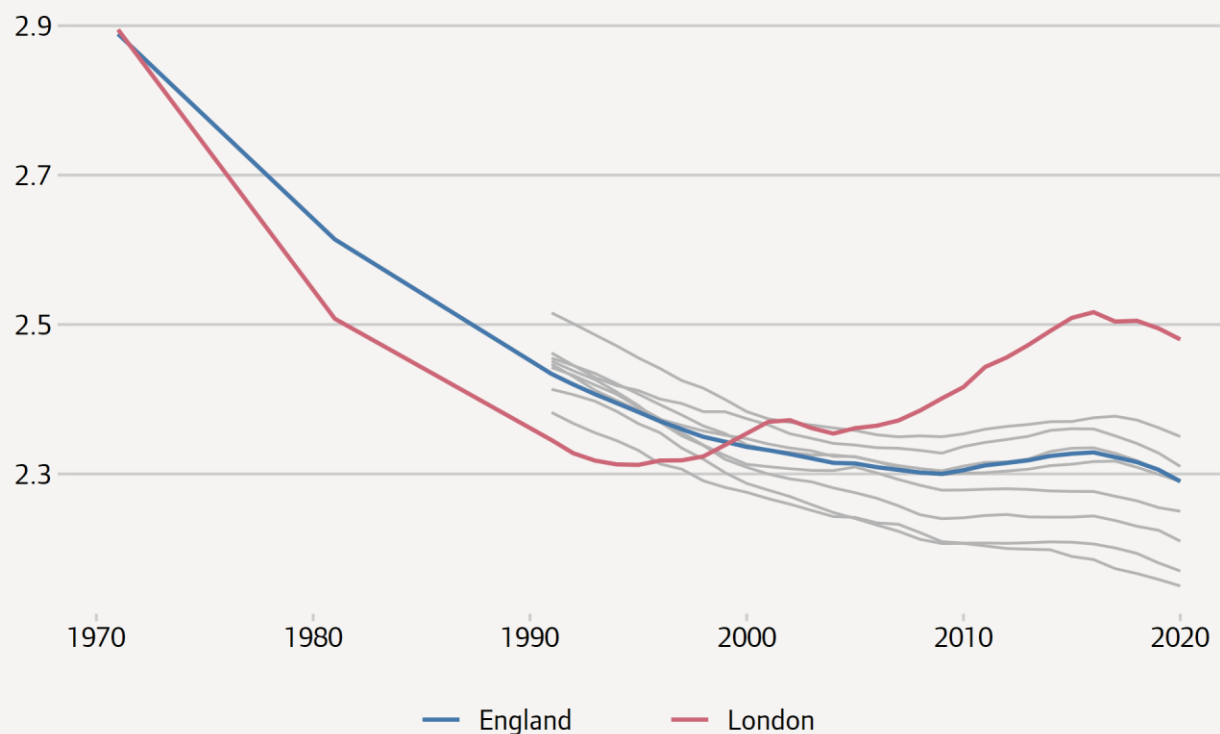


GLA database of international housing and population growth. Annual data is used where available, and where not multi-year data is annualised. Estimated population growth in Berlin in 2010 was artificially low due to a rebasing of population data following a new Census.

- Like London, many other large cities around the world have seen relatively rapid growth in population since (and often before) the turn of the millennium, with growth in the housing stock often struggling to keep up.
- In Berlin as in London, population growth has largely outpaced growth in the housing stock over the last two decades but in the last couple of years housing growth has caught up. In Sydney population growth outpaced housing growth in the last decade; in New York both grew at a similar rate.
- In Paris (defined as the wider Metropole area rather than just Paris City) growth in the housing stock has outpaced population growth in the last decade, while in Tokyo the housing stock grew faster than the population throughout the period.
- These comparisons do not capture other factors of housing demand, such as changes in incomes, household formation, or the availability of credit.

1.5 After a decade of increases, the estimated number of people per home in London has fallen slightly in the last few years, as the rate of housing growth has caught up with population growth

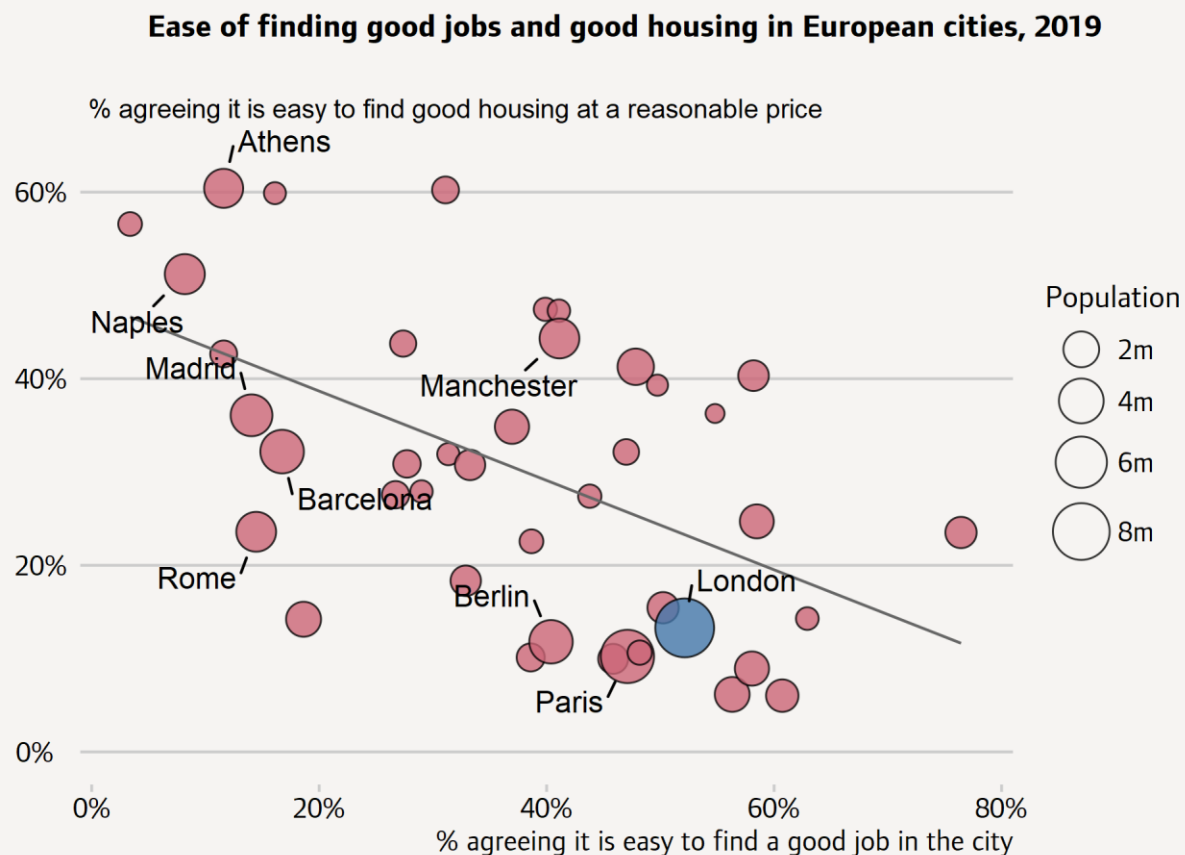
**Estimated number of people per dwelling in England, London and other regions, 1971 to 2020**



- In 1971 there were 2.89 people for each dwelling in both London and England. Over the next two decades the number of people per dwelling fell across the country but particularly in London, due to a combination of population decline and steady house building.
- In the 1990s new house building in London fell behind population growth, and the estimated number of people per dwelling rose from 2.35 in 1991 to 2.52 in 2016.
- The number of people per dwelling in London has declined slightly since 2016 as housing growth outpaced population growth, reaching 2.48 in 2020. Over the same period the number of people per dwelling also fell in every other region of England, and at national level fell to a new low of 2.29.

Compiled by GLA from: ONS mid-year population estimates; MHCLG dwelling stock data (tables 104, 109 and 215); GLA historical Census tables

1.6 Across Europe, it is usually harder to find good housing at a reasonable price in cities with stronger jobs markets, and in 2019 London was no exception



- A 2019 survey of city residents across Europe asked people about their quality of life, including whether they agreed it was easy to find a good job in their city, and good housing at a reasonable price.
- In general, people said it was hard to find good housing in cities where it was easy to find good jobs, and vice versa. For example, in Athens 60% said it was easy to find good housing at a reasonable price, but only 12% said it was easy to find a good job.
- Towards the other end of the scale, 52% of Londoners said it was easy to find a good job in the city, but only 13% agreed it was easy to find good housing at a reasonable price (a similar proportion to Paris and Berlin).

Compiled by GLA from: EC/DG REGIO, Perception Survey on the Quality of Life (QoL) in European Cities 2019 undertaken by Ipsos; Eurostat population estimates (latest available value from 2011 to 2020)

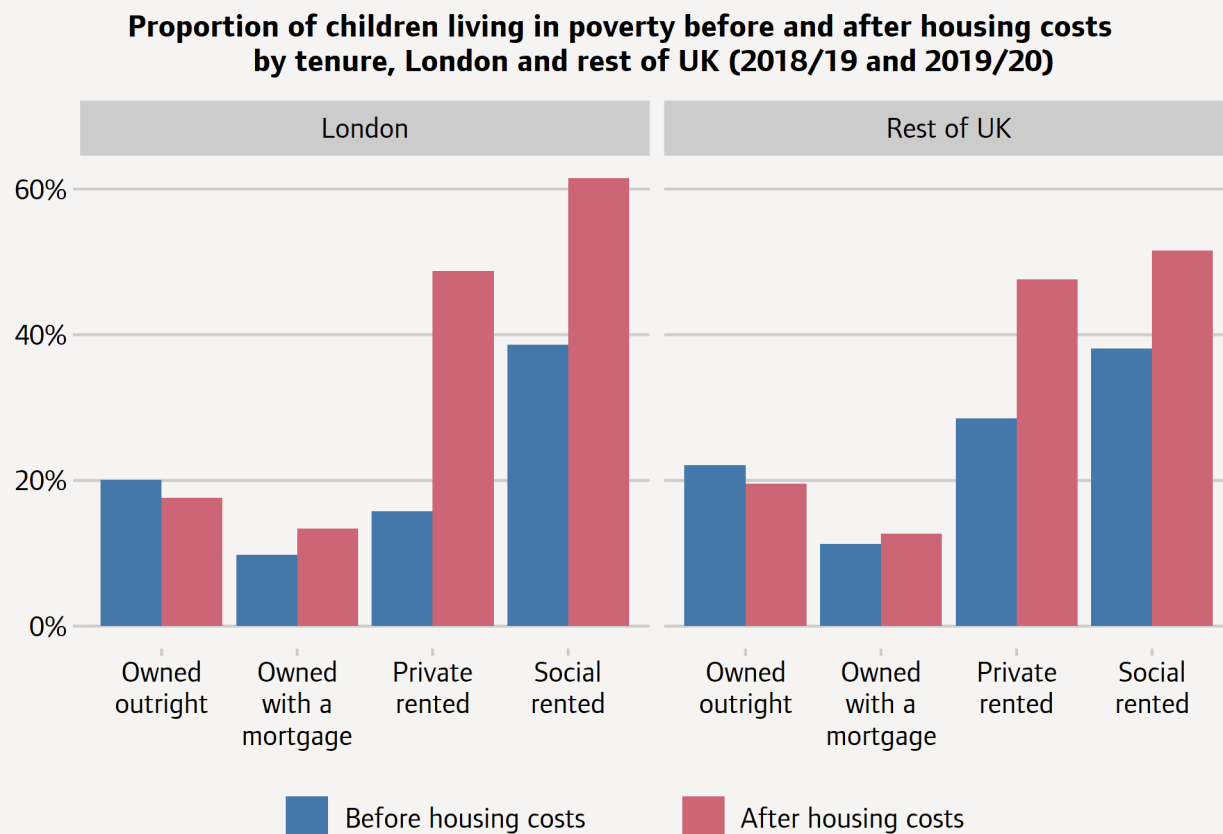
1.7 Most Londoners are satisfied with both their housing tenure and their standard of accommodation, but private renters are notably more satisfied with their home than with private renting itself



Calculated by GLA from English Housing Survey data, 2018/19

- The annual English Housing Survey asks households whether they are satisfied with their accommodation, and with their current housing tenure (that is, whether owned, private rented or social rented).
- In 2018/19, owner occupiers in London were predominantly satisfied with their accommodation and with homeownership in general (92% and 98% satisfied respectively). Satisfaction levels were lower for social tenants, of whom 76% reported being satisfied with their accommodation and 77% being satisfied with social renting as a tenure.
- The most striking pattern was among private rented tenants, of whom 84% were satisfied with their accommodation but only 67% satisfied with renting privately as a tenure. This disparity may be driven in part by frustrated aspirations to homeownership or by insecure tenancies.
- Across all tenures, 86% of households were satisfied with their accommodation and 85% with their tenure.

1.8 London’s housing costs mean that nearly half of all children in private rented homes and more than 60% of those in social rented homes are living in poverty

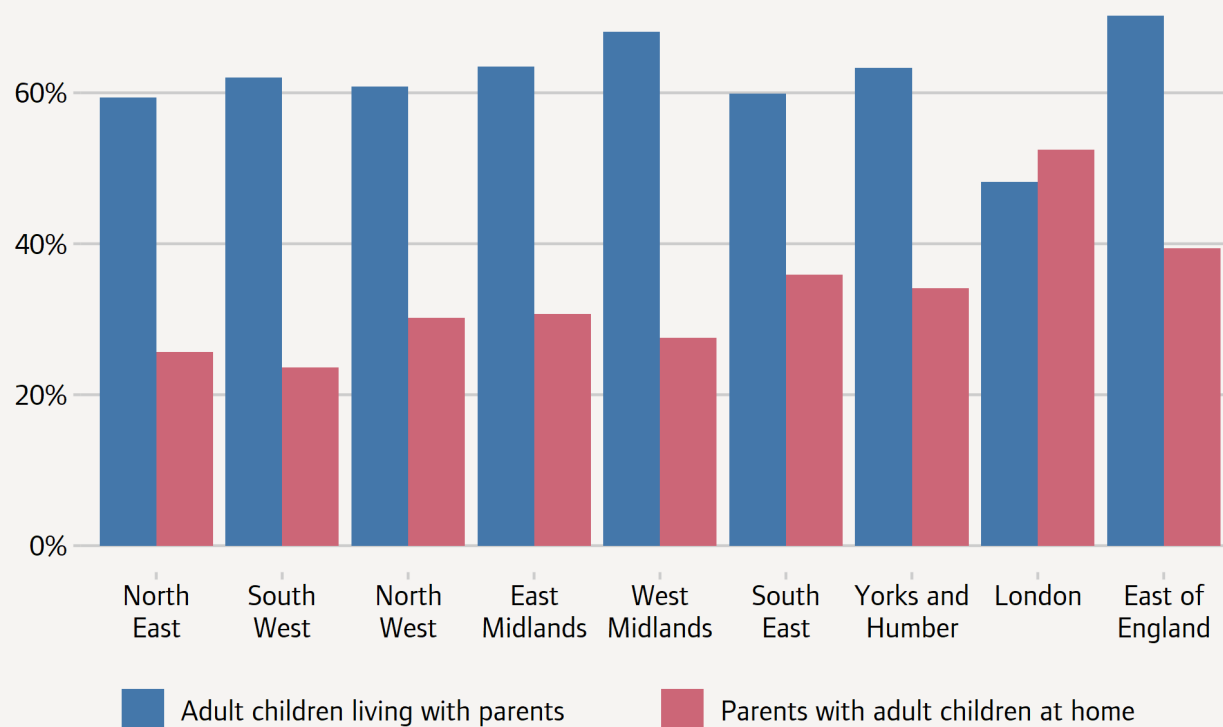


- According to official definitions, households are in poverty if their disposable income is less than 60% of the median household income across the country (after adjusting for household composition). Poverty can be measured on a 'before housing costs' basis and an 'after housing costs' basis that takes into account expenditure on rent, mortgage interest, buildings insurance etc.
- On a 'before housing costs' basis, 20% of children in London were in households in poverty in 2018/19 and 2019/20, ranging from 10% of those in households that owned their homes with a mortgage to 39% of those in social housing. On this measure, poverty rates were higher in the rest of the UK than in London.
- But when housing costs are taken into account, 38% of children in London were in poverty, compared to 29% in the rest of the UK. Housing costs resulted in particularly large increases in poverty rates in private rented (from 16% to 49%) and social rented housing (from 39% to 62%).

Calculated by GLA from Households Below Average Income data. Two years of data were pooled to give a larger sample and more accurate results.

1.9 Parents in London are more likely to have adult children still living at home than those in other regions, but because so many young adults in London come from other regions they are less likely to be still living with their parents

**Proportions of parents with adult children living at home and of adult children living with their parents, by region**



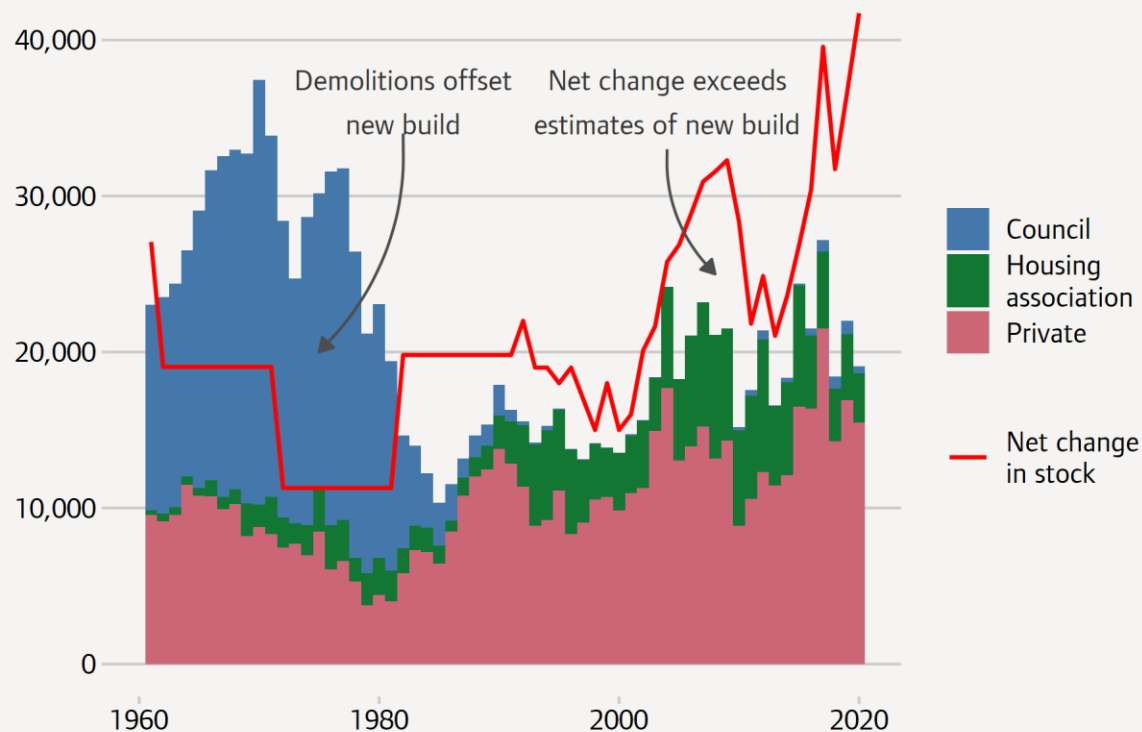
- Young adults (aged 20-34) who live in London are far less likely to be living with their parents than those in other regions. 48% of young adults in London live with their parents, compared to between 59% (in the North East) and 70% (in the East of England) in other regions.
- This pattern is largely driven by the fact that so many young adults move to London from other regions (particularly in their 20s – see section 1.2).
- The picture changes when we consider households that include parents of young adults aged 20-34. 53% of these households in London have at least one of the adult children living at home, the highest figure of any region. So the phenomenon of adult children living at home is common in London (perhaps due to its high housing costs), but only when we focus on parents living in the capital.

*Juliet Stone and Donald Hirsch, "Young adults living in the parental home: A statistical profile", based on analysis of 2016-18 Family Resources Survey and 2017/18 Understanding Society data*



1.10 One set of commonly used statistics on new build housing supply have never fully captured the net change in London's housing stock, due to high rates of demolitions in the 1960s and 1970s and data quality problems in recent decades

**Government estimates of new build completions and net change in London's housing stock, 1960 to 2020**



- Large numbers of new homes were built in London in the post-war period, but as many of them replaced homes demolished through slum clearance and other measures, the net increase in new homes in London averaged 20,000 a year in the 1960s and 13,000 in the 1970s.
- From the 1980s on, the net increase in the housing stock outpaced new building, as conversions and changes of use added to growth.
- More recently, a decline in the coverage and quality of the new build statistics has widened even further the gap between net change and estimated new build. MHCLG have recently relabelled the new build figures as just an indicator of new supply, and instead use net additional dwellings as its official measure of new supply.

*Compiled by GLA from: MHCLG statistics on gross new build completions (recently relabelled as 'Indicators of new supply'); Census estimates of the dwelling stock for 1961, 1971 and 1981; MHCLG annual statistics on the dwelling stock by region*

1.11 In recent years the share of dwellings owned outright increased in every London borough, while the share that were social rented or owned with a mortgage generally fell

**Change in share of local dwelling stock by tenure, London boroughs 2012-14 to 2017-19**

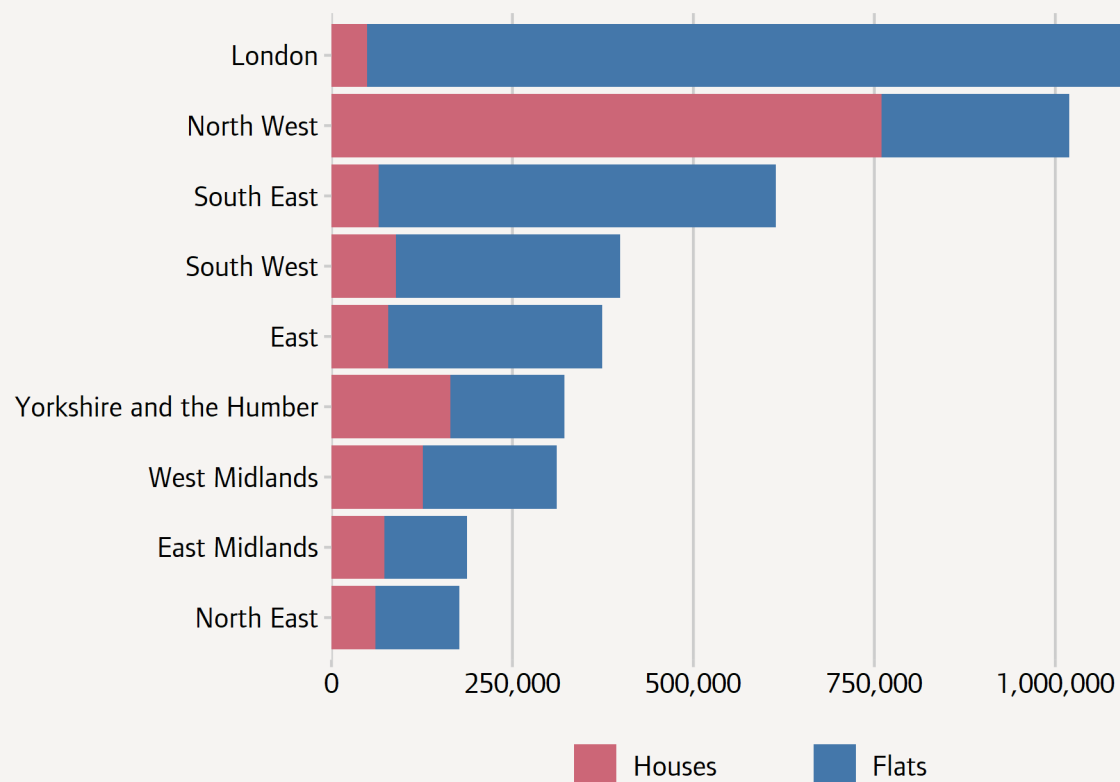


- The Office for National Statistics have produced estimates of the number and proportion of dwellings in each local authority that are owned outright, owned with a mortgage, privately rented and social rented. Comparing estimates for 2012-14 (averaging the annual estimates to reduce volatility) with 2017-19 allows us to track changes in tenure at the borough level over a roughly five-year period.
- Over this period, every borough saw an increase in the proportion of dwellings that were owned outright, and a decrease (although in many cases only a slight one) in the proportion owned with a mortgage.
- Most boroughs saw a slight increase in the proportion of their stock that was privately rented, and a decrease in the proportion that was social rented. Over the longer term there has been a larger growth of the private rented sector and a fall in the social housing stock (see section 2.21).

ONS, Subnational estimates of dwellings by tenure in England, 2012 - 2019. Each arrow refers to an individual borough, with the start of the arrow representing the 2012-14 figure and the end the 2017-19 figure.

1.12 There are around 1.25 million leasehold dwellings in London, the highest number of any region, with flats making up the vast majority

**Estimated number of leasehold dwellings by region and type, 2019-20**

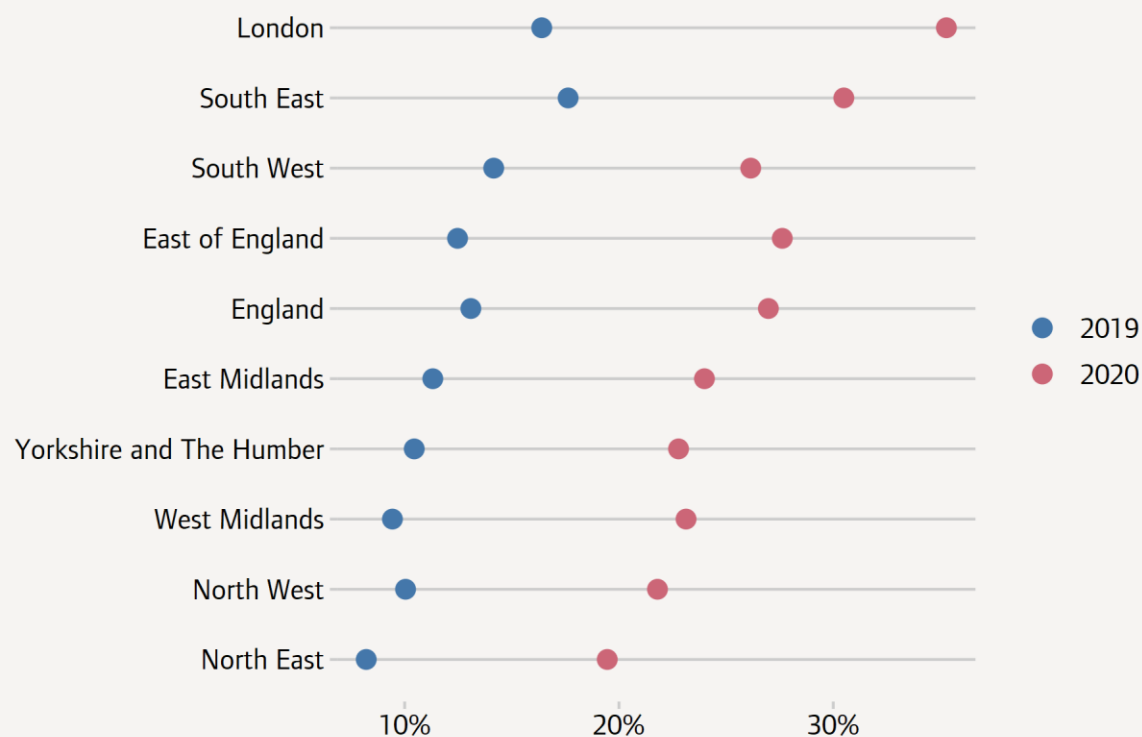


- According to estimates by MHCLG, there were around 4.6 million leasehold dwellings in England in 2019-20. Of these, London had the largest number, at 1.25 million. As in most regions, the majority of leasehold dwellings in London were flats (1.20 million, leaving around 50,000 leasehold houses). The North West stands out as a clear exception to this pattern, with 760,000 leasehold houses compared to 259,000 leasehold flats.
- London had the highest estimated share of leasehold dwellings of any region at 34.5% of its total housing stock, closely followed by the North West at 30.8%. Across England as a whole leasehold dwellings comprised an estimated 19.1% of the total dwelling stock.

MHCLG, Leasehold Dwellings statistics 2019 to 2020

1.13 The Coronavirus pandemic led to a substantial increase in the proportion of Londoners who worked from home, with more than a third reporting doing so in 2020 – the highest of any region

**Proportion of those in employment who worked from home in the previous week by region, 2019 and 2020**

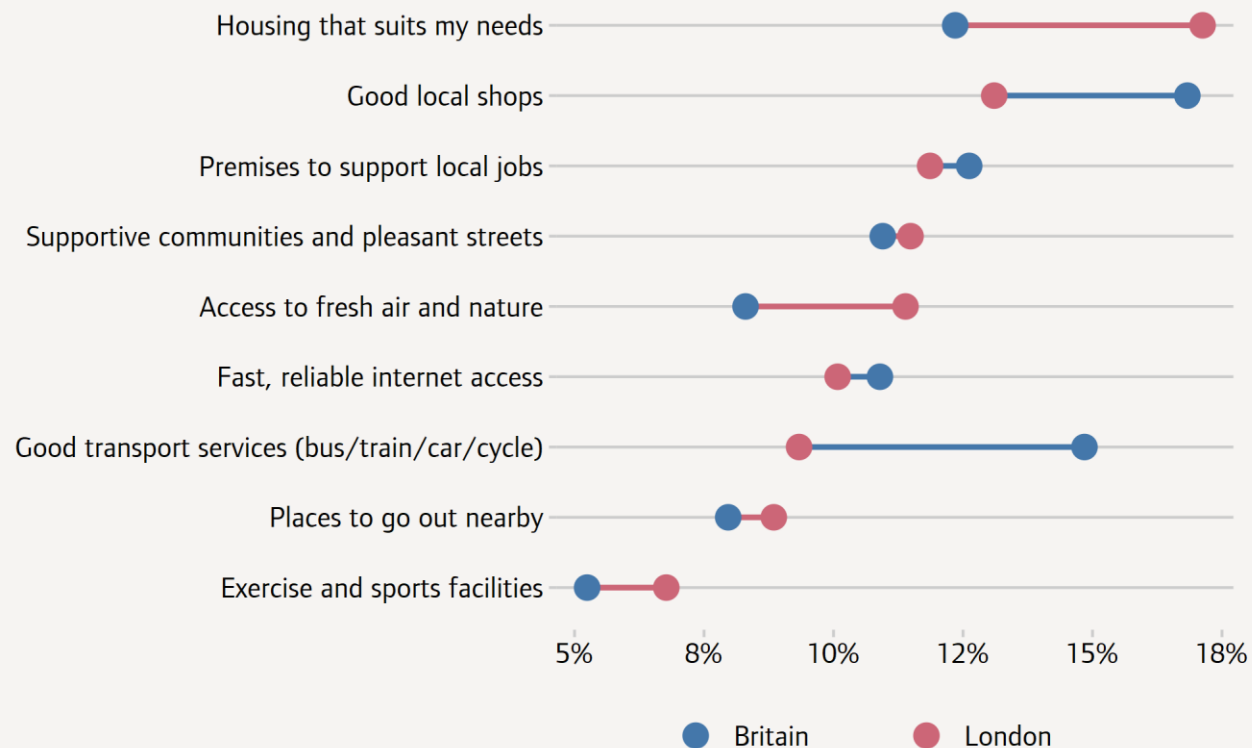


- Across England as a whole, 13% of people in employment who were interviewed in 2019 said they had worked at home in the previous week, a figure that varied from 8% in the North East to 16% in London.
- But the pandemic led to a significant increase in reported home working, with 27% of people in employment across England saying they had worked from home in the previous week. In London home working more than doubled, with 35% of Londoners saying they had worked from home.
- These figures represent an average across the whole year, so the 2020 figure includes both the pre-pandemic period at the start of the year, the national lockdowns and periods of re-opening.

ONS, 'Coronavirus and homeworking in the UK labour market: 2019' (published in 2020) and 'Homeworking in the labour market' (2021). Data is reported by the region of residence rather than the region of work.

1.14 Londoners are much more likely than people in the rest of Britain to say that housing in their local area needs improving, while those outside London are more likely to identify transport and local shops as in need of improvement

**Priorities for changes in the local area, London and Britain 2020**



- When people were asked which aspects of their local area most urgently needed improving, 17% of Londoners highlighted ‘housing that suits my needs’ (compared to 12% across Britain as a whole), 13% chose shops (compared to 17% across Britain) and 12% ‘Premises to support local jobs’.
- Across Britain as a whole, 15% of people highlighted local transport services as in need of improvement.
- A notably lower proportion (9%) of Londoners thought that transport in their local area needed urgent improvement, but they were more likely than the national average to identify a need to improve access to fresh air and nature.

2020 survey by Focaldata for Demos. The question asked was “Thinking about what is available in your local area at the moment, which one of the following most urgently needs improving?”

## 2. Housing stock and new supply

According to provisional estimates the net number of new homes completed in London in 2019/20 was the highest for decades (2.1). This was followed by a dip in new supply in early 2020, but a subsequent recovery as pandemic restrictions were eased (2.2). Looking back over the period since 2015, new supply has been very unevenly distributed across London, with a small number of neighbourhoods accounting for half of the total (2.3).

The proportion of newly built homes with three bedrooms or more is lower than it was in the 1960s and 1970s, but now it is councils and housing associations who build a larger share of these homes than private developers (2.4). The recent supply of new family-sized homes is again quite uneven across London, with the largest number over the last decade completed in Tower Hamlets, Newham and Barnet (2.4). There are significant differences in the amount of housing space per person available to households in London, by ethnicity and tenure (2.6) and by location (2.7).

The fact that planning permission was granted for an estimated 51,600 new homes in London in 2020 looks positive for future supply, but the number of separate projects approved has been falling for several years, indicating that more new permissions are clustered on large schemes that are likely to take longer to build out (2.8). The mix of homes approved is also changing: 37% of homes recommended for approval by the Mayor in 2020 were affordable homes (2.9), while the pipeline of schemes that include tall buildings continues to grow (2.10).

In the market sector, Build to Rent (BTR) and Help to Buy sales have accounted for the majority of sales of new homes on large developments in London since late 2019 (2.11), and a total of 40,800 BTR units have been started since 2009 (2.12). According to resident

reviews gathered by HomeViews, residents of new homes in London are more likely to view their development positively if they are renters (particularly in purpose-built rented developments) rather than owners (2.13).

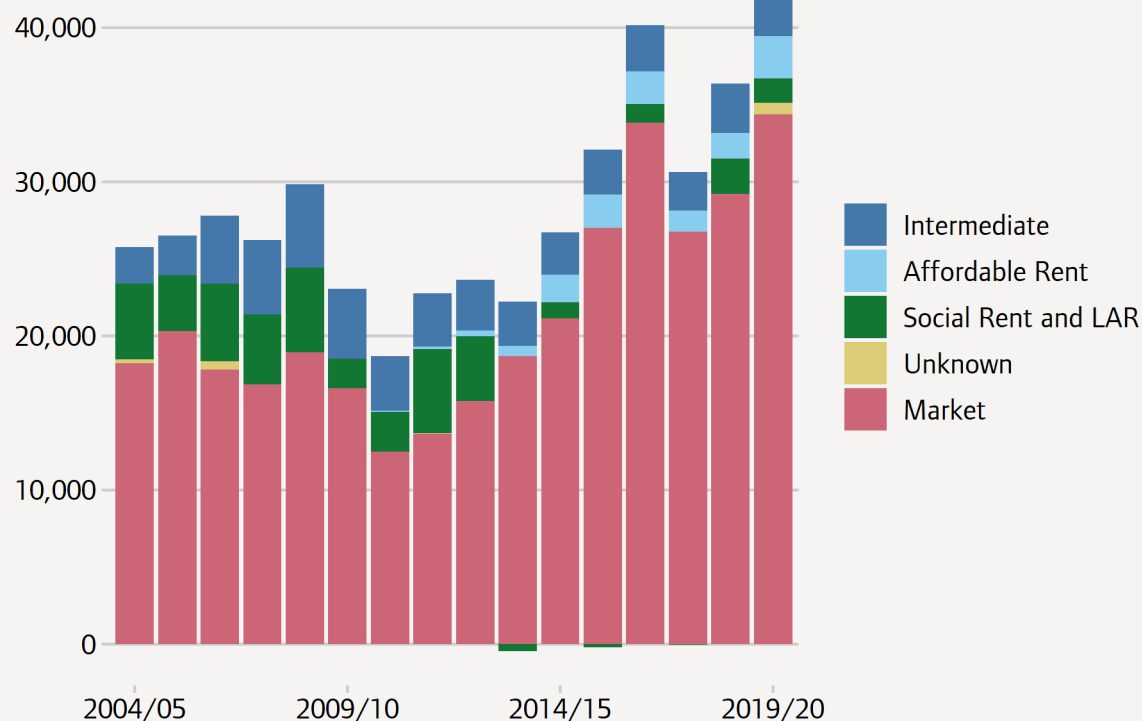
GLA-funded affordable housing starts fell in 2020/21 by 23% from last year, with construction started on 13,300 homes across all types of affordable housing (2.14). Council housing starts remained relatively steady in 2020/21 as 3,150 homes were started during the past year, the second highest figure since 1982/83 (2.15). 10,360 affordable homes were completed in 2019/20, 12% more than in 2018/19, with a particularly high increase in social and London Affordable Rent units (2.16). 1,130 council homes in London were sold through the Right to Buy (RTB) scheme in 2020/21, continuing the recent downward trend (2.17). The net result of all these trends is that there were 789,800 rented affordable homes owned by social housing landlords in London in 2020, the highest total since 2002 (2.18).

Building more homes requires a reliable supply of materials and skilled labour, but there have been steep price increases across the majority of construction materials during the pandemic. Housebuilding material prices rose by 9.6% in the year to April 2021 (2.19), while a sharp fall in the number of people employed in London's construction sector was recorded in 2020, particularly those aged under 50 (2.20).

An estimated 2.2% of homes in London were officially recorded as empty for Council Tax purposes in 2020, following an increase in recent years (2.21). At the other end of the occupancy scale, there were 14,470 Homes in Multiple Occupation with mandatory licences issued by London boroughs, although this represents only a small portion of the total number of HMOs (2.22).

2.1 According to provisional estimates there were 43,850 net conventional new housing completions in London in 2019/20, including 8,710 affordable homes

**Net conventional completions by tenure, London, 2004/05 to 2019/20**

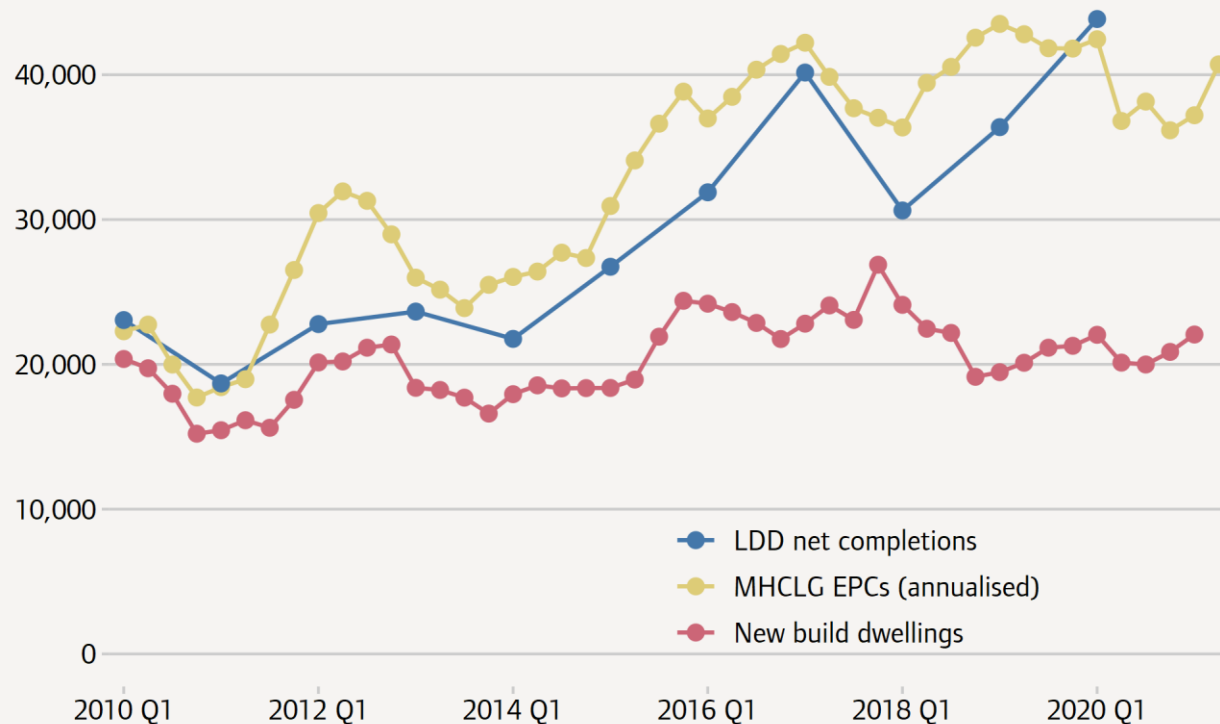


- According to provisional figures the net number of new homes completed in London in 2019/20 was 43,850, 21% higher than 2018/19 and the highest number of completions recorded since at least 2004/05 (and in fact well before that – see chart 1.10).
- The total net housing supply measure used in monitoring the London Plan, taking into account completions of non-self-contained homes and growth in the number of long-term empty homes, came to 37,390 in 2019/20.
- The number of market housing completions increased from 29,220 in 2018/19 to 34,380 in 2019/20 (the highest figure since at least 2004/05), while the number of affordable homes completed rose from 7,160 to 8,710 (the highest figure since 2011/12). Affordable homes comprised 20% of net conventional housing completions in 2019/20, the same as in 2018/19.

