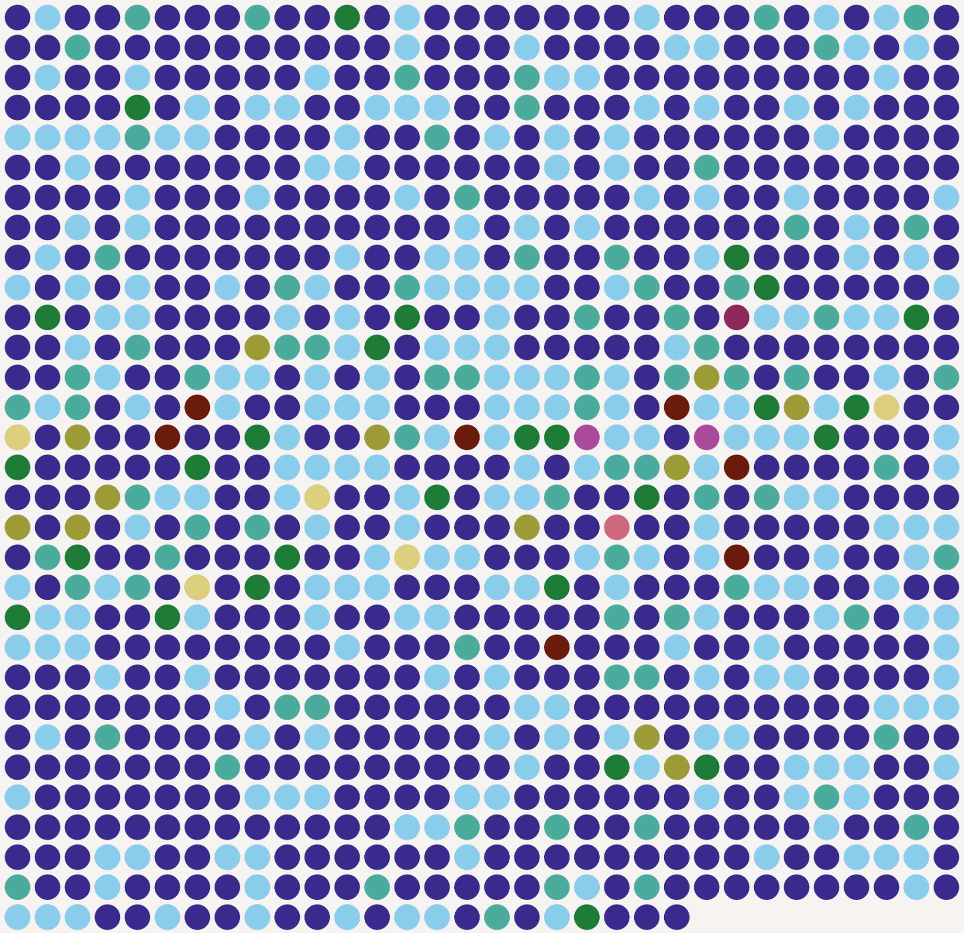
GLA Housing and Land

Housing in London 2025

The evidence base for the London Housing Strategy



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The cover image is an abstract representation of data on housing built after 1996 in London, inspired by Damien Hirst's 'Apotryptophanae'.

Copies of this report are available from data.london.gov.uk/housing. Please send comments and questions to 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):

The report 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 State of London report
- The Survey of Londoners

This report and (where available to share) the data used have been uploaded to a dedicated page on the London Datastore.

Formatting
In this report, years written in the formats '2024/25' and '2024-25' refer to financial years.

London Housing Strategy monitoring indicators

The London Housing Strategy: Implementation Plan (May 2018) includes a set of headline indicators, chosen to measure the long-term impact of the London Housing Strategy and the state of the housing market in London more generally. The latest figures for each indicator are provided in this section.

- **Increasing the supply of new homes.** The London Plan Annual Monitoring Report 20 published by the GLA states that the net supply of new homes in London was 36,468 in 2022-23. This comprises 32,439 net self-contained completions; and 4,029 net non-self-contained completions. By this measure, there was a 6% decrease in new supply, from 38,852 in 2021-22.
- **Increasing the stock of social housing.** This indicator is measured as the net change in the stock of low-cost rented affordable housing in London. In 2024, local authorities and housing associations owned a combined total of 803,990 low-cost rented homes in London. This is an 0.5% **increase** from 800,360 in 2023 (see chart 2.12).
- **Making housing more affordable.** The affordability of housing in London is measured using English Housing Survey data on housing costs as a percentage of household income. According to 2023-24 data, London households spent a median average of 27.4% of their income on housing costs. This is a slight decrease from 27.5% in 2022-23; but higher than 24.2% in 2020-21. Survey fieldwork for both years was affected by the pandemic, so these figures are likely to be less reliable than usual. Chart 3.1 in this report shows more up-to-date figures on the proportion of Londoners who say they expect to struggle to meet their housing costs.
- **Improving the quality of housing.** There are several ways to measure the quality of housing, but progress against this indicator is monitored using the percentage of homes in London at or above the Decent Homes Standard, measured using data from the English Housing Survey. 89% of homes in London met the standard in 2023. This is a marginal **decrease** from 90% in 2021 (see chart 5.5), but up from 79% a decade before.
- **Reducing overcrowding.** This indicator is measured using the percentage of London households that are overcrowded. According to the latest figures (as reported in chart 4.9), 6.7% of households in London were overcrowded, on average, across the three years to 2023-24. This a slight **increase** compared with recent years; but marks a longer-term decrease. Figures from recent years are likely to be an under-estimate, as English Housing Survey data collected during the pandemic does not take into account the significant number of people who temporarily moved in with other households during this period.

- **Improving the energy-efficiency of housing** is measured using the median Standard Assessment Procedure (SAP) rating of London's homes. This was estimated to be 70.0% in 2023 – a small **increase** from 69.8% in 2022 (see chart 5.10). The same caveat about pandemic-era data from the English Housing Survey, set out above, applies to this figure.
- **Improving the private rented sector** is measured using the percentage of private renting households satisfied with their tenure. 63% of private renting households in London said they were satisfied with the tenure of their accommodation in 2023-24. This is a **decrease** from 67% in 2022-23 – which was the highest proportion recorded to date.
- **Improving conditions in the private rented sector.** This indicator is monitored by the number of Homes in Multiple Occupation (HMOs) issued with mandatory licences by London boroughs. In 2023, there were 19,896 HMOs with mandatory licences in London. This is a **decrease** of 13% from 2023; but an increase of 59% compared with five years previously (see chart 2.14).
- **Preventing and addressing homelessness.** This indicator is measured using the number of households who were assessed, following the end of a relief duty, as being owed a main duty due to being unintentionally homeless and in priority need. There were 4,660 households in this category in the first quarter of 2025 – a **decrease** of 15% from 5,490 in the same period in 2024 (see chart 4.5).
- **Reducing homelessness** is monitored using the number of homeless households in temporary accommodation. At the end of March 2025, there were 73,310 homeless households living in temporary accommodation arranged by London boroughs. This is an **increase** of 12% from 65,280 in March 2024; and the highest figure on record (see chart 4.7).
- **Reducing rough sleeping.** 13,231 people were seen sleeping rough in London in 2024-25. This is an **increase** of 10% from 2023-24 (see chart 4.1).

A map of Inner and Outer London boroughs, as defined by the Office for National Statistics (ONS), is provided below:

B&D: Barking & Dagenham **H&F:** Hammersmith & Fulham **K&C:** Kensington and Chelsea

1. Demographic, economic and housing context

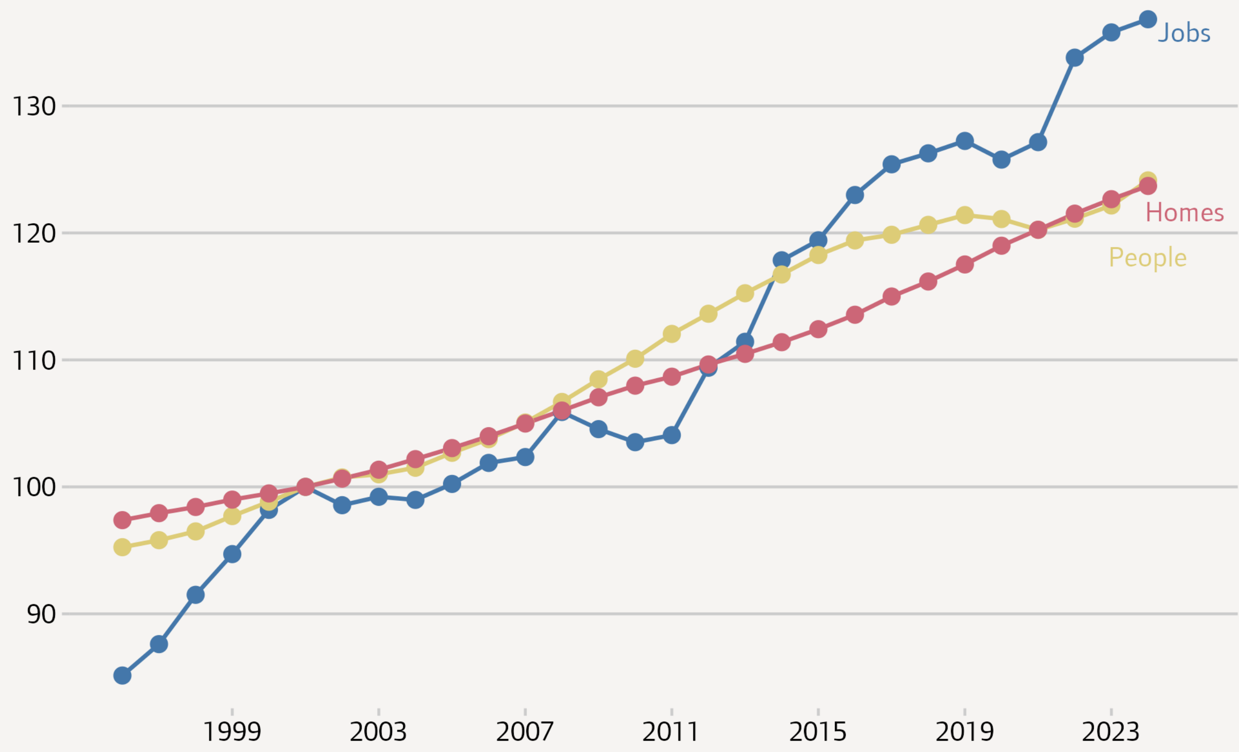
London is a growing city. Over the last 20 years, the numbers of homes and people have each grown by more than 20%. The number of jobs has grown by more than a third (see chart 1.1). In 2024, London's population surpassed 9 million for the first time (see chart 1.2). The post-pandemic population recovery in both Inner and Outer London was driven by an increase in net migration from abroad and a reduction in net migration to other parts of the UK (see chart 1.3).

Data on the growth of employment in London provides another indicator of change since the 2021 Census. Since March 2021, the number of employee jobs (excluding self-employment) recorded in Inner London has grown by 11.4%. The number in Outer London has grown by 10.6% (see chart 1.4).

Over the last ten years, the increased demand for housing from population and employment growth has compounded the pressures caused by the cost-of-living crisis. One indicator of the resulting stresses is the increase in housing-related issues raised by Londoners with Citizens Advice in recent years. There has been a particular increase, in the last year, in issues relating to homelessness (see chart 1.5). However, as the growth in energy costs and other essentials has slowed, the last two years have seen a decrease in the share of social housing tenants who say they are 'just about managing', 'struggling to make ends meet', or having to go without their basic needs and/or relying on debt to pay for them (see chart 1.6).

1.1 London is a growing city. Over the last 20 years, the numbers of homes and people have each grown by more than 20%. The number of jobs has grown by more than a third.