GLA residential completions dashboard. Data for 2019/20 is provisional, and historic data is subject to revision. Net conventional completions figures include new building, conversions and changes of use. These figures record losses in the year of scheme start, while the London Plan Annual Monitoring Reports recorded them in the year of scheme completion.

2.2 There was a dip in the number of new homes completed in London in early 2020, but a subsequent recovery as pandemic restrictions were eased

**New housing completions in London: comparison of various housebuilding datasets, 2010 to 2020**



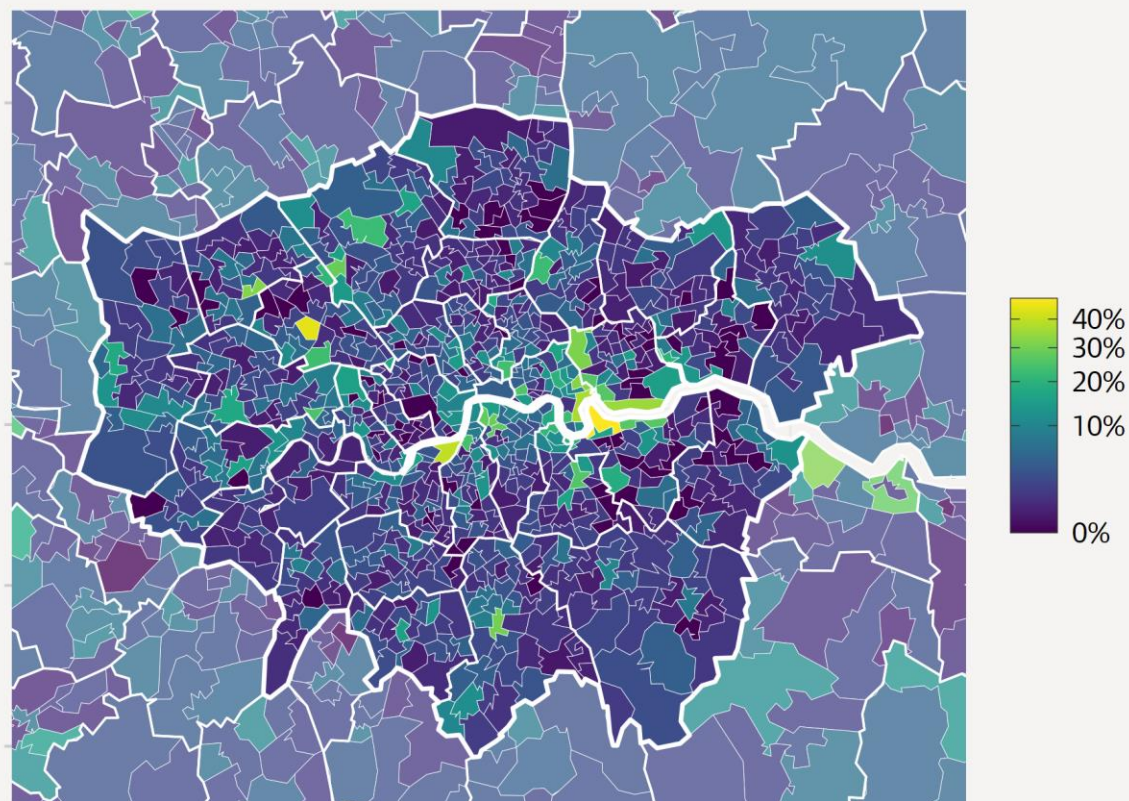
- There are significant differences between the main sources of statistics on housebuilding in London. Analysts increasingly use MHCLG data on the number of Energy Performance Certificates (EPCs) registered for new dwellings to monitor new housing supply. This data has broadly tracked the number of net conventional completions reported in the London Development Database (LDD) over the last decade. After a dip in mid-2020, the annualised number of EPCs registered for new dwellings in London reached 40,700 in the year to June 2021.
- The quarterly data released by MHCLG on new build dwellings, now badged as an ‘indicator’ of new supply, does not count new homes created through conversions and changes of use of existing properties, and appears to significantly undercount the number of new build homes in London, particularly in recent years.

*Calculated by GLA from MHCLG Energy Performance Certificates open data. 1km squares with fewer than 10 observations have been excluded.*



- 2.3 New homes built between 2015 and 2020 were very unevenly distributed across London, with a small number of neighbourhoods accounting for half of all new supply

### Percentage of dwellings built between 2015 and 2020, by Middle Super Output Area

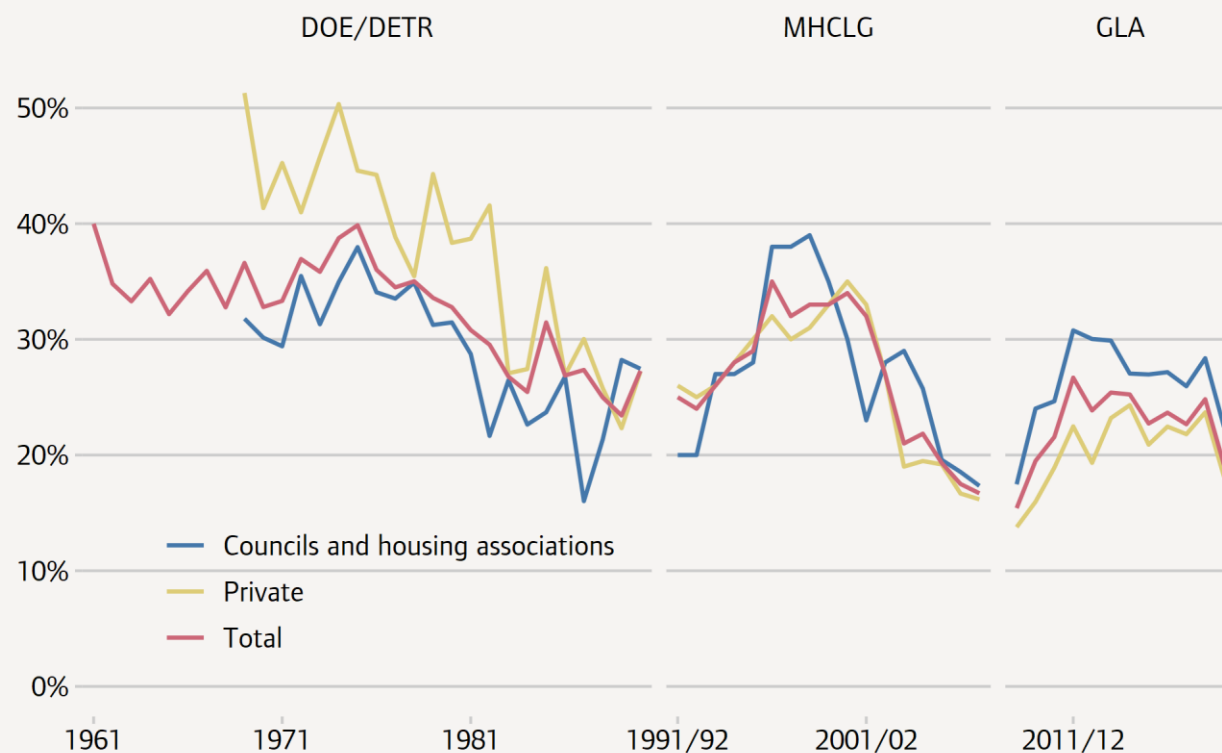


Valuation Office Agency, Council Tax Stock of Properties 2020.

- Council Tax data from the Valuation Office Agency provides an estimate of the number of homes in each neighbourhood (called for statistical purposes a Middle Super Output Area or MSOA) that were built between January 2015 and March 2020. Across London 171,100 new homes were built in this period, but they were very unevenly distributed, with half of them provided in neighbourhoods that together comprised just 7.5% of London's total area.
- The highest rates of new housing supply were in Greenwich Peninsula, where 48% of the entire housing stock was newly built since 2015, and in Wembley in Brent where 44% of homes were new. Just outside London, two neighbourhoods in Dartford also had very high rates of new house building, with 32% of homes built since 2015.
- At the other end of the scale there are 77 neighbourhoods (out of 983), with a combined total housing stock of 244,000 homes, where zero additional homes (after rounding to the nearest 10) were created between 2015 and 2020.

2.4 The proportion of newly built homes with three bedrooms or more is lower than it was in the 1960s and 1970s, but now it is councils and housing associations who tend to build a larger share of these homes than private developers

**Homes with three or more bedrooms as a share of total new build completions, London 1961-2019/20 (split by data source and type of provider)**

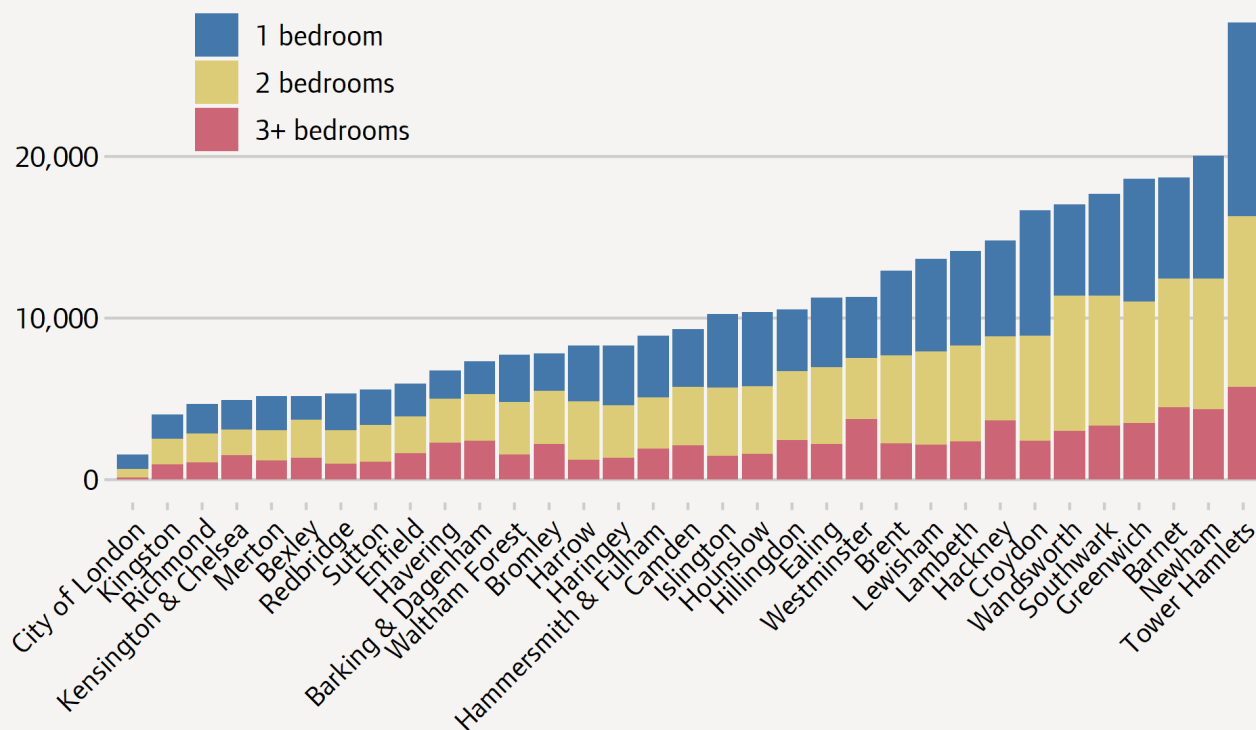


Compiled by GLA from: DOE/DETR statistics 1961 to 1990; MHCLG live table 254 1991/92 to 2011/12; GLA London Development Database and Planning London Datahub 2004/05 to 2019/20; The figures in this chart are based on gross completions and take no account of losses due to demolition or replacement. 2019/20 figures are provisional.

- Data on the number of new homes built in London split by the number of bedrooms is available back to 1961, when data from former departments, MHCLG and the GLA is combined. From the late 1960s on there is also data available on the size mix of homes built by private developers, councils and housing associations.
- Until the late 1980s it was private developers who built the largest share of homes with three bedrooms or more, while councils and housing associations were more likely to build smaller homes. This pattern shifted around the turn of the millennium, and private developers are now more likely to build smaller homes.
- 25% of homes built in 2018/19 and 19% of those built in 2019/20 had three bedrooms or more, well below the rates seen in the 1960s or 1970s. In absolute terms the gap is not so large, however: there were around 7,600 homes with three bedrooms or more built in 2018/19, the highest figure since the late 1970s.

2.5 Over the last decade the largest numbers of new homes in total and the largest numbers of family-sized homes in London have been completed in Tower Hamlets, Newham and Barnet

**New homes completed in London between 2010/11 and 2019/20 by borough and number of bedrooms**

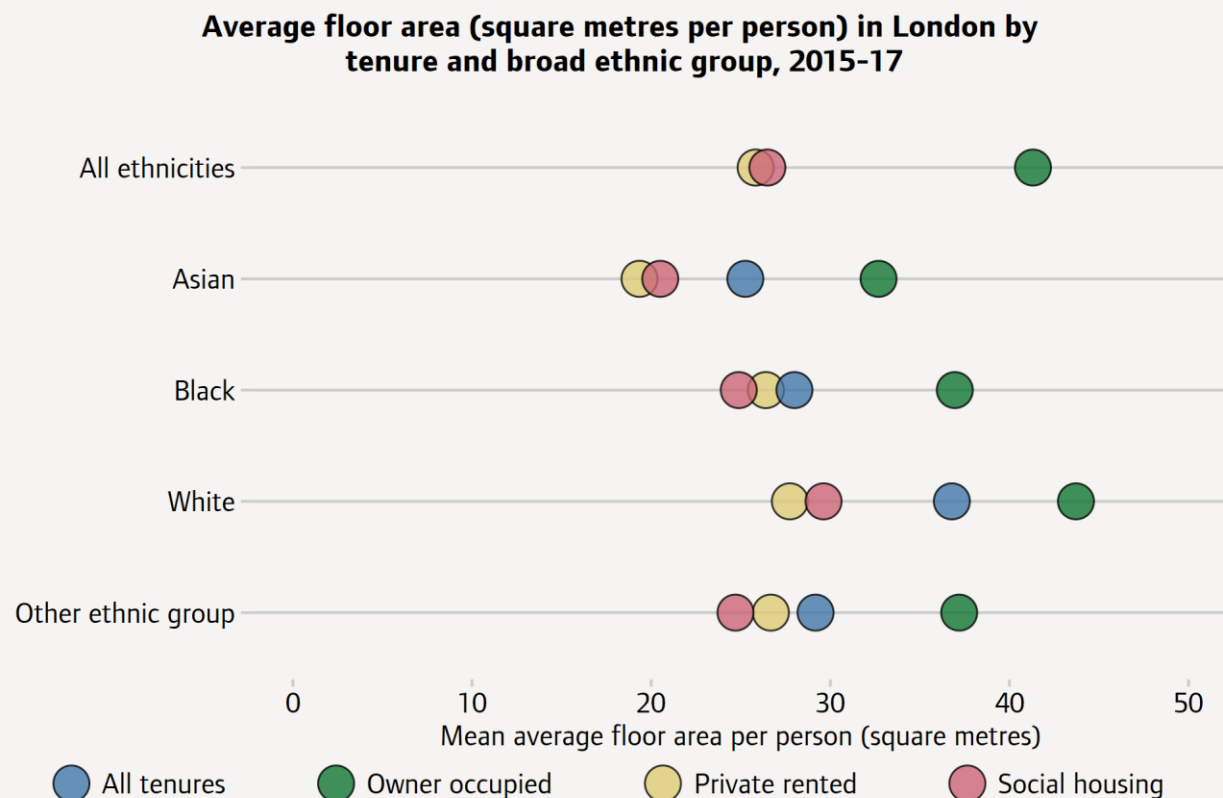


Data for 2019/20 is provisional and subject to change

Compiled by GLA from London Development Database (2010/11 to 2018/19) and Planning London Datahub (2019/20). Figures for 2019/20 are provisional and subject to change. A small number of completions with no detail on bedrooms are excluded.

- Between 2010/11 and 2019/20 over 28,000 new homes were completed in Tower Hamlets, the largest number of new homes of any London borough. Newham was in second place with 20,000 new homes, closely followed by Barnet and Greenwich.
- Family-sized homes, defined here as those with three bedrooms or more, comprised the highest share of new completions in Westminster (33%), Barking and Dagenham (33%) and Kensington and Chelsea (31%).
- Although family-sized homes comprised a lower *proportion* of total completions in Tower Hamlets, Newham and Barnet, these three boroughs still completed greater *numbers* of family homes than any other boroughs.
- Apart from the City of London, the smallest numbers of new family-sized homes (less than a thousand in each case over the course of a decade) were built in two Outer London boroughs, Kingston and Redbridge.

2.6 On average, households in London from an Asian ethnic background tend to have less space per person at home than other groups, while both private and social renters tend to have less space than owner occupiers

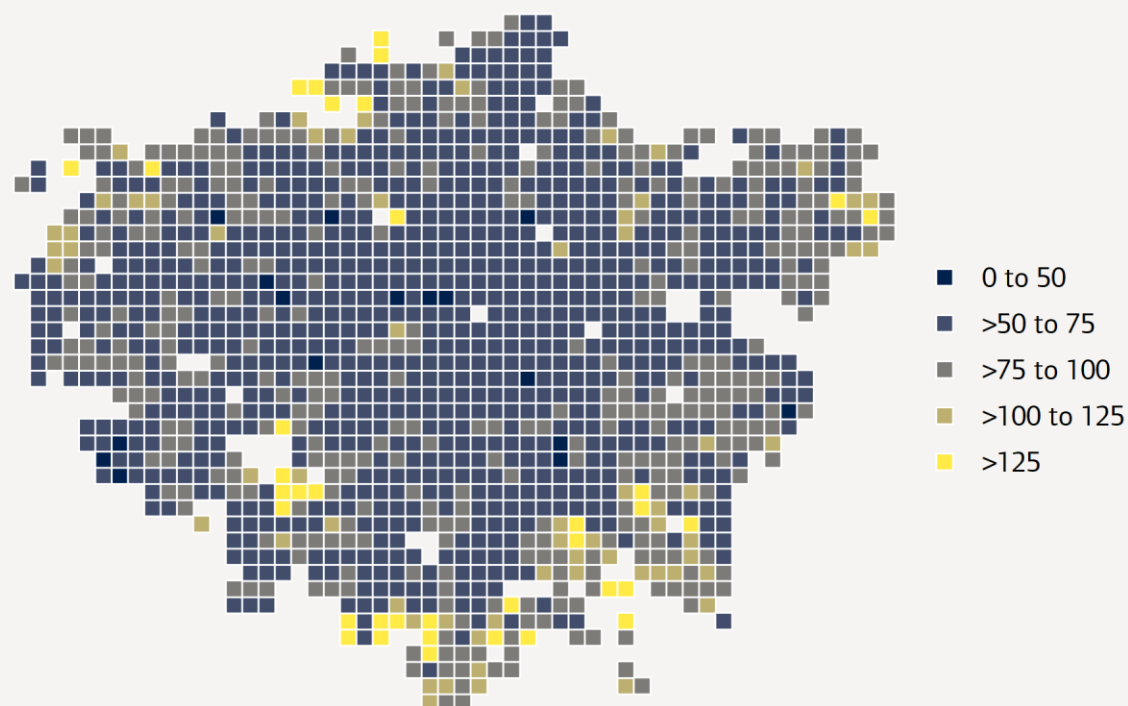


- On average Londoners have 33m<sup>2</sup> of floorspace per person (measured as total floorspace divided by the household size), but there are significant gaps between households in different tenures and from different ethnic backgrounds.
- Londoners from an Asian background have the lowest floorspace on average, at 25m<sup>2</sup> per person, while Black Londoners have an average of 28m<sup>2</sup> each and White Londoners have an average of 37m<sup>2</sup> each. There are also likely to be further differences between sub-groups in these relatively broad categories.
- In each ethnic group those who own their own home have significantly more space per person than either private or social renters. Across all ethnicities, owner occupier households have an average of 41m<sup>2</sup> per person while both private and social renting households have 26m<sup>2</sup> per person.

GLA analysis of Survey of English Housing and English Housing Survey. Floor area per person is calculated as the average floor area per occupied dwelling divided by average household size.

- 2.7 There is wide variation in average dwelling sizes across London, but relatively few places with a lot of either very small or very large properties

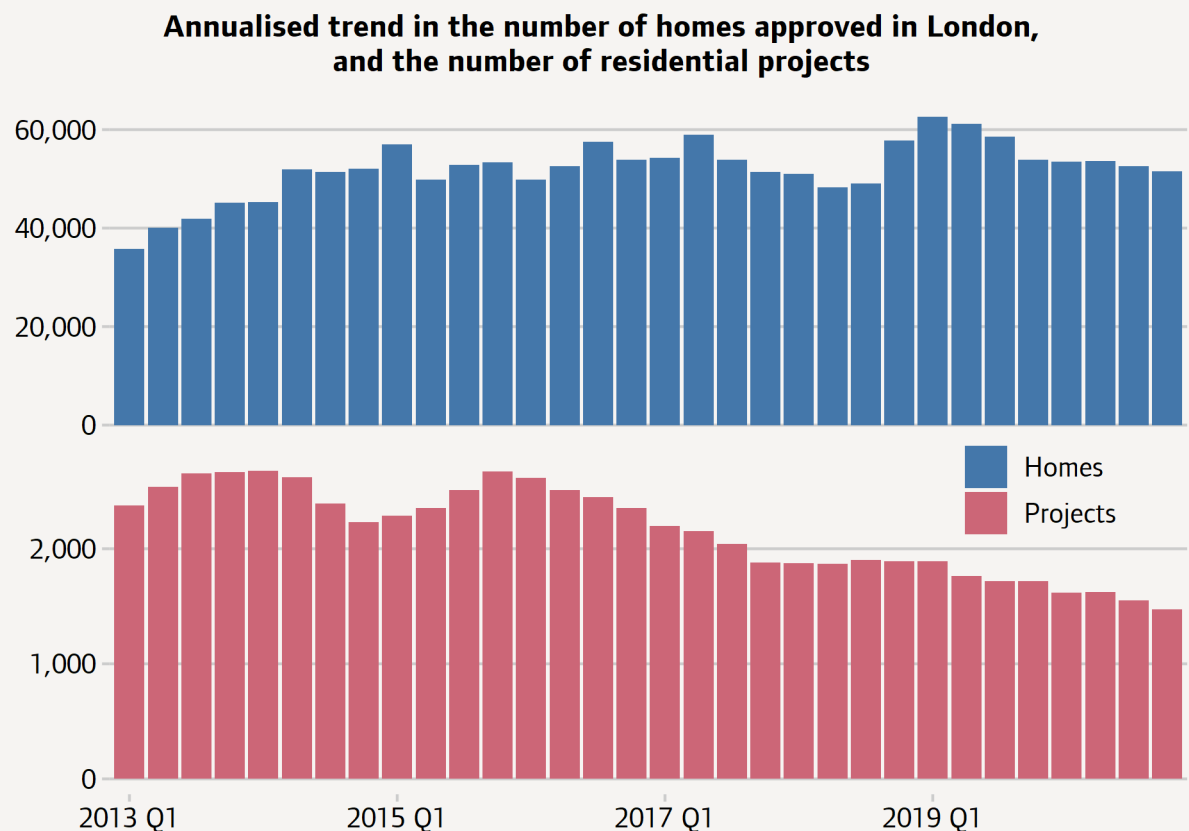
**Median floor area (square metres) per home in 1km square areas, for properties receiving an Energy Performance Certificate in 2019**



- A new or up to date Energy Performance Certificate (EPC) is required when a home is built, sold or rented out in the UK, and each EPC includes data on the floor area of the property in square metres. Aggregating data from EPCs registered in London in 2019 to 1km wide square cells allows us to compare the median floor area of homes across London.
- There are very few places where the median property size is 50m<sup>2</sup> or less, and at the other end of the scale relatively few where the median is more than 125m<sup>2</sup>. The vast majority are between 50m<sup>2</sup> and 100m<sup>2</sup>, with smaller average sizes towards the centre.
- The largest properties on average were around Coombe in Kingston upon Thames, while the smallest were around Feltham in Hounslow.

*Calculated by GLA from MHCLG Energy Performance Certificates open data. 1km squares with fewer than 10 observations have been excluded.*

2.8 In 2020 planning permission was granted for an estimated 51,600 new homes in London, but the number of separate projects approved has been falling for several years, indicating that a higher proportion of newly approved homes are on large schemes

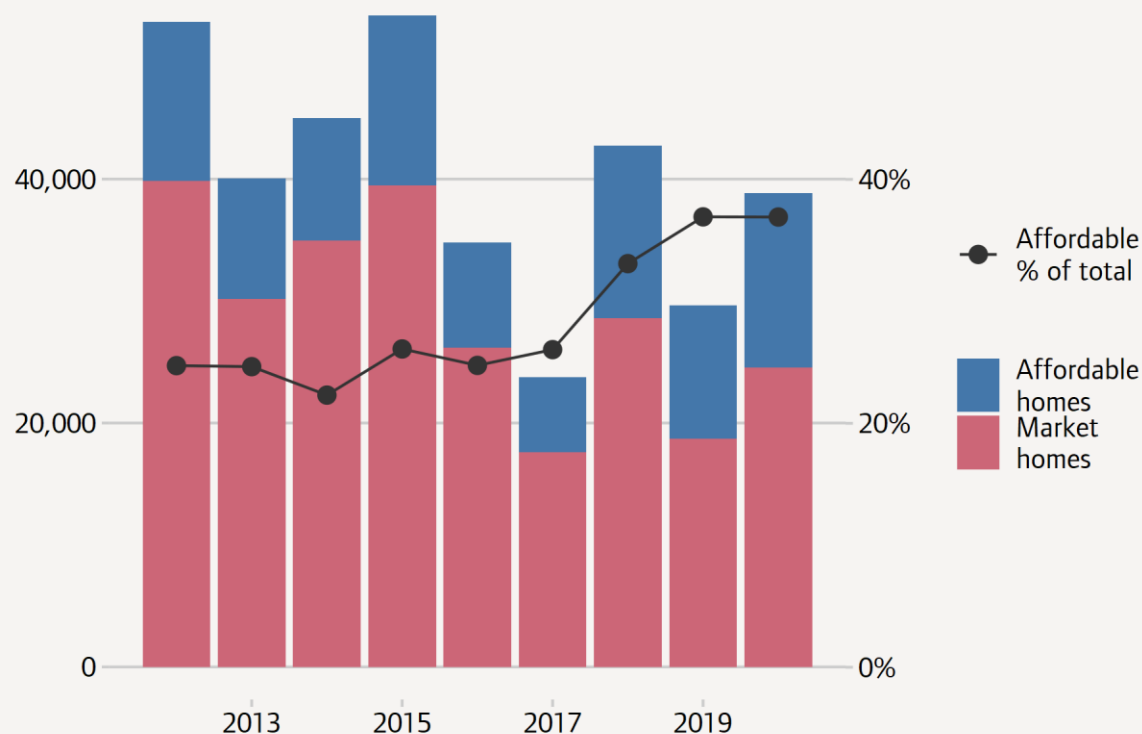


- According to Glenigan data on planning permissions published by the Home Builders Federation, planning permission was granted for 51,600 new homes in London in 2020, down 4% from 53,900 in 2019. Across England as a whole there were 277,300 new homes approved in 2020, down 15% from 2019.
- Glenigan also report the number of individual housing projects given planning permission in a given quarter. The annualised number of projects approved has fallen steadily in recent years, from 2,600 in early 2016 to 1,500 in 2020. The average project size has more than doubled from 15 homes per project in early 2013 to 35 in late 2020.

*HBF, New Housing Pipeline Q4 2020 (using data from Glenigan). The data was recently revised to remove re-submitted applications and make other improvements.*

2.9 37% of homes recommended for approval by the Mayor in 2020 were affordable homes, the same proportion as in 2019 but covering a larger number of homes

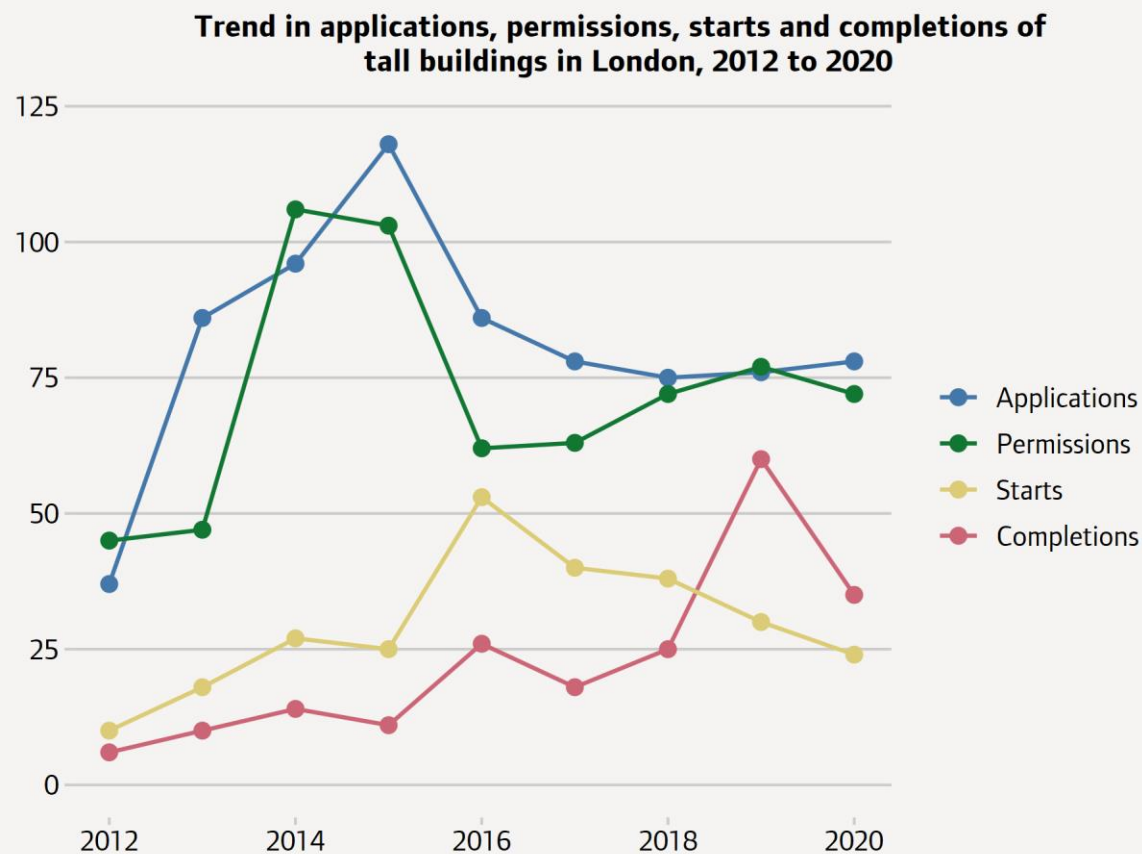
**Affordable and market homes on referable planning applications recommended for approval by the Mayor, 2012 to 2020**



- 38,870 homes were recommended for approval at Stage Two or Stage Three by the Mayor in 2020, up from 29,630 in 2019 but below the peak of 53,430 in 2015.
- Of the homes determined by the Mayor in 2020, 14,340 were affordable homes, up 31% from 2019 and the largest recorded since this data series began in 2012. The number of market homes in schemes recommended for approval by the Mayor in 2020 was 24,530, also up 31% from 2019.
- The share of homes recommended for approval that were affordable remained steady at 37%, the highest level recorded so far.
- Across all schemes recommended for approval by the Mayor in 2020, affordable housing comprised an average of 42% of habitable rooms, up from 39% in 2019.

GLA (2021) Affordable Housing Planning Analysis: Referable Applications. Referable applications are those of potential strategic importance (according to criteria in the 2008 Mayor of London Order), which local planning authorities are required to refer to the Mayor. The Mayor makes his final decisions on these applications in what are known as Stage Two and Stage Three decisions.

2.10 The number of tall buildings starting construction in London has fallen in recent years, but the pipeline of approved schemes continues to grow



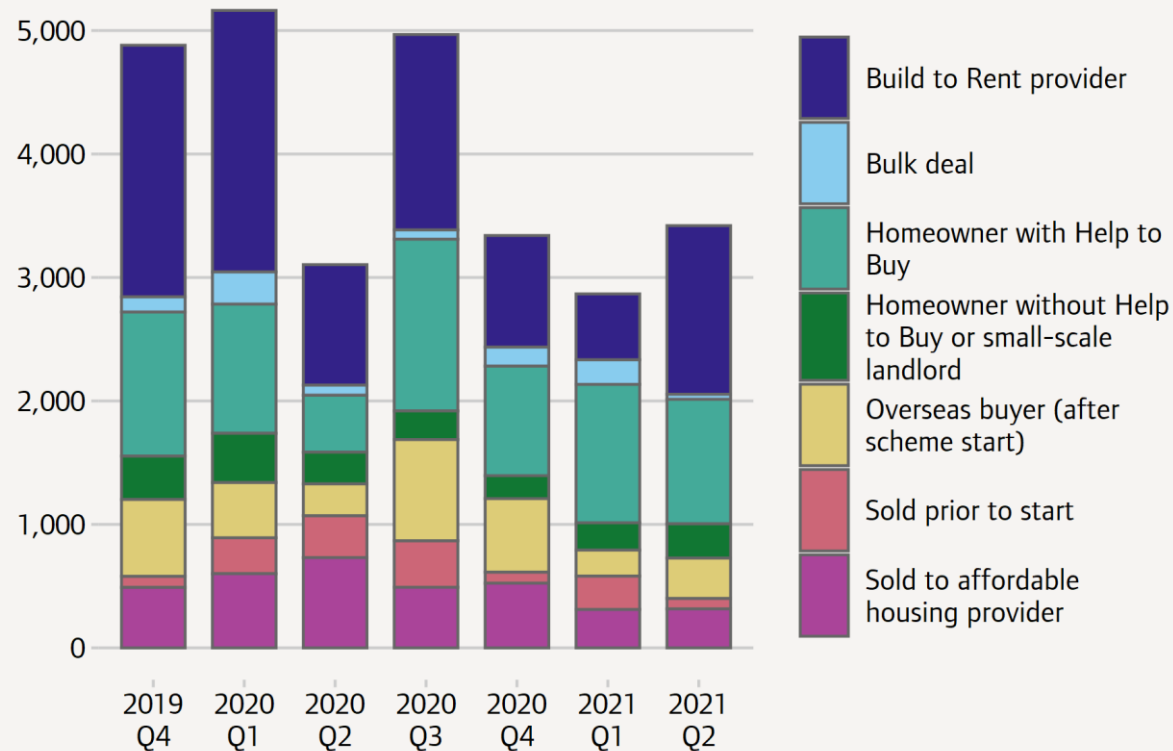
- In 2020 a total of 35 tall buildings (defined as those with 20+ storeys) were completed in London, down from 60 in 2019 but still the second highest figure since 2012.
- However, even before the onset of the Coronavirus pandemic it seemed likely that tall building completions would fall in the following years, as both permissions and starts had fallen from their peaks in 2014 and 2016, respectively.
- These projects are mostly but not entirely residential: in the current tall buildings pipeline there is a total of 91,578 homes planned.

*New London Architecture tall buildings report 2021.*



2.11 Since late 2019, Build to Rent and Help to Buy sales have accounted for the majority of sales of new homes on large developments in London

**Method of sale for new market homes on larger developments in London, 2019 Q4 to 2021 Q2**

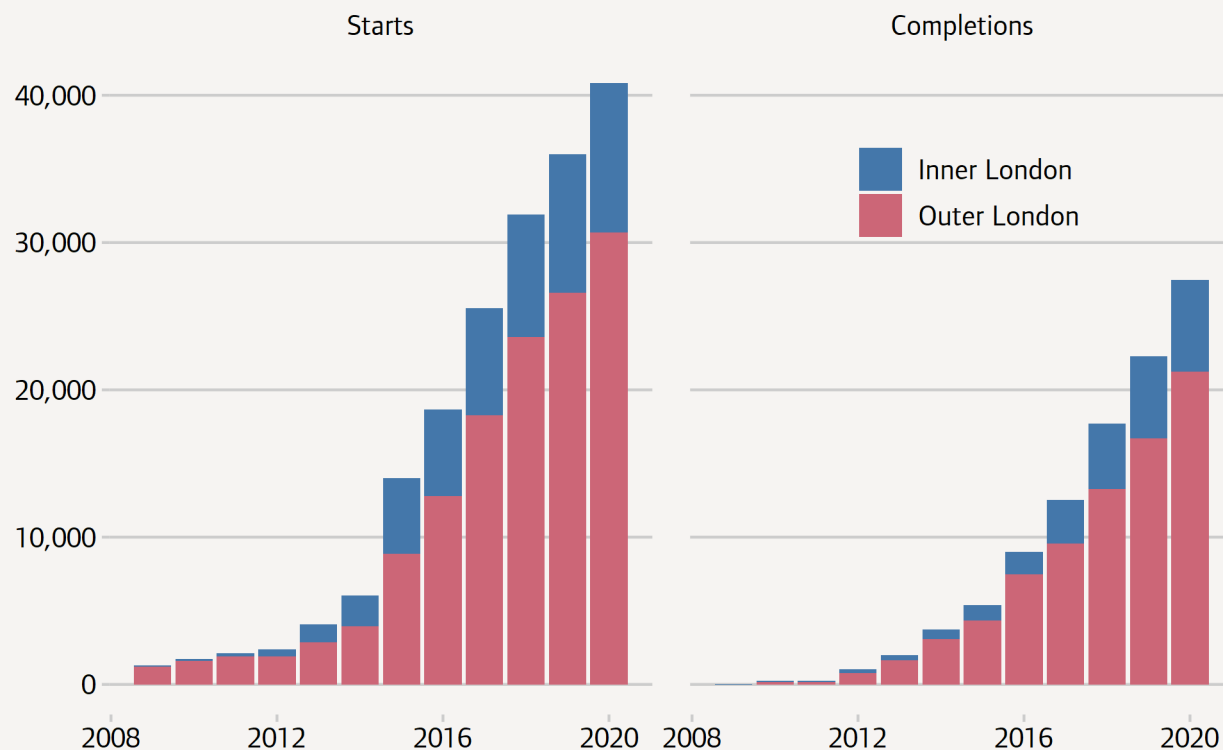


- The research consultancy Molior analysed London's housebuilding sector quarterly from 2019 to 2021, identifying the sales method for new market homes on larger schemes (those selling 12 or more homes per quarter) in each year.
- Build to Rent (BTR) homes were the largest category across the period, but the number of BTR homes dipped from late 2020 to early 2021, before rising again in the second quarter of 2021, when they accounted for 40% of the total.
- The number of sales per quarter to overseas buyers (excluding any sales prior to construction starting) has been quite volatile, accounting for 12% of the total over the entire period.
- Sales to individual home buyers without the aid of Help to Buy dropped by 35% during the first lockdown and have yet to recover to pre-pandemic levels. Sales with Help to Buy more than halved in early 2020, but quickly bounced back in the third quarter of the year and sales have remained strong since then.

*Molior London research. The Build to Rent category refers to new homes being built specifically to be rented rather than sold, or homes that have been built for sale being sold to large-scale landlords. Bulk deals are when an investor or other buyer purchases at least two homes in a scheme but not an entire block.*

2.12 The Build to Rent sector is continuing to grow, reaching a total of 40,800 homes started since 2009

**Cumulative number of Build to Rent homes started and completed in London by area, 2009 to 2020**

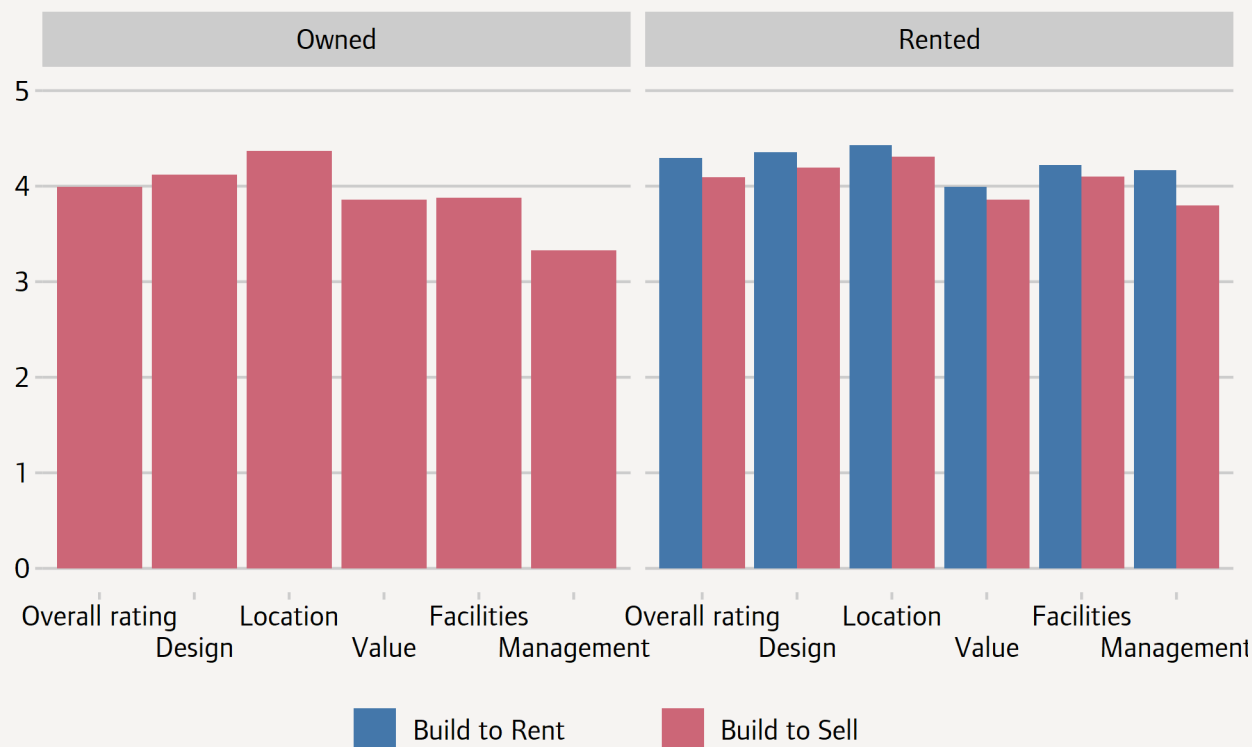


- Build to Rent (BTR) schemes are purpose-built for market rent. There are a range of organisations active in London’s BTR market including institutional investors, private developers, local authorities and housing associations.
- Since January 2009, 40,800 BTR homes have started construction and 27,500 have been completed, with supply increasingly focused on Outer London (generally in or near town centres).
- There were 1,420 new BTR homes started in London in the first half of 2021, almost half the number which started construction during the first six months of 2020.

*Molior, quarterly BTR starts and completions. The cumulative figures count BTR homes that have been started or completed since 2009.*

2.13 According to resident reviews gathered by HomeViews, residents of new homes in London are more likely to view their development positively if they are renters (particularly in purpose-built rented developments) rather than owners

**Average HomeViews resident rating (out of 5) for new build developments in London by tenure and development type**

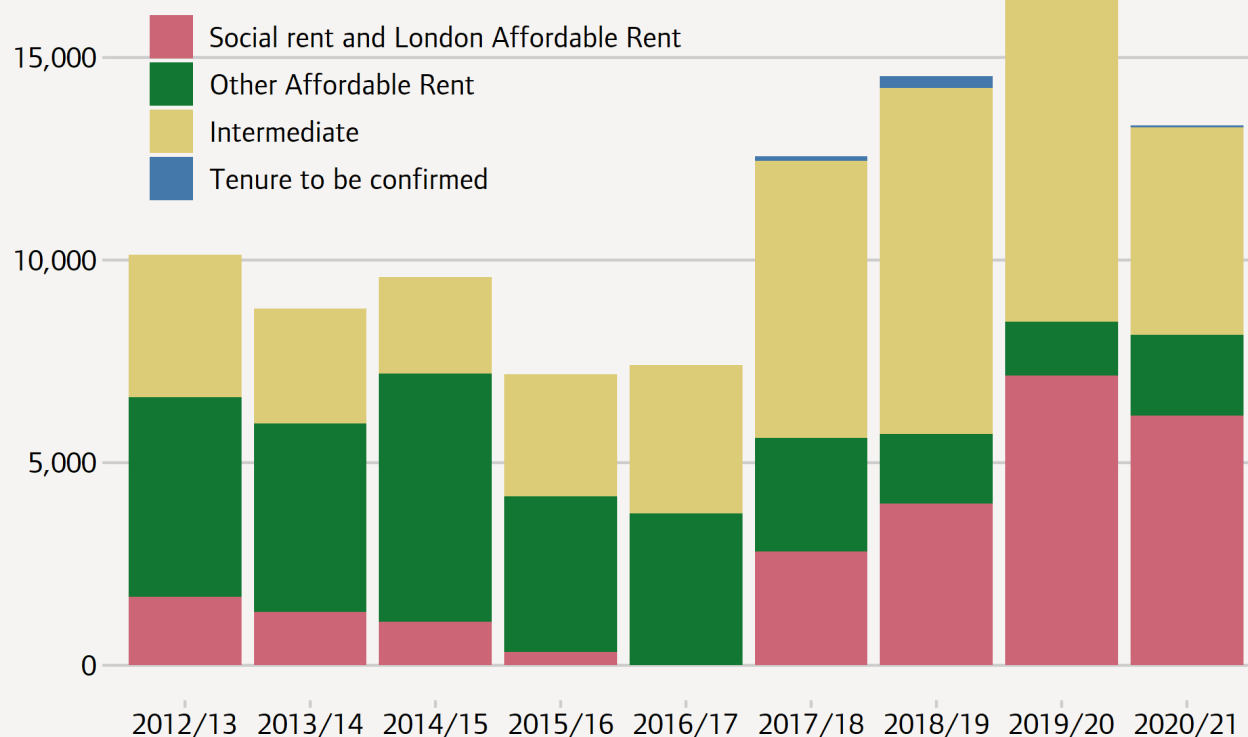


*HomeViews data from resident reviews of new build developments in London.*

- HomeViews gathers detailed reviews of new build developments in London and across the country from verified residents of those developments. Review scores cluster around 4 out of 5, but there are significant differences according to tenure, development type and different aspects of developments.
- Owner occupiers in London give their developments an average score of 4.0, compared to 4.3 from tenants in Build to Rent (purpose-built) developments and 4.1 from tenants who rent in developments built for sale (typically from landlords who bought a small number of properties in the development). The gap between owners and tenants is particularly high when it comes to management, which may be indicative of issues affecting leaseholders.
- Across all tenures and development types, residents in London gave their highest ratings to the design and location of their homes.

2.14 GLA-funded affordable housing starts fell in 2020/21 by 23% from the year before, with construction started on 13,300 homes across all types of affordable housing

**Affordable housing starts in London funded by the GLA, 2012/13 to 2020/21**

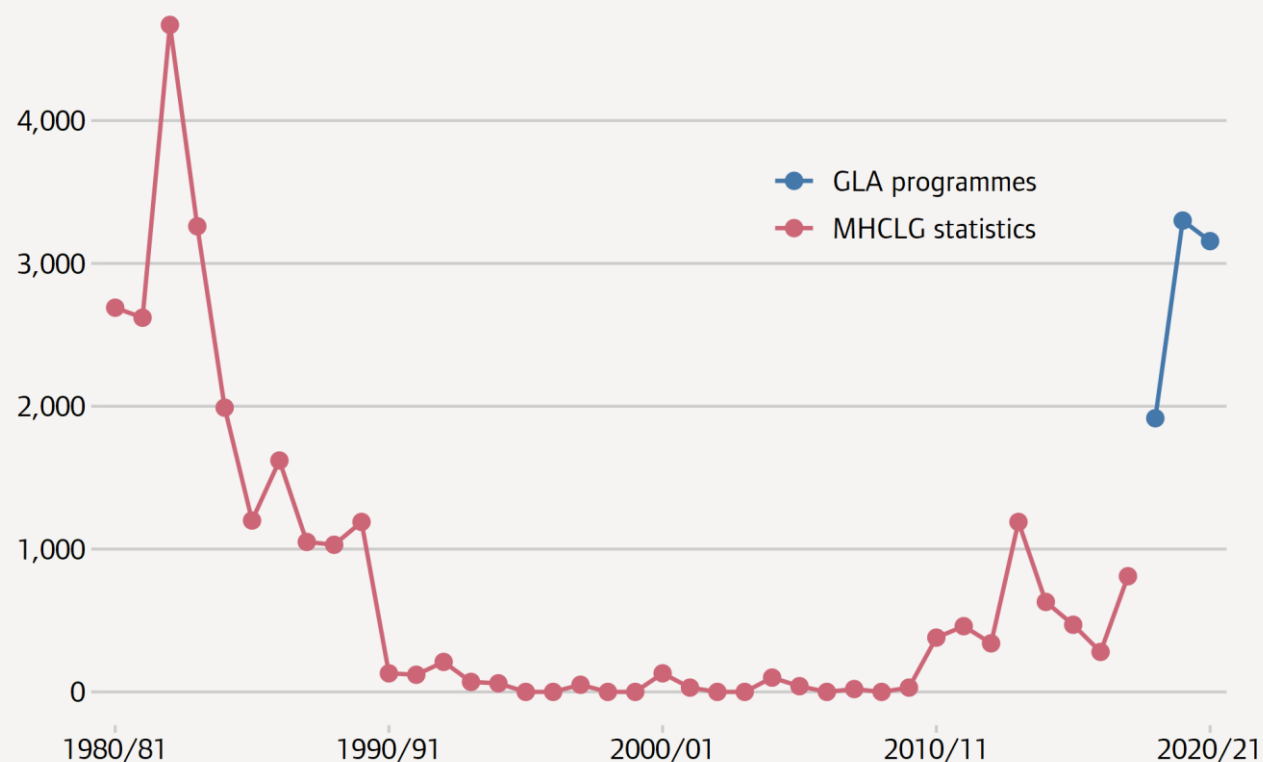


- The number of GLA-funded affordable homes started in London in 2020/21 was 13,300, a decrease of 23% from the recent peak of 17,250 in 2019/20. This fall is due in large part to the slowdown in construction activity as a result of the pandemic, and Homes England reported a similar fall in affordable homes started in the rest of England
- In 2020/21 social rent and London Affordable Rent homes made up the majority of GLA-funded affordable housing starts for the first time, although the absolute number of starts was down 14%. The number of intermediate homes started declined by 40% from 2019/20 to 2020/21.
- 63% of the affordable housing starts in 2020/21 were in Outer London, but the borough with the most starts was the inner London borough of Newham with 1,689. Richmond had the lowest number, with just two affordable homes started.

GLA Affordable Housing statistics.

2.15 Council housing starts remained relatively steady in 2020/21 as 3,150 homes were started during the past year, the second highest figure since 1982/83

**Number of council homes started by London boroughs, 1980/81 to 2020/21**

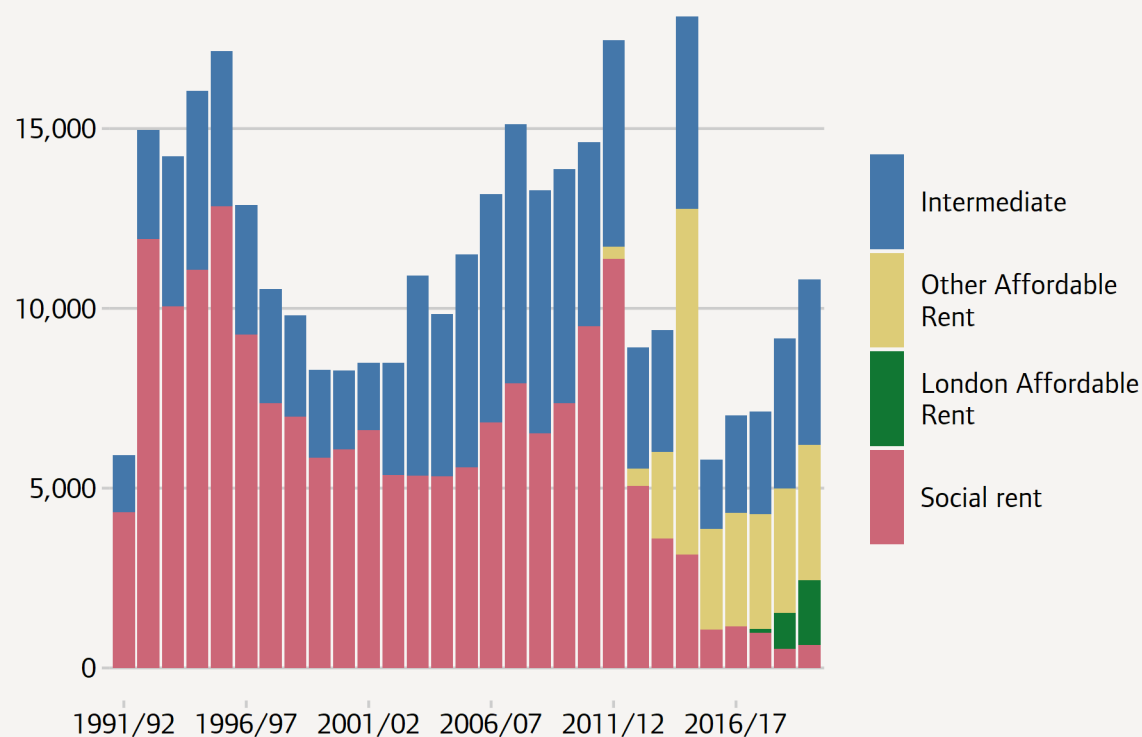


- Council housebuilding in London peaked in the 1970s, and in the early 1980s London councils were still starting substantial numbers of new homes, with 4,670 homes started by councils at the last peak in 1982/83.
- By the end of the decade, the combined effect of government-imposed borrowing restrictions and an absence of grant funding meant that very few council homes were being started, a situation that persisted for two decades with only 990 homes started between 1990/91 and 2009/10.
- More recently, the re-introduction of self-financing and the Mayor's Building Council Homes for Londoners programme have enabled councils to ramp up supply again. In 2020/21, 3,150 new council home starts were recorded by the GLA, only slightly lower than the 3,300 starts recorded in 2019/20, and the second highest figure since the 1982/83 peak.

Figures for 1980/81 to 2017/18 are from MHCLG live table 253. Figures for 2018/19 to 2020/21 are from GLA affordable housing statistics.

2.16 10,360 affordable homes were completed in London in 2019/20, 12% more than in 2018/19, with a particularly large increase in social and London Affordable Rent units

**Affordable housing completions in London (from all funding sources), 1991/92 to 2019/20**

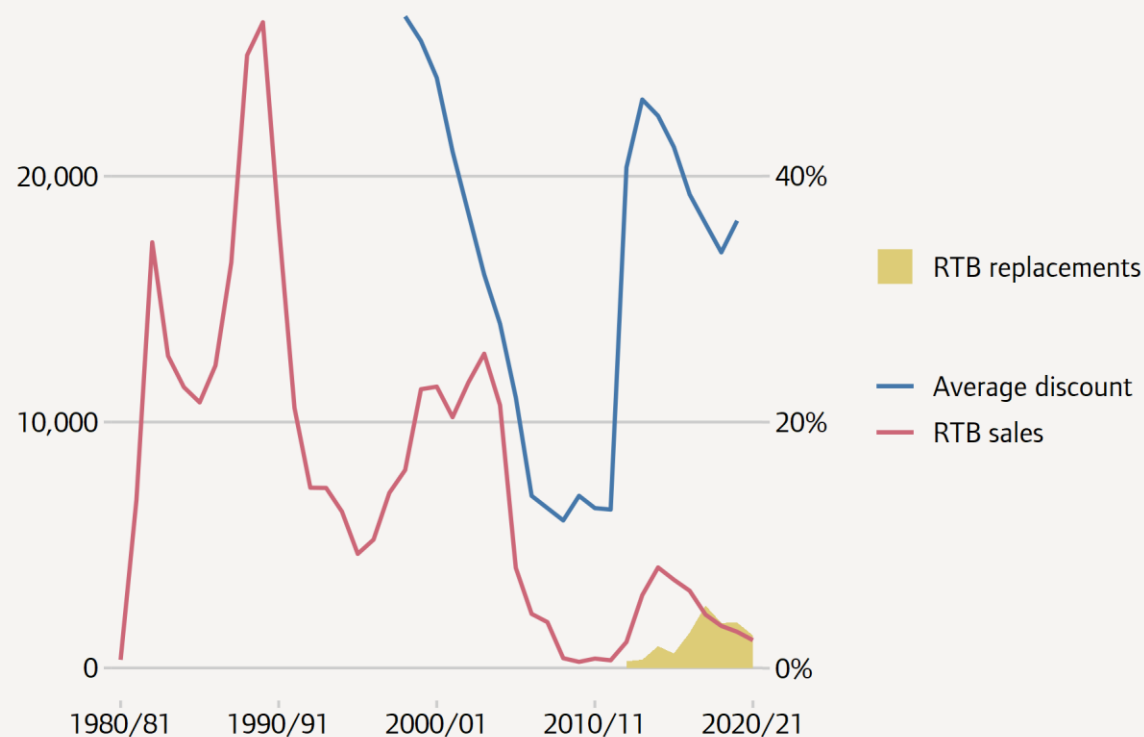


- Counting homes funded from all sources, a total of 10,360 affordable homes were completed in London in 2019/20, a 12% increase on 2018/19 and a 79% increase on the 28-year low recorded in 2015/16.
- The mix of new affordable homes completed has changed significantly since the beginning of the 2010s, with the introduction of Affordable Rent in 2010 and London Affordable Rent (LAR) in 2016.
- In 2019/20, 2,429 social rent and LAR homes were completed, 23% of the total and up from 1,536 in 2018/19. There were 3,297 completions of other Affordable Rent homes (32% of the total) and 4,634 completions of intermediate homes (45% of the total).

MHCLG affordable housing supply live table 1011. The method for collecting these statistics is different from the net conventional completions measure used earlier. The figures include acquisitions and do not net off losses to the stock and therefore represent gross completions. Figures for 2020/21 are not yet available.

2.17 1,130 council homes in London were sold through the Right to Buy scheme in 2020/21, continuing the recent downward trend

**Annual Right to Buy council housing sales, average discount and replacements in London, 1980/81 to 2020/21**

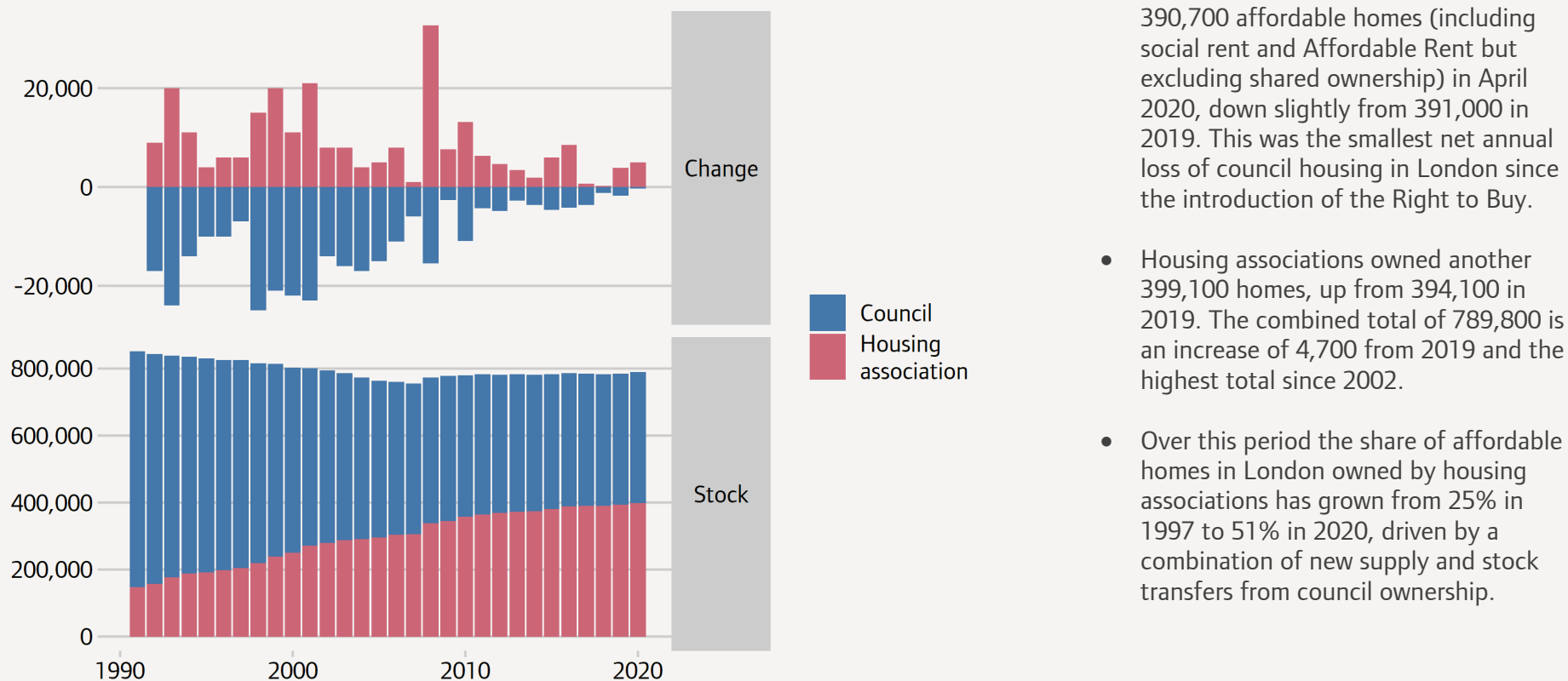


- 1,130 council homes in London were sold through the Right to Buy (RTB) scheme in 2020/21, down 23% from 2018/19. This is far below the most recent peak of 12,780 in 2003/04, and the record annual figure of 26,260 in 1990.
- The average market value of a home sold under the RTB scheme was £292,700 in 2019/20, and the average discount was £106,500 (36%). The maximum discount in London increases each year in line with inflation and is currently £112,800.
- There were 1,320 homes started or acquired by local authorities in London in 2020/21 using RTB receipts as a funding source, and in effect replacing lost council rented homes. Since 2012/13 a total of 11,050 homes have been started/acquired with RTB receipts, equivalent to just over half of the number of RTB sales over the same period (21,300).

MHCLG, live tables 643, 670 and 685, 693 and Local Authority Housing Statistics (Section B). Data on prices and discounts is not yet available for 2020/21.

2.18 There were 789,800 affordable homes rented by social housing landlords in London in 2020, the highest total since 2002

**Affordable housing in London (excluding shared ownership) by type of landlord**

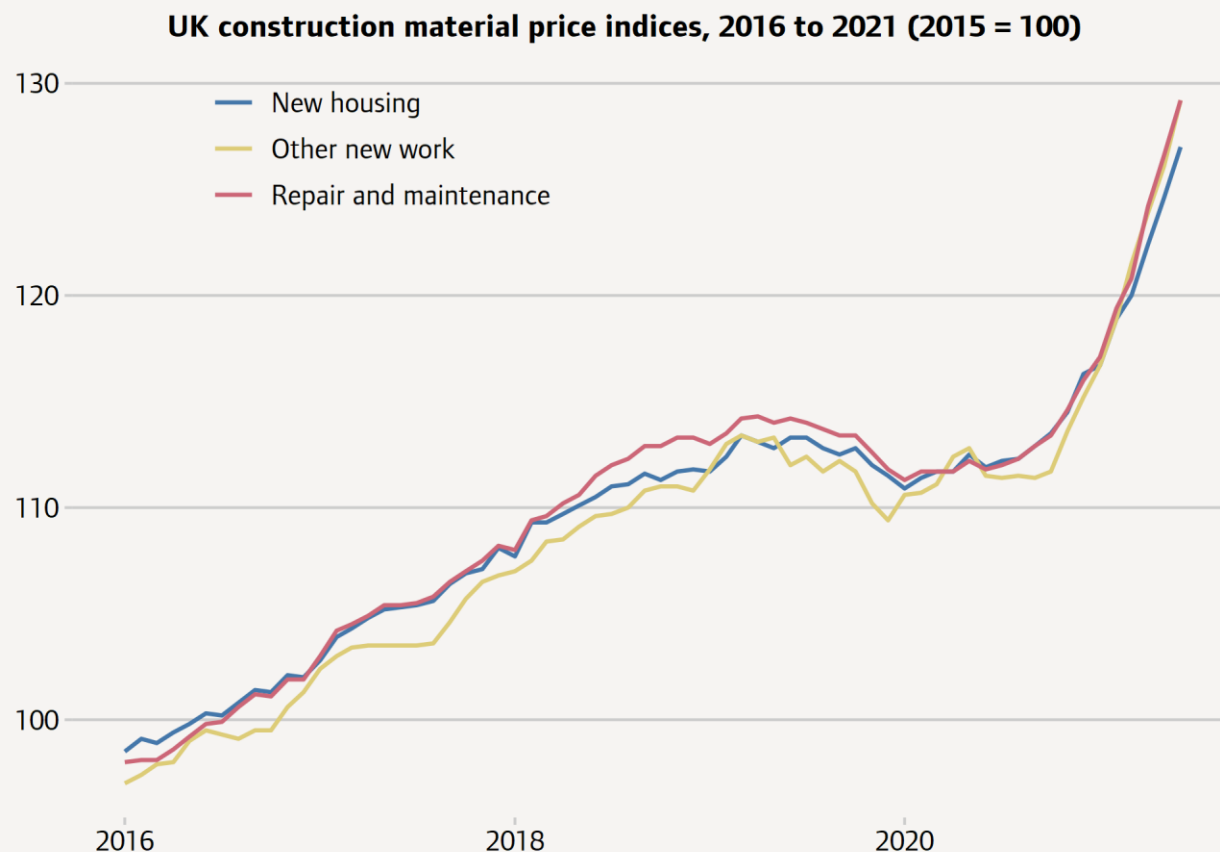


- Local authorities in London owned 390,700 affordable homes (including social rent and Affordable Rent but excluding shared ownership) in April 2020, down slightly from 391,000 in 2019. This was the smallest net annual loss of council housing in London since the introduction of the Right to Buy.
- Housing associations owned another 399,100 homes, up from 394,100 in 2019. The combined total of 789,800 is an increase of 4,700 from 2019 and the highest total since 2002.
- Over this period the share of affordable homes in London owned by housing associations has grown from 25% in 1997 to 51% in 2020, driven by a combination of new supply and stock transfers from council ownership.

MHCLG live table 109.



2.19 There have been steep price increases across the majority of construction materials during the pandemic and housebuilding material prices increased 9.6% in the year to April 2021

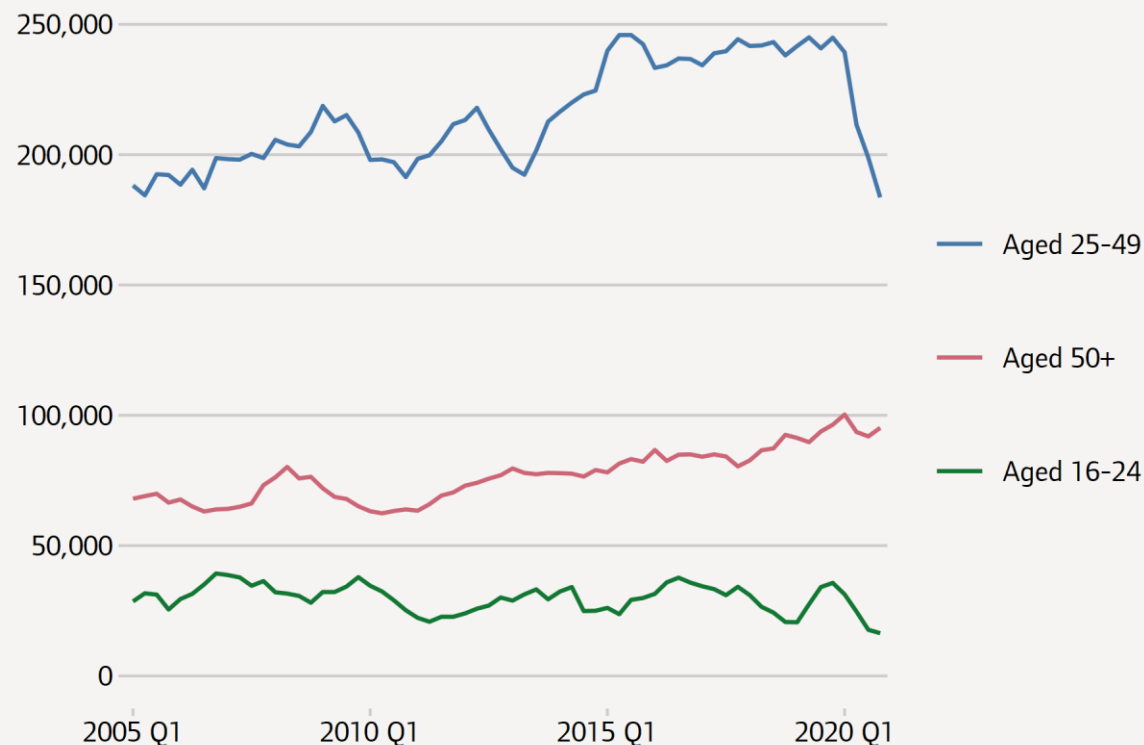


- Construction material prices have increased steeply since mid-2020 due to a combination of supply chain delays and increased demand for home improvements during lockdown.
- From April 2020 to April 2021, prices for materials to build new housing rose by 9.6% and repair and maintenance materials by 11.2%.
- Price increases varied between materials, with concrete reinforcing bars experiencing the highest price increases of 37% since April 2020. Other materials impacted by large increases in prices are fabricated structural steel (32%) and imported plywood (22%). The only item which has seen a significant fall in price are screws, for which prices have fallen by 14% across the last year.

BEIS building materials and components statistics.

2.20 There was a sharp fall in the number of people employed in London’s construction sector in 2020, particularly those aged under 50

**Number of people in employment in London's construction sector by age group, 2005 Q1 to 2020 Q4**

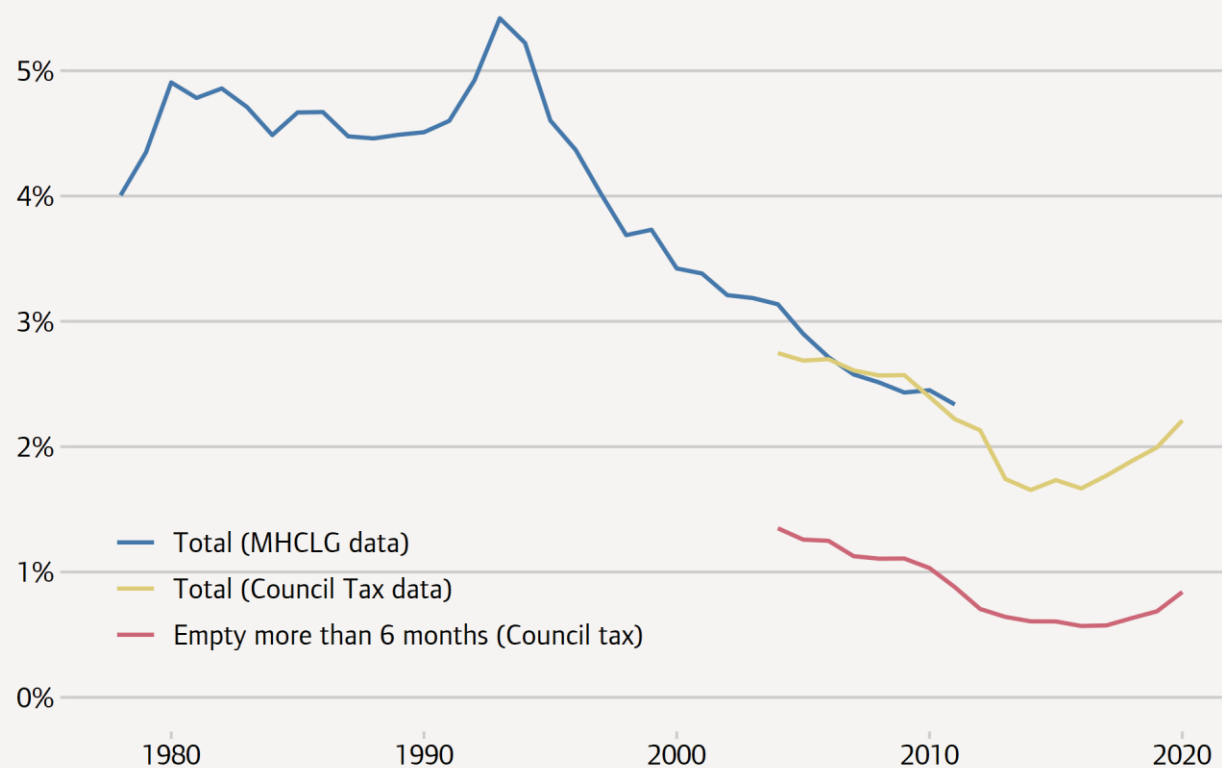


- At the end of 2020 there were an estimated 295,000 people in employment in London's construction sector (covering all forms of construction including housing). This figure fell sharply (largely as a result of pandemic-related job losses) from 377,000 at the end of 2019, which was the highest recorded since this data series began in 2004.
- The fall in employment was entirely among the younger age groups: the number of those aged 16-24 fell from around 36,000 to 16,000 and those aged 25-49 from 245,000 to 184,000.
- Meanwhile, the number of construction workers aged 50+ in London stayed very steady at around 95,000. These older workers now comprise 32% of London's construction workforce, up from 26% in 2019 and their highest share on record.

ONS Annual Population Survey (accessed via Nomis).

2.21 An estimated 2.2% of homes in London were officially recorded as empty for Council Tax purposes in 2020, following an increase in recent years

**Empty homes in London as a proportion of total stock, 1978 to 2020**

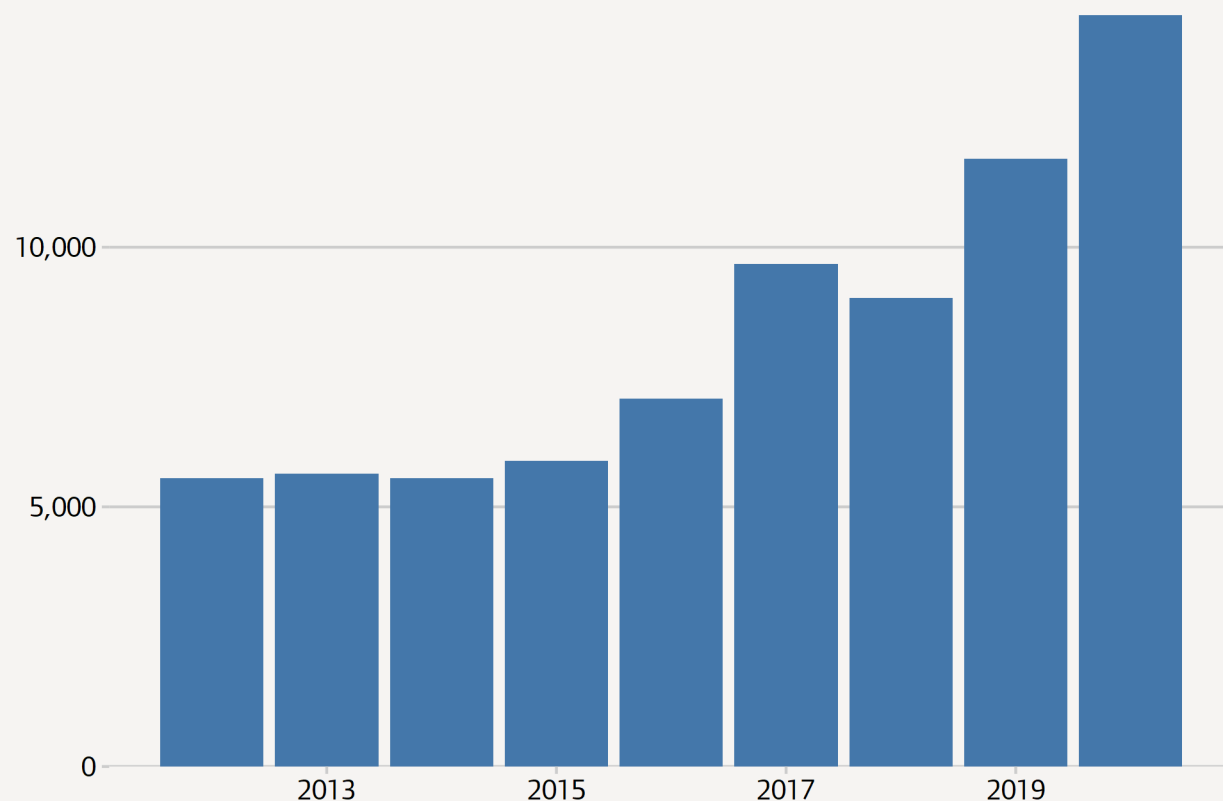


Compiled by GLA from: 1978 to 2011 from historical data provided to GLA by MHCLG and figures reported by local authorities to MHCLG; 2004 on from Council Tax statistics published by MHCLG in live table 615.

- According to Council Tax data there were 80,300 empty homes in London in 2020, equivalent to 2.2% of the total dwelling stock, up from a low of 1.7% in 2014.
- Long term data indicates that both the number of recorded empty homes in London and their share of the total housing stock are still at relatively low levels, having fallen steadily from a figure of 160,500 empty homes in 1993 (5.4% of the stock at the time).
- In 2020, there were 30,550 homes in London that had been recorded as empty for more than six months, equal to 0.8% of the total dwelling stock (and up from 0.6% in 2018).
- The exact reasons for the recent increase in empty homes are not known, but the trend is likely to be related to relatively high rates of housing supply relative to population growth (see chart 1.4) and the accompanying improvements in affordability (see 3.1 and 3.14) before the pandemic.

2.22 In 2020, there were 14,470 Homes in Multiple Occupation with mandatory licences issued by London boroughs, although this represents only a small portion of the total number of HMOs

**Number of mandatory licensed Homes in Multiple Occupation in London, 2012 to 2020**



- A House in Multiple Occupation (HMO) is a property rented out by at least three people who are not from the same 'household' (such as a family), but who share facilities like bathrooms and kitchens. HMOs must be licensed where the property is rented to five or more people who share facilities.
- The number of HMOs that have been issued with mandatory licences in London increased by 24% from 11,700 in 2019 to a new high of 14,470 in 2020.
- The number of HMOs that have been issued with mandatory licences is a fraction of the total number of HMOs. In 2020, local authorities estimated there were a total of 172,720 HMOs in London, of which 42,630 were mandatory licensable.

*MHCLG, Local Authority Housing Statistics data returns.*

### 3. Housing costs and affordability

Affordability was improving for Londoners in each tenure in the run-up to the pandemic, but then appears to have dramatically worsened for households in both private rented and social housing (3.1). Black and Asian Londoners in the private rented sector are typically spending a higher proportion of their incomes on rent than White Londoners (3.1). On average, those from a Black or other minority ethnic background have lower household wealth in London than in other regions, while those from a White ethnic background have higher wealth in London than elsewhere (3.3). Across people from all ethnic backgrounds, most families in London (including a large majority of renters) have little or no savings or investments (3.4).

The average London house price in June 2021 was around six times higher than the average price in March 1970 in real terms (3.5). The average price per square metre varies enormously across London, from around £3,300/m<sup>2</sup> in the cheapest neighbourhoods to around £22,000/m<sup>2</sup> in the most expensive ones (3.6). House prices have grown relatively rapidly in London since 2008 in comparison to some of its peers around the world, though they have grown even faster in Berlin and Sydney (3.7).

The number of new loans to first-time buyers and home movers in London rebounded very strongly in 2021 after dipping during the pandemic (3.8). The availability of mortgages at higher loan to value ratios fell in London in 2020, after a long and slow recovery following the financial crisis (3.9). As a result of these changes in prices and lending practices, first-time buyers in London are now putting down an average deposit of over £150,000 (3.10). Help to Buy is designed to make buying a new home more affordable, and accounted for 6,800 home sales in London in 2020, over 70% of them in Outer London (3.11). London's housing market generated £3.3 billion in Stamp Duty

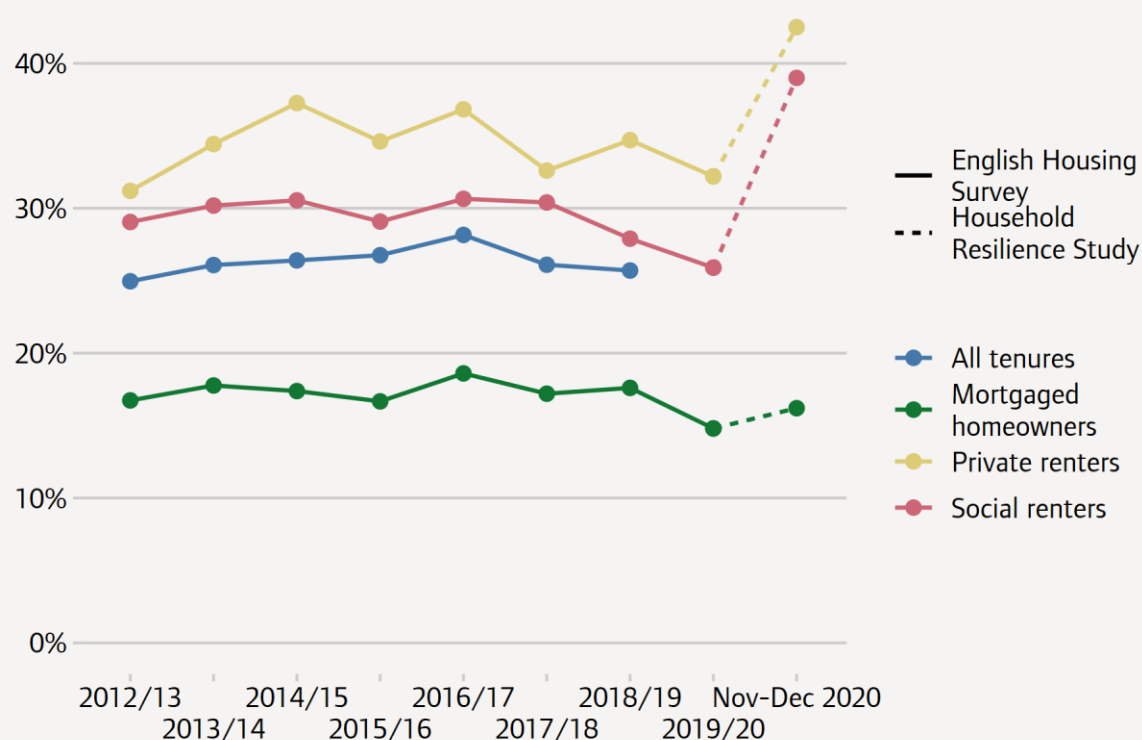
receipts in 2019/20, the lowest since 2013/14 but still 39% of the England total (3.12).