Indexed trend in number of jobs, people and homes in London, 1996 to 2024 (2001 = 100)

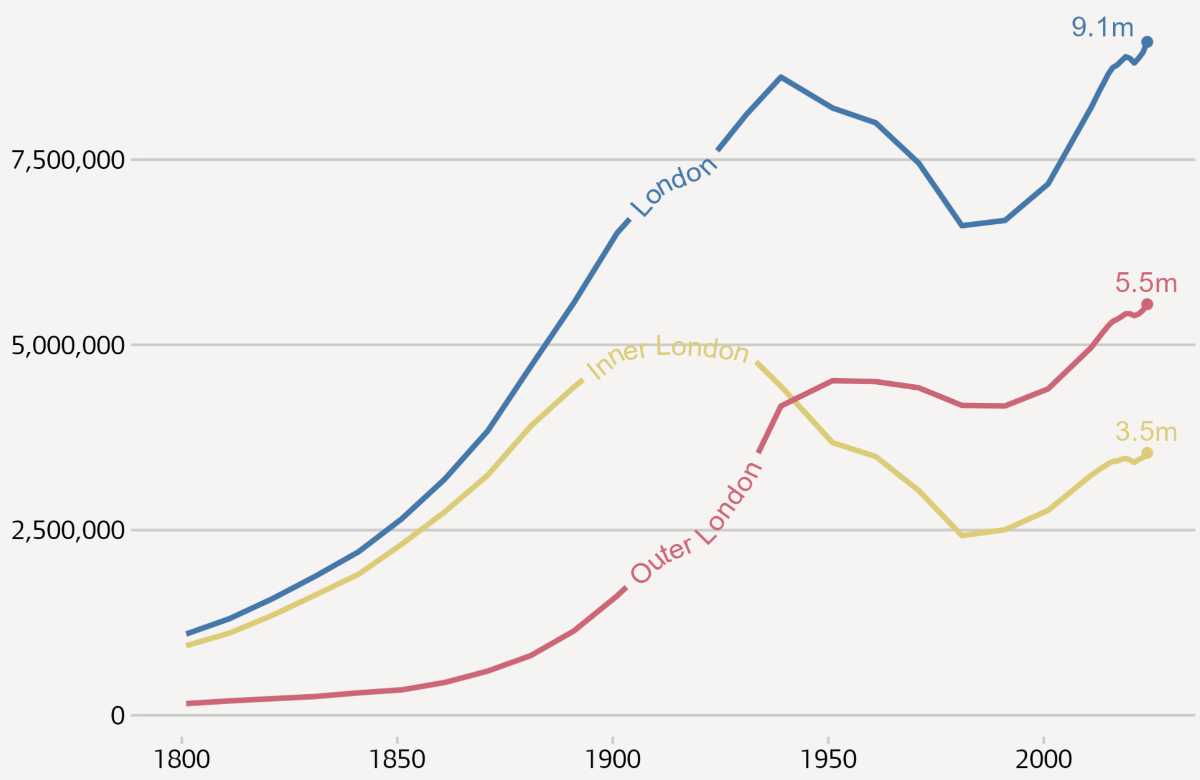


ONS, Workforce jobs by industry, seasonally adjusted; ONS, Mid-year population estimates; Ministry of Housing, Communities and Local Government (MHCLG), Dwelling stock data.

- There has been long-term growth in the numbers of jobs, homes and people in London. Growth in London's housing stock has been relatively steady, and now stands at around 3.8 million homes.
- Since the early 2010s, growth in the number of jobs has generally outpaced growth in the population and housing stock. Following a dip at the start of the COVID-19 pandemic, the number of jobs rose by 9% between 2020 and 2024. During the same period, the population grew by 3% and the housing stock grew by 4%.
- From around 2005 to 2015, the number of people in London grew faster than the number of homes. However, this trend has since reversed. Overall, London's housing stock and population are now both around one-fifth larger than they were in 2005.

1.2 In 2024, London's population surpassed 9 million for the first time.

Historical trend in London's population, 1801 to 2024

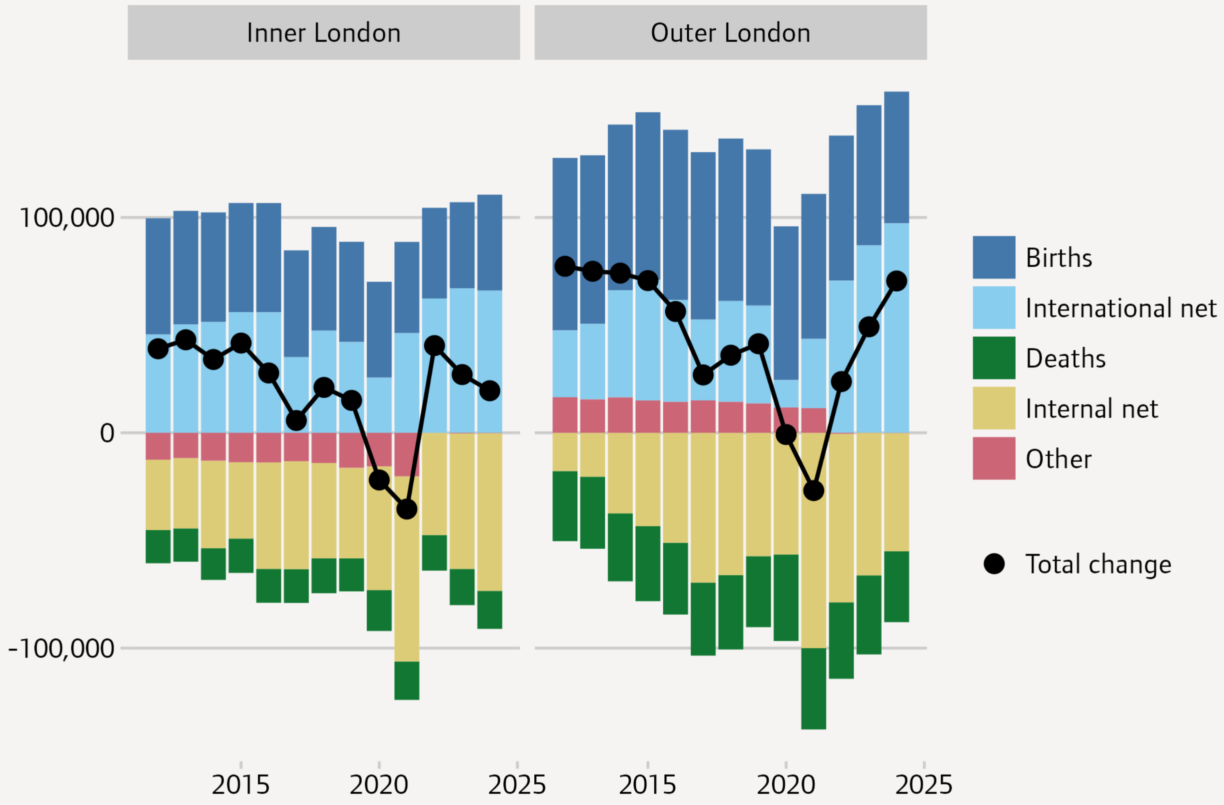


ONS, Census data and mid-year population estimates. Single-year estimates are provided from 2011 onwards, following the publication of updated estimates by ONS in July 2025.

- According to latest estimates published by the ONS, London's population reached 9.09 million in mid-2024, a new record.
- London's population is estimated to have fallen by around 85,000 between mid-2019 and mid-2021. These losses were recovered by increases of 64,000 in the year to mid-2022, 76,000 in the year to mid-2023 and 144,000 in the year to mid-2024, which was the largest single-year increase recorded.
- Inner London's population peaked at just over 5 million in 1911 and fell to as low as 2.426 million in 1981. It has grown since, and reached 3.542 million in 2024.
- Outer London's population has also grown strongly in recent decades, and reached 5.548 million in 2024, a new record.

1.3 The post-pandemic population recovery in both Inner and Outer London was driven by an increase in net migration from abroad, and a reduction in net migration to other parts of the UK.

Components of 2012 to 2024 population change in Inner and Outer London



ONS, Mid-year population estimates. The ‘other’ component of population change comprises changes to special populations such as prisoners and members of the armed forces; changes that cannot be attributed to a particular category; and other adjustments such as boundary changes.

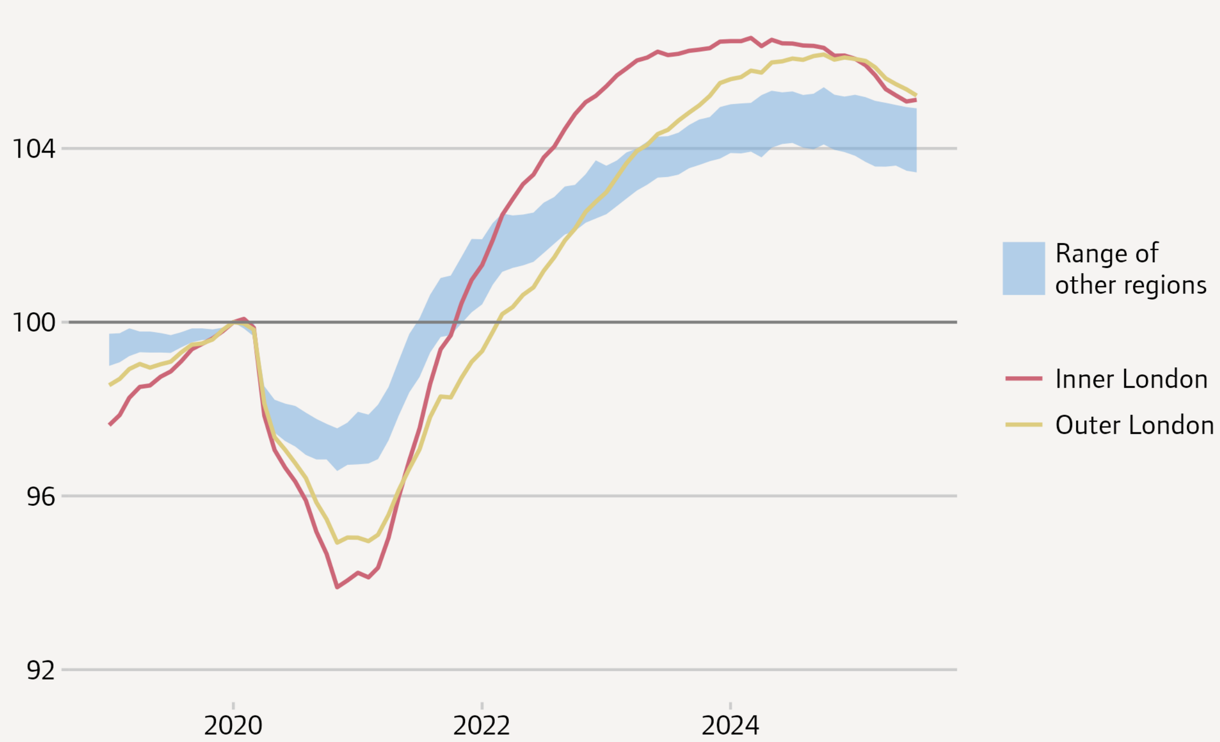
- London’s population fell in 2020 and 2021, due to the impacts of the pandemic. However, there has been a return to strong growth in both Inner and Outer London in the years since. Between mid-2023 and mid-2024, Inner London’s population grew by 19,500; and Outer London’s by 70,500.

- While births have been trending downwards across London for some time, the sharp changes in population seen in recent years have been largely driven by shifts in migration patterns, both international and domestic (to and from other parts of the UK).

- The net number of arrivals from abroad is at historically high levels. In Inner London, the figure was 66,000 over the year to mid-2024 – slightly lower than the year before. In Outer London it was 97,300, the highest recorded level in the data series.

1.4 Since March 2021, the number of employee jobs (excluding self-employment) recorded in Inner London has grown by 11.4% and the number in Outer London by 10.6%.

Trend in employees by region (from PAYE data), January 2019 to July 2025 (January 2020 = 100)



ONS, Earnings and employment from Pay As You Earn (PAYE) Real Time Information, UK (July 2025) .