The flows of new rental and sales listings in London recovered to higher than pre-pandemic levels during the second half of 2020 (perhaps partly due to a sharp fall in Airbnb activity, see section 3.23), but have fallen throughout most of 2021 (3.13). Various rental market indicators suggest that average private rents in London dipped in the mid-2020 but have subsequently rebounded (3.14). Rental affordability compared to average earnings in London continued to improve in 2020, as earnings rose by more than rents (3.15). Over the longer term, the average private rent per square metre in London increased around 162% between 1996 and 2018 (3.16). As a result, monthly private rents are much higher in London than all other regions of England, with a one-bedroom home in London on average costing more than a three-bed home anywhere else (3.17). Private rents in London differ significantly between boroughs, with Inner London boroughs having a much wider range of rents than cheaper, Outer London boroughs (3.18).

Since the first lockdown in March 2020, Housing Benefit and Universal Credit caseloads have risen considerably, particularly among privately renting households (3.19). In the wake of the pandemic around a fifth of all renters in London say they are either behind with their rent payments or expect to fall behind soon (3.20). In recent years, average rents for social rented homes in London have been steady in nominal terms, while average rents for Affordable Rent properties have fallen, probably as a result of the introduction of the Mayor's London Affordable Rent product (3.21). When housing costs are taken into account around a quarter of the children of key workers in London are living in poverty (3.22).

3.1 Affordability was improving for Londoners in each tenure in the run-up to the pandemic, but then appears to have dramatically worsened for households in both private rented and social housing

**Median of housing costs as a % of gross household income (including benefits and income from all household members) by tenure, London**

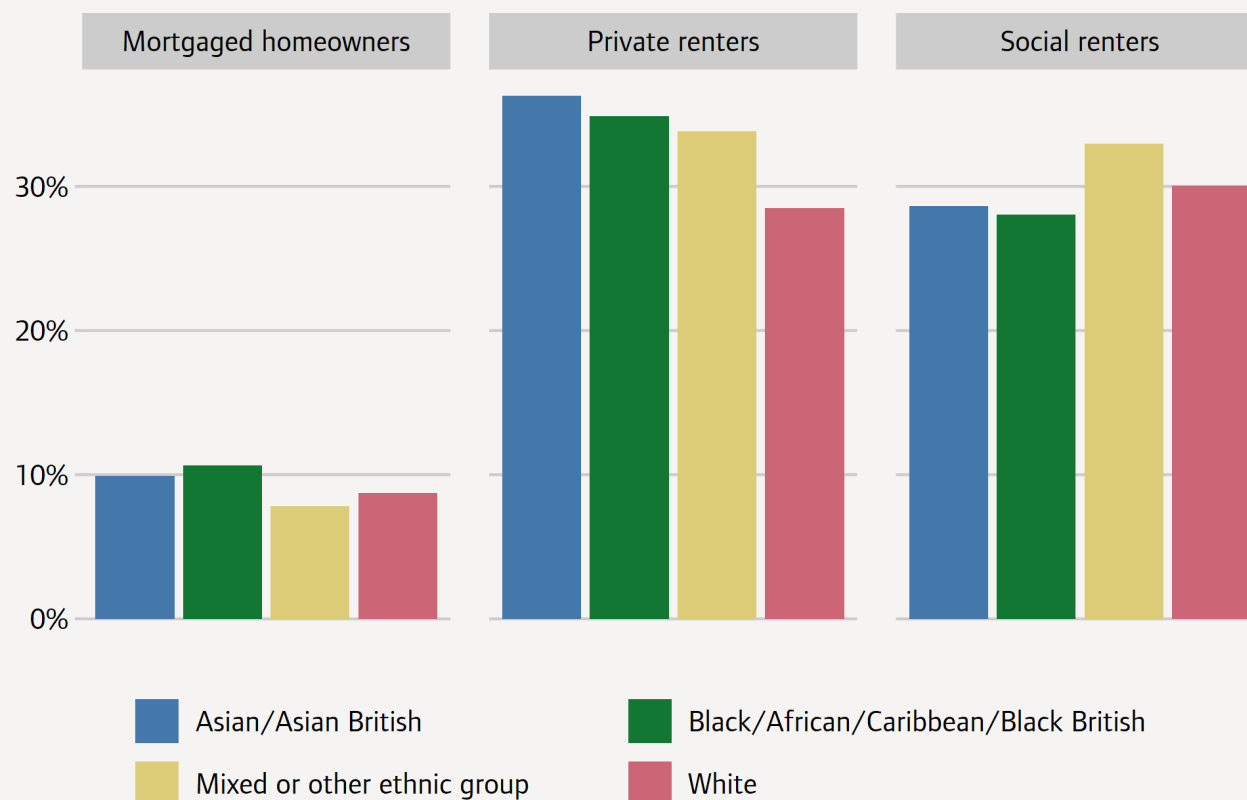


GLA analysis of MHCLG English Housing Survey data for 2010/11 to 2018/19, English Housing Survey social rented sector annex tables for 2019/20, and Household Resilience Study (Wave 2) for Nov-Dec 2020

- This chart compares trends in affordability by tenure using a measure that includes gross income from benefits and from all household members. By this measure, the typical household in London spent 26% of their income on housing costs in 2018/19, down slightly from the year before and more substantially from the high of 28% in 2016/17.
- There is no more recent data on the overall housing cost burden on Londoners, but data for 2019/20 indicates that there were further improvements in affordability for each individual tenure group.
- However, estimates from MHCLG indicate that affordability deteriorated sharply in 2020, presumably as a result of the pandemic, with housing costs rising to 43% of income for the typical private renting household and 39% for social housing tenants. Housing costs remained relatively low for mortgaged homeowners.

3.2 Black and Asian Londoners in the private rented sector are typically spending a higher proportion of their incomes on rent than White Londoners

**Housing costs as a share of gross household income by ethnicity, London**

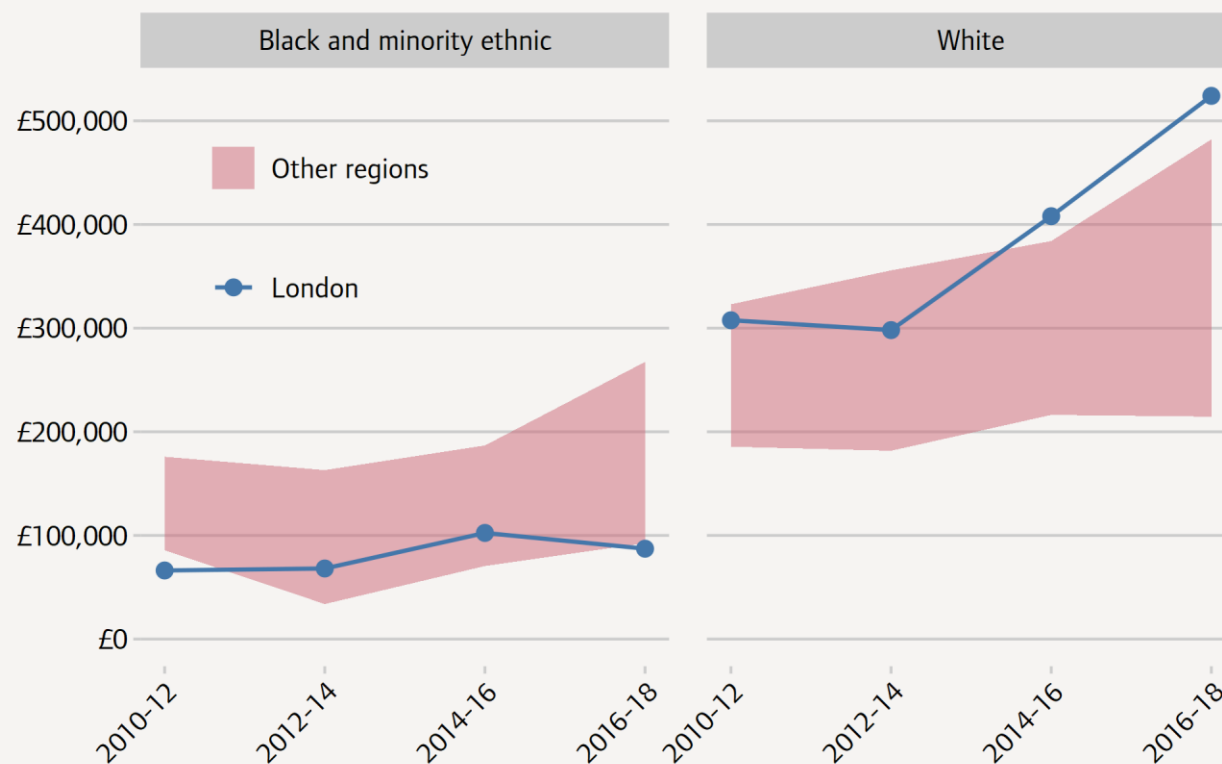


- Like the previous chart, this one shows housing costs as a proportion of household income, though as it comes from a different data source the two charts cannot be directly compared.
- When comparing between Londoners of different ethnicities (using relatively broad categories of ethnicity due to data limitations), housing cost burdens are consistently the lowest for those who own their own homes. The cost burden of social housing rents is also relatively consistent between ethnic groups.
- The main difference between Londoners of different ethnicities is among private renters. White Londoners who rent privately typically spend 29% of their income on rent, compared to 35% for Black Londoners and 36% for Asian Londoners.

*GLA analysis of Households Below Average Income survey data, pooling data from the years 2015/16 to 2019/20 to achieve a larger sample. The data source and definitions of housing costs and income used in this chart differ from those in the previous chart, so the results are not directly comparable.*

3.3 On average, those from a Black or other minority ethnic background have lower household wealth in London than in other regions, while those from a White ethnic background have higher wealth in London than elsewhere

**Median household wealth by region and broad ethnic group, 2010-12 to 2016-18**



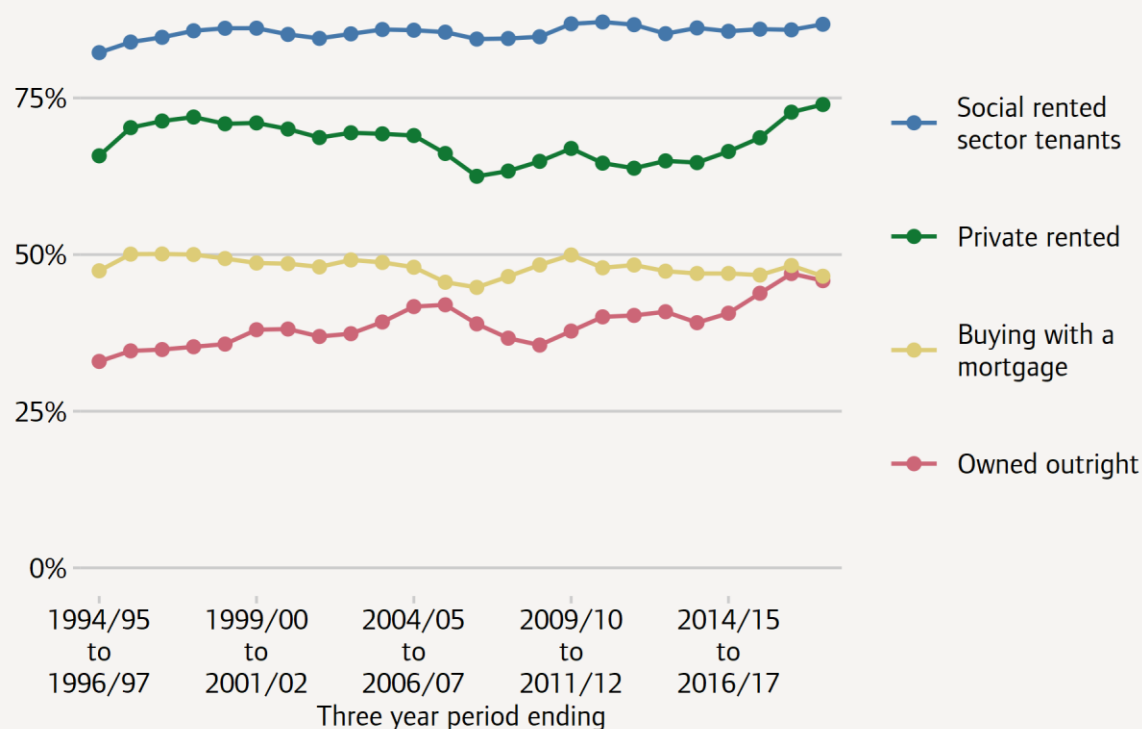
- Median household wealth levels rose in London and all other regions between 2010-12 and 2016-18, according to estimates from the Office for National Statistics. Much of this increase was driven by increases in house prices, with median net property wealth (across all households, including non-owners) in London more than doubling from £90,000 to £185,000 across this period.
- However, there was very little increase in median total wealth (including financial, physical and private pension wealth as well as property) for Black and other minority ethnic households in London, and by 2016-18 they had less wealth on average than Black and other minority ethnic households in other regions. By contrast, households from a White ethnic background in London had a higher median household wealth than those in other regions.

ONS, Household Wealth by Ethnicity: Great Britain, July 2010 to June 2016/April 2014 to March 2018. In 2010-12 and 2012-14 the data covers the period July to June, but from 2014-16 on it covers the period April to March



3.4 Most families in London (including a large majority of renters) have little or no savings or investments

**Proportion of families in London with less than £1,500 in savings or investments by tenure between the mid-1990s and late 2010s**

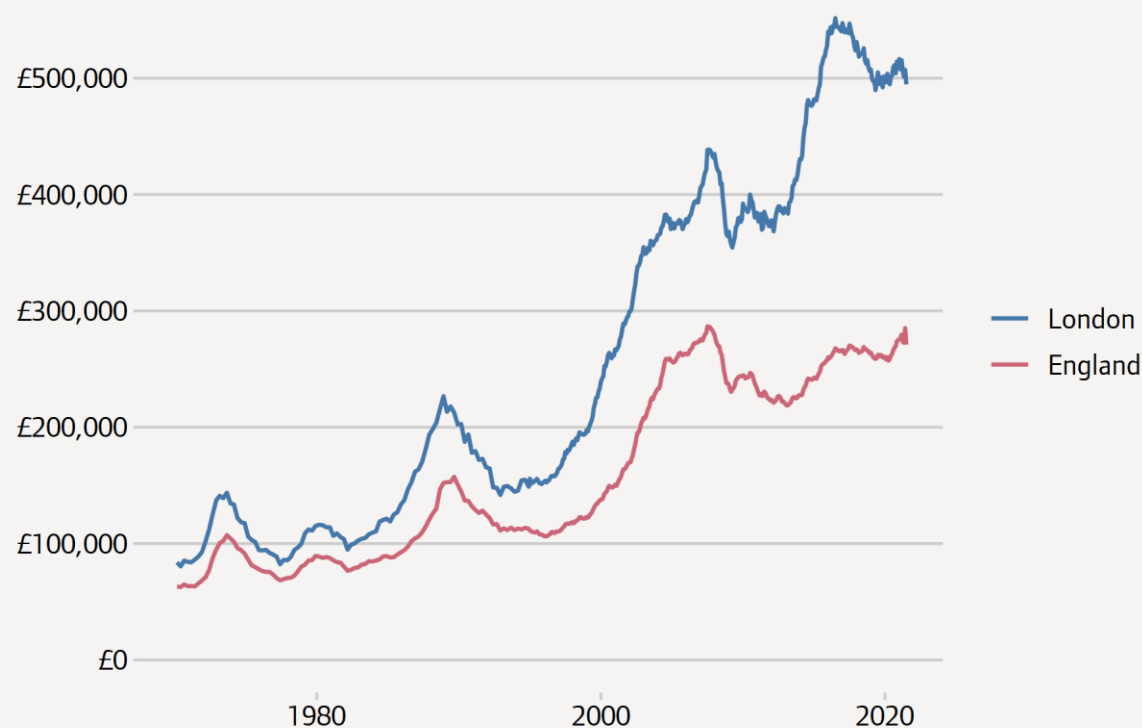


- The rise in house prices, the need to pay Stamp Duty and the scarcity of loans at a high loan-to-value ratio means that those wishing to buy their own home typically need to be able to access a substantial amount of savings.
- However, most families in London say they have less than £1,500 in ‘liquid’ savings or investments (not counting physical wealth and accrued pensions). Those who rent their homes are particularly likely to report low savings and investments: 74% of private renting families and 87% of those in social housing fall into this category. In both cases the proportion of those without substantial savings or investments has risen since the mid-1990s.
- The paucity of savings available to many renters in London highlights the importance of gifts or inheritances from family and friends for those looking to buy their own home in London.

GLA analysis of Households Below Average Income data. Three-year rolling averages used. A family is defined here as a ‘benefit unit’, which means an adult plus their spouse (if applicable) plus any dependent children they are living with. A household can have more than one benefit unit.

3.5 The average London house price in June 2021 was around six times higher than the average price in March 1970 in real terms

**Average house prices in London and England after adjusting for inflation, 1970 to 2021**

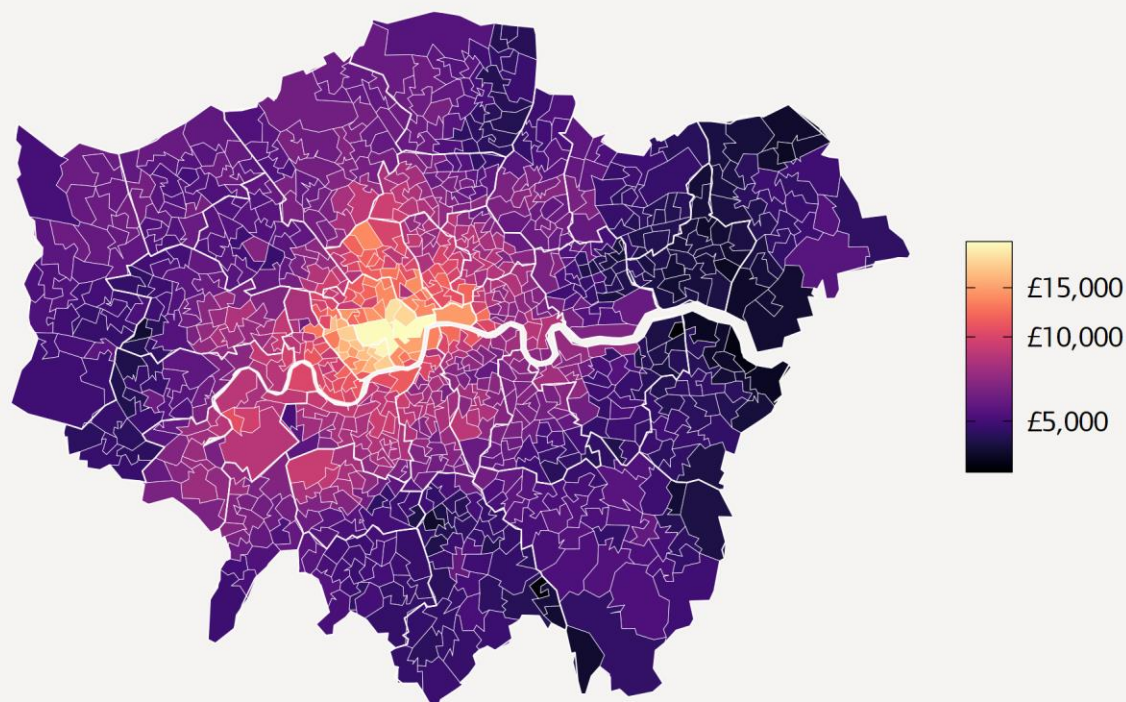


- London's average house price was £494,700 in July 2021, according to the UK House Price Index, which is 1.5% lower than a year before (adjusted for inflation). Real-terms prices peaked in January 2021 at £516,400.
- The average house price across England rose by 3.1% over the last year in real terms, to £271,000.
- Average prices in London are now 23.7% above their level ten years ago, compared to an increase of 9.9% across England as a whole.
- Since the mid-1980s, every market cycle has left London's real terms house prices considerably higher than they were before. Average house prices in London are now around six times their 1970 level, after adjusting for inflation.

*UK House Price Index (UKHPI) adjusted for RPI. Data is quarterly until the end of 1994 and monthly thereafter. Data for recent months is subject to revision as it is based on a relatively small number of transactions.*

- 3.6 The average house price per square metre varies enormously across London, from around £3,300/m<sup>2</sup> in the cheapest neighbourhoods to around £22,000/m<sup>2</sup> in the most expensive ones

### Average sale price per square metre (2016-20), by Middle Super Output Area

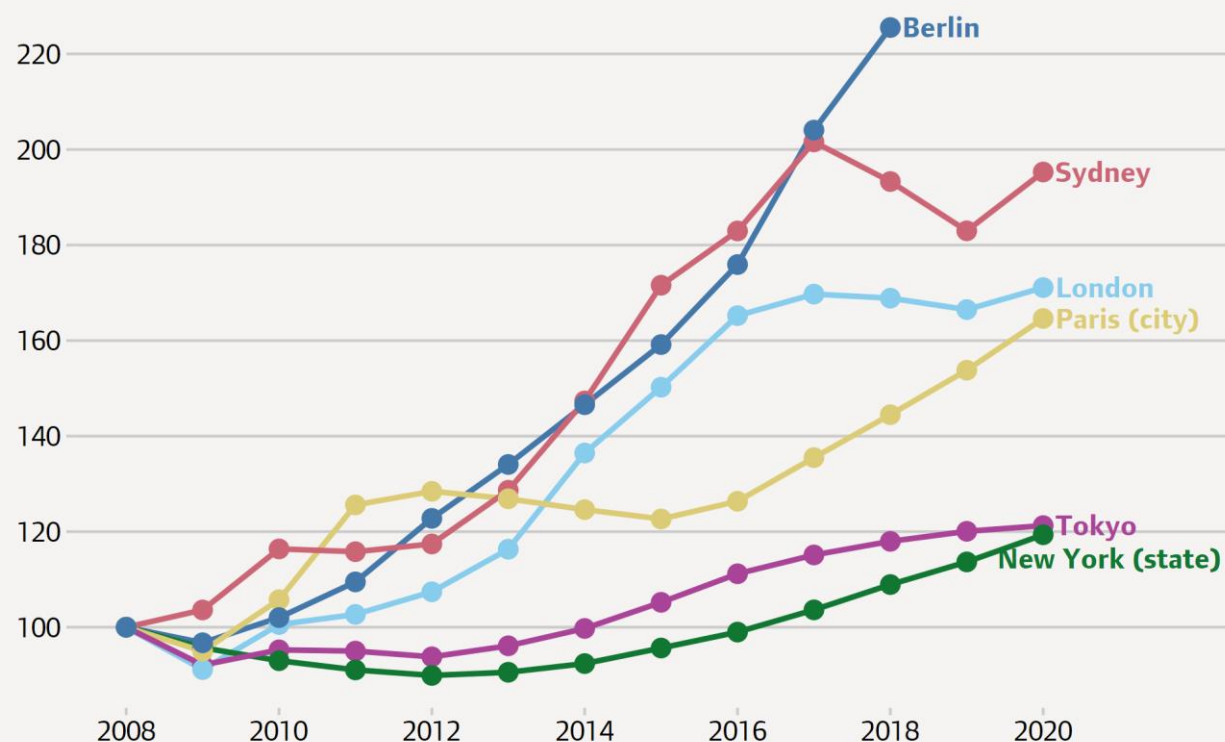


Chi et al (2021), 'A new attribute-linked residential property price dataset for England and Wales'.

- While most measures of house prices in the UK refer to the total cost of the property, the use of prices per square foot or per square metre is common in other countries and gives a better indication of how costs vary by location.
- A recently released dataset provides estimates of price per square by linking Land Registry data on sales prices to Energy Performance Certificate data on floor area. The map to the left shows the median price per square metre (£/m<sup>2</sup>) for all homes sold in each neighbourhood (Middle Super Output Area, or MSOA) of London between 2016 and 2020.
- Across London as a whole the average home sold for £6,100/m<sup>2</sup> over this period, but there was a very wide range between the cheapest and most expensive areas. The lowest figures were found in Thamesmead Birchmere Park in Greenwich (£3,300/m<sup>2</sup>) and New Addington in Croydon (£3,400/m<sup>2</sup>), while the highest were found in two MSOAs covering Knightsbridge, Belgravia, Hyde Park and Mayfair, at £22,000/m<sup>2</sup>.

3.7 House prices have grown relatively rapidly in London since 2008 in comparison to some of its peers around the world, though prices have grown even faster in Berlin and Sydney

**Index of average house prices in selected international cities, 2008 to 2020**

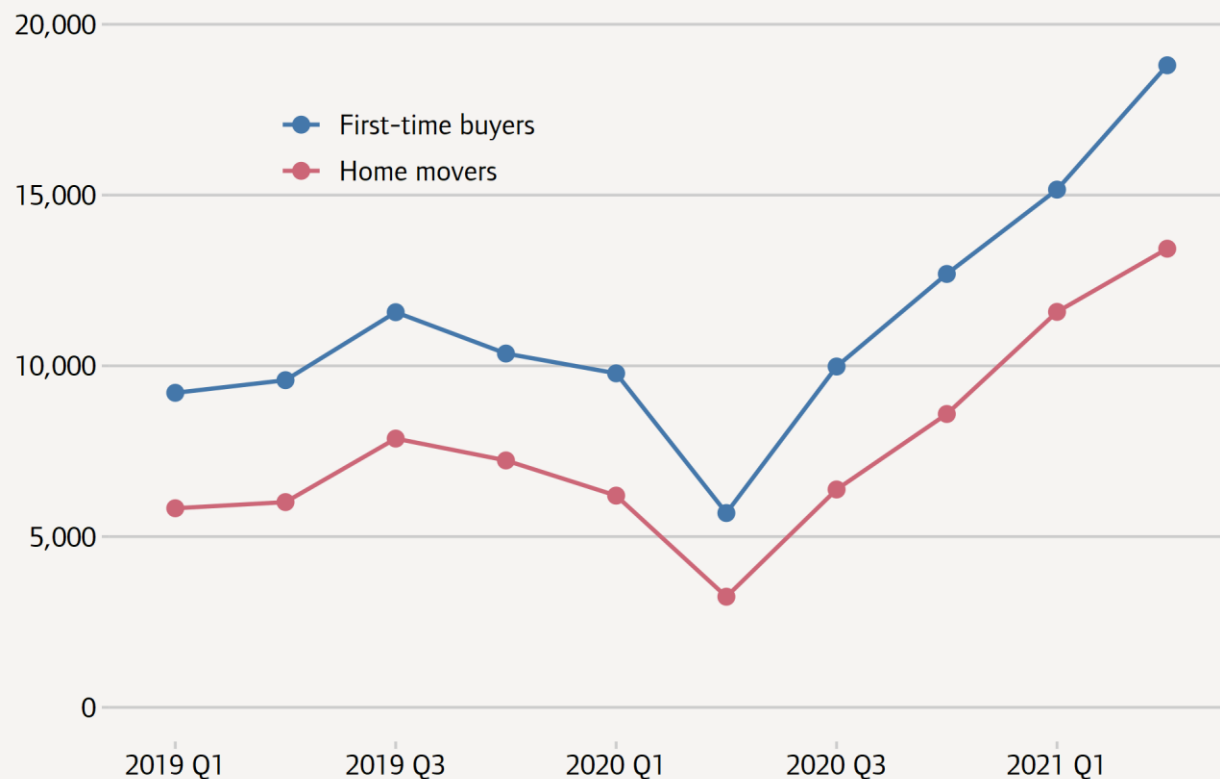


- In London as in many other international cities, house prices rose strongly in the aftermath of the 2008-09 financial crisis, as their economies rebounded strongly and growth in demand outpaced new supply.
- Between 2008 and 2020, OECD data shows that prices in London rose 71% in nominal terms, but were relatively steady in the last four years. Prices grew more in London between 2008 and 2020 than in Paris, Tokyo and New York State, but less than in Sydney and Berlin.
- These figures do not fully capture the impact of the pandemic, which has generally seen rising house prices in cities around the world in late 2020 and early 2021.

Compiled by GLA from: For Berlin, calculations by Gabriel Ahlfeldt, Stephan Heblich and Tobias Seidel for their paper "Micro-geographic property price and rent indices"; For the other cities, OECD data on regional house prices, rebased to 2008. Data was not available below the state level for New York. Prices are in nominal terms.

3.8 The number of new loans to first-time buyers and home movers in London rebounded very strongly in 2021 after dipping during the pandemic

**Quarterly new home buyer mortgages by type, London, 2019 Q1 to 2021 Q2**

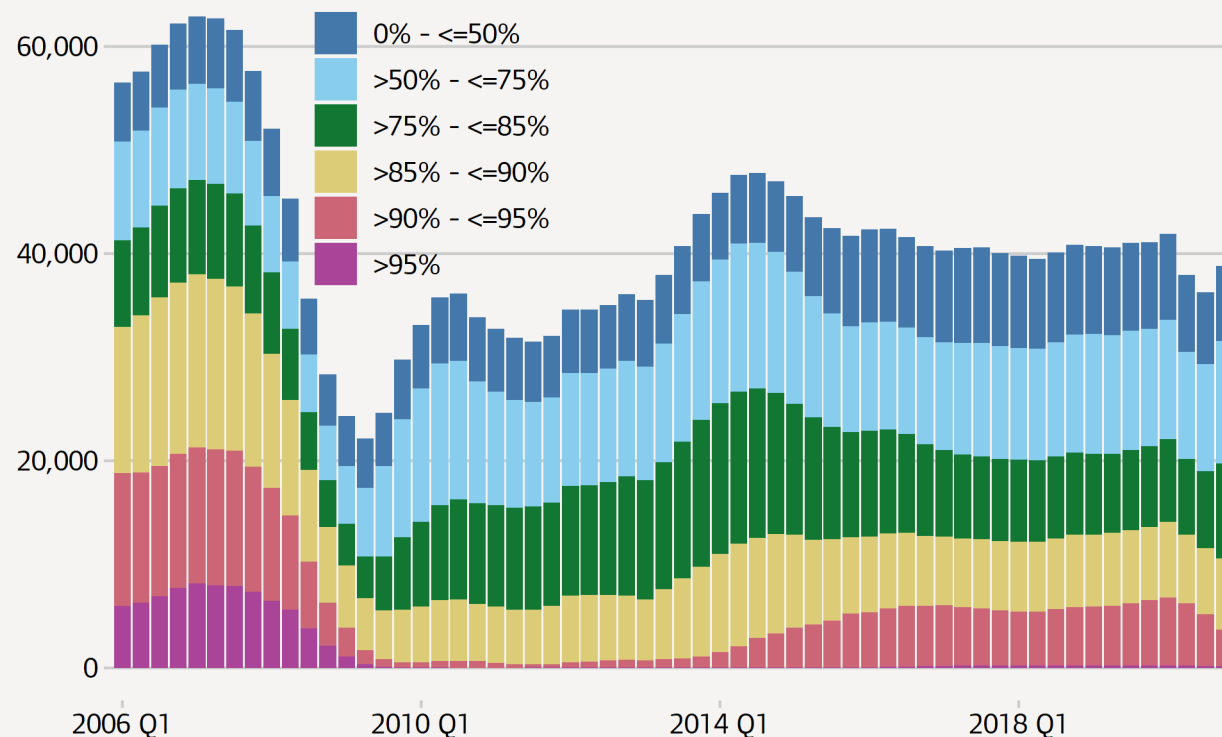


- In the second quarter of 2021 there were 18,800 new mortgages advanced to first-time buyers and 13,430 to home movers (owner occupiers moving house) in London. This is the highest number of first-time buyer mortgages since the data began in 2003 and the highest for home movers since 2008, and around double the typical number of mortgages of both types before the pandemic.
- The number of new mortgages fell by over 40% for both types of home buyer immediately after lockdown in Q2 2020, but quickly recovered by the next quarter and has continued to rise. In June 2021 alone 11,160 loans were advanced to first-time buyers, ahead of the tapering of the Stamp Duty holiday from the 30<sup>th</sup> of June.

UK Finance mortgage lending statistics.

3.9 The availability of mortgages at higher loan to value ratios fell in London in 2020, after a long and slow recovery following the financial crisis

**Annualised number of loans to London first time buyers, by loan-to-value ratio, 2006 to 2020**

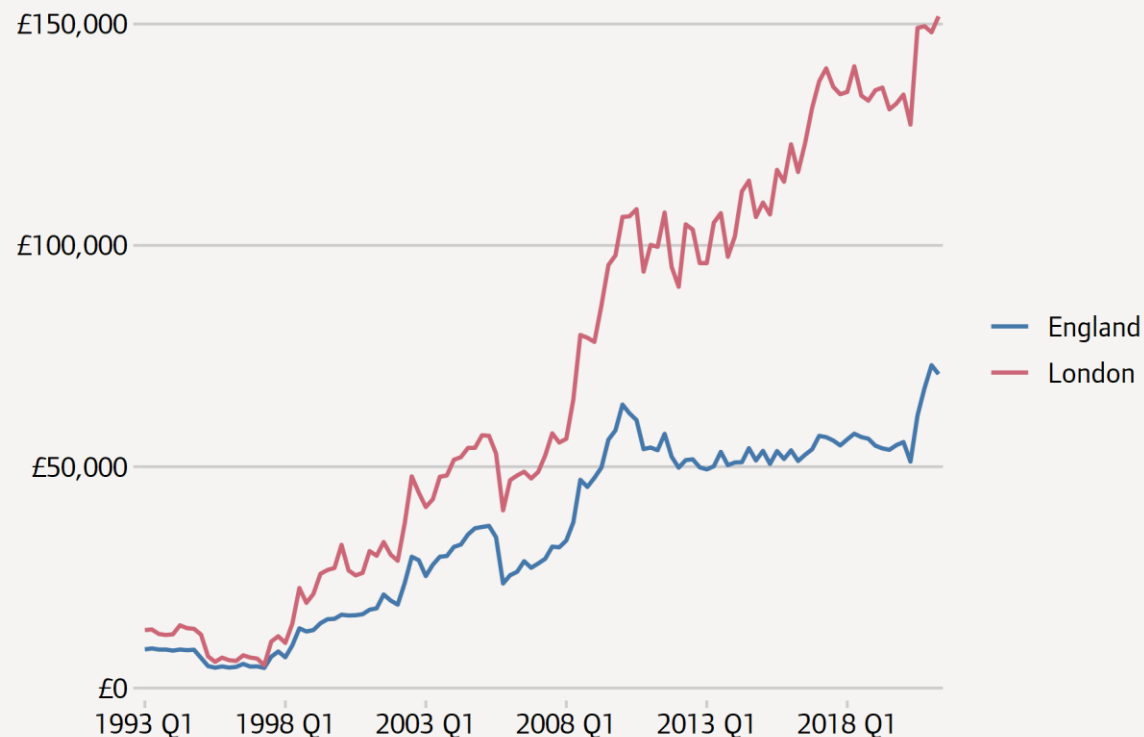


FCA, Mortgages Product Sales Data.

- In 2005/06, loans with LTVs of more than 90% comprised over one third of all lending to first-time buyers in London. However, this share fell to just 1.5% in 2010/11.
- Since 2015, the proportion of loans at LTVs of 90% and above increased and reached 16% of the total, but fell to 10% in 2020. Loans at LTVs of more than 95% have remained virtually non-existent since the financial crisis.
- Loans with LTVs of 50% or less comprised 19% of total first-time buyer mortgage loans in 2020. This figure has been broadly stable for the last five years.
- The trend towards lower LTVs is partly supported by the Help to Buy policy, which reduces the amount of debt to be covered by a mortgage.

3.10 Those who buy a first home in London are now putting down an average deposit of over £150,000, up from a low of £5,200 in 1997

**Mean mortgage deposit put down by first-time buyers in London and England, 1993 to 2021**

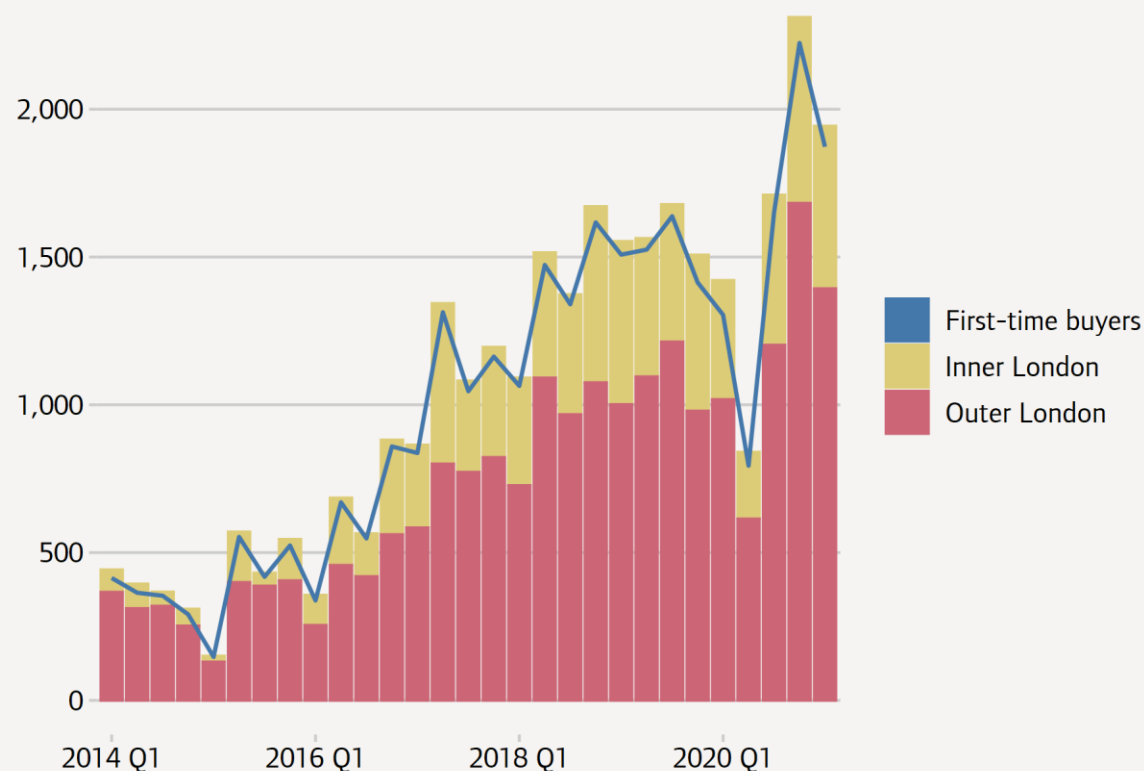


ONS House Price Index quarterly tables. These figures are simple mean averages, unadjusted for inflation or the mix of properties sold.

- A combination of rising prices and changing lending practices has resulted in huge increases in the average mortgage deposit put down by first-time buyers in London over the last thirty years.
- In 1993, the average first-time buyer deposit in London was £13,000, already significantly higher than the average of £8,700 across England as a whole. In 1997 the average deposit in London fell to just £5,200.
- By 2021, the average deposit in London had increased over 11 times to £151,700, while at the national level the increase was 'only' to £71,000. In both cases, these amounts far exceed the savings of most renting households.
- After a small fall in the second quarter of 2020, average first-time buyer deposits in London are now 13% higher than pre-pandemic levels. Average deposits across England are over 27% higher than those put down by first-time buyers immediately before the first lockdown.

3.11 There were 6,800 homes bought in London through Help to Buy in 2020/21, over 70% of them in Outer London

**Quarterly Help to Buy loans in London, 2014 to 2021**



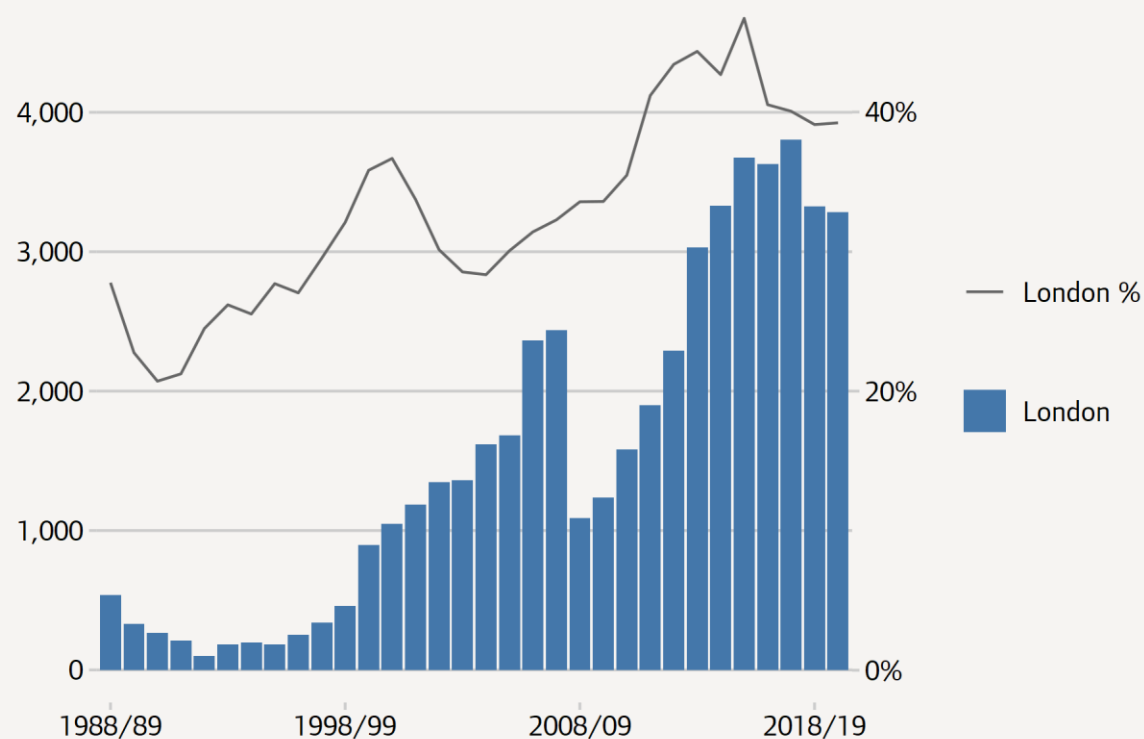
- 6,800 new homes were bought in London with assistance from the government’s Help to Buy equity loan scheme in 2020/21, up from 6,170 in 2019/20. 4,890 of the purchases in 2020/21 were in Outer London boroughs and 1,910 were in Inner London. Help to Buy sales fell in the second quarter of 2020 to the lowest level since 2017, but quickly picked up in the following three quarters.
- 96% of homes purchased using Help to Buy in London in 2020/21 were purchased by first-time buyers. The median income of London households buying with Help to Buy in Q1 2021 was around £66,000 and the average loan value was £165,000.

MHCLG, Help to Buy equity loan statistics.



3.12 London's housing market generated £3.3 billion in Stamp Duty receipts in 2019/20, the lowest since 2013/14 but still 39% of the England total

**Annual residential Stamp Duty receipts in London and London share of England total, 1988/89 to 2019/20 (in 2019/20 prices)**

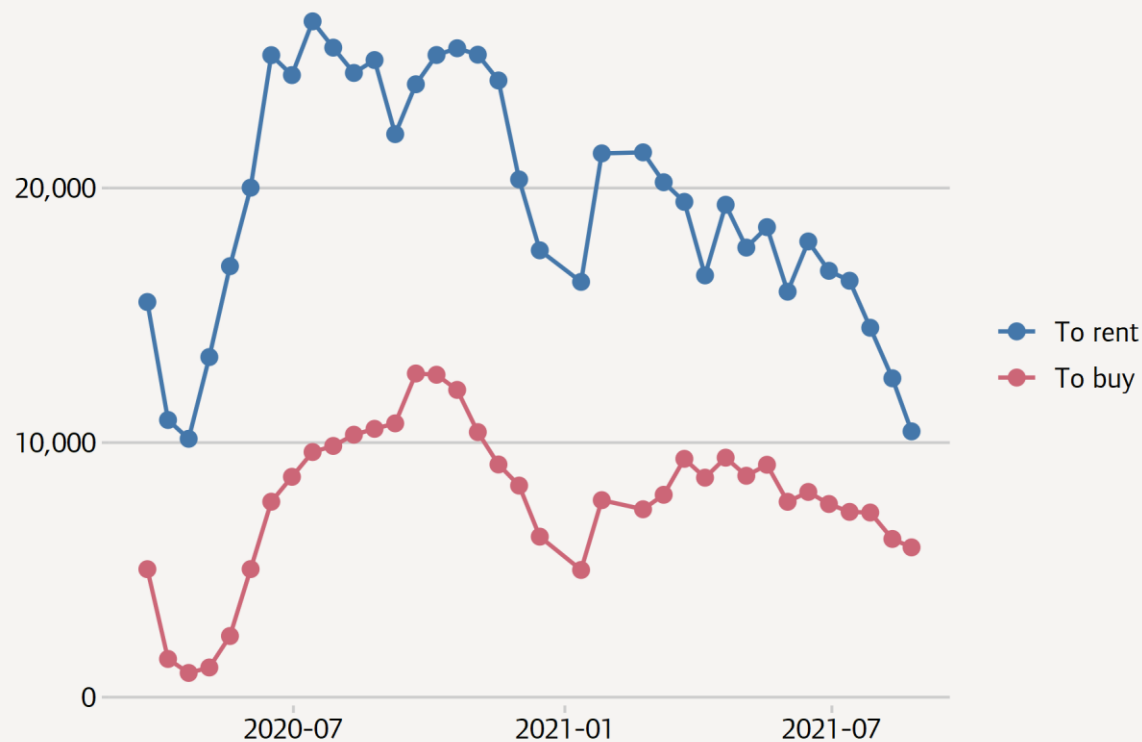


- In 2019/20 Stamp Duty receipts from purchases of homes in London generated £3.3 billion for the national exchequer, down from the heights of recent years but still far above the long-term average even after adjusting for inflation.
- Over the long term, Stamp Duty receipts in London have increased hugely due to a combination of higher prices and a higher effective tax rate, with Londoners consistently paying higher Stamp Duty as a percentage of property values.
- London's share of the total national receipts fell from a high of 47% in 2015/16 to 39% in 2019/20, partly due to faster price growth and higher transaction levels in other regions. The number of transactions in London in 2019/20 was 119,000, very slightly down from 120,000 in 2018/19.

1996/97 to 2019/20 figures from HMRC UK Stamp Tax statistics; 1988/89 to 1995/96 from 1999/00 UK Housing Review. Historic prices have been adjusted for inflation using the Treasury's official GDP deflators for 2019/20.

3.13 The flow of new rental and sales listings in London recovered to higher than pre-pandemic levels during the second half of 2020, but have fallen throughout most of 2021

**Number of rental and sale listings in London added to the Rightmove portal fortnightly, March 2020 to July 2021**

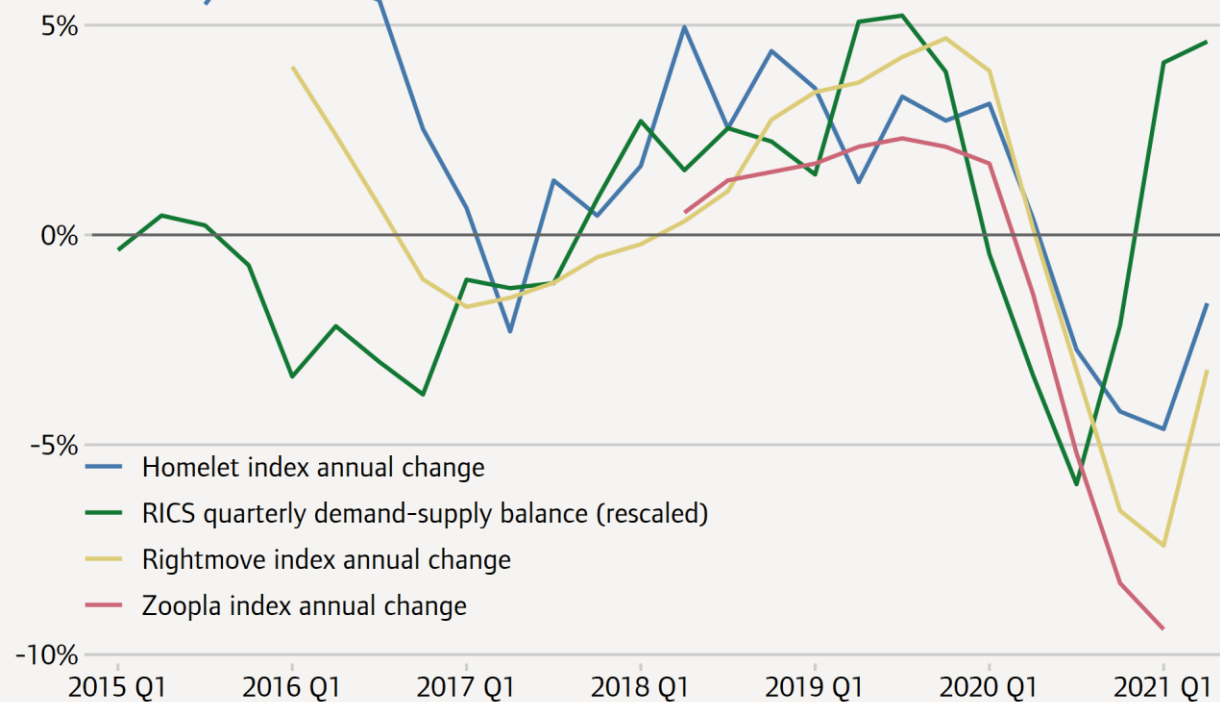


- In the fortnight leading up to 24<sup>th</sup> March 2020, when concern was mounting over Coronavirus but legal restrictions had not been imposed, there were just over 15,000 properties for rent and 5,000 for sale added to the Rightmove portal in the London postcodes area.
- During the first lockdown the number of rental listings added each fortnight fell about a third, while the number of sale listings fell over 80%. Both recovered to well above their mid-March levels in the second half of 2020 but dipped again during the third national lockdown in January 2021.
- Listings have fallen each month since mid-June 2021, sales listings by 27% and rental listings by 42% as of 24<sup>th</sup> August, almost reaching the lows of late March 2020. Supply of properties on the market since last year may have been buoyed by the stamp duty holiday, which came to an end in June.

Data gathered from public Rightmove portal. The London area referred to covers only the London postcode districts (excluding those starting with 'CR', 'BR' etc).

3.14 Various rental market indicators suggest that average private rents in London dipped in the mid-2020 but have subsequently rebounded

**Quarterly indicators of private rental growth in London, 2015 to 2021**

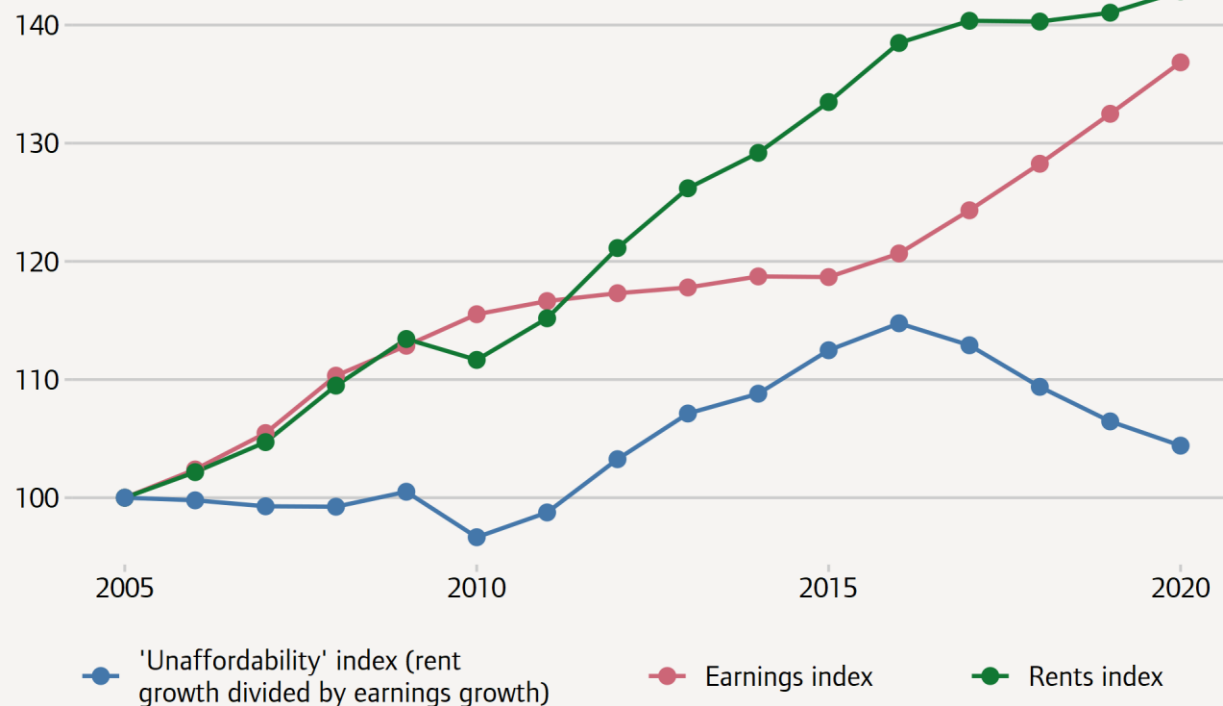


- The official ONS index of private rents provides estimates of changes in the rent levels of all privately rented properties, not just newly let or advertised ones, and as a result tends to respond fairly slowly to sudden changes in market condition.
- This chart therefore compares several more responsive measures of rental market conditions, all on a quarterly basis: the balance of demand and supply reported by RICS surveyors, the annual change in Rightmove's asking rents index, the annual change in Zoopla's index and the estimated annual change in Homelet's monthly index of achieved rents after being aggregated to quarters.
- Each of these measures shows a sharp drop in mid-2020, while three of the four then show a subsequent rebound, with the Zoopla index (which has not yet reported for 2021 Q2) the only exception.

GLA analysis of data from RICS, Homelet, Zoopla and Rightmove. Monthly Homelet data has been averaged over quarters to align with the other three quarterly sources.

3.15 Rental affordability compared to average earnings in London continued to improve in 2020, as earnings rose by more than rents

**Index of cumulative change in private rents, earnings and implied affordability in London, 2005 to 2020 (2005=100)**

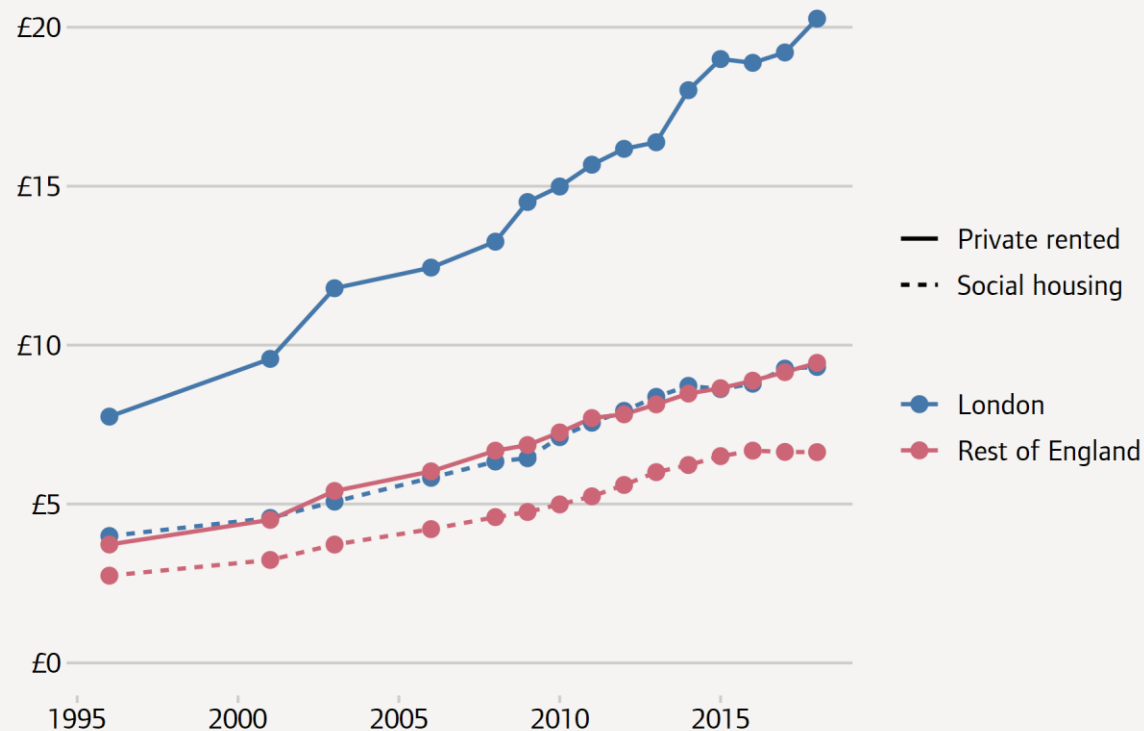


- The so-called 'unaffordability' index shown here is the cumulative change in rents divided by the cumulative change in earnings. Between 2005 and 2016 average private rents in London rose by 38%, while average individual earnings rose by just 21%, leading to a worsening in affordability.
- Since then, rents have been relatively stable in nominal terms, while earnings have increased, bringing affordability back towards where it was at the start of the 2010s.
- In 2020, rents increased only slightly (by 1.3%) while earnings increased by 3.3%, narrowing the gap between the two indices and resulting in a fourth consecutive year of improvements in affordability.
- The affordability index compares changes in rents to changes in median earnings, but there is little difference if lower or upper quartile earnings are used instead, as the earnings distribution has been quite steady over the period.

*Earnings: Median full-time weekly earnings by place of work, London. From ONS Annual Survey of Hours and Earnings, republished on London Datastore. Rents: ONS Index of Private Rental Housing Prices, April each year to match ASHE data. Affordability index: Rent index divided by median weekly earnings. The earnings index here is based on place of work rather than residence.*

3.16 The average private rent per square metre in London increased around 162% between 1996 and 2018

**Average monthly rent per square metre for private rented and social housing, London and rest of England 1996 to 2018**

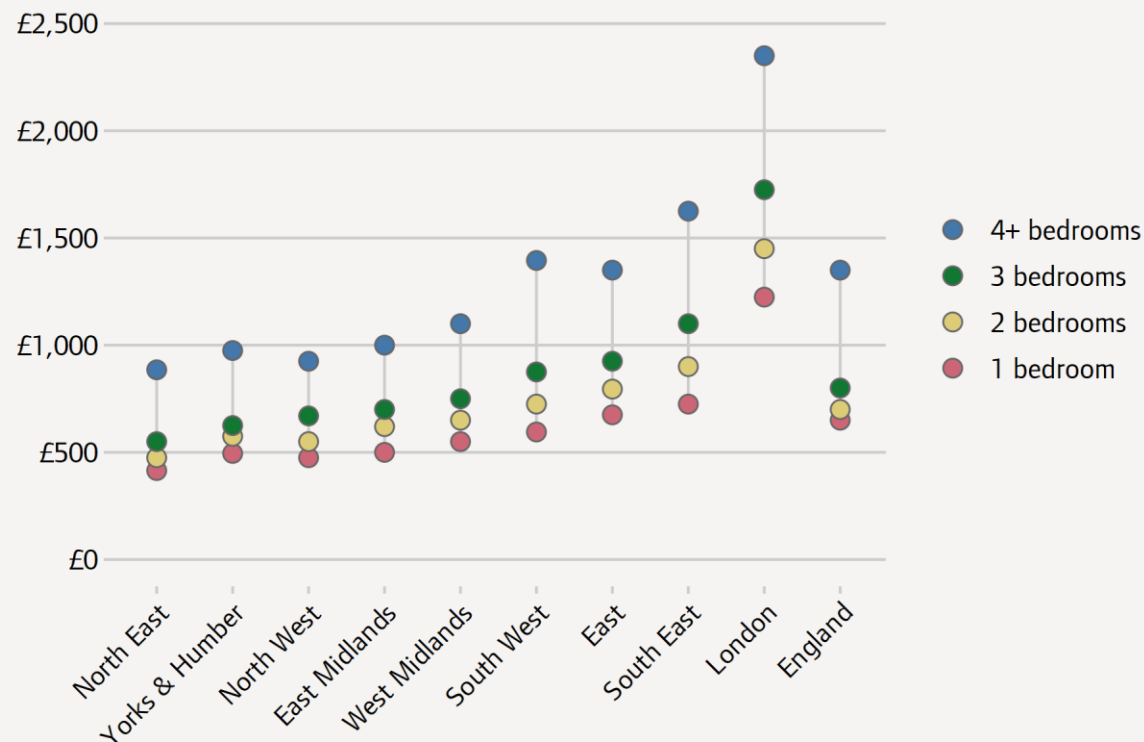


- The English Housing Survey (and its predecessor the English House Condition Survey) includes questions on both rent and floorspace, allowing for average rents per square metre to be estimated.
- In 2018, private rented homes in London rented for an average of £20.30 per square metre per month, an increase of 162% from £7.80 per square metre in 1996. Monthly rents for social housing also increased over this period, from £4.00 per square metre in 1996 to £6.60 per square metre in 2018.
- In the rest of England, monthly rents for private rented homes rose from £3.70 to £9.40 per square metre between 1996 and 2018, while monthly rents for social housing rose from £2.70 to £6.60 per square metre.

Calculated by GLA from MHCLG English House Condition Survey and English Housing Survey data.

3.17 Monthly private rents are much higher in London than all other regions of England, with a one-bedroom home in London on average costing more than a three-bed home anywhere else

**Median monthly private rent by region and number of bedrooms, April 2020 to March 2021**

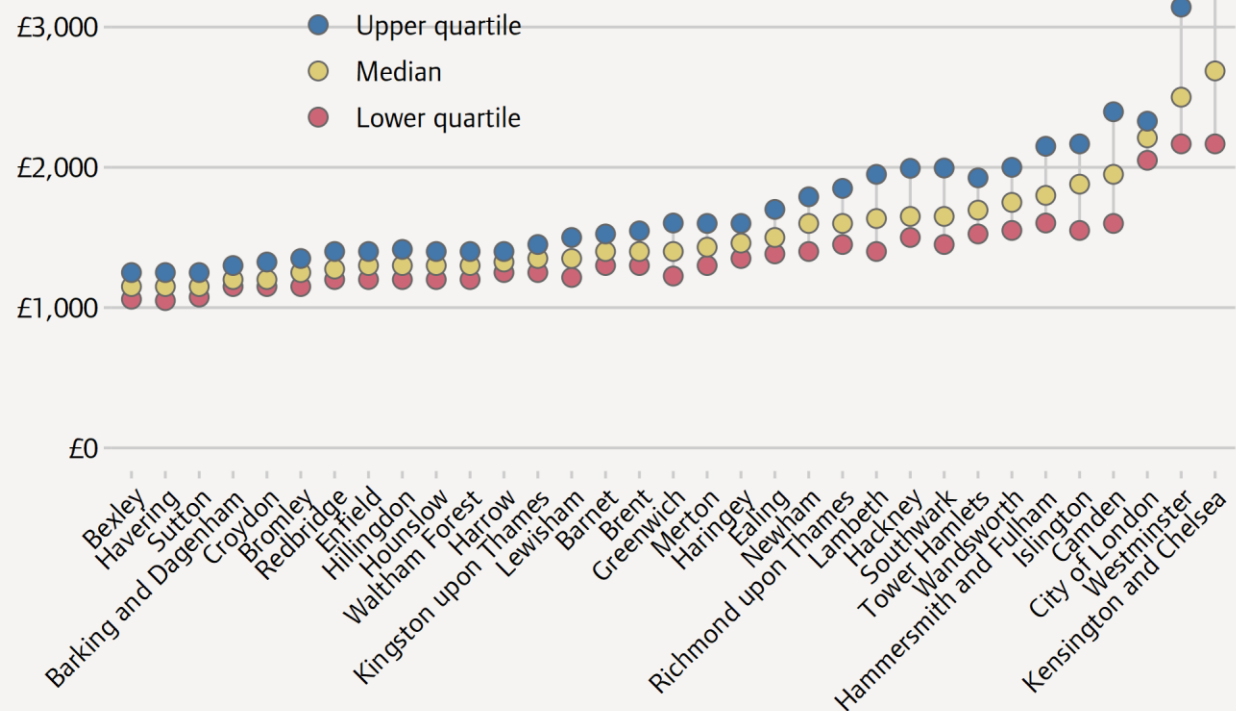


- In the year to March 2021, the median rent for a privately rented home in London was £1,430 per calendar month, almost twice as high as the median in England as a whole (£730).
- London's rents are so much higher than those of other regions that the median monthly rent for a one-bedroom home in the capital (£1,224) is higher than the median rent for a home with four or more bedrooms across all of the North and Midlands.
- It should be noted that the ONS statistics exclude any cases where the tenant receives Housing Benefit. As the average private rent for households on Housing Benefit is below the overall average, excluding these cases is expected to inflate the average reported.

Office for National Statistics, Private rental market summary statistics. These figures exclude any cases where the tenant receives Housing Benefit.

3.18 Private rents in London differ significantly between boroughs, with Inner London boroughs having a much wider range of rents than cheaper, Outer London boroughs

**Lower quartile, median and upper quartile monthly private rent for two bedroom homes by London borough, April 2020 to March 2021**

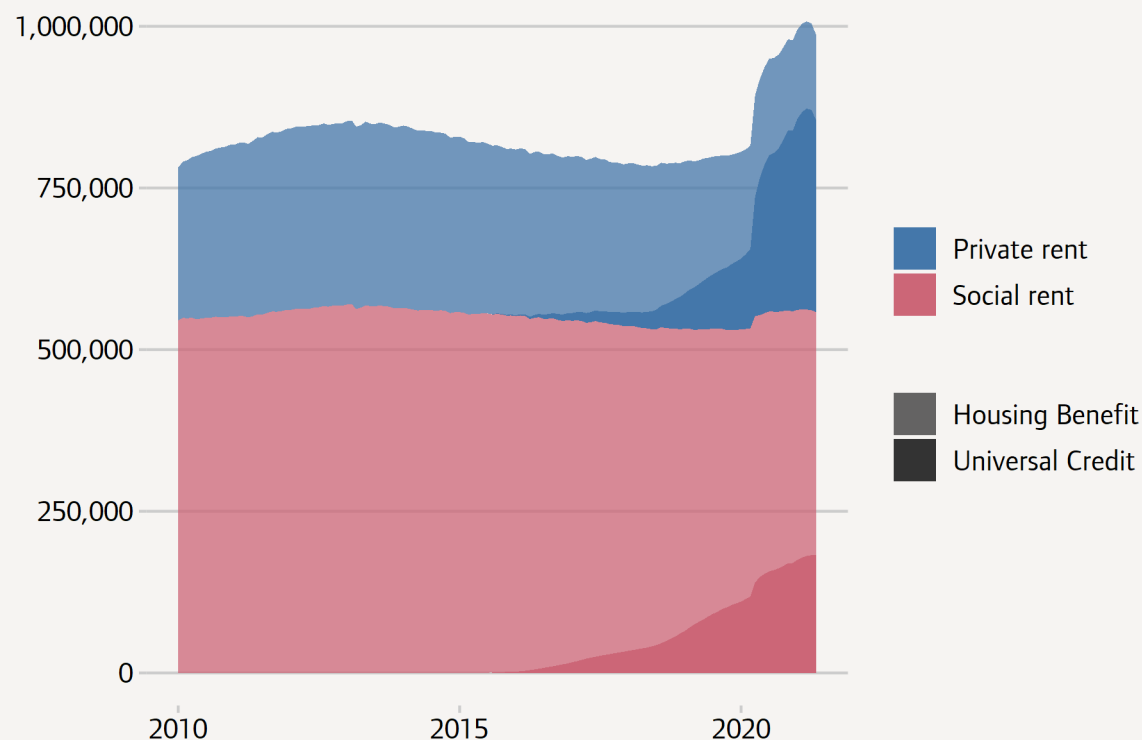


- The lowest median monthly rent for a two-bedroom home is £1,150 in Bexley, while the median rent in Kensington and Chelsea is around 2.3 times higher at £2,687.
- Richmond-upon-Thames was the Outer London borough with the highest median private rent for a two-bedroom home (£1,600). Lewisham was the Inner London borough with the lowest median private rent for a two-bedroom home (£1,350).
- Over the past year the difference between the boroughs with the lowest and highest rents has shrunk, as rents in the most expensive boroughs fell sharply during the pandemic. In 2020/21 27 boroughs had median monthly rents within £600 of each other (from £1,150 in Bexley up to £1,750 in Wandsworth), up from 24 in 2019/20. £937 separates the median rent in the seven boroughs at the top of the market, compared to £1,100 last year.

Office for National Statistics, Private rental market summary statistics. These figures exclude any cases where the tenant receives Housing Benefit.

3.19 Since the first lockdown in March 2020, Housing Benefit and Universal Credit caseloads have risen considerably, particularly among privately renting households

**Trend in Housing Benefit and Universal Credit caseload in London by tenure, 2010 to 2021**



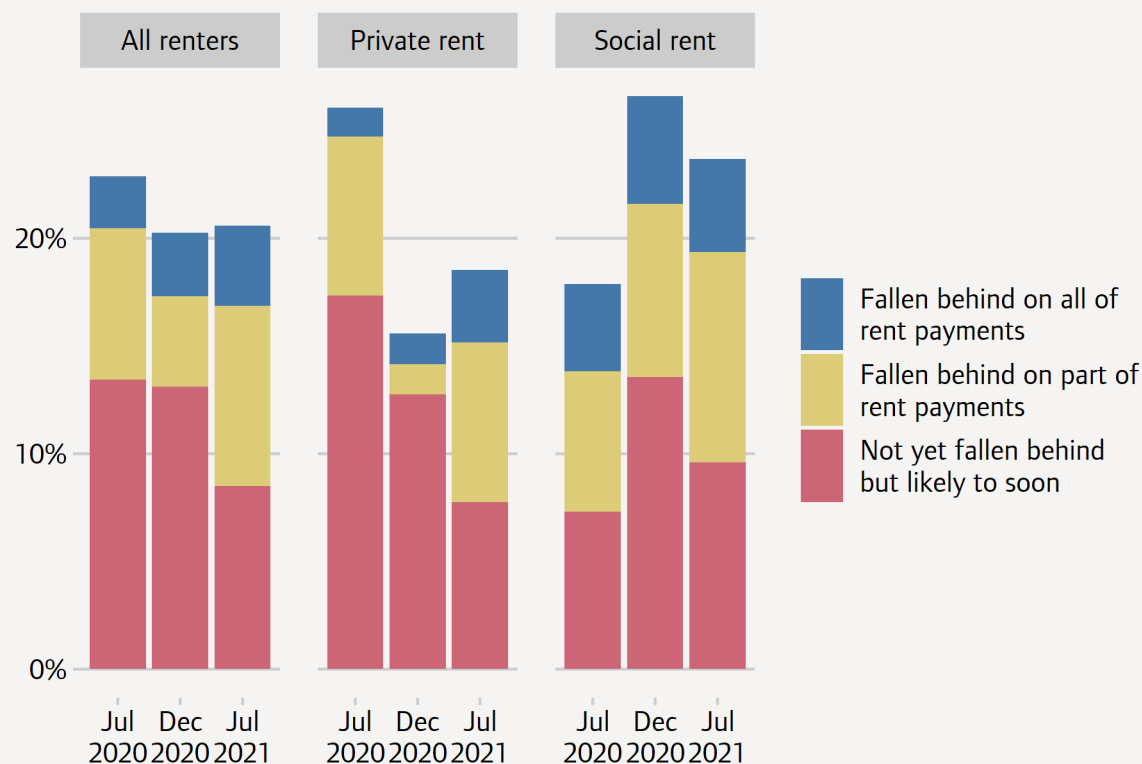
- The number of Housing Benefit and Universal Credit (with a housing costs component) recipients in London grew from a low of 781,800 in 2010 to a peak of 1,007,600 in March 2021. In the latest figures, 558,100 (57% of the total) recipients were in social housing, while 429,500 (43% of the total) rented privately.
- The number of private tenants in receipt of Universal Credit or Housing Benefit increased by 57% from January 2020 to May 2021. A considerably smaller increase has been seen among social rent cases, which rose by nearly 5% over the same period.
- Universal Credit has accounted for the vast majority of new cases since its full-service roll-out in 2016, and it now makes up nearly half of all housing cases in London.

Compiled by GLA from: 1998 to 2001: UK Housing Review and 2002 to 2020 DWP, Housing Benefit caseload statistics and Stat Xplor. Housing Benefit recipients are measured in terms of benefit recipients and Universal Credit recipients in terms of households.



3.20 In the wake of the pandemic around a fifth of all renters in London say they are either behind with their rent payments or expect to fall behind soon

**Reported and expected rate of rent arrears in London by tenure, July 2020 to July 2021**

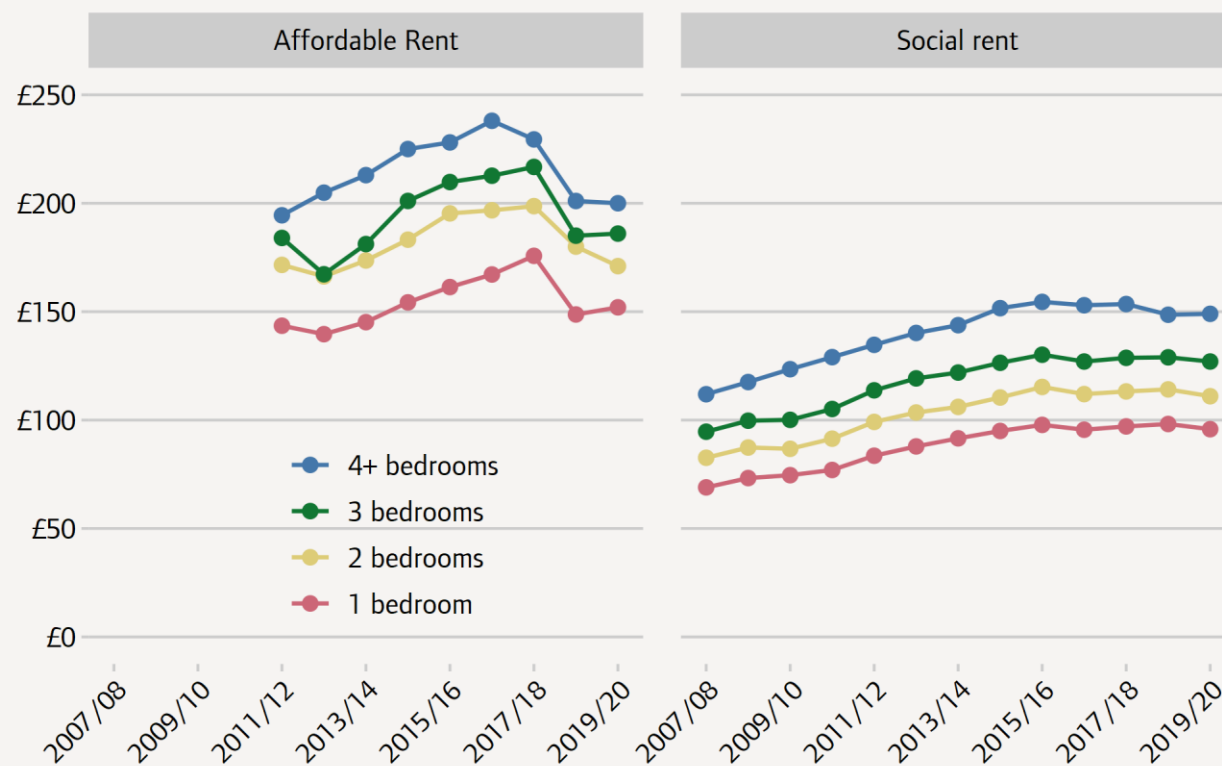


- The onset of the pandemic led to an increase in reported rent arrears, with 9% of private renters in London reporting in July 2020 that they had fallen behind on all or part of their rent and 17% that they expected to fall behind soon. 11% of social housing tenants said they had fallen behind on some or all of their rent payments, and 7% said they expected to do so soon.
- By December 2020 the picture had improved significantly for private tenants, but worsened for social housing tenants, 13% of whom said they had fallen behind, while 14% said they expected to do so soon.
- By July 2021 reported arrears had increased sharply again for private tenants, with 11% saying they had fallen behind, while the proportion of social housing tenants who said they were in arrears remained high at 14%. As of July 2021 a fifth of all tenants in London said they were either in arrears or expected to fall behind soon.

*YouGov surveys, with typical samples of just over 1,000 adults in London. The surveys were carried out online, and the figures have been weighted to be representative of all GB adults (aged 18+).*

3.21 In recent years, average rents for social rented homes in London have been steady in nominal terms, while average rents for Affordable Rent properties have fallen, probably as a result of the introduction of the Mayor’s London Affordable Rent product

**Median weekly rents for new social rent and Affordable Rent lettings to two-bedroom homes in London, 2007/08 to 2019/20 (nominal)**

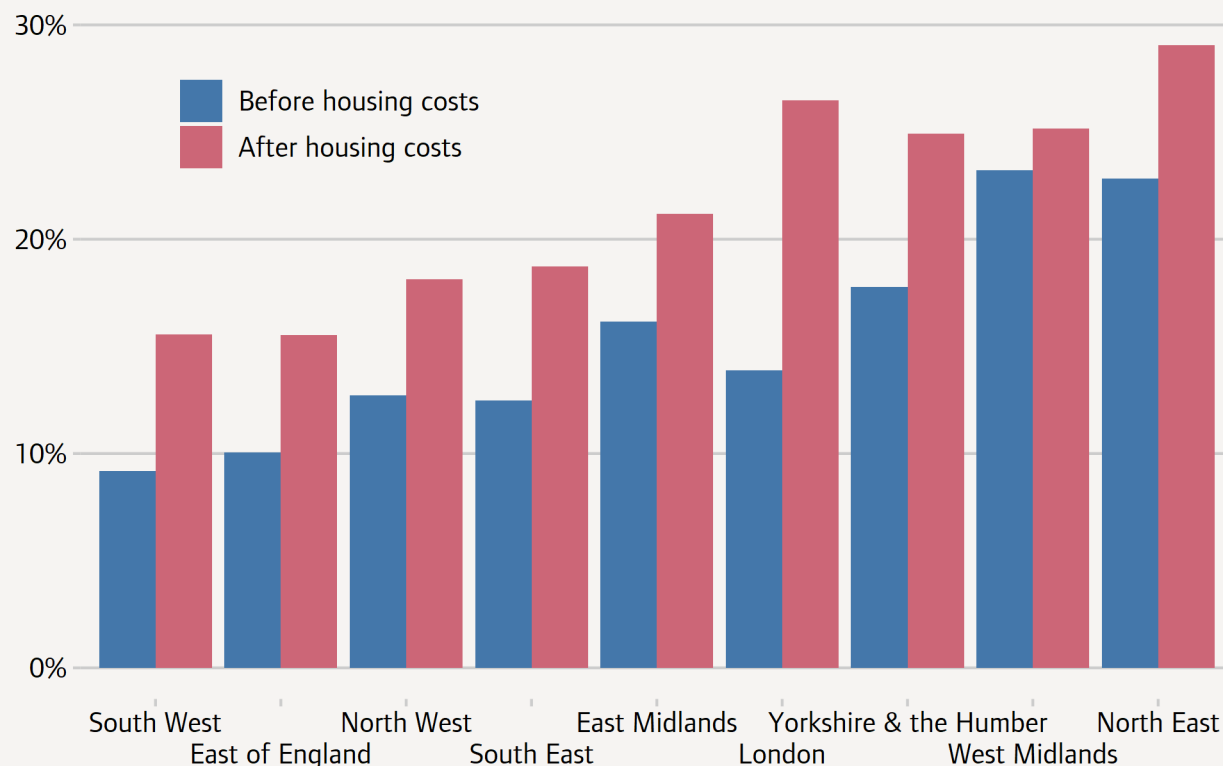


2007/08 to 2018/19 from MHCLG’s Social Housing Lettings in England summary tables. 2019/20 from GLA analysis of MHCLG CORE data. Weekly rent excludes supplementary charges such as service and support charges. The Affordable Rent category includes homes both above and below the London Affordable Rent benchmarks.

- Rents for new general needs social housing tenancies rose substantially between 2007/08 and 2015/16, largely because until recently they were determined by a formula that ensured they rose above inflation. After four years of legislated annual rent reductions, however, median social two-bedroom rents fell and then rose again, and in 2019/20 were slightly lower than in 2015/16.
- When Affordable Rent was introduced by the coalition government, it allowed homes to be let at rents at up to 80% of the equivalent market rent. The average two-bedroom Affordable Rent in London was £171 a week in 2018/19, 5% lower than in 2017/18.
- This reduction is likely to be due at least in part to the introduction of the Mayor’s new London Affordable Rent product, which sets benchmark rents based on social rent levels. The London Affordable Rent benchmark for a two-bedroom property was £164 a week in 2019/20.