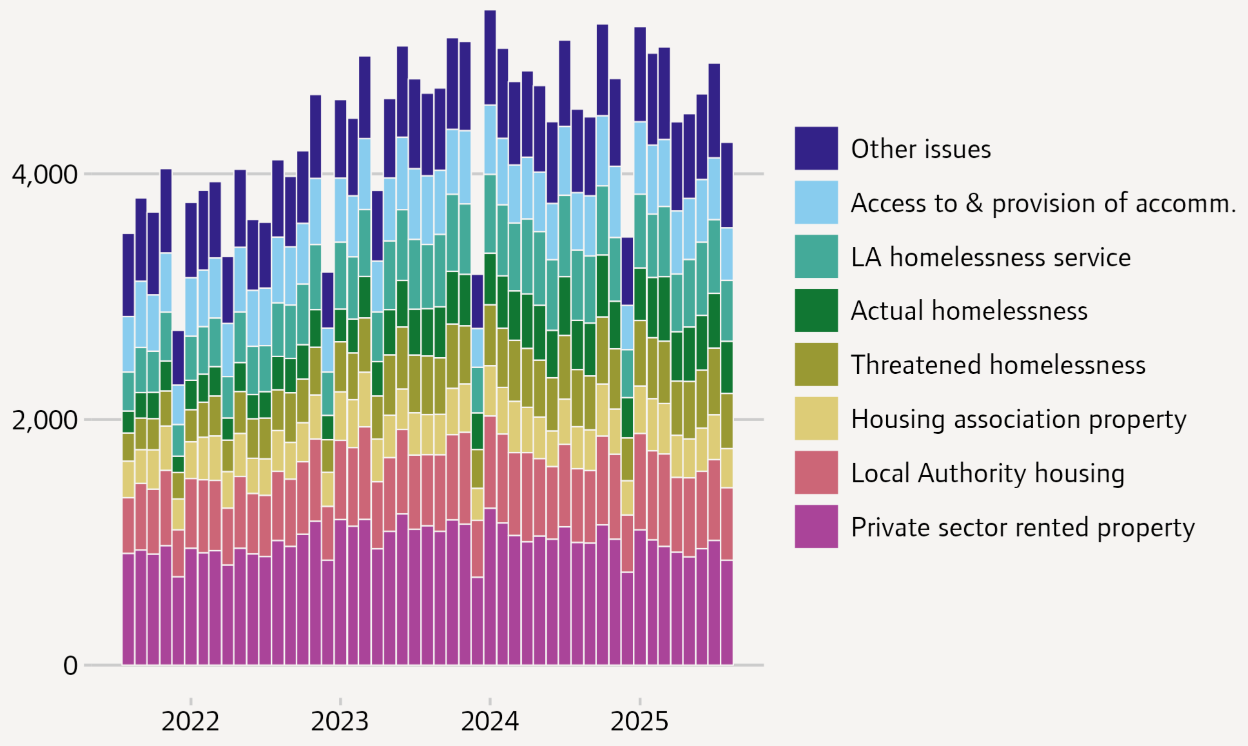
- ONS data from the Pay As You Earn (PAYE) system, looking at the number of employees in work (excluding the self-employed), shows that employment in London was growing steadily in March 2020 (at the start of the pandemic). A sharp drop in employee numbers followed: they fell by 5.5% in Inner London, and 4.7% in Outer London, in the year to March 2021.

- London has seen a strong recovery in employment since early 2021. Compared with March 2021, the number of employees in July 2025 was 11.4% higher in Inner London, and 10.6% higher in Outer London.

- More recently, there has been a slight decline in employee numbers. In July 2025, numbers in Inner London were 1.3% lower than a March 2024 peak. Numbers in Outer London were 0.9% lower than an October 2024 peak. Overall, employee numbers remain high.

1.5 Growth in the number of housing-related issues raised by Londoners with Citizens Advice appears to be levelling off. However, there has been an increase in the number of issues related to homelessness.

Trend in number of housing-related issues dealt with by Citizens Advice in London, August 2021 to August 2025

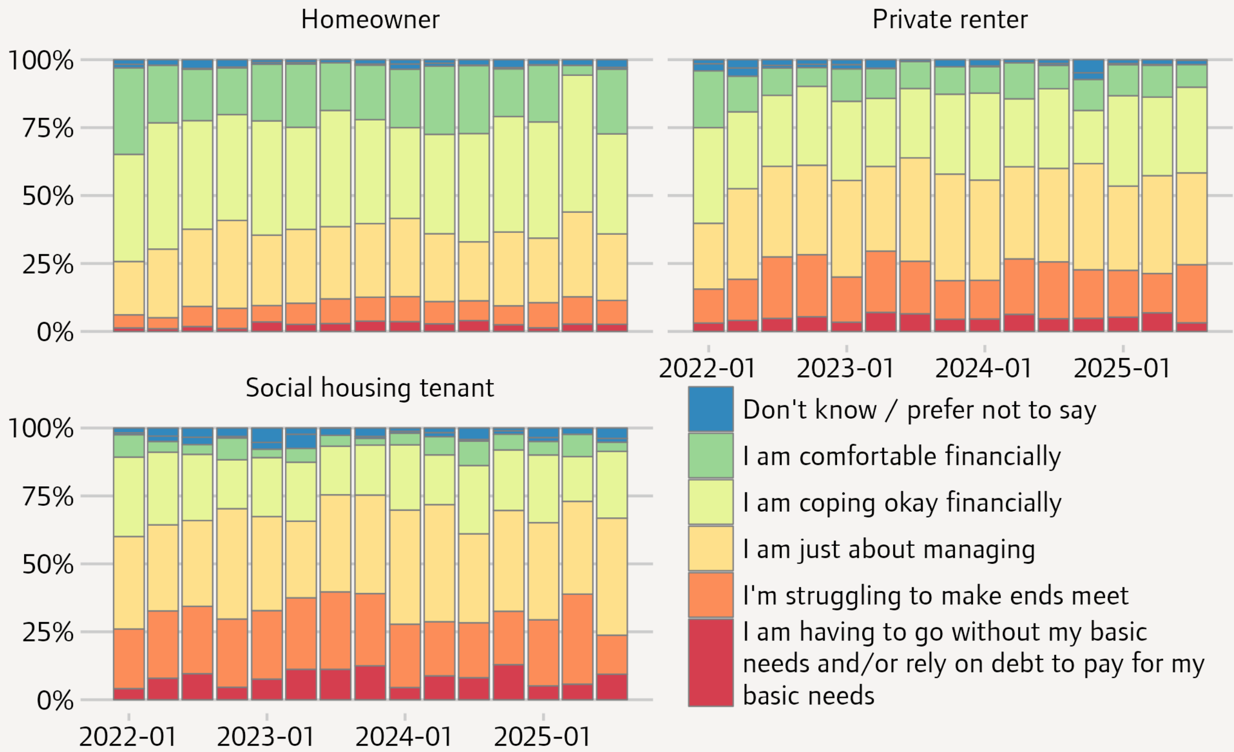


Citizens Advice, Advice Trends. The same person may appear in multiple categories if they are advised on more than one issue.

- Citizens Advice publishes monthly data on the number of issues it is contacted about, broken down by broad topic and specific subjects.
- In the 12 months to August 2025, Citizens Advice dealt with 55,886 housing-related issues in London, down 1.6% on the previous year. Despite the overall decrease, there was an increase in the number of issues reported by people experiencing homelessness, or threatened with it.
- Throughout this period, the most common category of issues concerns private-sector rented property. Following growth in 2022 and early 2023, the prevalence of this issue has levelled off.

1.6 After increases in 2022 and 2023, the last year has seen a decrease in the share of social housing tenants who say they are 'just about managing', 'struggling to make ends meet', or having to go without their basic needs and/or relying on debt to pay for them.

Self-reported financial situation of Londoners by housing tenure, January 2022 to July 2025



- YouGov has been regularly surveying Londoners on the cost-of-living crisis, on behalf of the GLA, since January 2022.
- In July 2025, 11% of homeowners, 25% of private renters and 24% of social housing tenants said they were struggling to make ends meet; going without basic needs; and/or relying on debt to pay for them.
- The data suggests some improvement in the financial situation of social housing tenants in Londoners. In July 2023, 40% of social housing tenants said they were struggling to make ends meet; going without their basic needs; and/or relying on debt to pay for them. The financial situation for homeowners and private renters improved slightly, with 12% of homeowners and 26% of private renters making the same statements in July 2023.

All figures, unless otherwise stated, are from YouGov Plc. See Appendix for details of methods, sample sizes and fieldwork dates. The homeowner category includes mortgaged owners, outright owners, and shared owners. The question asked was: "Thinking about your current financial situation, which of these statements best applies to you?".

2. Housing stock and new supply

London is home to both the fastest-growing and the slowest-growing local housing stock in England. The number of homes in Kensington and Chelsea grew by 2% over the last decade, compared to 26% in Tower Hamlets (see chart 2.1). Using data on new Energy Performance Certificates (EPCs) to track completions of new homes up to October 2025, it looks like new supply is closely tracking the trend of 2024 and 2023 – two of the lowest-performing years in the last five years (see chart 2.2).

The quarterly number of planning approvals is falling, and they are concentrated on fewer, larger sites (see chart 2.4). Increasing construction on small sites might be key to increasing overall delivery, with over 63,000 new-build homes completed on small sites between 2014-15 and 2023-24 (see chart 2.3). Sales of new market homes in London peaked in 2022, and then fell considerably. This is partly due to lower demand from Build to Rent (BTR) providers, and the end of Help to Buy; increased construction costs; and high interest rates (see chart 2.6). The BTR sector completed 62,723 new homes in London between 2009 and 2024; but starts have slowed in recent years (see chart 2.7).

34% of homes and 39% of habitable rooms recommended for approval by the Mayor in 2024 were affordable, down from around 38% on average over the last five years (see chart 2.5). Affordable housing starts funded by the GLA fell sharply between 2022-23 and 2024-25, reflecting challenging economic conditions (see charts 2.8 and 2.9), as registered providers and local authorities have diverted resources away from new supply in response to increased remediation, borrowing and refurbishment costs, and the costs of adapting to changing regulations. Completions increased in 2024-25, but only marginally. Of the affordable homes started with GLA support in 2024-25, 53% were for social rent. Affordable completions from all funding sources also rose to a recent high of 13,354 in 2024-25 (see chart 2.10).

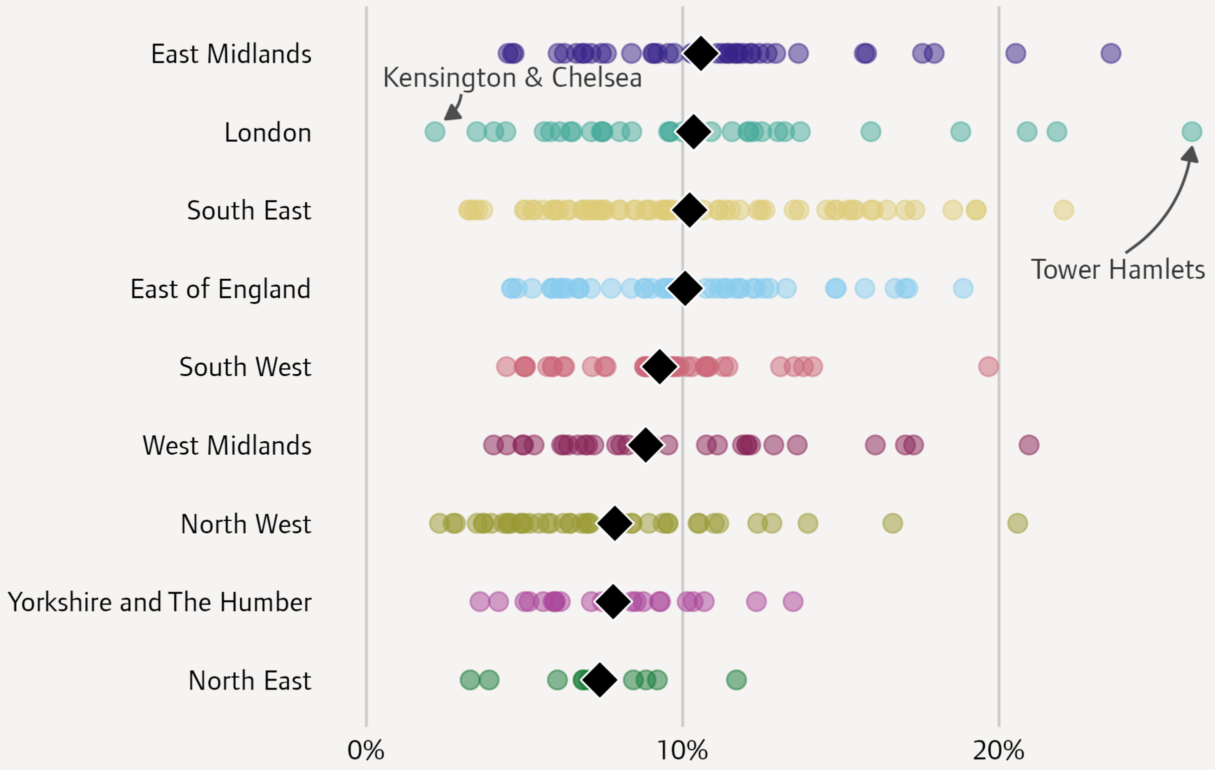
Social housing landlords in London owned just under 804,000 affordable homes for rent in 2024, the highest total since 2002 (see chart 2.12). Sales of council homes through the Right to Buy (RTB) scheme have been on a downward trend since their peak in the 1980s, totalling 1,300 in 2024-25 (see chart 2.11).