3.22 When housing costs are taken into account, around a quarter of the children of key workers in London are living in poverty

**Proportion of children of key workers in poverty before and after housing costs by region, 2019/20**

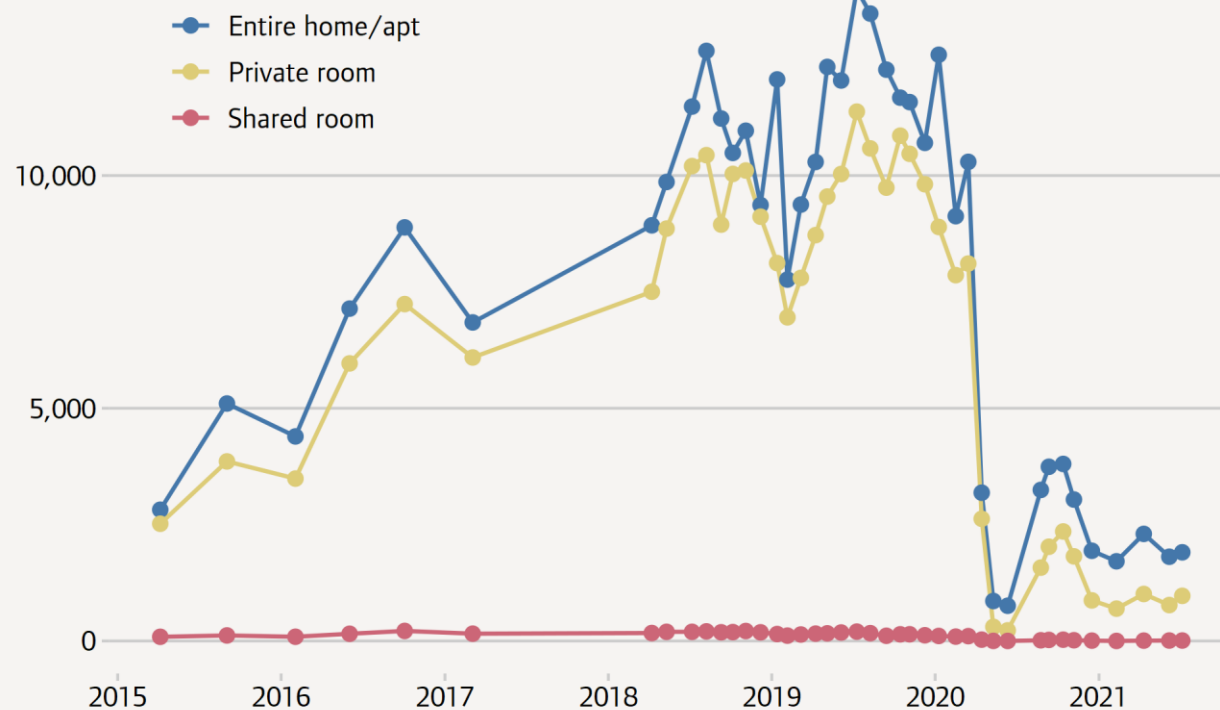


- According to the government's definition, around a third of all people in employment can be considered key workers.
- There are an estimated 620,000 children in key worker families in London, of whom 90,000 (14%) are in poverty before housing costs are taken into account (defined as the household having an income below 60% of the national median).
- After housing costs are factored in, 165,000 children of key workers in London are in poverty, 26% of the total and the second highest rate of any region. The increase in poverty between the two measures in London is the greatest of any region, illustrating the role of housing costs in driving poverty rates in the capital.

*Landman Economics for the TUC, based on 2019/20 Labour Force Survey and Households Below Average Income data.*

3.23 Activity in London’s short-term lettings market has remained very subdued since the first lockdown, as indicated by the number of Airbnb listings with a recent review

**Trend in number of property listings in London on Airbnb with a review in the last 30 days, by listing type**



Data from InsideAirbnb.com.

- From early 2018 to early 2020, the total number of Airbnb listings in London that had received a review in the last month averaged around 20,000 at any given time, with slightly more listings for entire homes than for private rooms. The total number of Airbnb listings in London is far higher than this figure but many of them are either inactive or are not regularly rented out.
- After lockdown was imposed in March 2020, the number of listings with a recent review collapsed, then partially recovered in late 2020 only to fall again with the winter lockdowns.
- In July 2021 there were 73,400 properties listed on Airbnb in London (down from 88,100 in mid-March 2020), but only 2,900 of them had received a review in the last month. Activity seems to have recovered more quickly for entire home listings rather than for private rooms.

## 4. Housing needs

Over 11,000 people were seen sleeping on the streets in London in 2020/21, nearly four times the total seen in 2005/06 (4.1). 7,530 of these people were seen sleeping rough for the first time, of whom 27% spent more than one night on the streets (4.2). There was a short-term spike in the number of people seen sleeping rough immediately after the first lockdown, followed by a fall to below pre-pandemic levels (4.3). The number of UK nationals seen sleeping rough increased by 10% in 2020/21 compared to 2019/20, and the number of those from African countries rose by 72% (4.4).

At the same time as the economic impact of the pandemic brought more new people onto the streets, the GLA rapidly set up a programme of emergency hotel accommodation for rough sleepers and homeless people living in night shelters. Since March 2020 around 2,560 people have stayed in hotels as part of this programme, with 430 remaining as of July 2021 (4.5).

The problem of rough sleeping is just one aspect of the wider issue of homelessness. The pandemic led to a shift in the patterns of homelessness assessments by local authorities, with fewer households requiring support to prevent them becoming homeless and more who

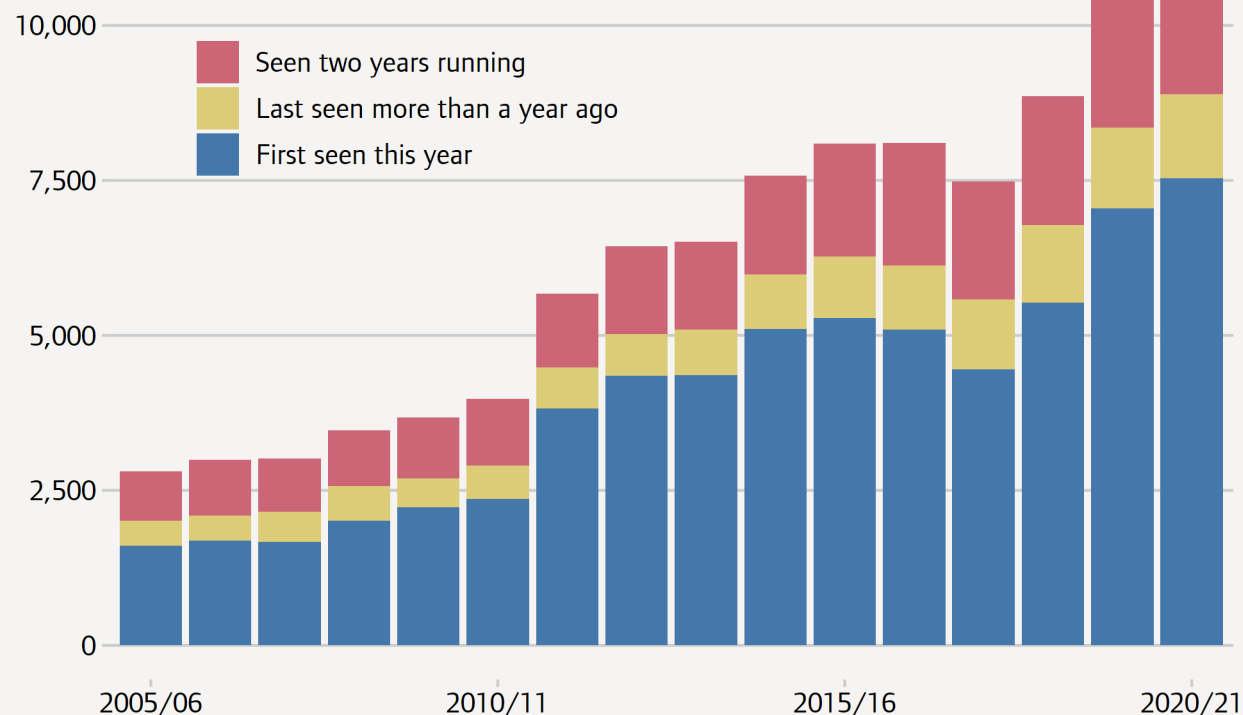
had already become homeless needing help to secure accommodation (4.6). As a result of the eviction ban during the pandemic, there was a fall in the number of households becoming homeless due to the end of a private sector tenancy, but there was also an increase in the number becoming homeless because family or friends were no longer willing to accommodate them (4.7). In March 2021 there were just over 60,000 homeless households living in temporary accommodation arranged by London boroughs, including 84,310 children (4.8).

Before the pandemic the rate of overcrowding was already far higher in London than in the rest of England, and it appears to have increased sharply towards the end of 2020 (4.9). National data indicates that the increase in overcrowding seen in 2020 was concentrated mainly among private renters and Black, Asian and ethnic minority households (4.10). In addition to higher rates of overcrowding, London also has the highest rates in England of both 'sofa surfers' and concealed households, two largely 'invisible' categories of housing need (4.11).

The number of claims for mortgage and landlord repossessions fell sharply in London during the early pandemic period, but is showing signs of picking up again (4.12).

4.1 Over 11,000 people were seen sleeping on the streets in London in 2020/21, of which 7,530 people were seen for the first time

**People seen sleeping rough in London, 2005/06 to 2020/21**

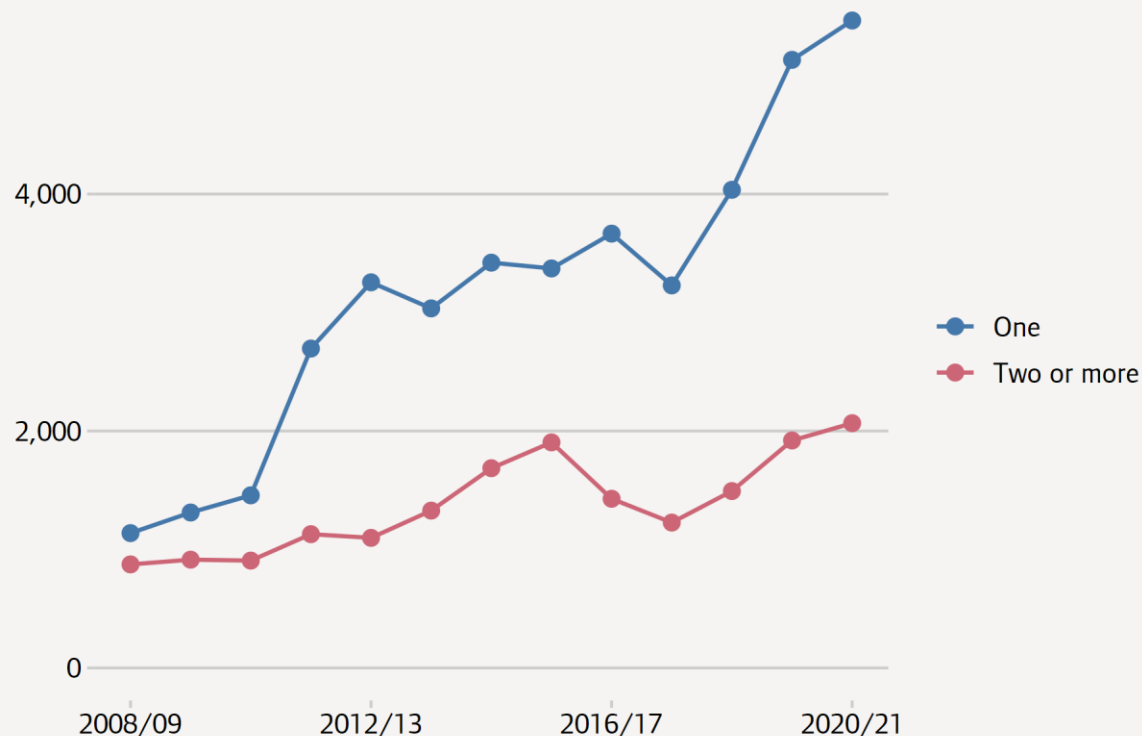


- 11,018 people were seen sleeping rough in London in 2020/21, up from 10,726 in 2019/20 and nearly four times the total in 2005/06.
- The largest group of people seen sleeping rough on London’s streets in 2020/21 were the 7,531 people seen sleeping rough for the first time. This 'flow' of new people onto the streets grew by 7% in the last year and has more than quadrupled since 2005/06, although some of this increase is probably due to increased monitoring.
- The 'stock' figure, which measures the number of people seen sleeping rough two years in a row, decreased by 11% in 2020/21 to 2,126, but it has more than doubled since 2005/06.
- The 'returner' figure, which represents those who were last seen sleeping rough more than a year ago, grew by 5% in 2020/21 to 1,361, and has trebled in the last decade.

CHAIN annual reports 2005/6 to 2020/21.

4.2 2,066 people seen sleeping rough for the first time in 2020/21 spent more than one night on the streets, up 7.6% from last year

**Number of contacts with people seen sleeping rough for the first time in London, 2008/09 to 2020/21**

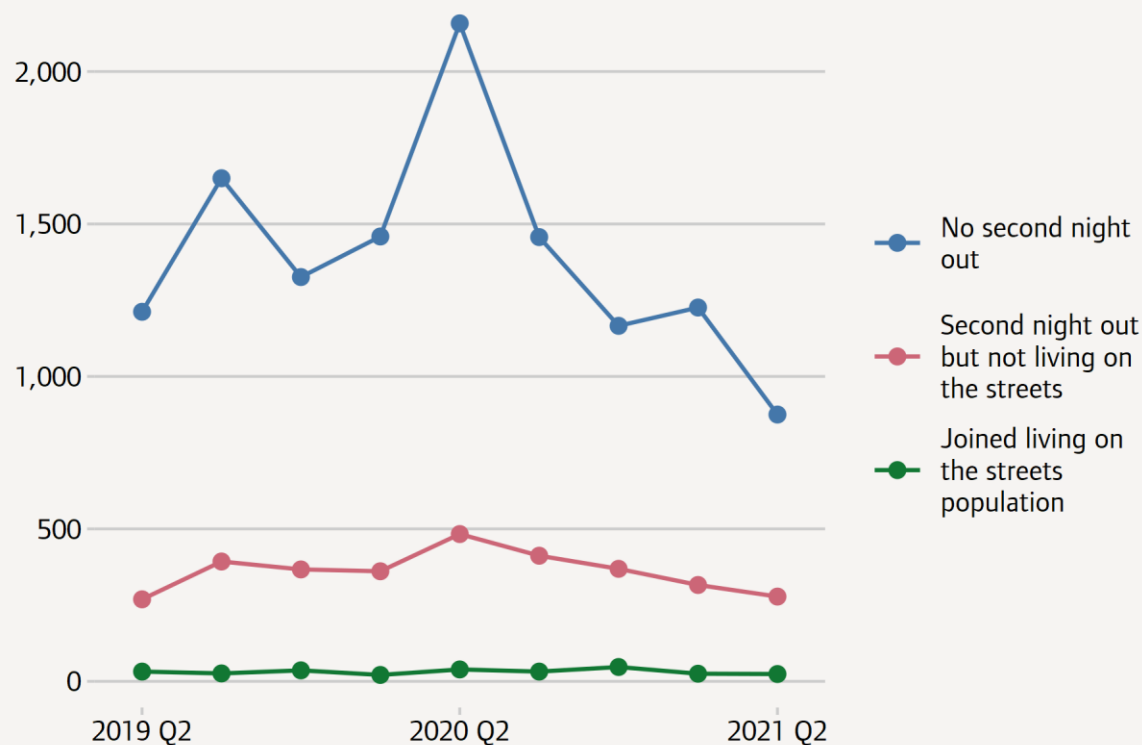


- 5,465 people, or 73% of those new to the streets in 2020/21, were seen sleeping rough only once in the year, up from 5,133 in 2019/20 but similar in percentage terms to the last four years.
- 2,066 new rough sleepers were seen more than once in 2020/21 (27% of the total). Of this group, over half were seen just twice.
- 85 people were seen sleeping rough more than ten times, up from 80 in 2019/20 and 76 in 2018/19.

CHAIN annual reports to 2020/21.

4.3 The number of people seen sleeping rough in London for the first time peaked immediately after the first lockdown, but has since fallen significantly to below pre-pandemic levels

**Number of people seen sleeping rough in London for the first time by outcome, 2019 Q2 to 2021 Q2**



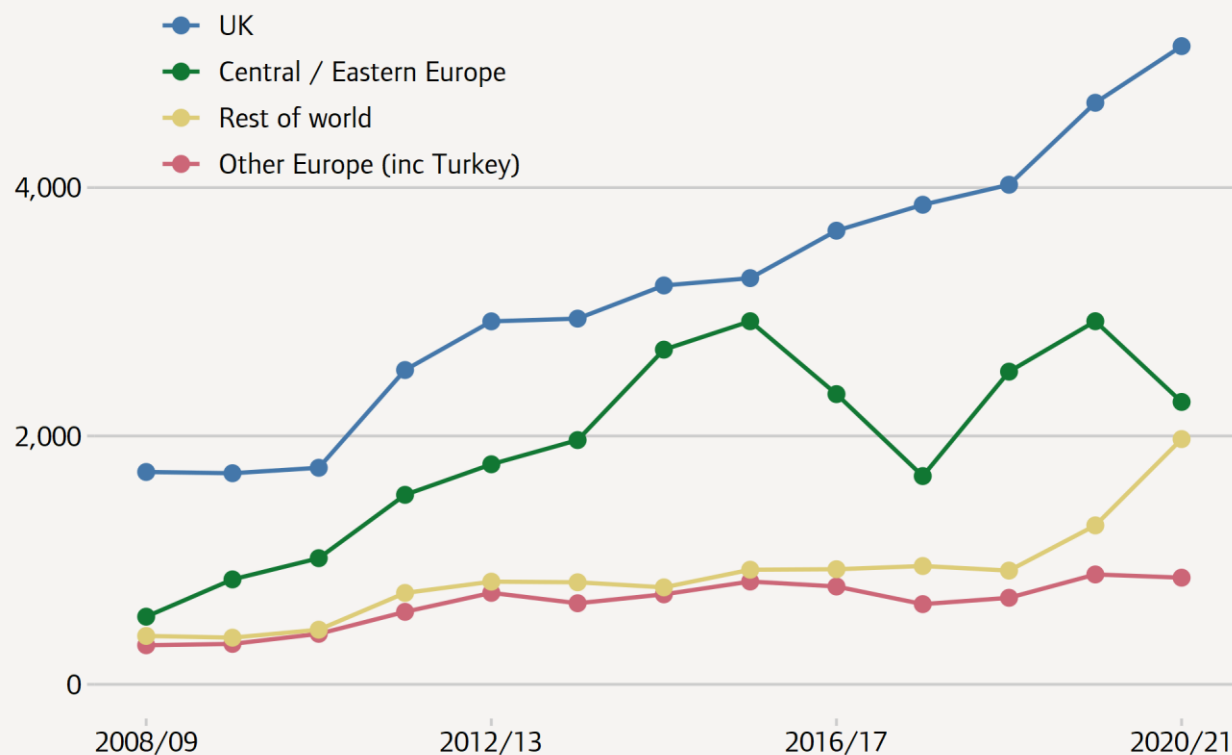
CHAIN quarterly rough sleeping reports 2019 to 2021.

- In the second quarter of 2021 outreach teams recorded 1,177 people sleeping rough in London for the first time, down 36% from pre-lockdown figures. This figure peaked at 2,680 in Q2 2020, immediately after the first national lockdown was announced.
- The majority of new rough sleepers only spent one night sleeping rough, including during the height of lockdown measures. Schemes such as the Covid-19 emergency rough sleeper accommodation programmes run by the GLA and London boroughs helped to reduce the numbers of rough sleepers, particularly in early and mid-2020.
- Numbers of people recorded sleeping rough for two nights but not considered to be living on the streets also peaked in Q2 2020 but has now fallen below pre-pandemic levels.
- By contrast, the number of rough sleepers who have joined the population living on the streets has stayed relatively steady throughout the pandemic.



4.4 The number of UK nationals seen sleeping rough increased by 10% in 2020/21 compared to 2019/20 and, most notably, the number of rough sleepers who are nationals of African countries rose by 72%

**Nationality of people seen sleeping rough in London, 2008/09 to 2020/21**

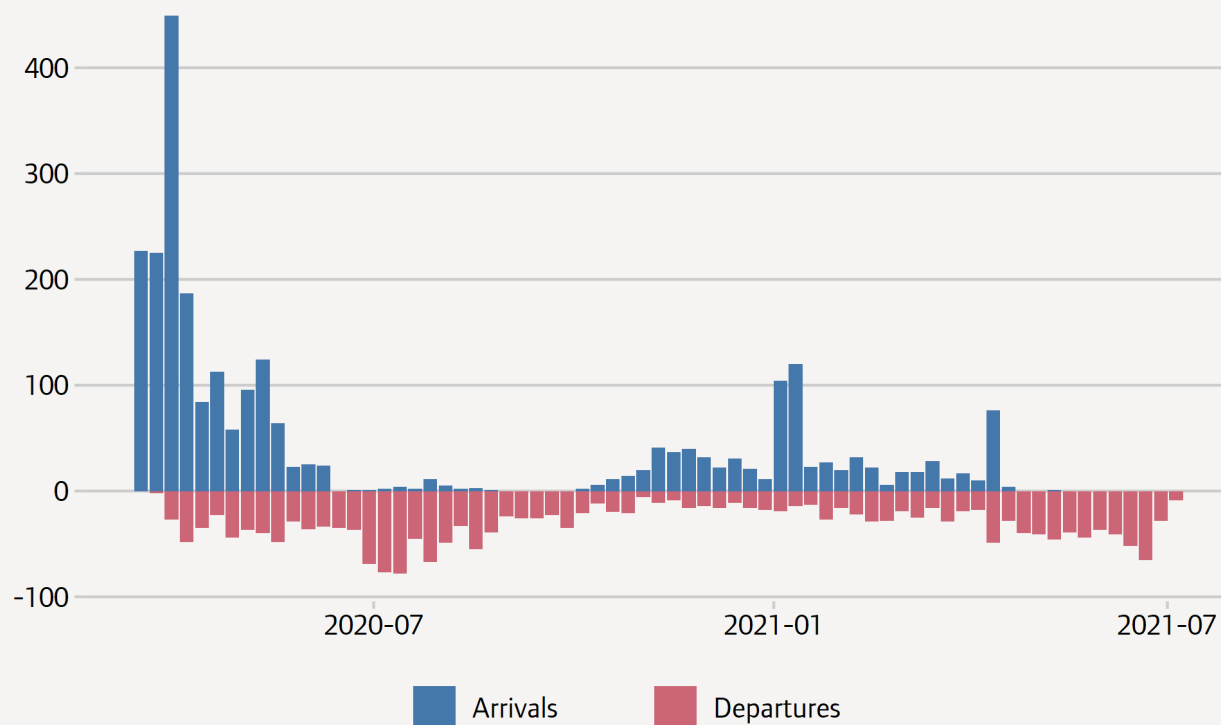


CHAIN annual reports, 2008/09 to 2020/21.

- The nationality profile of rough sleepers in London remains diverse, with a people of 129 different nationalities seen sleeping rough during 2020/21. UK nationals accounted for 5,139 of those seen sleeping rough in London in 2020/21, 47% of the total. This proportion is similar to the previous two years.
- The share of people from Central or Eastern European countries among those seen sleeping rough fell over the past year to 21%, down from 27% in 2019/20. There was also a fall in the number of people seen sleeping rough whose area of origin was not known, from 954 in 2019/20 to 771 in 2020/21.
- There were notable increases in people from the rest of the world seen rough sleeping, including people from Africa, Asia, the Americas and Australasia. The increase in the number of people who are nationals of an African country who were seen rough sleeping was particularly stark, as it rose by 72% to 1,118 in 2020/21.

4.5 Since March 2020 around 2,560 homeless people have stayed in emergency hotel accommodation arranged by the GLA in response to the pandemic; as of July 2021 there were 430 people still in these hotels and receiving advice and support

**Arrivals to and departures from the GLA Covid-19 emergency rough sleeper accommodation programme by week, March 2020 to July 2021**

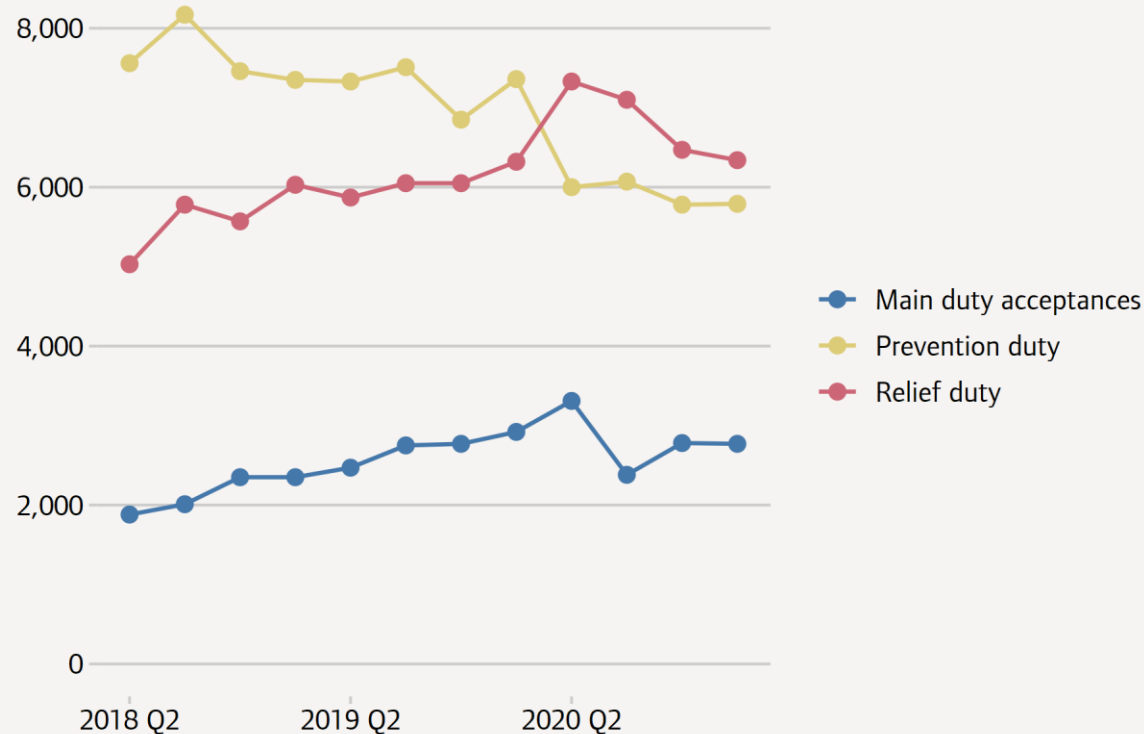


GLA CHORUS data.

- In mid-March 2020, the GLA began an emergency programme to block-book hotel accommodation for homeless people who would otherwise have been at severe risk of Coronavirus infection from living in shared shelters or on the streets. London boroughs also launched their own emergency accommodation programme, which is not captured here.
- By the end of March 2020 over 900 people had moved into GLA hotel accommodation, after which point new arrivals continued at a slower rate, and a steady stream of departures began as a result of the specialist support provided. Departures were to a range of destinations including the private rented sector, temporary self-contained accommodation and supported housing.
- Arrivals increased again during winter 2020/21 until April 2021, when the emergency response transitioned to a 'recovery' phase as restrictions eased and pre-pandemic services began to re-open.

4.6 The pandemic led to a shift in the patterns of homelessness assessments by local authorities, with fewer households requiring support to prevent them becoming homeless and more who had already become homeless needing help to secure accommodation

**Households owed a prevention or relief duty and accepted as statutorily homeless in London, 2018 Q2 to 2021 Q1**

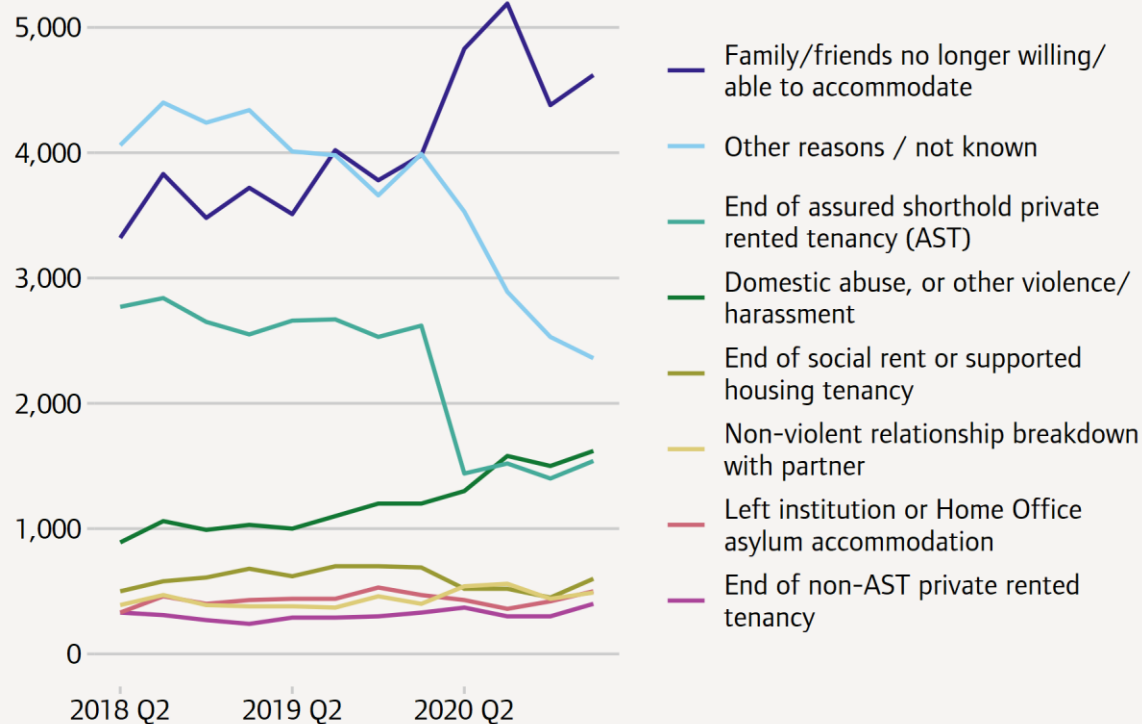


MHCLG live tables A1 and MD1, from the collection ‘Statutory homelessness in England’.

- The Homelessness Reduction Act came into force in 2018, creating new prevention and relief duties for local authorities. Under the Act, a prevention duty is owed to households threatened with homelessness within 56 days and a relief duty is owed to households that are already homeless and require help to secure accommodation. The relief duty lasts 56 days, after which a household can be accepted as statutorily homeless and owed a main homelessness duty.
- There were 12,130 households assessed as owed a new prevention or relief duty in London in 2021 Q1, including 5,790 prevention and 6,340 relief duties. The number of households owed a prevention duty has fallen since the onset of the pandemic while the number already homeless and owed a relief duty has risen.
- There were 2,770 households accepted as statutorily homeless by London boroughs in Q1 2021. This figure increased during the early part of the pandemic but fell back in the second half of 2020.

4.7 During the pandemic there was a fall in the number of households becoming homeless due to the end of a private sector tenancy, but an increase in the number becoming homeless because family or friends were no longer willing to accommodate them

**Households in London assessed as owed a homelessness prevention or relief duty, by reason for loss of last settled home, 2018 Q2 to 2021 Q1**

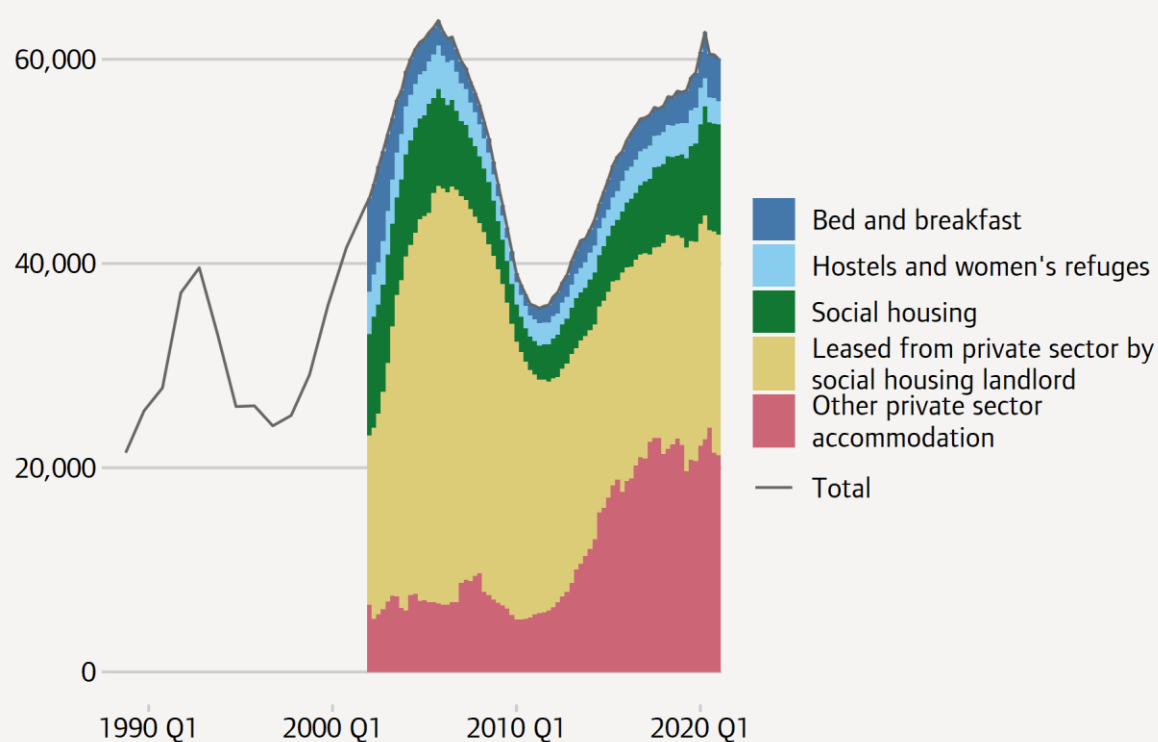


MHCLG, Statutory Homelessness Statistics.

- When assisting homeless households, local authorities record the reason the household became homeless. Under the new Homelessness Reduction Act reporting, this information is also recorded for all households who are owed a new prevention or relief duty.
- The most commonly recorded reasons (apart from the 'unknown or other reasons' category) for becoming homeless are family and friends being no longer willing to accommodate the household and the end of a private sector Assured Shorthold Tenancy (AST).
- The introduction of a ban on evictions at the onset of the pandemic led to a sharp fall in the number of households in London becoming homeless due to the end of an AST, but at the same time a sharp increase in the number losing homes due to family and friends being no longer willing to accommodate them. There has also been a steady increase over time in households becoming homeless due to domestic abuse or other violence or harassment.

4.8 In March 2021 there were just over 60,000 homeless households living in temporary accommodation arranged by London boroughs, including 84,310 children

**Homeless households placed in temporary accommodation by London boroughs by type of accommodation, 1988 to 2021**



Compiled by GLA from: *Housing Finance Review 1995/96*; *UK Housing Review 2004/05*; *MHCLG live tables 775 and TA1*.

- At the end of March 2021, there were 60,010 homeless households in temporary accommodation arranged by London boroughs, down from 62,650 in June 2020 but still not far below the peak of 63,800 recorded in 2005. 41,510 of the households accommodated in March 2021 had children, with a total of 84,310 children between them.
- 21,470 of the households in temporary accommodation arranged by London boroughs, or 36% of the total, were placed outside their home borough.
- The number of households in bed and breakfast accommodation (4,120) is up 17% from March 2020. 21,580 homeless households were living in accommodation leased from private sector by a social housing landlord, and a further 21,220 were in some other form of private sector accommodation. 10,830 were being temporarily accommodated in social housing, the highest figure since 2002.

- 4.9 Before the pandemic the rate of overcrowding was already far higher in London than in the rest of England and appears to have increased sharply towards the end of 2020

**Proportion of households overcrowded (according to the bedroom standard) in 2018/19 and late 2020 in London and rest of England**

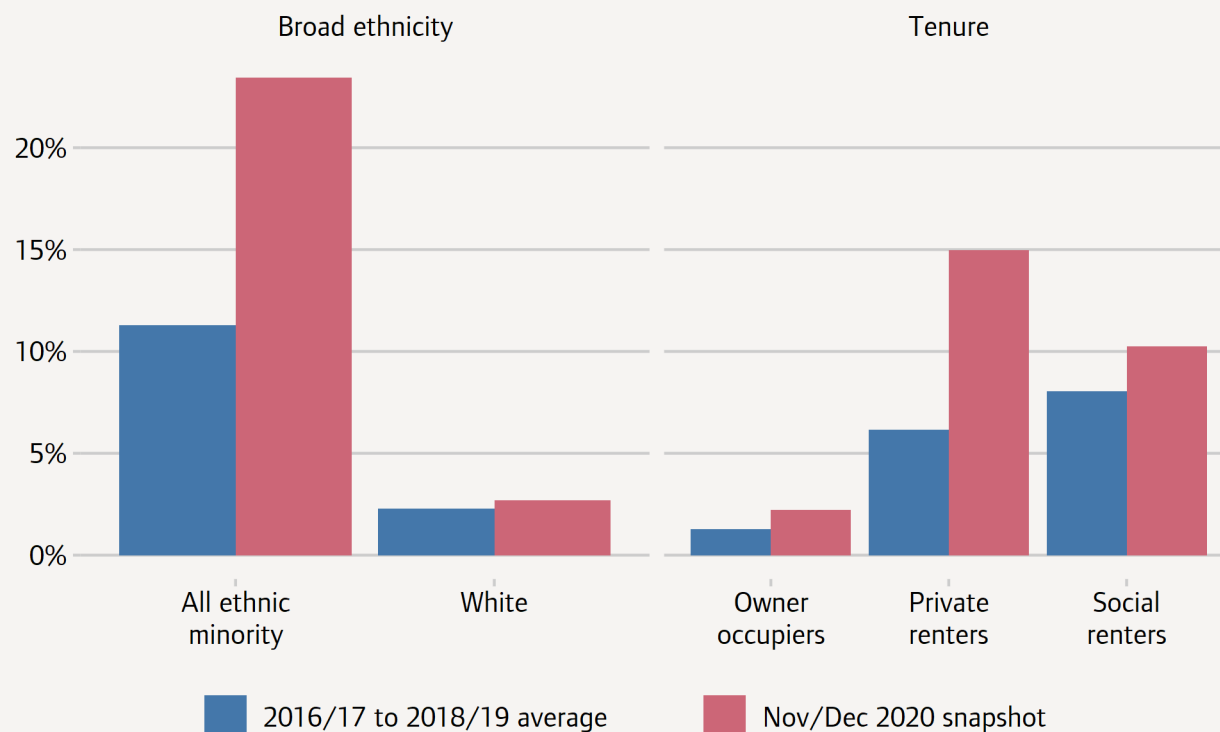


- According to the latest official figures from the English Housing Survey 8.3% of households in London were overcrowded in 2018/19 (using a three-year rolling average), similar to the recent peak of 8.4% in 2010/11.
- Across England as a whole an estimated 3.4% of households were overcrowded in 2018/19.
- MHCLG published a flash estimate of overcrowding levels in November-December 2020 as part of an analysis of the impacts of the pandemic. According to this estimate, there had been a sharp increase in overcrowding in London to 14.5% of all households. No breakdown by tenure or ethnicity was available for London.
- There was also a sharp increase reported across England as a whole, from 3.4% to 5.7%.

2016/17 to 2018/19 data from the Survey of English Housing and English Housing Survey data. Nov-Dec 2020 data from the MHCLG Household Resilience Study. 2006 definition of bedroom standard used.

4.10 National data indicates that the increase in overcrowding seen in 2020 was concentrated mainly among private renters and Black, Asian and ethnic minority households

**Proportion of households in England overcrowded in 2018/19 and late 2020 by ethnicity and by tenure**

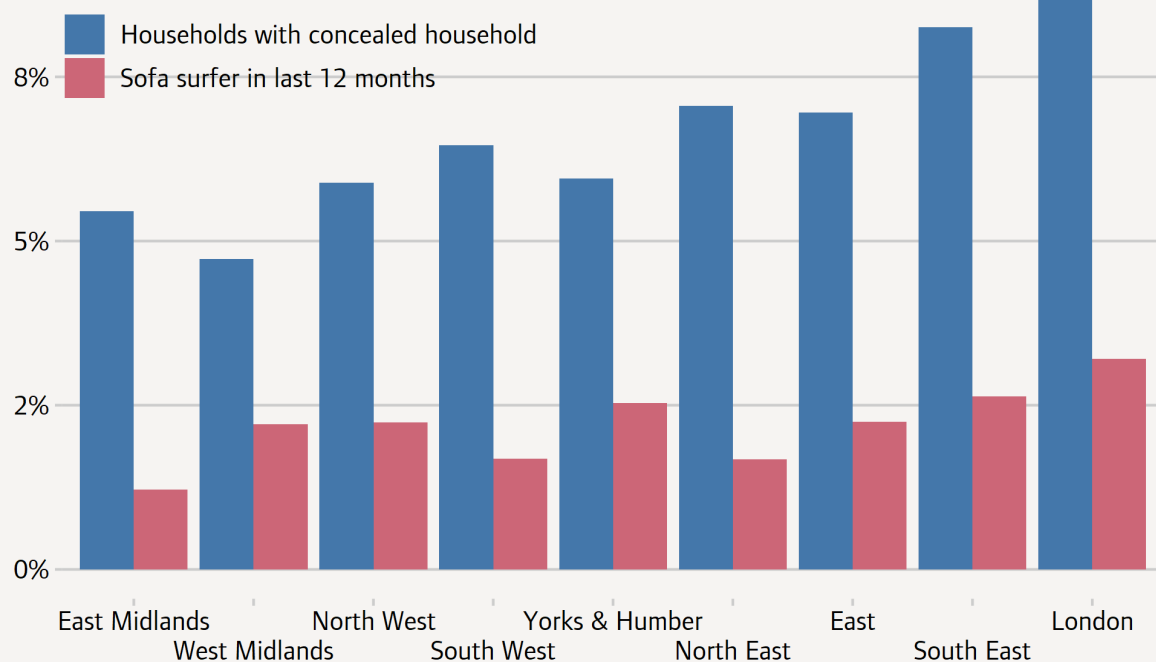


- Due to the relatively small survey sample used for MHCLG’s flash survey in late 2020, there is no breakdown of the results available at London level between different tenures or ethnic groups.
- However, the national results indicate that the sharp increase in overcrowding seen in 2020 exacerbated pre-existing inequalities. The proportion of White households who were overcrowded increased from 2.3% to 2.7%, but the overcrowding rate for Black, Asian or other ethnic minority households doubled from 11.3% to 23.4%.
- Similarly, there was a relatively small increase in the estimated overcrowding rate among owner occupiers, who were already far less likely to be overcrowded (from 1.3% to 2.2%), while the overcrowding rate among private renters more than doubled from 6.2% to 15%. Among social renters the overcrowding rate rose from 8% to 10.2%.