Council tax data showed that 2.5% of homes in London were empty in 2024, with only 1% staying empty longer than six months (see chart 2.13). These are much lower levels than in the 1980s and 1990s, when around 5% of homes used to be empty.

1.42 million homes in London, or 38% of its stock, were leasehold homes in 2023-24, over half of which were privately rented (see chart 2.15). In 2024, there were 19,896 homes in multiple occupation (HMOs) with mandatory licences in London. This is the highest of any region (see chart 2.14).

2.1 The growth rate of the local housing stock over the last decade varies widely across London. Tower Hamlets is the fastest-growing local area in England, and Kensington and Chelsea is the slowest.

Percentage change in domestic properties registered for Council Tax at upper tier local authority level, 2015-2025 by region

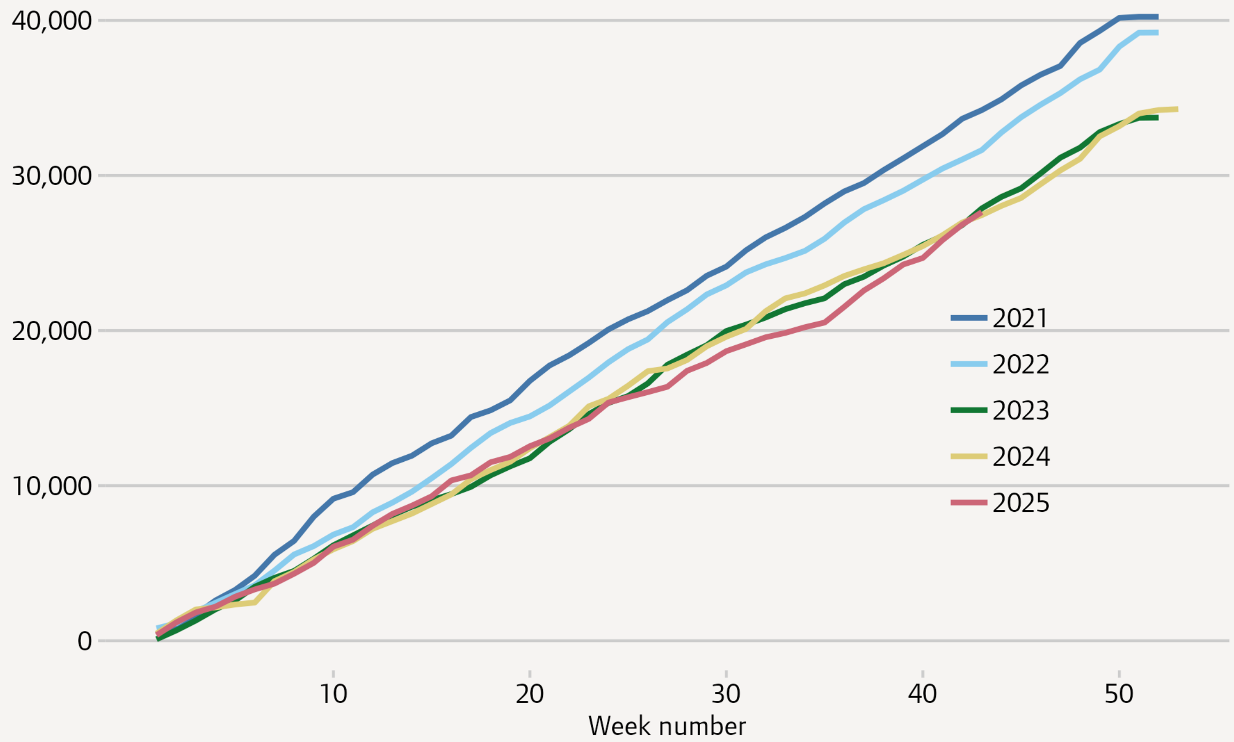


- Between 2015 and 2025 the stock of domestic properties registered for Council Tax in London grew from 3.49 million to 3.84 million, an increase of 350,000 or 10.1%. This was the second highest growth rate among English regions, behind the East Midlands at 10.4%.
- In this period the spread of growth rates at local authority level was wider in London than in any other region. Kensington & Chelsea saw the slowest rate of growth of any local authority, with its stock increasing by 1,130 homes, or 1.2%, in a decade.
- In contrast, Tower Hamlets saw the highest growth rate among local authorities in England, with its residential stock increasing by 30,560 homes, or 25.6%, in a decade. Among London boroughs, Newham and the City of London and Brent saw growth rates above 15%.

VOA, Council Tax Stock of Properties 2025. Chart excludes the Isles of Scilly, which saw a 3% decrease in this period. The Council Tax definition of domestic properties includes some communal residences that are excluded from MHCLG's dwelling stock statistics.

2.2 More recent data from Energy Performance Certificates (EPCs) shows that the number of new homes completed in London as of October 2025 is closely tracking the trend of 2024 and 2023, two of the lowest-performing years in the last five years.

Cumulative weekly Energy Performance Certificates for new dwellings in London, 2021 to 2025

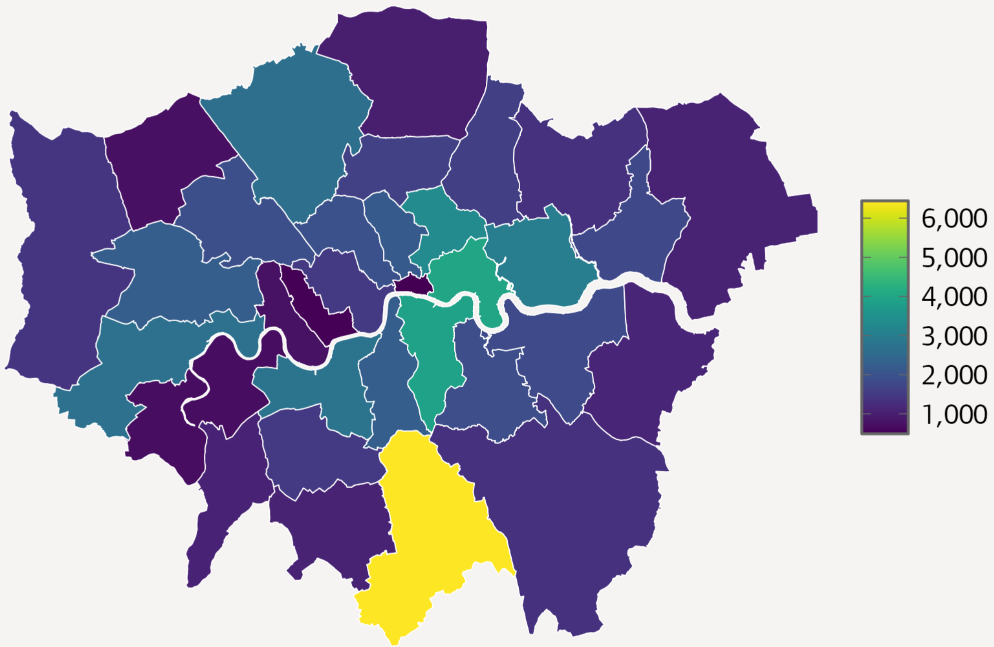


MHCLG, EPC data.

- Analysts increasingly use data on the number of EPCs registered for new dwellings to monitor new housing supply. MHCLG now publishes weekly data on the number of EPCs for new dwellings registered in each region, allowing for comparison of within-year trends.
- EPCs for 36,340 new homes were registered in London in 2020 due to the onset of the pandemic and the associated lockdowns. The number of new homes completed then recovered to 40,240 in 2021 and 39,220 in 2022, on average 95% of the number of completions in 2019. The number of new homes in 2023 fell to its lowest at 33,732, below pre-pandemic levels. This rose only slightly in 2024, to 34,281.
- Housebuilding in 2025 has since followed the trend of 2023 and 2024. As of the end of October, EPCs for 27,640 new dwellings had been registered in London in 2025.

2.3 Over 63,000 new-build homes were completed on small sites between 2014-15 and 2023-24.

Net number of new build homes completed on small sites (less than 0.25 hectares) in London by borough, 2014-15 to 2023-24

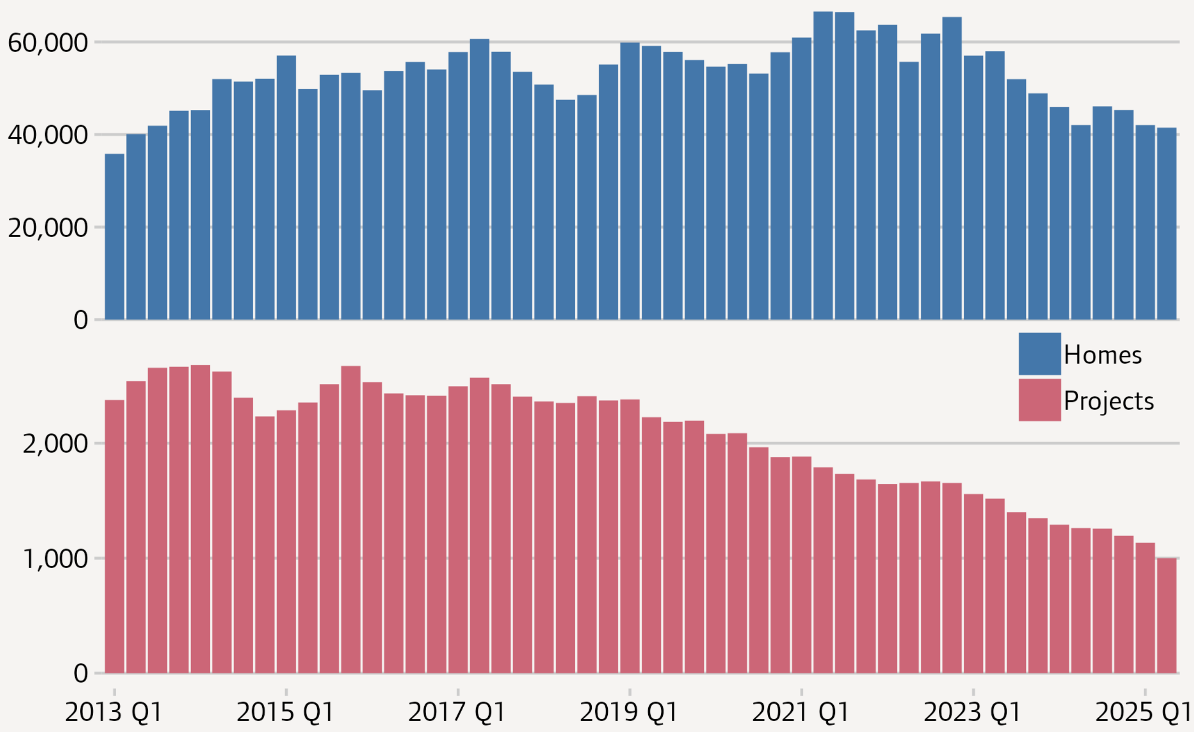


GLA, Planning London Datahub. Data is provisional and subject to change as the Datahub is updated.

- Small site developments (those of less than 0.25 hectares) are a potentially significant source of new housing supply in London. Between 2014-15 and 2023-24, there were 63,424 new-build homes completed on small sites in London.
- The number of new-build homes completed on small sites during this period varied greatly across boroughs. The lowest completion figures were seen in the City of London (499), Kensington and Chelsea (509), and Richmond (691). The highest were seen in Croydon (6,433), Tower Hamlets (3,981), and Southwark (3,922).
- The average Inner London borough completed 2,165 new-builds on small sites, while the average Outer London borough completed 1,743. Hounslow ranked a distant second behind Croydon amongst Outer London boroughs, with less than half of the 2,686 completed in Croydon.

2.4 The average project size approved in London more than doubled from 17 homes per project in 2013 to 41 homes in 2025, with an increasing concentration of approvals on large sites.

Annualised trend in the number of homes approved, and the number of residential projects - London 2013 Q1 to 2025 Q2



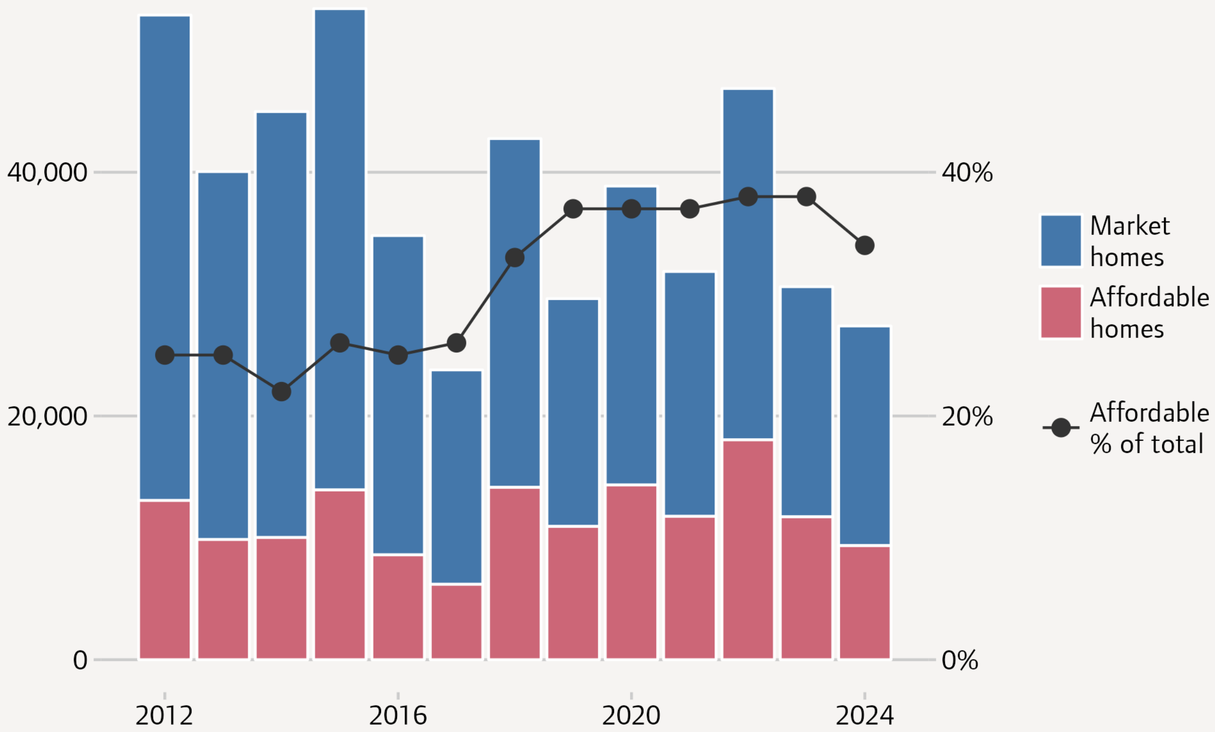
HBF, New Housing Pipeline (using data from Glenigan).

- According to data obtained by Glenigan and published by the Home Builders Federation (HBF), 41,471 homes received planning permission in London in the year to 2025 Q2. This represents a 1% fall compared to a year prior, and is 37% lower than the recent high of 66,602 in 2022 Q4.
- The number of projects granted planning permission has shown a falling trend since the year to 2019 Q1, from 2,381 projects to 1000 in the year to 2025 Q2, a 58% decrease.
- The average project size more than doubled from 17 homes per project in the year to 2013 Q1 to 41 homes per project in the year to 2025 Q2. Evidence from Lichfields[1] suggests that when approved homes are concentrated on fewer large sites, they take on average longer to build than the same number of homes divided across a greater number of smaller sites.

[1] Lichfields (2024), 'Start to Finish. How quick do large-scale housing sites deliver?'.

2.5 34 per cent of homes recommended for approval by the Mayor in 2024 were affordable homes, down from around 38 per cent on average over the last five years.

Affordable and market homes on referable planning applications recommended for approval by the Mayor, 2012 to 2024

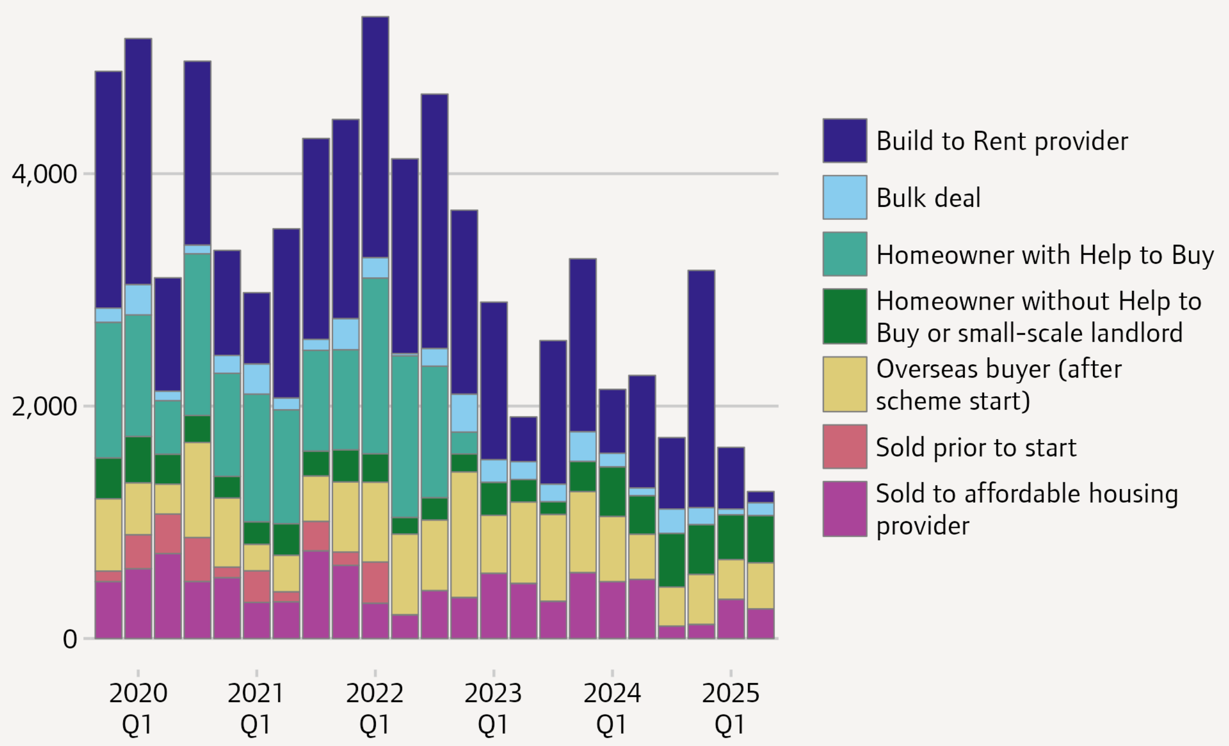


GLA (2025), Affordable Housing in Planning Applications Referred to the Mayor of London. Local planning authorities are required to refer applications of potential strategic importance (according to criteria in the 2008 Mayor of London Order) to the Mayor. The Mayor makes his final decisions on these applications, in what are known as stage two and stage three decisions.

- The Mayor recommended 27,388 homes for approval at stages two and three in calendar year 2024, 11% lower than in 2023 and the lowest figure since 2017. There has also been an increase in student and co-living led schemes, reflecting their relative viability in current market conditions, alongside a reduction in the number of conventional homes consented.
- Out of the homes the Mayor recommended for approval in 2024, 18,028 were market-rate and 9,360 were affordable. The proportion of affordable homes in 2024 fell to 34%, after remaining at 37-38% for the previous five years. 58% of the affordable homes were for low-cost rent (primarily social rent and London Affordable Rent), one of the highest proportions recorded.
- As the average affordable home has more rooms than the average market sale home, affordable homes accounted for 39% of the total number of habitable rooms approved in 2024 (a fall from recent peak at 46% in 2023).

2.6 Sales of new market homes on large developments in London have fallen considerably since the recent peak in early 2022 due to a range of factors, including lower demand from Build to Rent providers, the end of Help to Buy, increased construction costs and high interest rates.

Method of sale for new market homes on large developments in London, 2019 Q4 to 2025 Q2

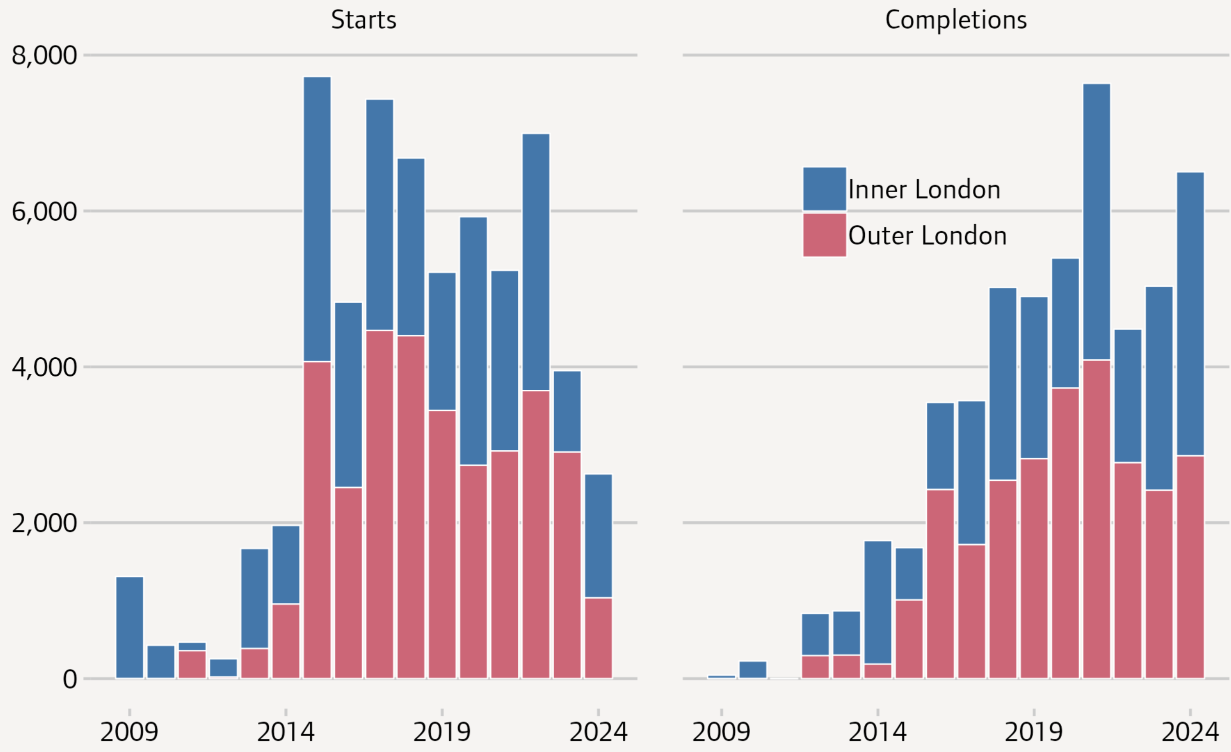


Molior London research. ‘Large developments’ are defined here as schemes with 12 or more units. The Build to Rent (BTR) category refers to new homes being built specifically to be rented rather than sold, or homes that were built for sale but sold to large-scale landlords. Bulk deals are when an investor or other buyer purchases at least two homes in a scheme but not an entire block.