2016/17 to 2018/19 data from the Survey of English Housing and English Housing Survey data. Nov-Dec 2020 data from the MHCLG Household Resilience Study. 2006 definition of bedroom standard used.

4.11 Compared to other English regions, London has the highest rates of both ‘sofa surfers’ and concealed households, two largely ‘invisible’ categories of housing need

**Proportion of households containing 'sofa surfers' and concealed households by region, 2018/19**



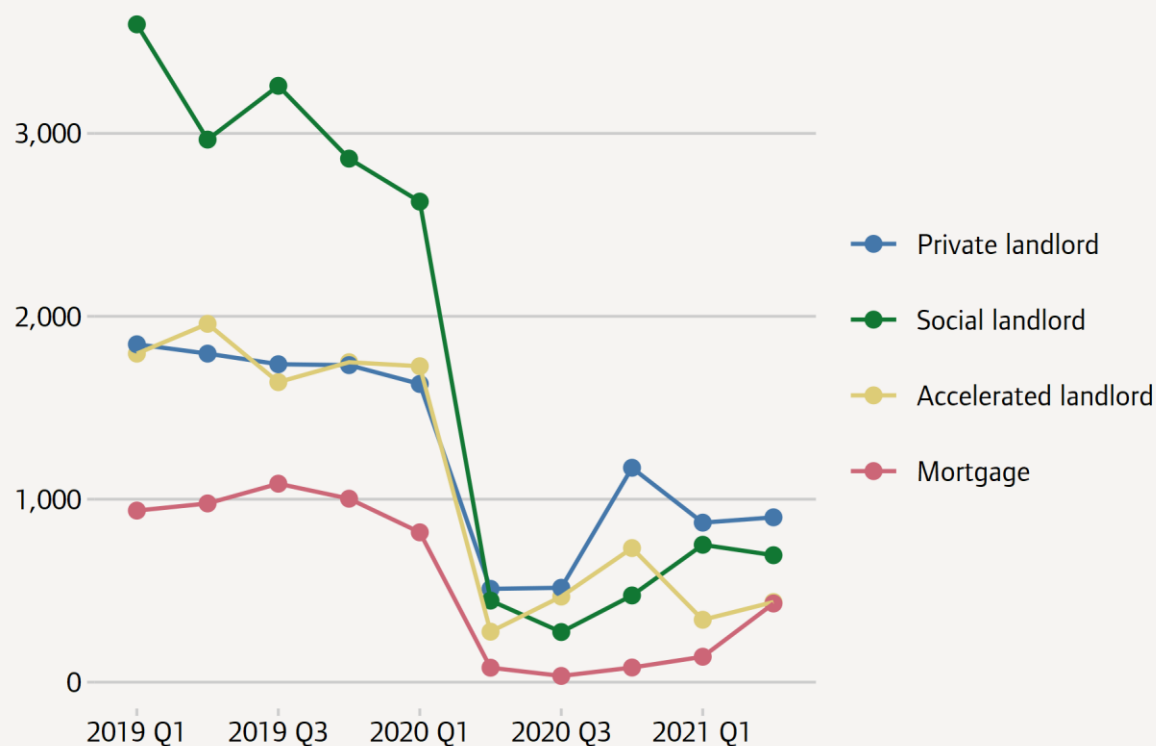
*MHCLG (2020), 2018-19 English Housing Survey: Sofa surfing and concealed households. Concealed households are those with at least one additional adult who wants to buy or rent but can't afford to. A household is said to have a 'sofa surfer' if they have had someone living with them who was not a permanent member of the household and would otherwise be homeless.*

- MHCLG statistics indicate that in 2018/19 there were around 113,000 households in London (3% of the total) who reported having a so-called 'sofa surfer' living with them in the last year, that is someone who would otherwise be homeless. At the national level, sofa surfing was more common in social and private rented households than among homeowners.
- Separately, there were around 315,000 households in London (9% of the total) containing an adult who would prefer to buy or rent their own accommodation but cannot afford to do so. Most of these 'concealed households' consisted of single people under the age of 35, and they were more likely to be found among owner occupying and social renting households than private renters.
- Rates of both sofa surfing and concealed households were higher in London than in any other region.



4.12 The number of claims for mortgage and landlord repossessions fell sharply in London during the early pandemic period, but is showing signs of picking up again

**Mortgage and landlord possession claims in London, 2019 Q1 to 2021 Q2**

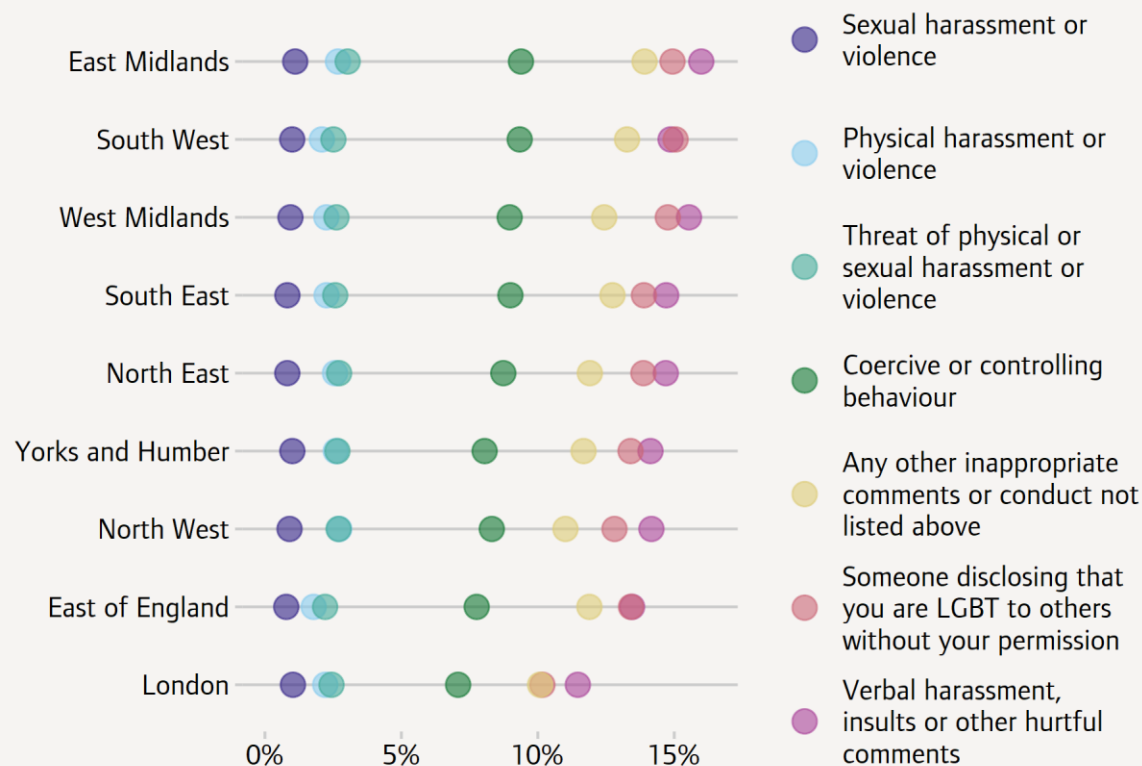


- As a result of Financial Conduct Authority announcements and the passing of the Coronavirus Act in March 2020, mortgage and landlord repossession claims fell sharply in London courts (as in other regions) in Q2 of 2020.
- There were just 80 mortgage possession claims between March and June 2020 compared to 980 in Q2 2019, but by Q2 2021 the figure had risen to 430.
- Across the three categories of landlord possession claims (social landlords, private landlords and the 'accelerated landlord' procedure, which mostly covers private landlords) the number of claims fell from 6,720 in Q2 2019 to 1,230 in Q2 2020, before increasing slightly to 2,030 in Q2 2021.
- As was the case before the pandemic, it is likely that some claims will not end up resulting in actual possessions.

Ministry of Justice, Possession Statistics.

4.13 A quarter of LGBTQ+ Londoners surveyed in 2017 said that in the last year they had experience harassment, threats or some other unwanted behaviour linked to their gender or sexual identity from someone they lived with

**Proportion of LGBTQ+ people who experienced incidents relating to gender or sexuality at home in the last 12 months, by region**



- 25% of LGBTQ+ Londoners who responded to the 2017 National LGBT Survey reported that they had experienced harassment, threats or some other unwanted behaviour linked to their gender or sexual identity from someone they lived with in the last 12 months.
- The most commonly reported incidents were verbal harassment, insults or other hurtful comments, or someone disclosing their LGBTQ+ status to others without their permission. 2% of LGBTQ+ Londoners said they had experienced physical harassment or violence at home in the last 12 months, and 1% said they had experienced sexual harassment or violence.
- Generally the rates of reported incidents are lower in London than elsewhere, but this may be driven at least in part by differences in the profile of LGBTQ+ people by region - for example, according to the survey LGBTQ+ people in London tend to be older on average than those in other regions..

Government Equalities Office, 2017 National LGBT Survey.

## 5. Mobility and decent homes

Londoners who said they had moved or planned to move as a result of the pandemic were more likely than those in the rest of the country to cite affordability problems as the main reason for moving (5.1), and Inner London had the highest rates of pandemic-related moves in the country (5.2). Londoners from different ethnic groups tend to cite similar reasons for moving house, but there are some notable differences between groups (5.3). The pandemic caused severe disruption to London's rental market: the supply of rooms in flatshares rose sharply while demand from potential flatsharers plummeted, but since the start of 2021 the market has been moving rapidly back towards scarcity (5.4).

The number of households moving into social housing each year in London has fallen by over two thirds since the mid-1990s (5.5). The Mayor's Housing Moves scheme is aimed at increasing the mobility of social housing tenants in London, and it enabled 141 households to move between boroughs in 2020/21 (5.6). Around 2,450 social rented homes in London have been freed up through the Seaside and Country Homes scheme since 2007/08 (5.7).

The Decent Homes Standard is a measure of whether homes provide sufficiently modern, warm and safe conditions, and the proportion of 'non-decent' homes in London has fallen in each tenure since 2006, but most of the improvement came in the first five years of this period (5.8). The estimated number of affordable rented homes in London below the Decent Homes Standard has fallen from 260,290 in 2005 to 44,570 in 2020 (5.9). Londoners of Asian ethnicity are more likely to live in homes that fail to meet the Decent Homes Standard, while Black Londoners are more likely to have damp problems in their homes (5.10).

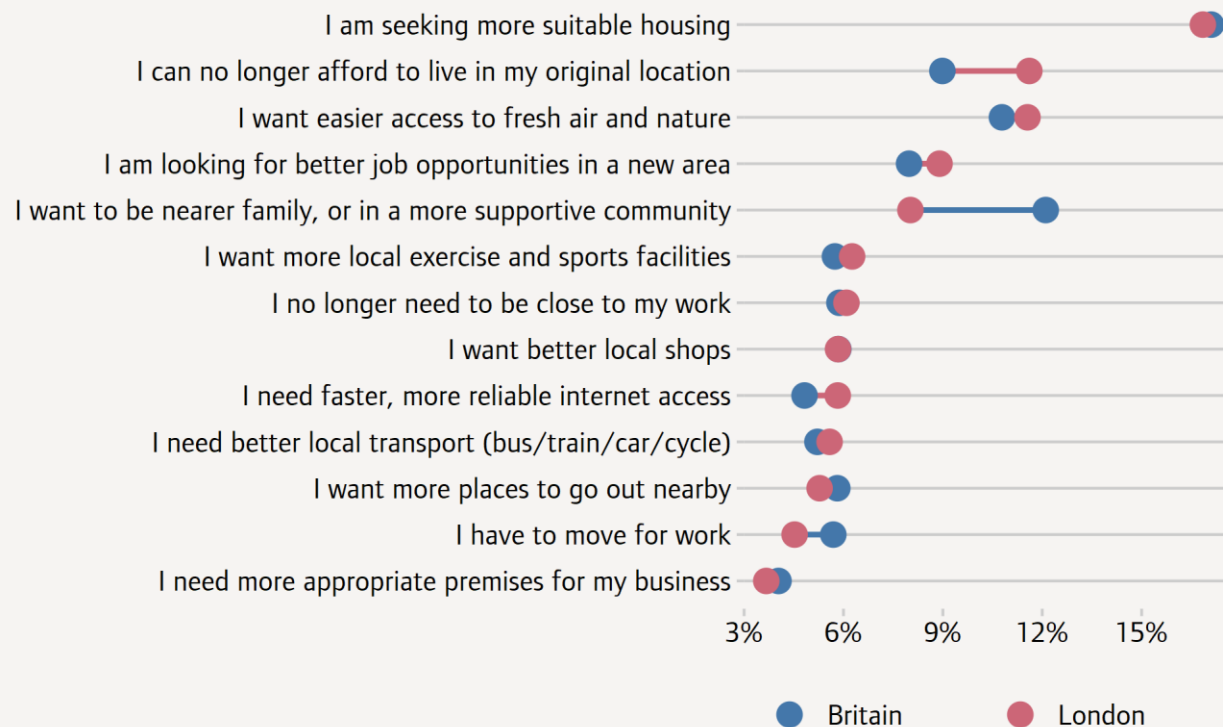
Another aspect of housing conditions is whether the home is 'visitable' by people with mobility difficulties. The vast majority of homes built before 1980 lack all of the features required to make a home 'visitable' (5.11), while around a quarter of households headed by someone aged 45 or above live in homes that are similarly unsuited to visits from those with mobility difficulties (5.12).

In the aftermath of the Grenfell Tower fire, funding has been made available for the remediation of unsafe cladding. As of mid-2021, remediation works had been completed on 137 of the 245 high-rise housing blocks identified in London with aluminium composite material (ACM) cladding systems unlikely to meet Building Regulations (5.13). 901 buildings in London are using waking watch schemes as part of their building safety measures, including 144 buildings in Tower Hamlets alone (5.14).

Per capita greenhouse gas emissions from domestic energy use have fallen by around half in London since 2000 (5.15). The proportion of private rented homes with energy efficiency ratings below Band C varies from less than 10% in some London neighbourhoods to around 85% in others (5.16). The energy efficiency of new dwellings in London far out-performs existing dwellings, but few of them achieve the highest rating (5.17). Progress in improving the energy efficiency of existing homes has picked up again after slowing in recent years (5.18). 10.1% of households in London were estimated to be living in fuel poverty in 2019, down from 11.4% in 2018 and similar to the national average (5.19).

5.1 Londoners who said they had moved or planned to move as a result of the pandemic were more likely than those in the rest of the country to cite affordability problems as the main reason for moving

**Main reason given by people who have recently moved or are considering moving for reasons relating to the pandemic, London and Britain 2020**

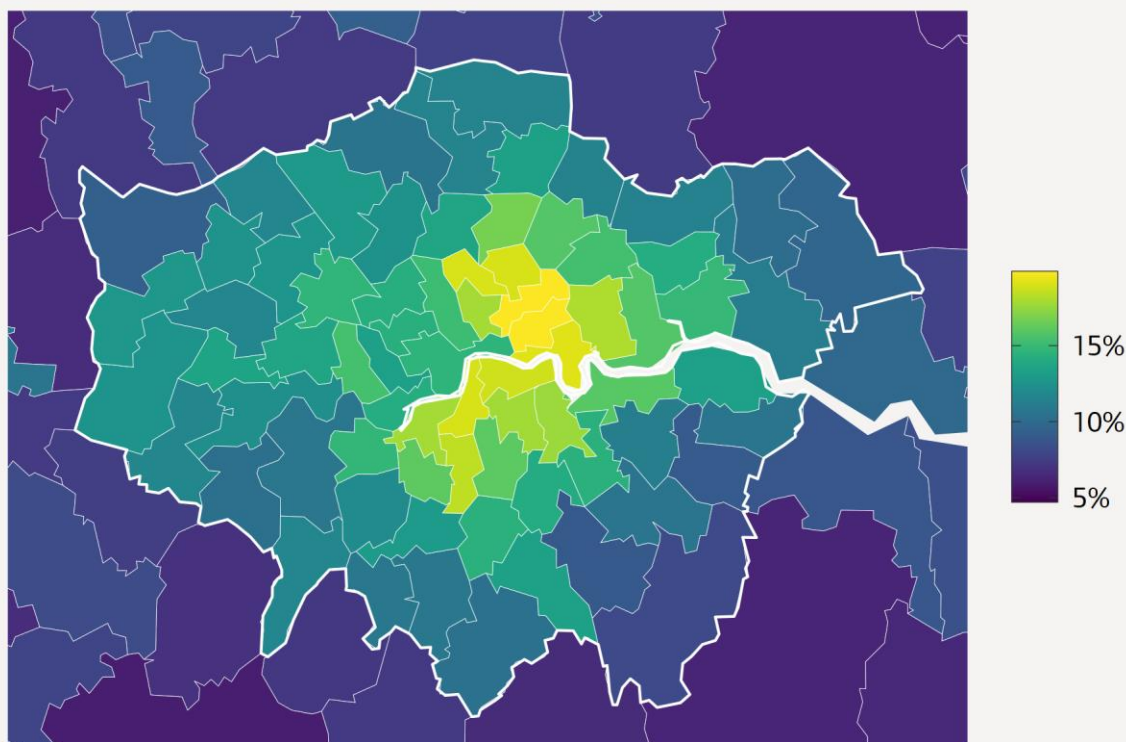


- Among adults interviewed in late 2020, 8% of Londoners said they had recently moved house for reasons linked to the pandemic, 9% that they planned to and another 11% that they were thinking about doing so. These figures compared to 5%, 5% and 6% respectively for adults across Britain as a whole.
- Of the 17% of London adults who said they had either moved or planned to move for pandemic-related reasons, 17% said the move was about seeking more suitable housing, similar to the national average.
- A notably higher share of Londoners said their move was because they could no longer afford to live in their original location, while a lower share of Londoners said the move was about wanting to be nearer family or in a more supportive community.

Focaldata survey for Demos, December 2020.

5.2 The estimated proportion of people who said they had moved or planned to move as a result of the pandemic was highest in Inner London

**Proportion of adults who moved or plan to as a result of the pandemic by constituency, 2020**

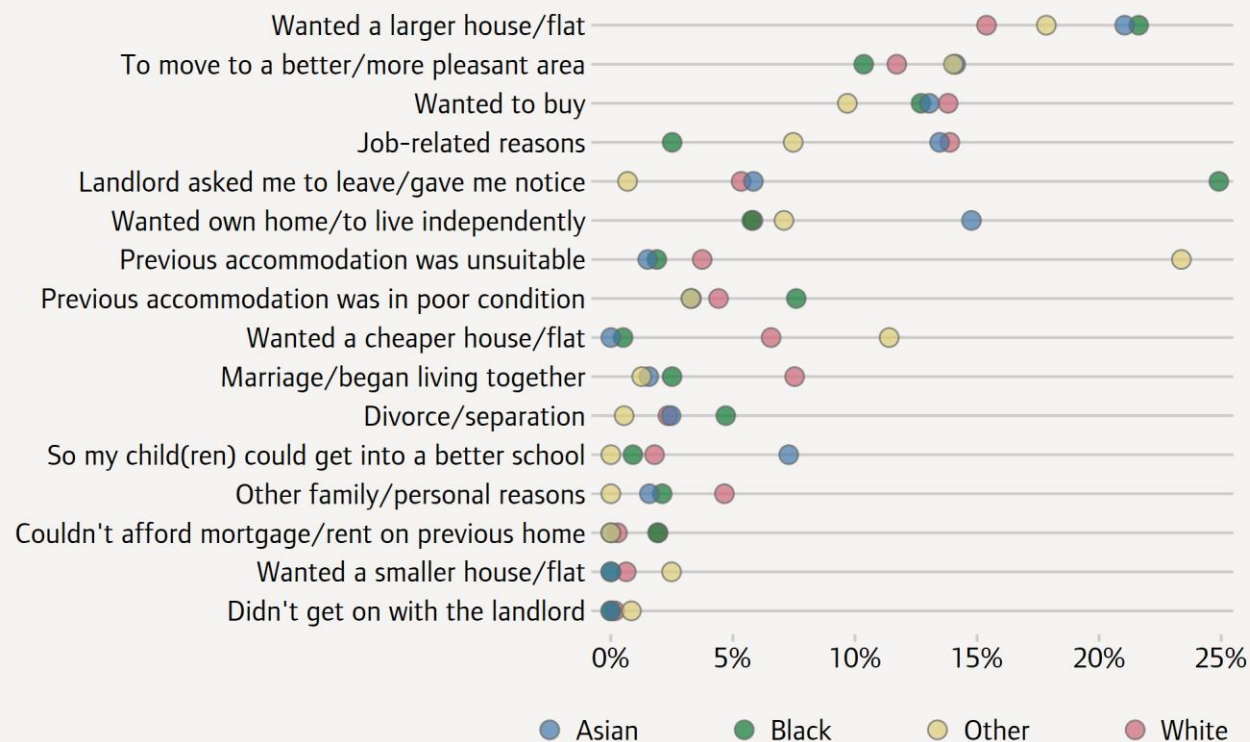


*Modelled constituency-level results from Demos (2021), Everyday Places.*

- Based on a survey of 20,000 adults around the country, Demos produced modelled constituency-level estimates of the proportion of adults who said they had moved or that they planned to move as a result of the pandemic.
- According to these figures, the highest proportions of moves were reported by adults in Inner London, particularly in the East End, where nearly 20% of adults said they had either moved or were planning to as a result of the pandemic.
- Reported moves were much lower in Outer London and lower still outside London. Out of constituencies outside London, the highest reported rate of moves was in Bristol West at 16%, while the lowest rates of around 5% were reported in various rural constituencies such as North Norfolk and New Forest West.
- Some of the variation between places is likely to be driven by demographic differences, as at the national level younger people were much more likely to report pandemic-related moves.

5.3 Londoners from different ethnic groups tend to cite similar reasons for moving house, but there are some notable differences between groups

**Reasons for recent moves by ethnicity of household reference person, London 2014 to 2018**

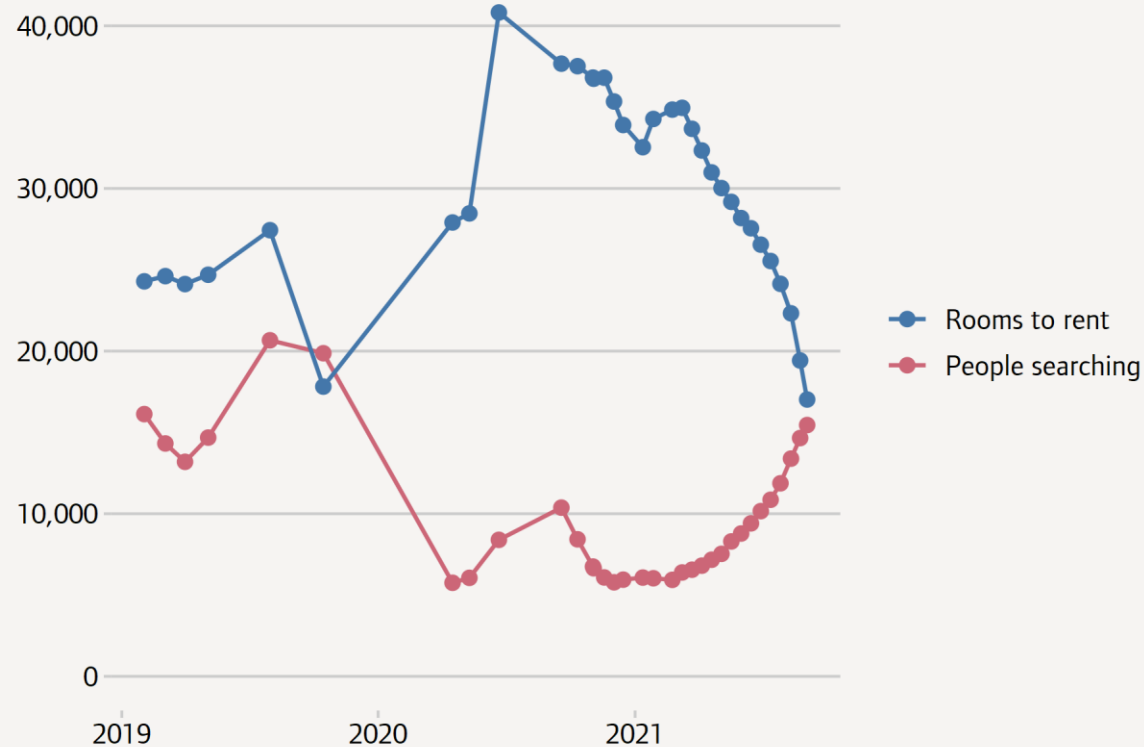


- The English Housing Survey asks households who moved recently what the main reason for the move was.
- For White and Asian households, the most common reason given for moving was wanting to move a larger home, but this was also frequently raised by Black households and those from other ethnic backgrounds.
- Other reasons often raised by all groups included wanting to move to a better/more pleasant area and wanting to buy a home.
- One key difference was that Black households in London were far more likely than other groups to say that their landlord asked them to leave their previous home and were also less likely to say they had moved house for job related reasons.

GLA analysis of English Housing Survey, 2014 to 2018.

5.4 In 2020 the supply of rooms in London flatshares rose sharply while demand from potential flatshares plummeted, but since the start of 2021 the market has been moving rapidly back towards scarcity

**Supply of and demand for rooms in flatshares in London on SpareRoom**

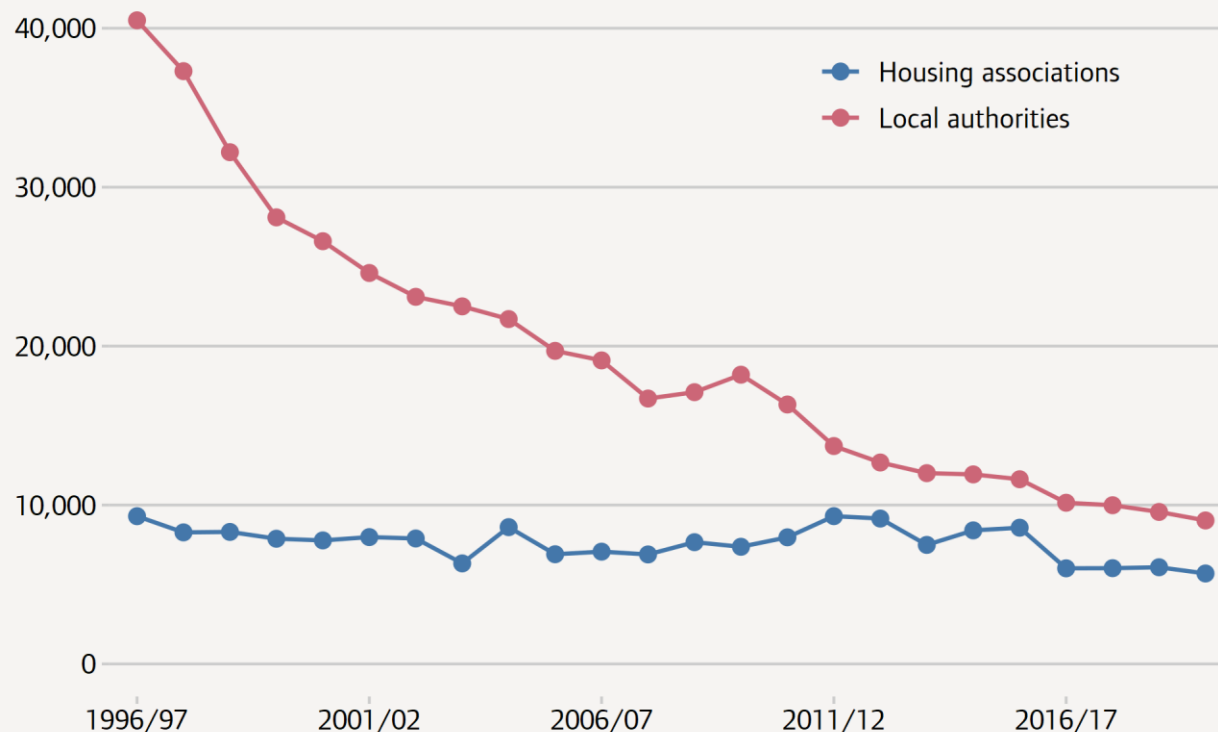


Data gathered from <https://www.spareroom.co.uk/flatshare-house-share/uk/> and from archived versions of the page via the Internet Archive for before November 2020.

- Flatsharing is an important part of London's rental market, and one indicator of the balance between supply and demand in this sector is given by the number of rooms advertised as available and the number of flatshares registered as looking for rooms on the website SpareRoom.
- According to data gathered through GLA monitoring, the supply of rooms to rent in London comfortably exceeded demand from people looking for rooms throughout most of 2019, but this oversupply had largely disappeared by the end of the year as the rental market tightened.
- The onset of the pandemic brought a dramatic change in terms of both higher supply and lower demand, but since the start of 2021 this shift has been rapidly reversing, with demand growing again and supply falling even more quickly. At the time of writing the supply and demand trends are on course to meet again in early September 2021.

5.5 The number of households moving into social housing each year in London has fallen by over two thirds since the mid-1990s

**Lettings to new tenants in London by local authorities and housing associations, 1996/97 to 2019/20**

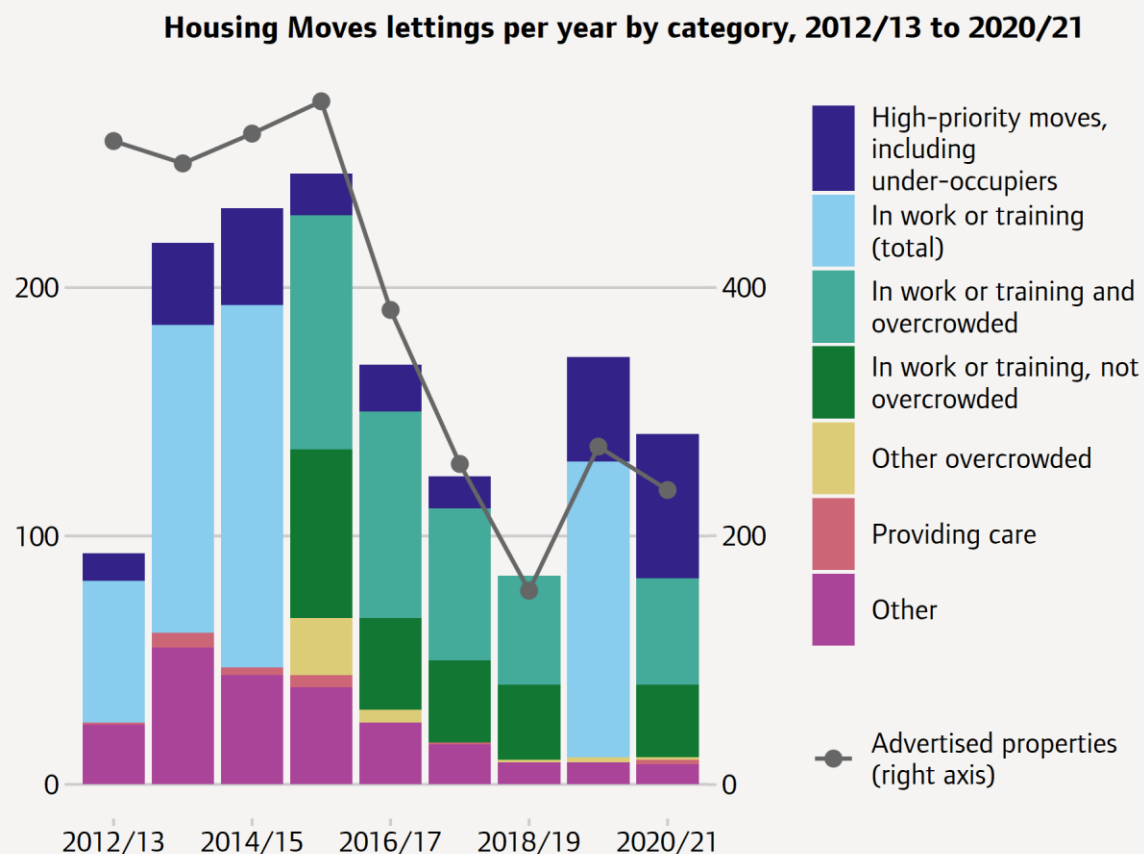


- In 2019/20 14,720 households new to social housing moved into council or housing association homes in London, a figure that has fallen from 49,800 in 1996/97.
- 9,030 of these lettings were to new council tenants and 5,690 to housing association tenants.
- Properties let to new tenants in 2019/20 made up 1.8% of the total social housing stock in London. The total number of local authority and housing association homes reached 789,783 in 2020, the highest number since 2002.
- The number of council lettings to new tenants has fallen from 40,500 in 1996/97, partly due to the shrinking of the council housing stock over the same period.
- The number of housing association lettings to new tenants fell from 9,300 over the same period, with a growing stock failing to compensate for a falling letting rate.

Compiled by GLA from UK Housing Review, various years; MHCLG social housing lettings data. Data is for tenants new to social housing.



5.6 The Mayor’s Housing Moves scheme enabled 141 social housing tenants to move between boroughs in 2020/21

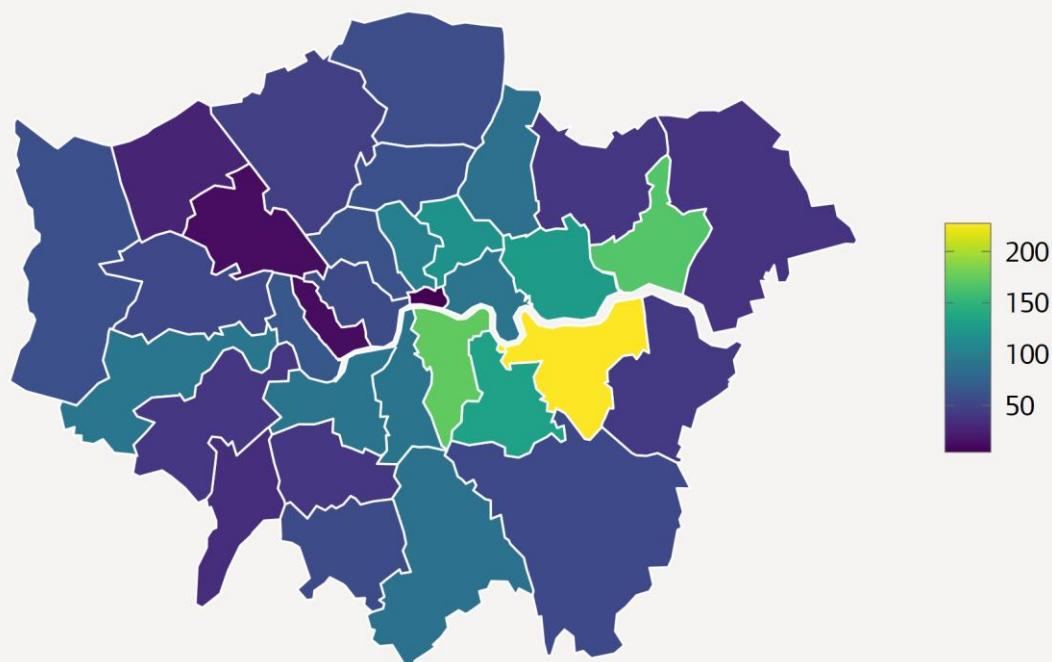


- The Mayor’s Housing Moves scheme offers social housing tenants in London the opportunity to move to suitable accommodation in another borough. The scheme enabled 141 social housing tenants to move between boroughs in 2020/21. The scheme was suspended between 23 March and 1 June 2020 due to the Covid-19 restrictions, resulting in fewer moves in 2020/21 (31 below the 2019/20 total).
- The scheme prioritises applicants who fall into certain categories. Households in work or training accounted for just over half of moves in 2020/21 (72 moves in total), of which around two thirds were overcrowded before they moved. Ten under-occupying households also moved.
- In 2019, two new pilot pathways were launched to give greater priority to former rough sleepers ready to move on from supported accommodation and to social housing tenants who needed to move due to domestic abuse. 46 of the moves in 2020/21 were made by applicants in these groups.

GLA, Housing Moves programme monitoring data. The service was closed due to Covid restrictions between 23 March and 1 June 2020.

5.7 Around 2,450 social rented homes in London have been freed up through the Seaside and Country Homes scheme since 2007/08

**Social rented homes freed up through Seaside and Country Homes moves by borough, 2007/08 to 2020/01**

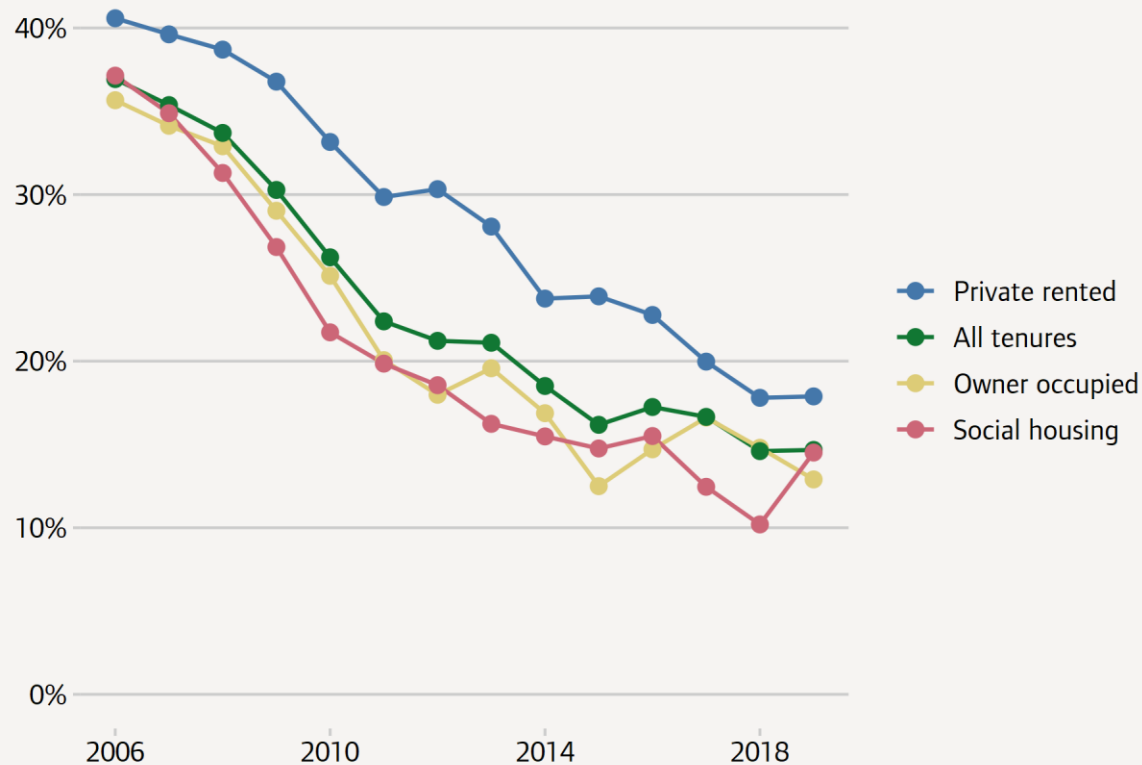


- Between 2007/08 and 2020/21 there were 2,448 social rented homes freed up in London after the tenants moved out through the Seaside and Country Homes scheme, which helps older council and housing association tenants in London move to a home outside London.
- The borough that has had the most homes freed up was Greenwich (227), followed by Southwark (173) and Barking and Dagenham (168). The City of London (with five), Brent (12) and Kensington and Chelsea (12) have had the fewest homes freed up.
- This scheme allowed 160 households to move to 15 different counties in 2020/21. Kent accommodated the highest number of movers this year, with 32 households relocating there. Essex, Suffolk and West Sussex were also popular locations for those moving out of London.

GLA, Seaside & Country Homes programme monitoring data.