- The research consultancy Molior has analysed the sales method for new market homes on developments selling 12 or more homes per quarter in London since late 2019. The total number of homes sold on large developments decreased from a high of 5,272 in 2022 Q1 to just 1,691 in 2025 Q2.
- New homes only form a part of the total housing market, and they are always competing with homes on the second-hand market. Demand-side policies such as Help to Buy serve can support first-time buyers and direct demand to new-build homes specifically. With the simultaneous weakening of demand and increase of input costs due to build cost inflation, new regulatory requirements and high interest rates, new-build sales took a hit in recent years.
- BTR homes used to make up the largest chunk of new market homes sold on large developments, comprising 67% in 2024 Q4 and 40% in the entire period since 2019 Q4. However, they only made up 6% of sales in 2025 Q2.

2.7 Also affected by challenging economic conditions, growth in the BTR sector slowed in recent years. 6,503 BTR homes were completed in 2024 – 15 per cent fewer than were started in 2021, a peak year, though overall BTR activity remains above historic levels.

Number of Build to Rent homes started and completed in London by area, 2009 to 2024

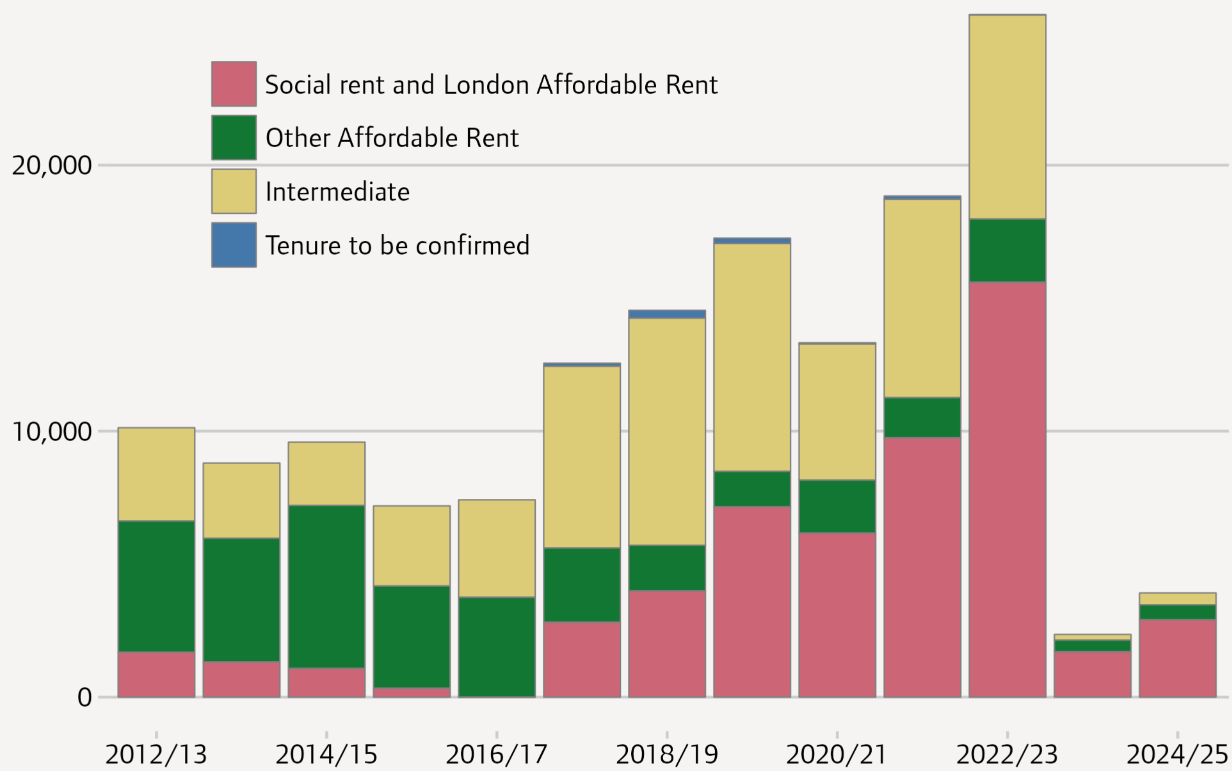


Molior, Quarterly BTR starts and completions.

- 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.
- Between January 2009 and December 2024, 62,723 BTR homes were started and 51,517 were completed. Unlike in recent years, supply grew more in Inner than in Outer London.
- There were 2,626 new BTR homes started in London in 2024 – 33% fewer than were started in 2023, and 62% fewer than the recent peak in 2022. Completions were up 29% from 5,036 to 6,503, though still 15% lower than at their 2021 peak. This reflects challenging economic conditions affecting the housebuilding sector as a whole.
- Despite this recent decline, the BTR sector remains significantly more active than it has historically been.

2.8 Affordable housing starts funded by the GLA were up from their 2023-24 low to 3,991 in 2024-25 – but still well below the record high of 25,658 in 2022-23, reflecting a challenging economic and policy context.

Affordable housing starts in London funded by the GLA, 2012-13 to 2024-25

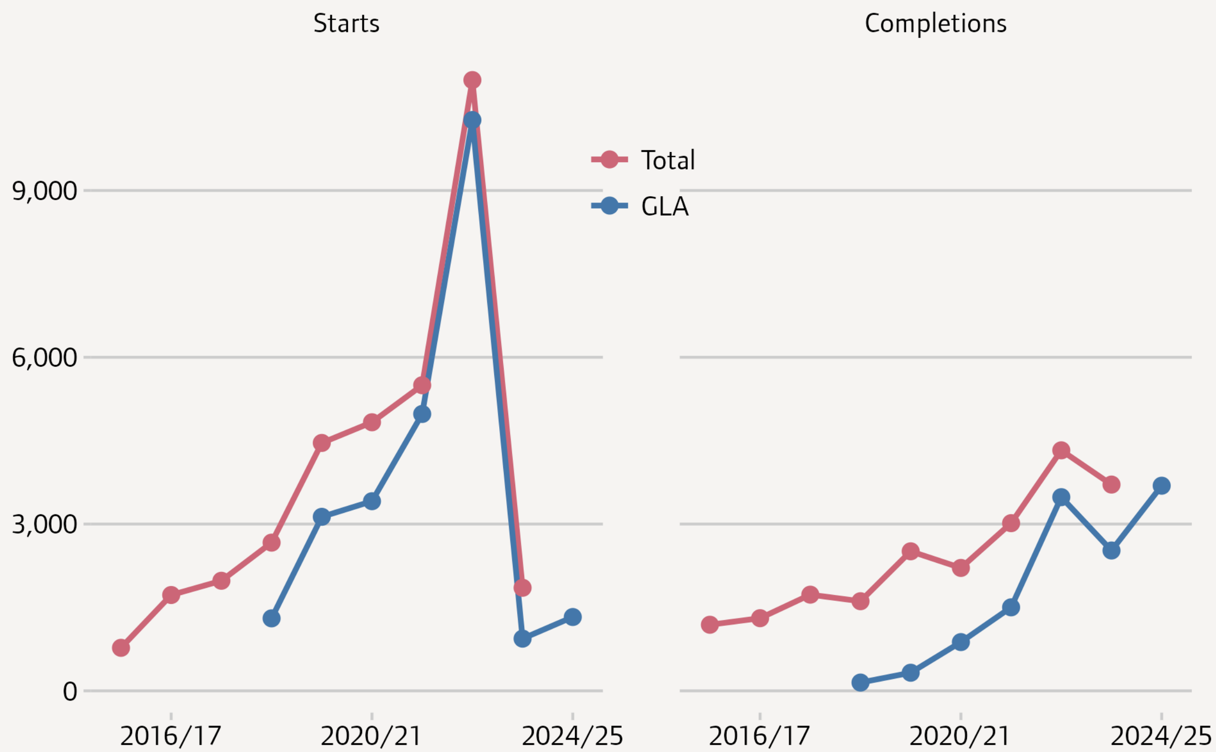


GLA, Affordable Housing Statistics.

- In 2023-24, the number of affordable home starts funded by the GLA decreased by 91% compared to 2022-23, from 25,658 to 2,358 across all tenure types. In 2024-25 there was an increase by 69% to 3,991 starts, which is still 84% below the highs just two years before.
- 73% of the homes started in 2024-25 were for social rent, 13% for intermediate tenures and 14% for other affordable tenures.
- There are several reasons behind the sharp drop in delivery. These include financial challenges facing registered providers and local authorities due to higher borrowing and materials costs; competing pressures from remediation and refurbishment costs; and a transition period between the Affordable Homes Programme 2016-23 and the Affordable Homes Programme 2021-26, with most delivery often occurring in the later years of a capital programme.

2.9 The number of council homes started by London boroughs with GLA support fell from a high of 10,267 in 2022-23 to 1,328 in 2024-25, reflecting challenging economic conditions. There were 3,690 completions, the highest in any year since 2016-17.

Number of council homes started and completed by London boroughs, 2015-16 to 2024-25

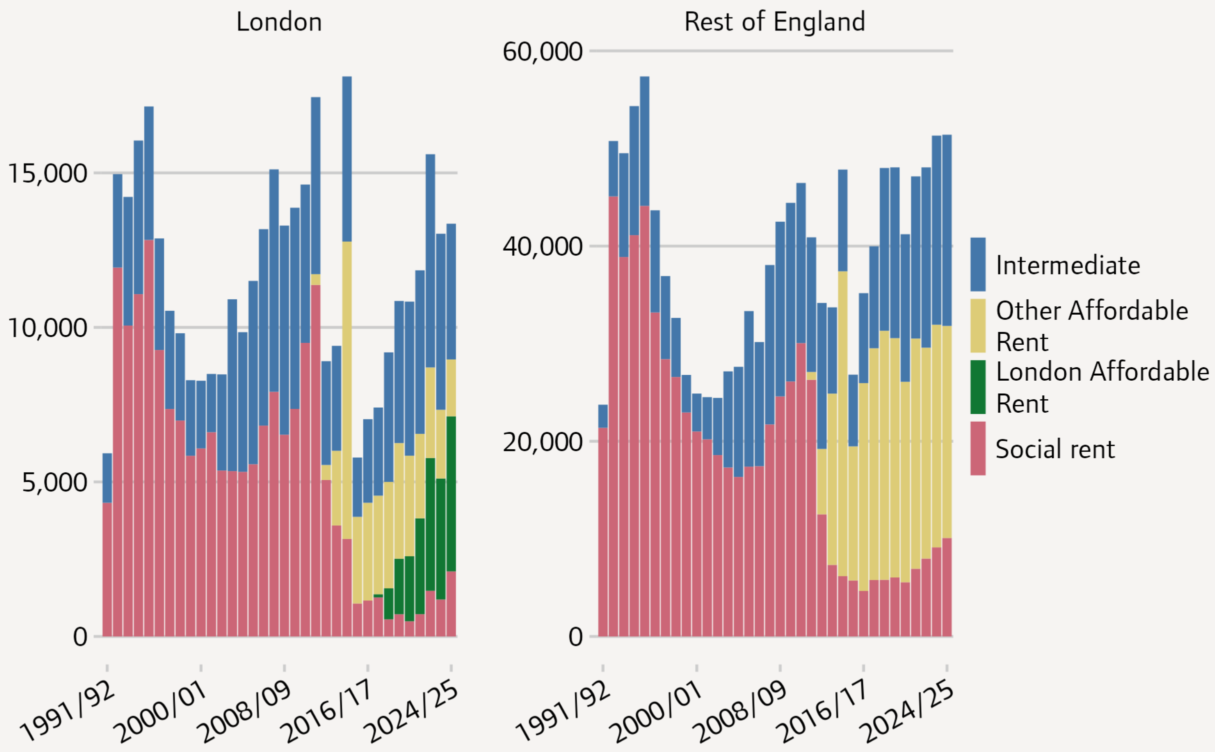


Total number of homes started and completed by London Boroughs according to MHCLG data from Live Table 1011 (2015-16 to 2022-23), and the number of those which were funded through the GLA's affordable housing programmes (2018-19 to 2023-24).

- Historically, council housebuilding peaked in London in the 1970s. Afterwards, the introduction of Right to Buy, restrictions on local authority financing and absence of grant funding decreased councils' ability to deliver affordable housing. In recent years, these factors began to change again with increased funding from the Mayor and regulatory changes, resulting in much higher levels of building by councils.
- 2023-24 saw a drop of 91% in council housing starts: 939 homes were started, compared with a high of 10,267 in the previous year. 2024-25 showed some improvement, with 1,328 homes started – but this is still 87% lower than 2022-23.
- The decrease compared to earlier years is due to a variety of external factors (see 2.8 above). Local authorities have also been affected by the rising costs of temporary accommodation and pressure on their Housing Revenue Account finances.

2.10 13,354 affordable homes were completed in London in 2024-25, a 2% increase on 2023-24 – but still 15% lower than in 2022-23.

Affordable housing completions in London and other English regions (from all funding sources), 1991-92 to 2024-25



MHCLG, Affordable housing supply live table 1011. The figures include acquisitions and do not net off losses to the stock and therefore represent gross completions.

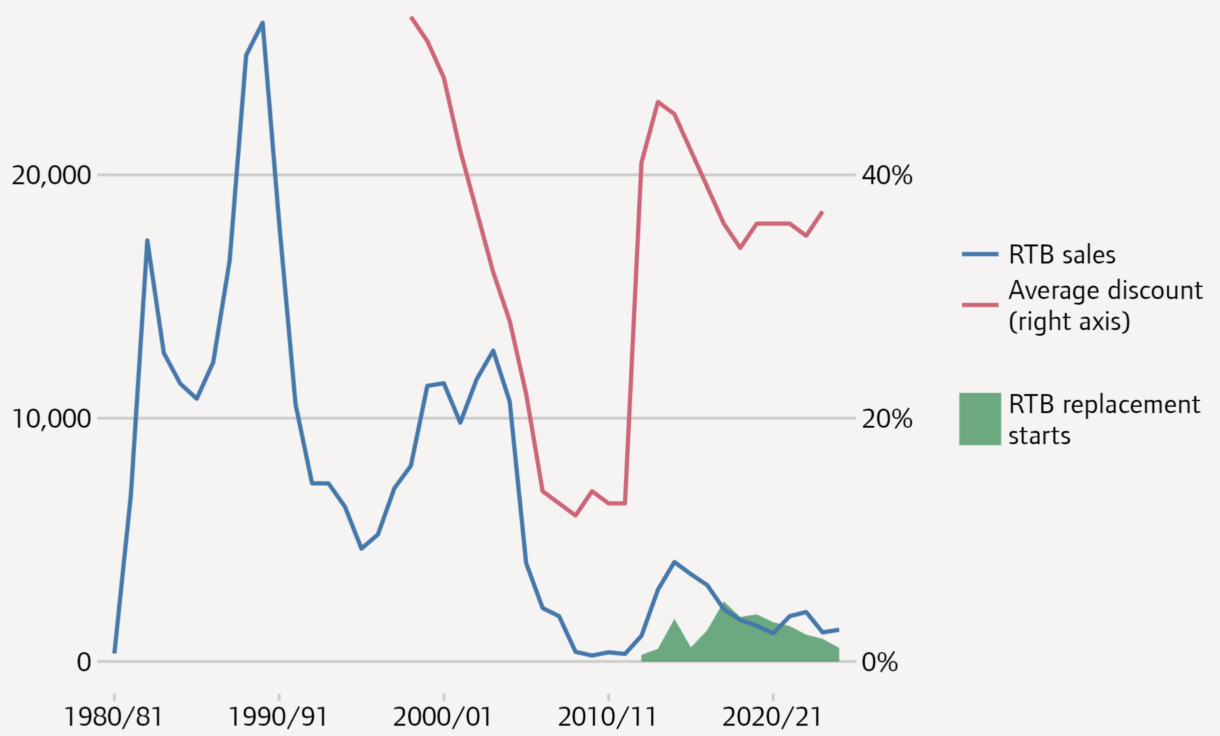
- Counting homes funded from all sources (GLA, Section 106, local authorities, housing associations etc), a total of 13,354 affordable homes were completed in London in 2024-25. This is 2% more than the year before, and more than twice as many as in 2015-16. The number of completions in the rest of England was similar to the year before, with a slight increase in delivery of homes for social rent.

- The tenure mix of new affordable homes completed has changed significantly since the beginning of the 2010s across England, with the introduction of Affordable Rent in 2010 and London Affordable Rent in 2016.

- In 2024-25, 7,124 social rent and London Affordable Rent homes were completed – 53% of the total. There were 4,391 completions of intermediate homes and 1,839 of other affordable tenures.

2.11 1,300 council homes in London were sold through the RTB scheme in 2024-25 – well below the peaks seen in the 1980s, early 2000s and mid-2010s.

Annual Right to Buy council housing sales, average discount and replacements in London, 1980-81 to 2024-25

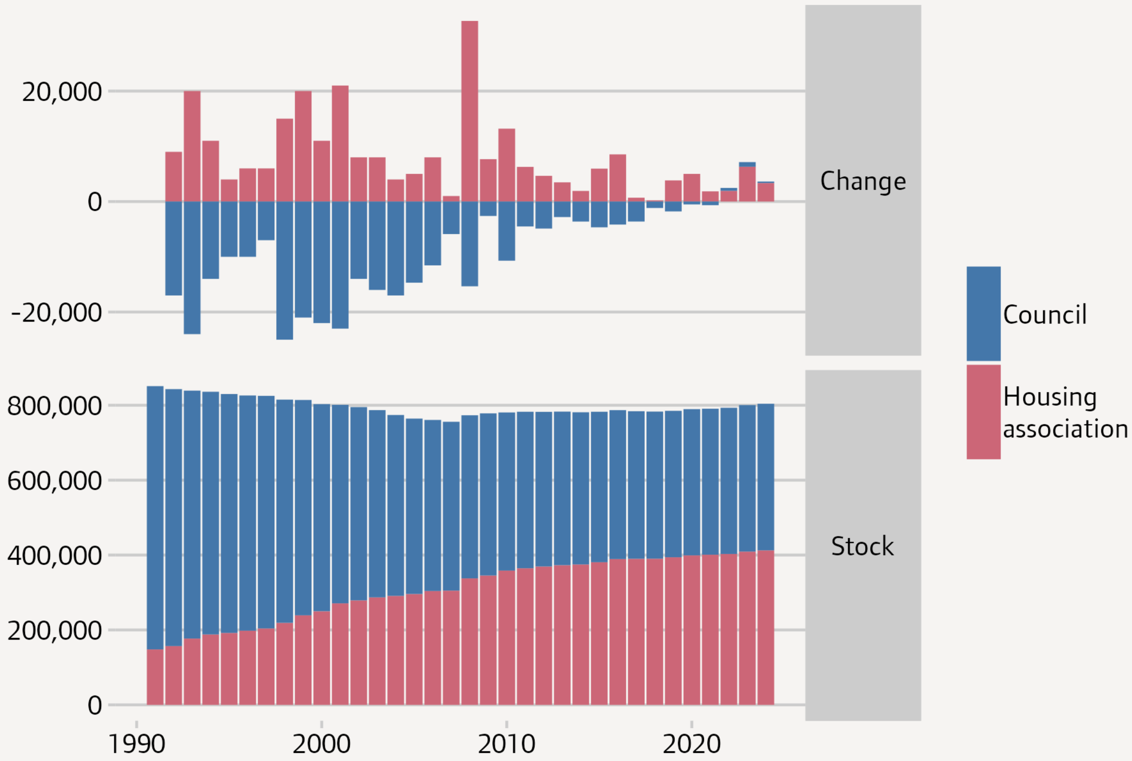


MHCLG, table 691b (to 2022-23) and 691a.1 (for 2023-24 onwards) for sales; table 693a for RTB replacements; table 643 (to 2010-11) and Local Authority Housing Data for average discount. Sales from 2023-24 onwards are 'eligible sales', exclude any sales outside a Housing Revenue Account and of properties built after 2008, and are missing data for Ealing for 2024-25. RTB replacements include new-builds and acquisitions, and in 2024-25 data for Ealing is missing.

- The maximum RTB discount was raised to £75,000 in 2012; and then (applicable to London only) raised again to £100,000 in 2013. In November 2024, the maximum discount was lowered to pre-2012 levels.
- 1,300 council homes in London were sold through the RTB scheme in 2024-25. This figure excludes Ealing, for which 2024-25 data is not yet available. This figure is down from 2,055 in 2022-23, and 1,194 in 2023-24 but it does not include some categories of sales so the final figure for 2024-25 will be somewhat higher.
- Sales volumes over the last decade have been far below the most recent peak of 12,780 sales in 2003-04, and the record annual figure of 26,260 in 1990.
- In London in 2024-25, there were 560 homes started or acquired by local authorities using RTB receipts as a funding source, in effect replacing lost council rented homes. Since 2012-13, a total of 16,323 homes have been started or acquired with RTB receipts, equivalent to 58% of the number of RTB sales over the same period (27,730).

2.12 Social housing landlords in London owned 804,000 affordable homes for rent in 2024 – the highest total since 1999.

Affordable housing in London (excluding shared ownership) by type of landlord, 1991 to 2024

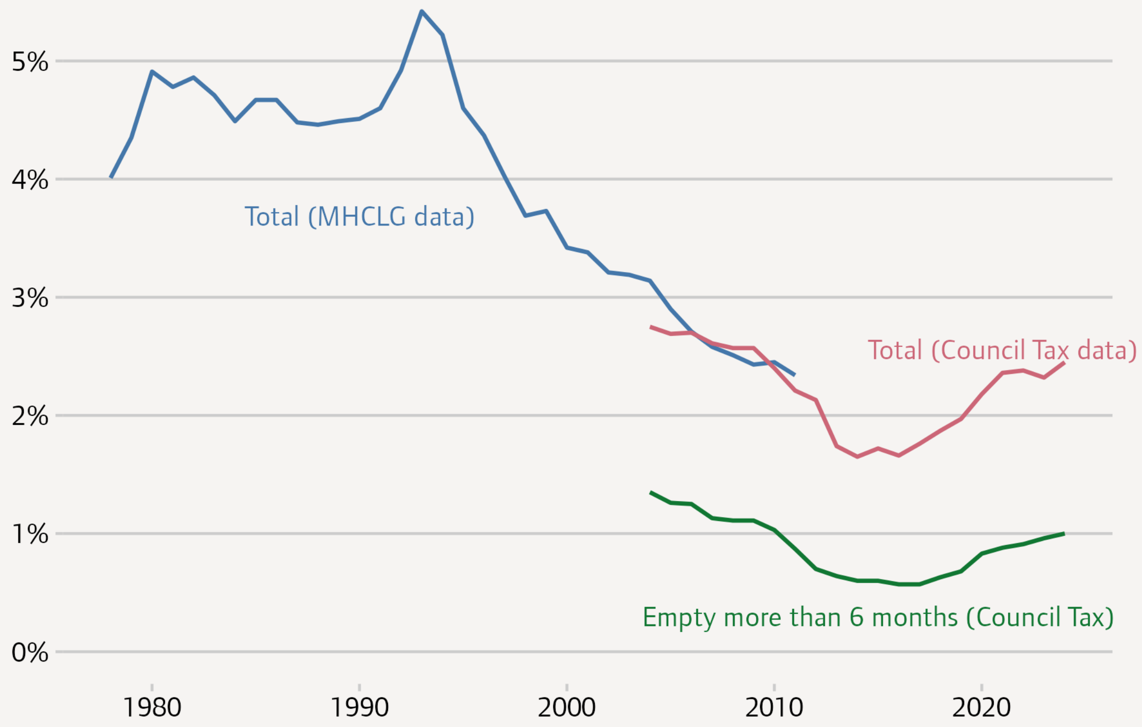


MHCLG, live table 109.