5.8 While the proportion of ‘non-decent’ homes has fallen in each tenure since 2006, most of the improvement came in the first five years of this period

**Trend in non-decent homes in London as a share of the total by tenure, 2006 to 2019**

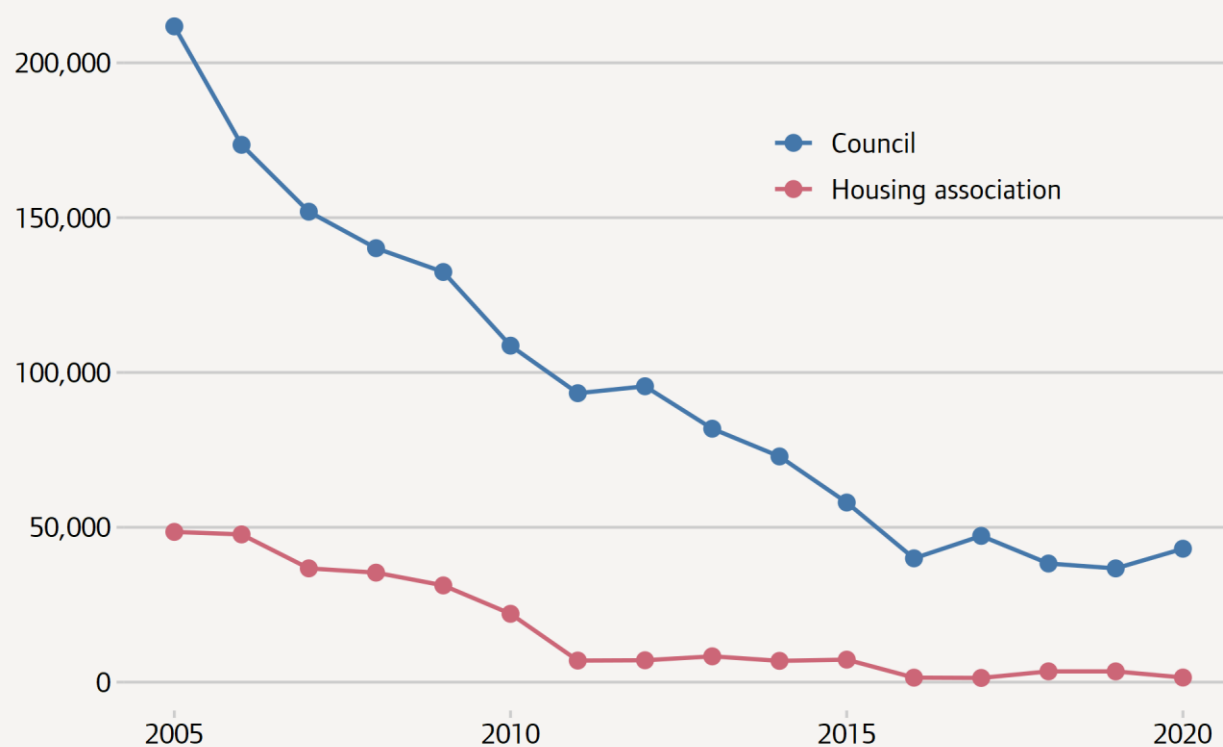


- The proportion of homes in London below the official Decent Homes Standard has fallen significantly in each tenure between 2006 and 2019; from 41% to 18% for privately rented homes, 37% to 15% for social rented homes, and 36% to 13% for owner occupied homes. Across all tenures, 37% of homes were below the standard in 2006 and 15% in 2019.
- However, in each tenure most of these improvements came between 2006 and 2010, when the overall figure fell from 37% to 22%.
- The higher proportion of homes below the standard in the private rented sector is likely to reflect in part the fact that there is a higher share of older homes in the sector.

MHCLG, English Housing Survey and English House Condition Survey.

5.9 The estimated number of affordable rented homes in London below the Decent Homes Standard has fallen from 260,290 in 2005 to 44,570 in 2020

**Trend in number of non-decent affordable homes in London by landlord type, 2005 to 2020**

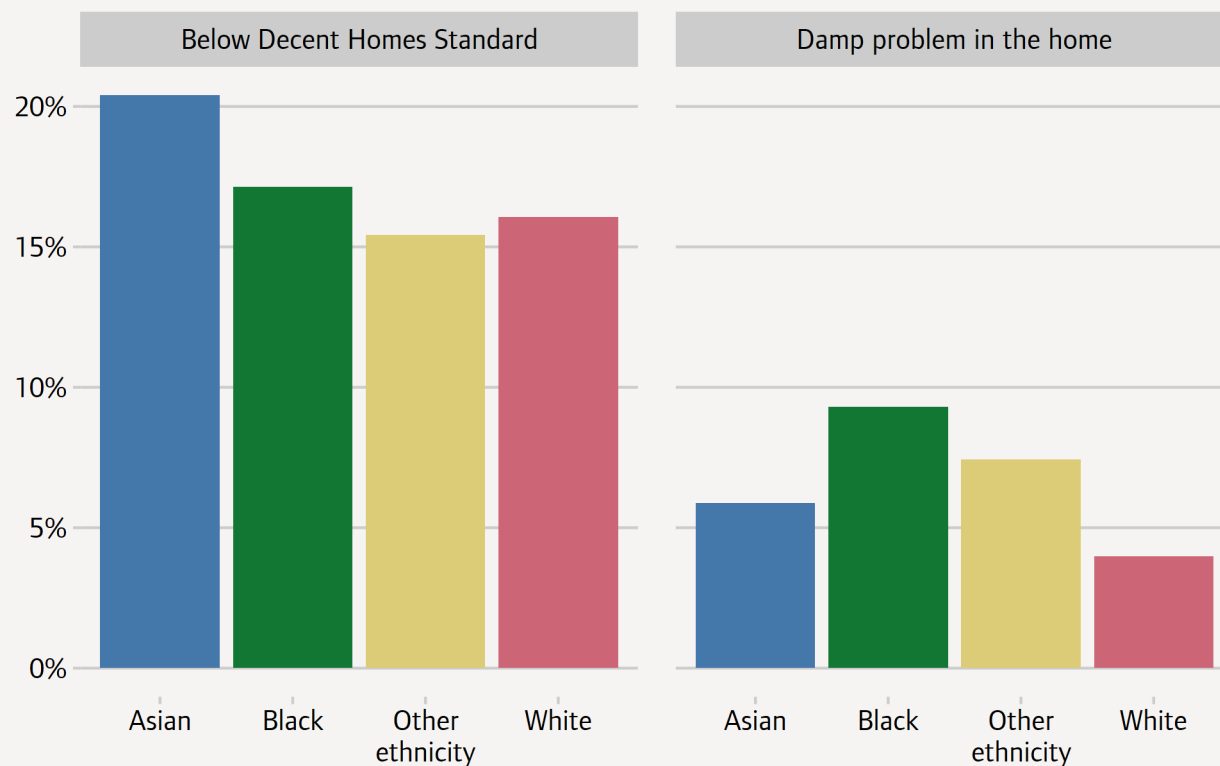


- In April 2020, there were estimated to be 44,570 council or housing association owned homes in London below the Decent Homes Standard. This is up 11% from 40,190 in 2019 and the highest number of homes below the standard recorded since 2017.
- Between 2005 and 2017, the number of non-decent housing association homes fell from 48,520 to 1,360, and in 2020 it sat just above that record low at 1,490. According to these figures, non-decent homes make up 0.4% of the total housing association stock in 2020.
- The number of non-decent council homes fell from 211,800 in 2005 to an all-time low of 36,730 in 2019, but then increased again to 43,090 in 2020. 11% of the total number of council homes were below the Decent Homes Standard in 2020, compared to 45% in 2005.

*Council data from Business Plan Statistical Appendix and Local Authority Housing Statistics data published by MHCLG; Housing association data from Regulatory Statistical Return data published by the TSA, and from Statistical Data Return published by the HCA.*

5.10 Londoners of Asian ethnicity are more likely than other groups to live in homes that fail to meet the Decent Homes Standard, while Black Londoners are more likely to have damp problems in their homes

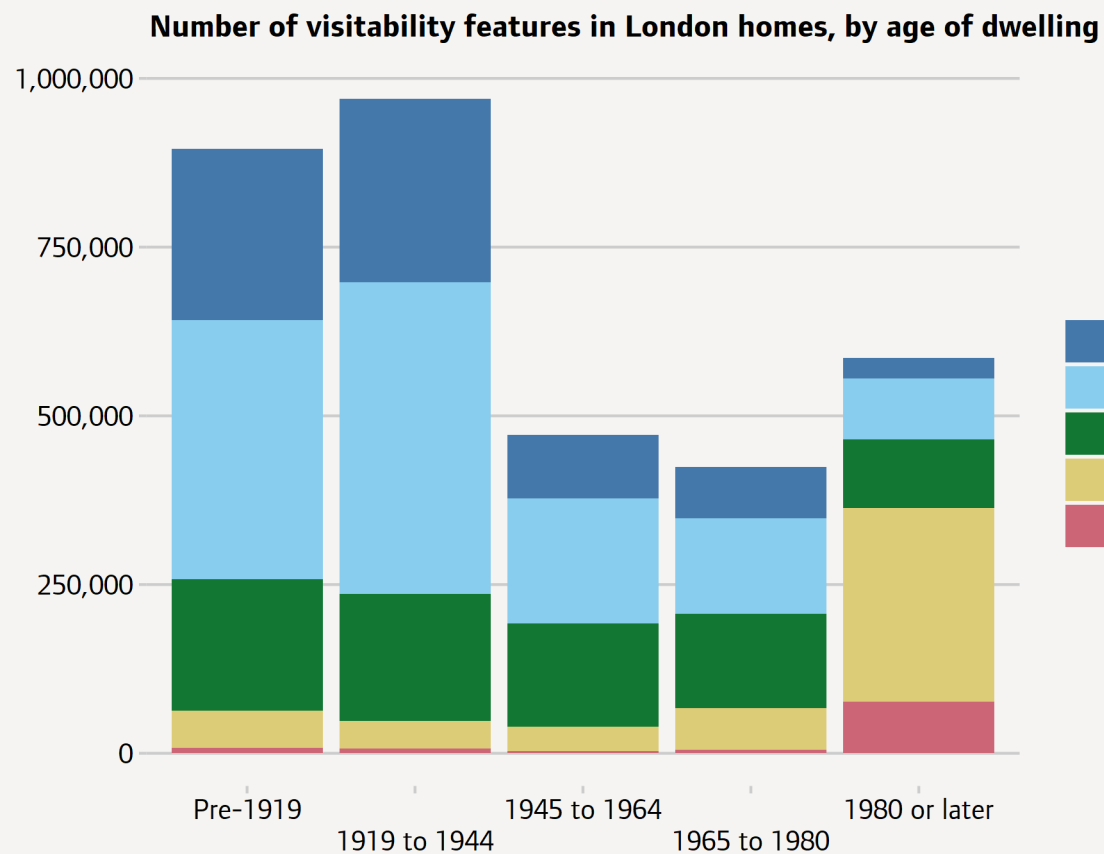
**Proportion of households in London in homes below the Decent Homes Standard or with damp problems, by ethnicity**



- The proportion of households living in homes that fail to meet the Decent Homes Standard is relatively consistent between ethnic groups, ranging from 20% of households of Asian ethnicity down to 15% of households from ethnic groups other than Asian, Black and White backgrounds.
- There are more pronounced differences between ethnic groups when it comes to the prevalence of damp problems in the home. 9% of Black households, 6% of Asian households and 7% of households from other ethnic minority groups report having damp problems at home, compared to 4% of White households.

GLA analysis of English Housing Survey 2015 and 2017.

5.11 The vast majority of homes built before 1980 lack all of the features required to make a home ‘visitable’ by people with mobility difficulties...

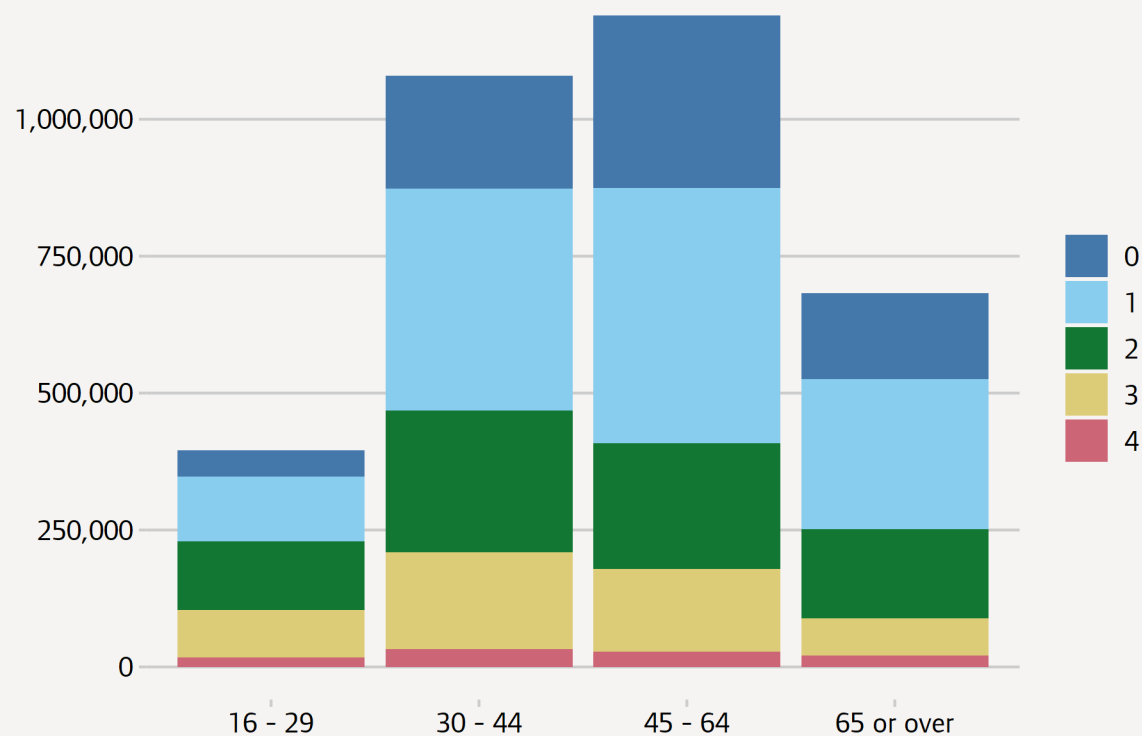


- There are four features defined in the English Housing Survey as necessary to make a dwelling 'visitable' by people with mobility difficulties. These are: level access (no steps between the gate/pavement and the front door); a flush threshold, with no obstruction higher than 15mm; sufficiently wide doors and circulation space; and a toilet at entrance level.
- Only 3% of all homes in London have all four features, but this varies by age, from 13% of homes built since 1980 to just 1% for all other homes.
- 28% of all homes built before 1919 have none of these features, making it much more challenging for people with mobility difficulties to visit, let alone to live there.

GLA analysis of English Housing Survey 2015 and 2017.

5.12 ... while around a quarter of households headed by someone aged 45 or above live in homes that are similarly unsuited to visits from those with mobility difficulties

**Number of visitability features in London homes, by age of household reference person**

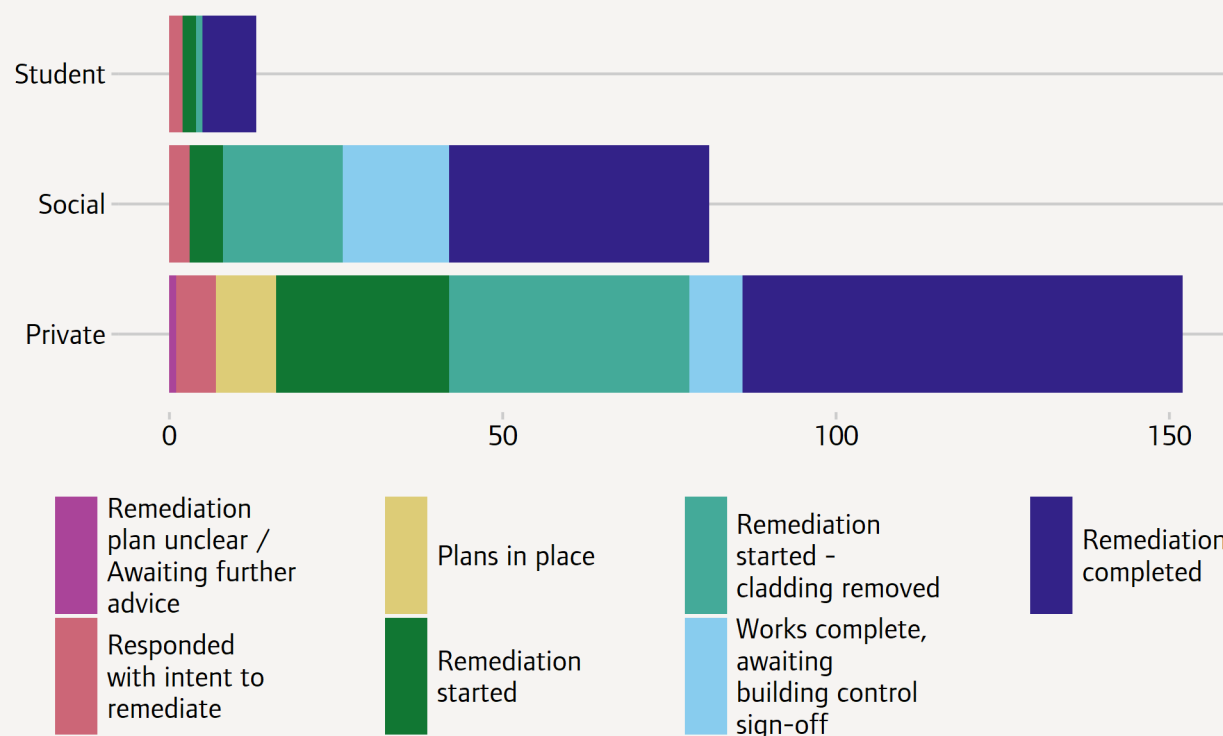


- As the previous chart showed, the majority of homes in London do not have all or even most of the features required to make a home 'visitable' by people with mobility difficulties.
- However, the challenge of ensuring accessibility is arguably even greater than it appears, as people in households headed by someone aged 45 or above are less likely than the average to live in homes with features that make them accessible to people with mobility difficulties. 26% of those in households headed by someone aged 45-64 and 23% of those headed by someone older live in homes with zero visitability features.

GLA analysis of English Housing Survey 2015 and 2017.

5.13 As of mid-2021, cladding remediation works had been completed on 137 of the 245 high-rise housing blocks identified in London with ACM cladding systems unlikely to meet Building Regulations

**Progress of remediation on high-rise residential buildings in London identified for removal of ACM cladding systems, June 2021**



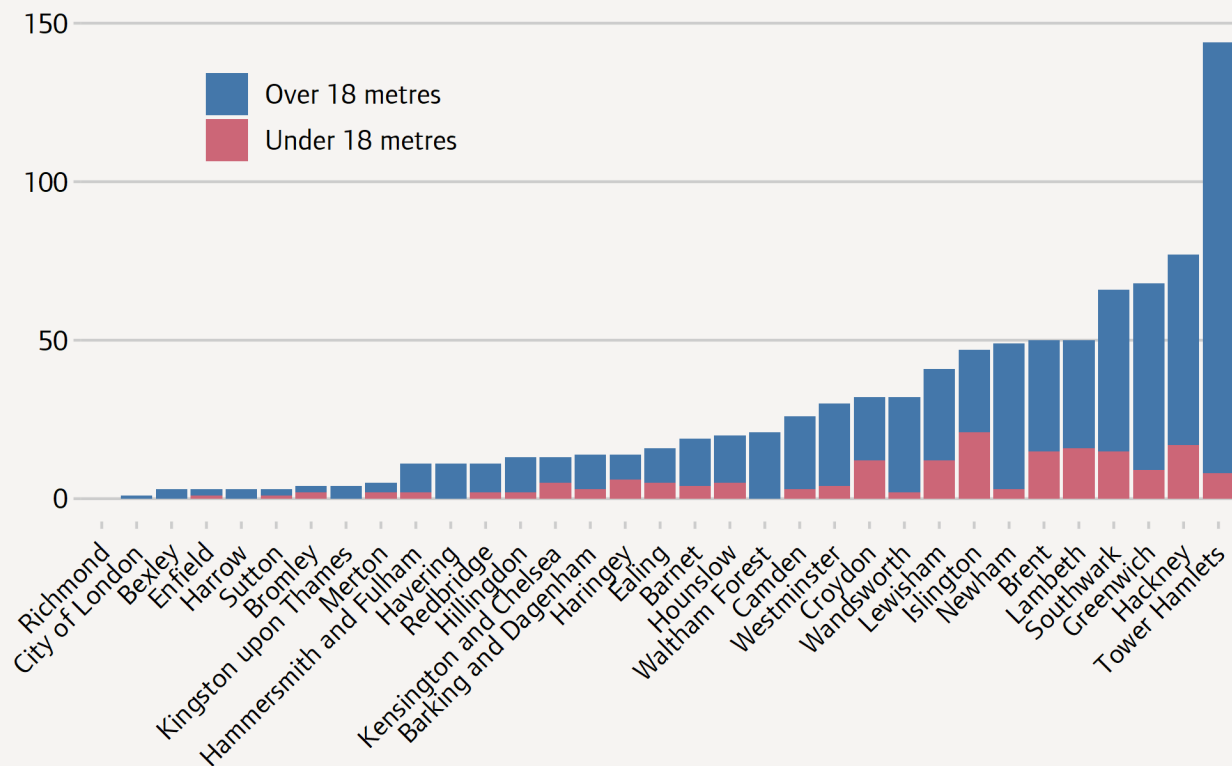
- In June 2021, there were 245 high-rise residential buildings identified in London with ACM cladding systems unlikely to meet Building Regulations
- 81 of the buildings identified for remediation in London were owned by social housing landlords, 151 were private housing blocks and another 13 were student blocks.
- As of the end of June 2021, cladding remediation works had been completed on 137 housing blocks in London (including 24 that were awaiting sign-off from Building Control). Remediation works had started on another 88 blocks.
- Remediation of buildings owned by social housing landlords was further advanced than buildings owned by private landlords, with cladding remediation works completed on 68% of buildings owned by social housing landlords and 49% of buildings owned by private landlords.

MHCLG, Building Safety Data Release June 2021.



5.14 In June 2021, 901 buildings in London were using simultaneous evacuation strategies (including ‘waking watch’ schemes) as part of their building safety measures, including 144 buildings in Tower Hamlets alone

**Number of buildings with simultaneous evacuation strategies (including ‘waking watches’) by London borough and building height, June 2021**

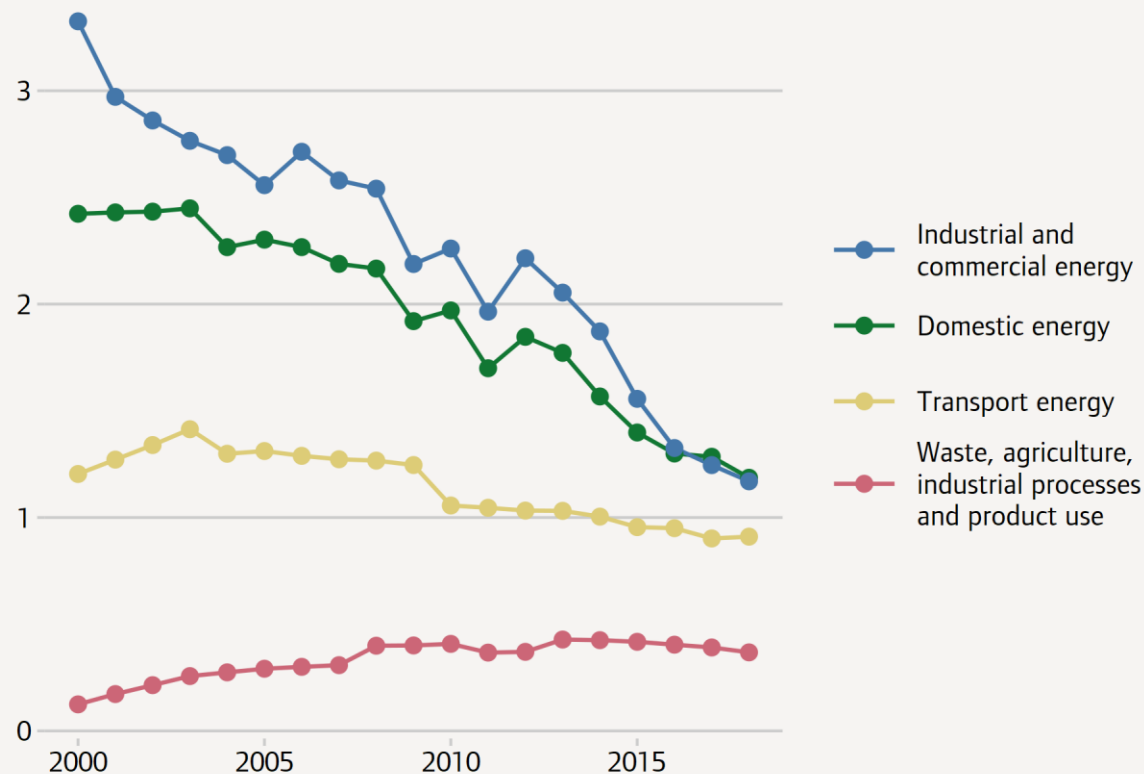


- As of June 2021, there were 901 buildings in London had suspended ‘stay put’ approaches in case of fire and were operating interim simultaneous evacuation strategies, including in many cases ‘waking watches’.
- Waking watch is a system involving a continuous patrol of a building in order to provide sufficient warning in the event of a fire. These systems have existed for a number of years but have been used more widely since the Grenfell Tower fire in 2017.
- Tower Hamlets is the borough with the largest number of these buildings at 144, nearly double the next highest number in Hackney. The only borough with no affected buildings is Richmond.
- Islington has the largest number of simultaneous evacuation strategies in buildings under 18 metres, with 21 buildings requiring these measures.

London Fire Brigade data reported in Mayoral answer to London Assembly question, June 2021.

5.15 Per capita greenhouse gas emissions from domestic energy use have fallen by around half in London since 2000

**Per capita greenhouse gas emissions in London by sector, 2000 to 2018**

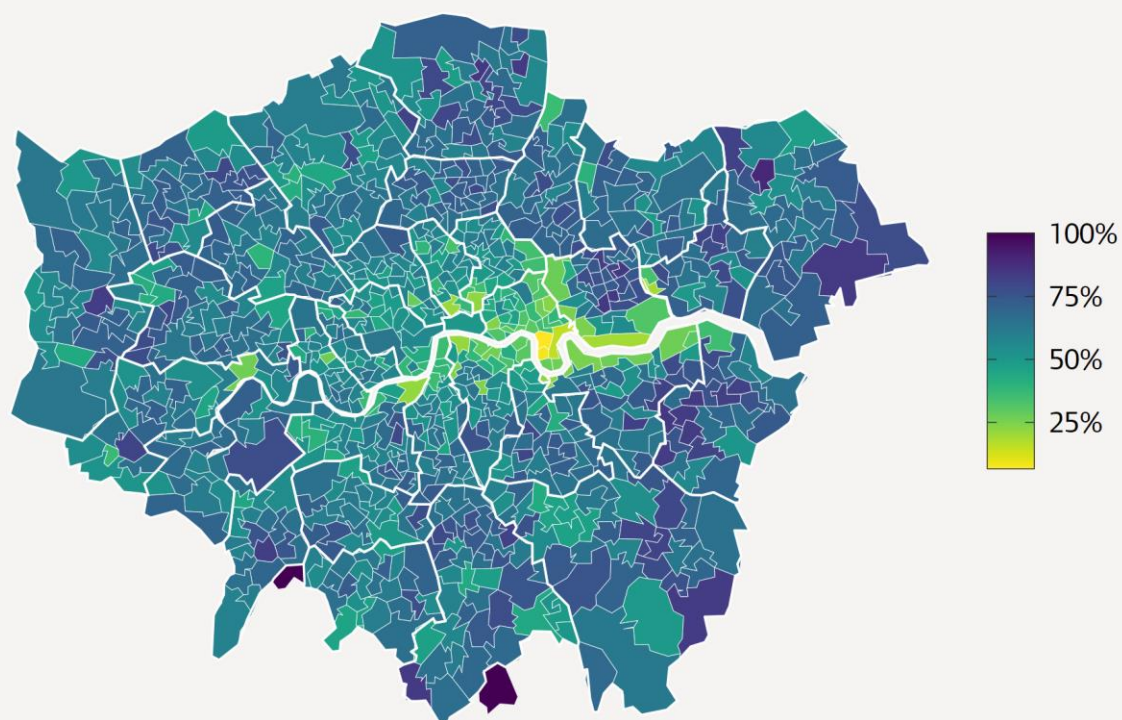


GLA, London Energy and Greenhouse Gas Inventory (LEGGI).

- The GLA's London Energy and Greenhouse Gas Inventory (LEGGI) measures greenhouse gas emissions from London's workplaces, homes and transport.
- Per capita emissions of greenhouse gases from London's homes were 1.2 tonnes in 2017, down from 1.3 tonnes in 2007 and 45% lower than a decade before.
- Per capita emissions from industrial and commercial energy use have fallen even faster and more than halved in a decade, from 2.5 tonnes in 2007 to 1.2 tonnes in 2018.
- Transport emissions per Londoner are lower than emissions from homes and workplaces, but have fallen less in recent years, reaching 0.9 tonnes per capita in 2018.
- Total greenhouse gas emissions per Londoner have fallen by 43% in the last decade to 3.6 tonnes in 2018.

- 5.16 The proportion of private rented homes with energy efficiency ratings below Band C varies from less than 10% in some London neighbourhoods to around 85% in others

**Proportion of private rented sector dwellings with energy efficiency ratings below Band C, by Middle Super Output Area**

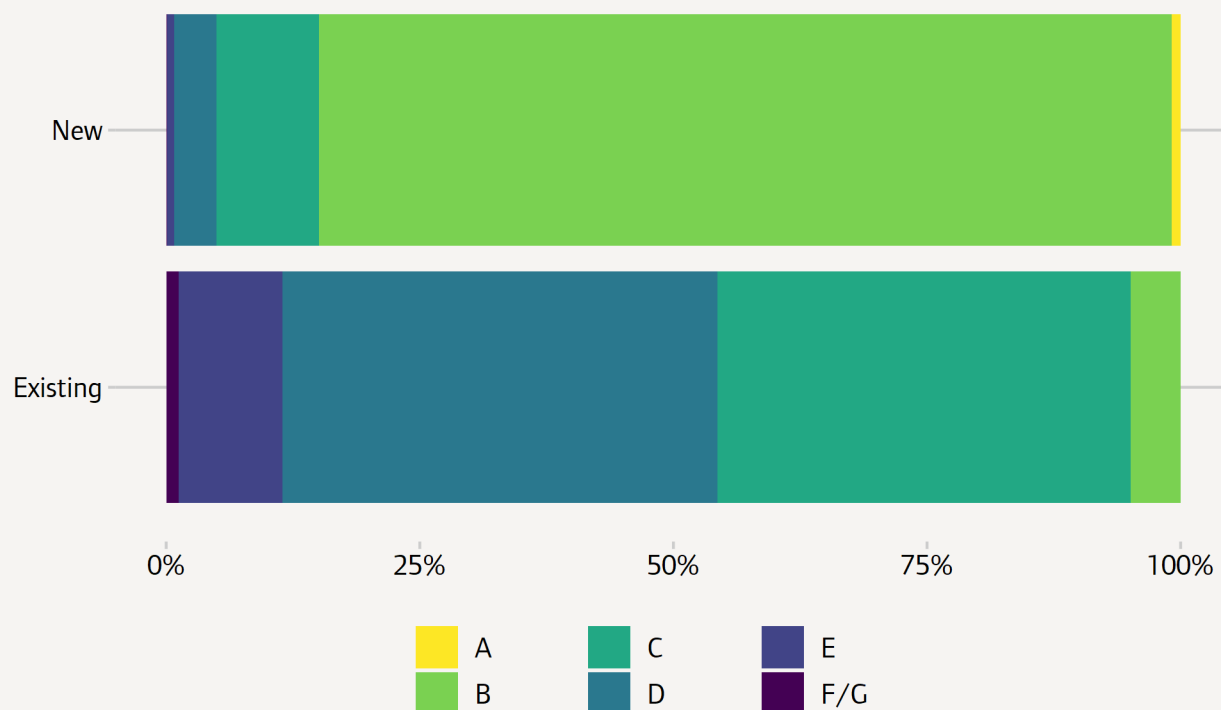


*GLA analysis of MHCLG Energy Performance Certificate data for 2016 to March 2021.*

- The government has committed to upgrade as many private rented sector homes as possible to energy efficiency rating Band C by 2030, “where practical, cost-effective and affordable”.
- There is no fully comprehensive data available on the exact number of privately rented homes that do not meet or exceed Band C, but a good proxy is provided by data on EPCs for privately rented homes that have been recently rented out (excluding only those homes that have not been let for several years).
- Across London just over half of privately rented homes with recent EPCs had energy efficiency levels below B and C, varying from less than 10% in Canary Wharf and Millwall North to around 85% in some areas of Havering, Enfield and Newham.
- The main drivers behind these differences are dwelling type (with flats generally more energy efficient than houses) and the share of new build homes in the local private rented stock.

5.17 The energy efficiency of new dwellings in London far out-performs existing dwellings, but few of them achieve the highest rating

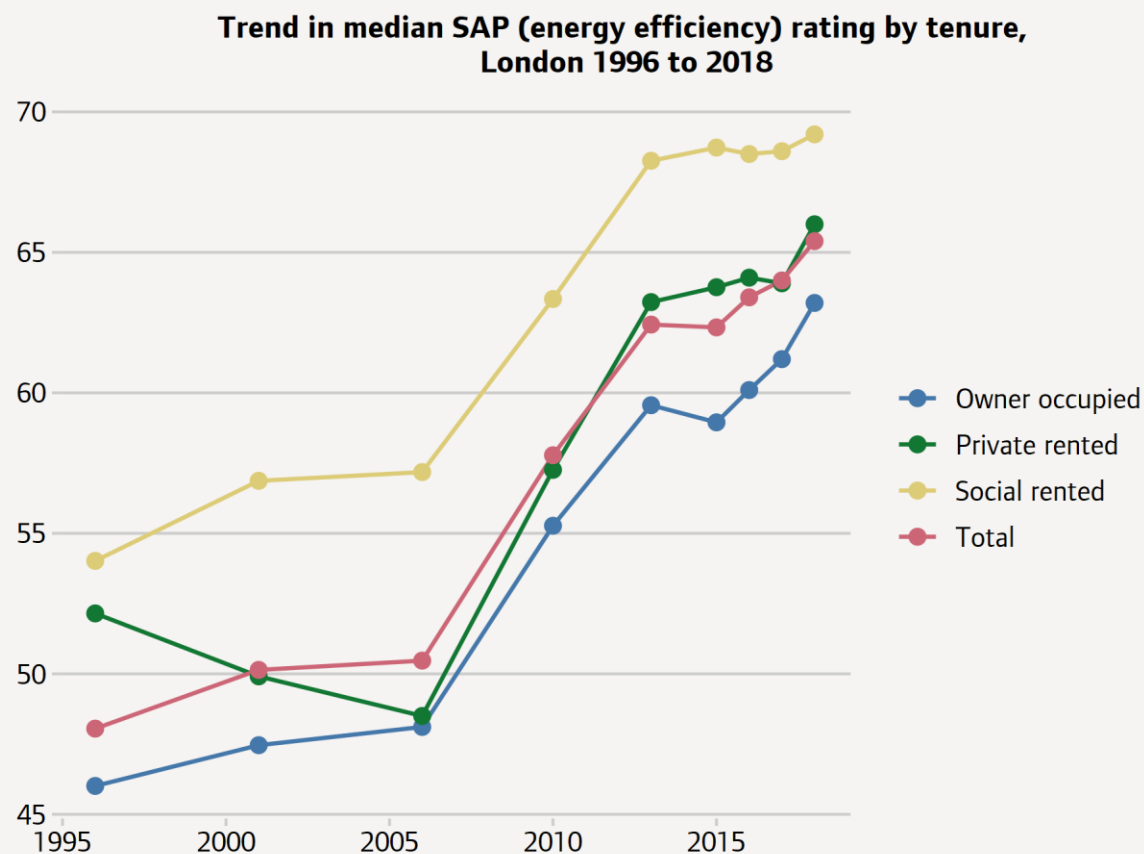
**Energy efficiency band of EPCs lodged for new and existing dwellings, London, July 2020 to June 2021**



- According to data from Energy Performance Certificates (EPCs), 95% of new build dwellings in London in 2020/21 were in energy efficiency bands A to C, with homes in band B accounting for the largest proportion (84%). 0.9% achieved an A rating.
- 4.9% of new build dwellings in London were in bands D or E (with E being the minimum legal level of energy efficiency for privately rented property in England). 28 new build homes in London in 2020/21 were registered in bands F or G, up from 15 homes in 2019/20.
- The majority of existing dwellings in London with EPCs lodged in 2020/21 had a rating of C (41%) or D (43%). A further 10% of existing dwellings had an EPC rating of E and 1.2% were in EPC bands F or G.
- 5% of existing dwellings with EPCs lodged in 2020/21 had an EPC rating of B and only 18 homes were in band A.

MHCLG, Live tables on Energy Performance of Buildings Certificates.

5.18 Progress in improving the energy efficiency of existing homes has picked up again after slowing in recent years

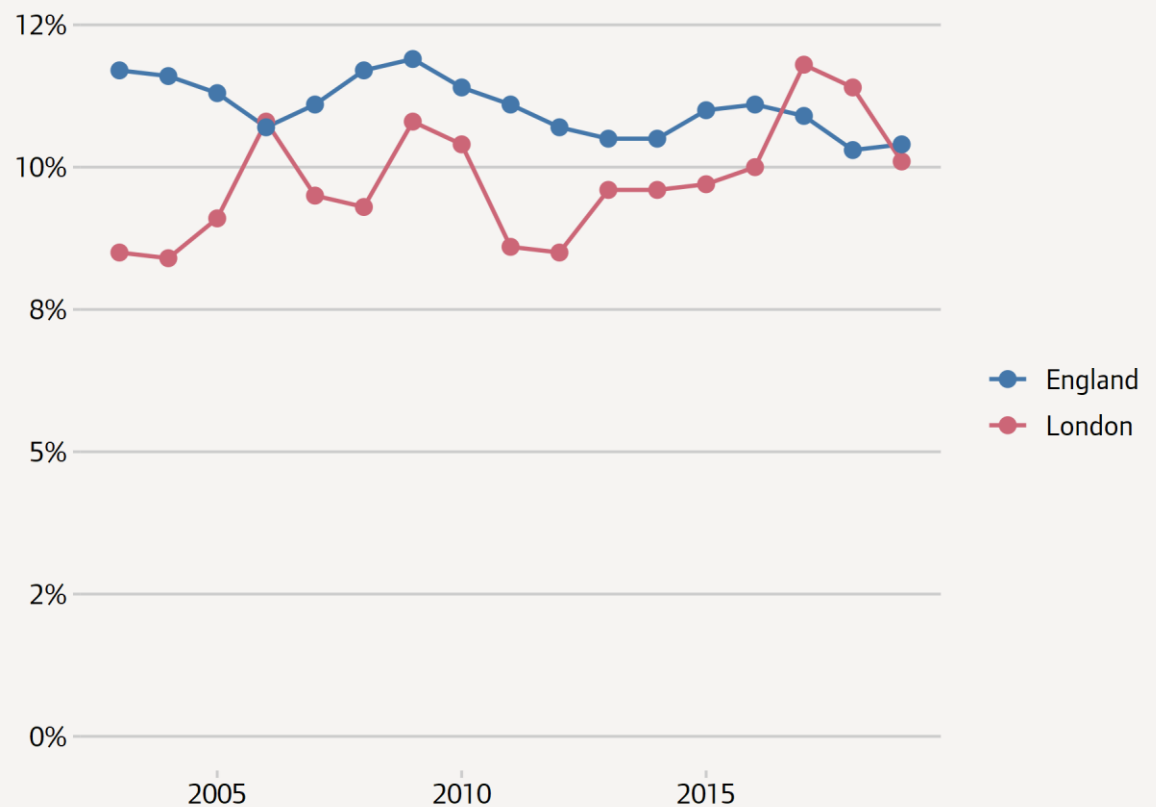


- The energy efficiency of housing can also be measured by the Standard Assessment Procedure (SAP), which gives ratings in percentage terms (with 100% representing zero energy cost). This chart tracks these ratings since 1996 for all homes in London and for each of the three main tenures.
- The median rating for all homes in London was 65% in 2018, up from 48% in 1996 and 64% in 2017.
- Social housing is the most energy efficient tenure, with a typical rating of 69% in 2017. Owner occupied and privately rented homes had median SAP ratings of 63% and 66% respectively in 2018.
- The last year saw renewed improvements in energy efficiency, after a period of stagnation since 2013.

English House Condition Survey and English Housing Survey stock data, 1996 to 2018. This analysis uses the 2012 SAP definition throughout and refers to all dwellings including vacant.

5.19 10.1% of households in London were estimated to be living in fuel poverty in 2019, down from 11.4% in 2018 and similar to the national average

**Proportion of households in fuel poverty in London and England, 2003 to 2019**



- The government's Low Income High Costs measure defines a household as living in fuel poverty if meeting the fuel costs of keeping their home warm, well-lit and with hot water and running appliances would push them below the official poverty line (after taking housing costs into account).
- According to this definition, 10.1% of households in London were fuel poor in 2019, the second consecutive fall since the recent peak of 11.8% in 2017. The causes of the decrease in fuel poverty rates in London are not clear but could include changes in income (including benefits), fuel costs or energy efficiency.
- This is the first time fuel poverty in London has dipped below the national figure since 2016. In England, 10.4% of households are estimated to be in fuel poverty, only a slight increase from 2018.

*Department for Business, Energy and Industrial Strategy, Fuel poverty statistics. Fuel poverty is measured according to the 'low income high costs AHC equivalised income' definition.*

## **Acknowledgements**

This report draws heavily on official statistics and other data produced by various GLA teams, the Office for National Statistics and statisticians across central Government (particularly MHCLG/DLUHC), and their work is gratefully acknowledged.

We are also grateful to Homeviews, Molior, the TUC, Inside Airbnb and Prof Gabriel Ahlfeldt for allowing us to use their data.

Much of the analysis and all of the visualisation in this report was carried out using the R programming environment and a range of packages including ggplot2, ggrepel, ggthemes, readxl, surveytoolbox, sf, tidyverse, and viridis. We are grateful to all of those who authored or contributed to these packages.

## **Changes from the first edition**

Any revisions made since the publication of the first edition in October 2021 will be listed here.

- Second edition, November 2021: Minor formatting changes to three charts, and an addition to the notes for chart 2.11 (method of sale for new market homes on larger developments)