- Local authorities in London owned 391,450 affordable homes (including social rent and Affordable Rent but excluding shared ownership) in 2024 – up slightly from 391,180 in 2023. This is the third consecutive increase in the stock of council housing in London since the early 1990s, when this data series began. Housing associations owned another 412,540 homes in 2024, up from 409,180 in 2023.
- The combined total of 803,990 is an increase of 3,630 from 2023, and the highest total since 1999.
- Over this period, the share of affordable homes in London owned by housing associations has grown from 17% in 1991 to 51% in 2024. This increase is driven by a combination of new supply; the RTB scheme; and stock transfers from council ownership.

2.13 An estimated 2.5% of homes in London were officially recorded as empty for Council Tax purposes in 2024. This is the highest proportion in the last 10 years.

Empty homes in London as a proportion of total stock, 1978 to 2024

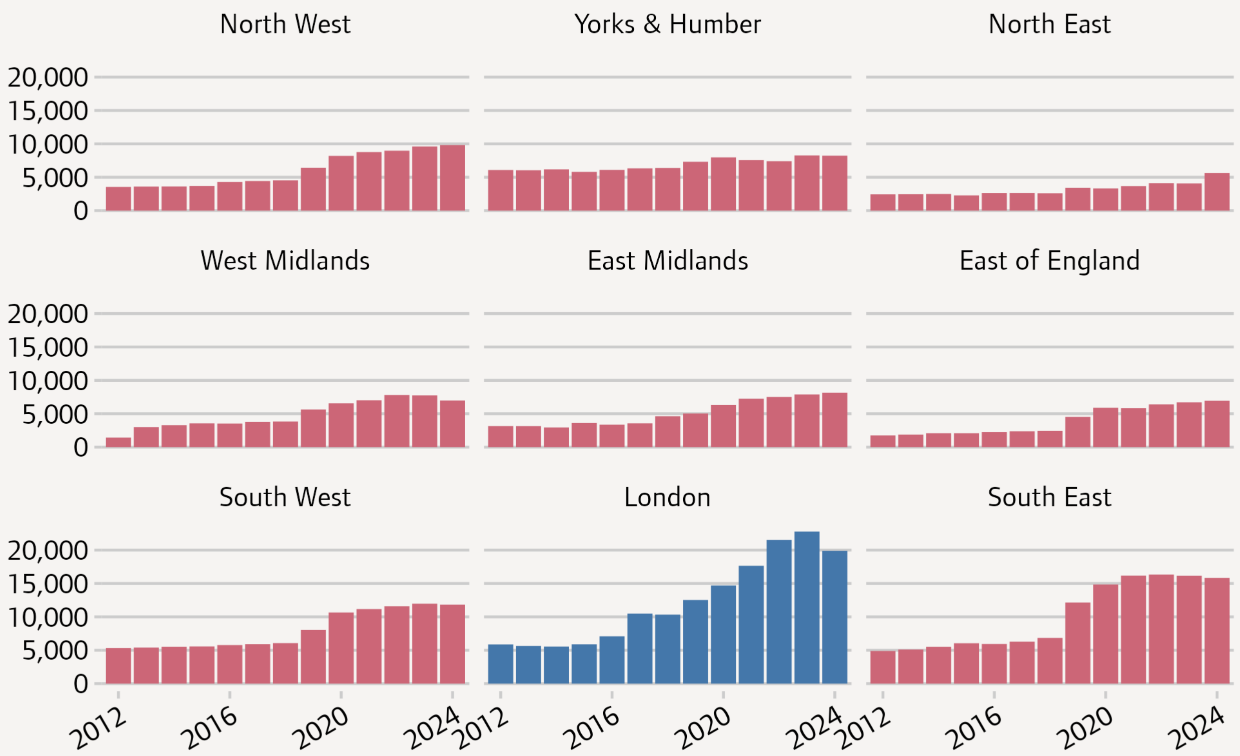


Compiled by GLA from: 1978 to 2011 from historical data provided to GLA by MHCLG and figures reported by local authorities to MHCLG; 2004 onwards from Council Tax statistics published by MHCLG in live table 615.

- According to Council Tax data there were 93,602 empty homes in London in 2024, equivalent to 2.5% of the total dwelling stock. This is up from a low of 1.7% in 2014, and the highest proportion since then. Across England as a whole, 2.8% of dwellings were empty in 2024.
- Of these, 38,386 homes in London that had been recorded as empty for more than six months, equal to 1% of the total dwelling stock (and up from a low of 0.6% in 2018).
- Historic data indicates that both the number of recorded empty homes in London, and their share of the total housing stock, remain 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).
- Several factors are contributing to the growing number of empty homes. More homes are being left empty after the death of their occupant, due to delays in probate; and there is an increase in empty social housing properties, some of which are in need of renovation.

2.14 In 2024, there were 19,896 Homes in Multiple Occupation (HMOs) with mandatory licences issued by London boroughs. This is up from around 6,000 in 2015, and is the highest of any region.

Number of mandatory licensed Homes in Multiple Occupation by region, 2012 to 2024

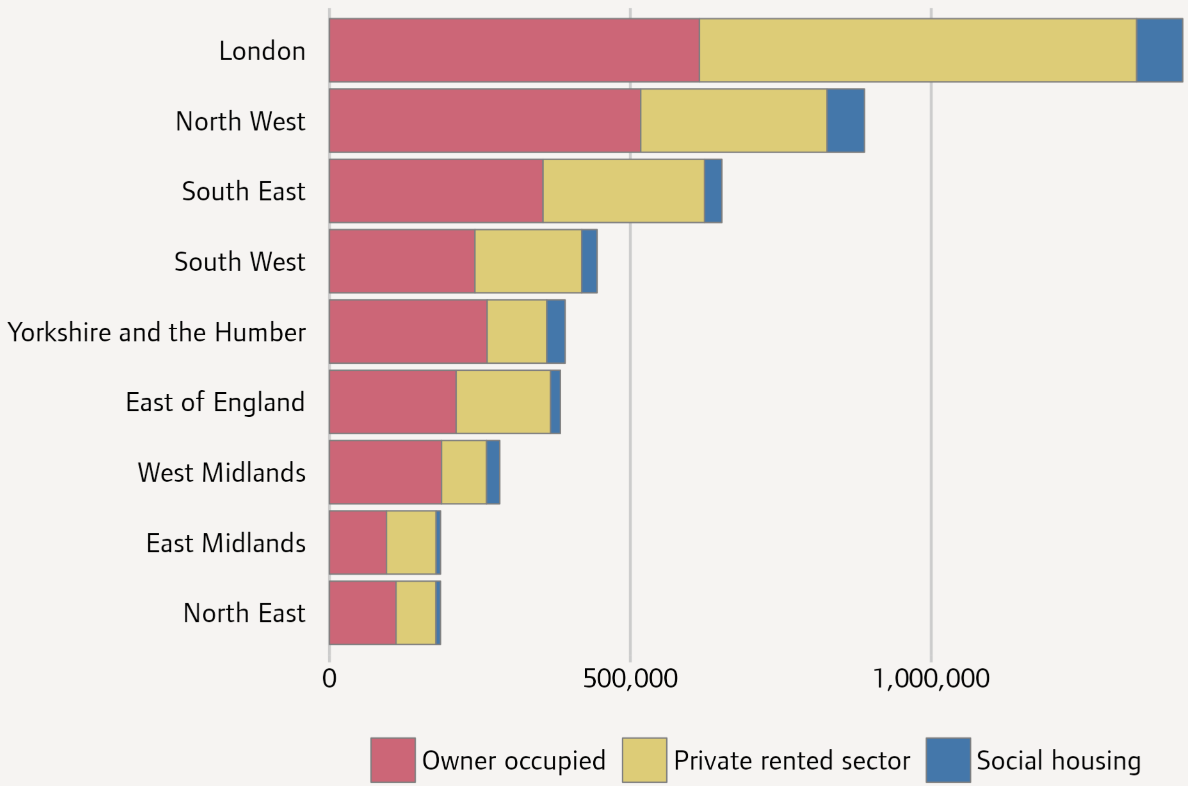


MHCLG, Local authority housing statistics open data. Local authorities can also apply to the government for approval to introduce additional licensing of HMOs in designated areas, where they can demonstrate a need to licence HMOs not subject to mandatory licensing.

- An HMO is a property rented out by at least three people who are not from the same household, but who share toilet, bathroom or kitchen facilities. HMOs must be licensed where the property is rented to five or more people who share facilities. A council can also include other types of HMOs for licensing.
- Between 2021 and 2023, there was a 29% increase in the number of HMOs issued with mandatory licences in London. After this, the number of HMOs issued fell by 13% - from 22,768 in 2023 to 19,896 in 2024.
- After London, the region with the most mandatory licensed HMOs was the South East with 15,838, followed by the South West with 11,826. The figures were much lower across the Midlands and the North. This partly reflects the smaller overall dwelling stock in those regions.
- In 2024, local authorities estimated there were a total of 146,600 HMOs in London, of which 31,066 were mandatory licensable properties that are legally required to have a licence.

2.15 There were 1.42 million leasehold homes in London in 2023-24, of which over half are privately rented.

Estimated number of leasehold dwellings by region and tenure, 2023-24



- According to estimates by MHCLG, there were 1.42 million leasehold homes in London in 2023-24, equivalent to 38% of its housing stock. Across England there were 4.83 million leasehold homes in 2023-24, making up 19% of the housing stock.
- While in every other region, a majority of leasehold homes are owner-occupied, in London over half (727,000) are privately rented. Another 615,000 are owner-occupied and 76,000 are social housing.
- The lower numbers of leasehold homes in other regions are generally down to their high shares of houses rather than flats. However, the North West has an unusually large number of houses owned on a leasehold basis (622,000). Only 70,000 of London's leasehold dwellings are houses, with flats comprising the remaining 1.42 million.

MHCLG, Leasehold dwellings 2023 to 2024.

3. Housing costs and affordability

According to polling, the last two years have seen a fall in the proportions of homeowners and private renters in London who say they will definitely or probably struggle to meet their housing payments in the next six months. For social tenants, the proportion remains high (see chart 3.1). In London and most of the rest of England, households containing a disabled adult spend a higher share of their income on housing costs on average. (see chart 3.2).

After adjusting for changes in the purchasing power of the pound, the average London house price in July 2025 was 4% lower than its level in July 2024 and 22.6% lower than 10 years ago (see chart 3.3). At the end of June 2025, there were around 763,000 outstanding fixed-rate mortgages in London that were due to come to the end of their fixed-rate period by the end of 2029 – leaving owners at risk of having to pay significantly higher interest rates (see chart 3.4).

The number of new mortgages for first-time buyers in London rose in 2024. This follows a fall in 2023 that brought the total to the lowest number since 2012 (see chart 3.5). Those who buy a first home in London are now putting down an average deposit of around £134,000 – 22% higher than a decade earlier (see chart 3.6). Interest rates for new mortgages are nearly three times higher than before the pandemic (see chart 3.7).

London's housing market also generates substantial tax revenues for national government. In 2023-24, residential transactions in London generated £3.6 billion in receipts for the national Exchequer, with purchases by second property buyers, investors and non-resident buyers paying particularly high rates (see chart 3.8).

The number of recently added properties for sale in London on the Rightmove portal has stayed relatively steady since late 2021, while the number of listings for rental properties has been increasing since 2023 (see chart 3.9).

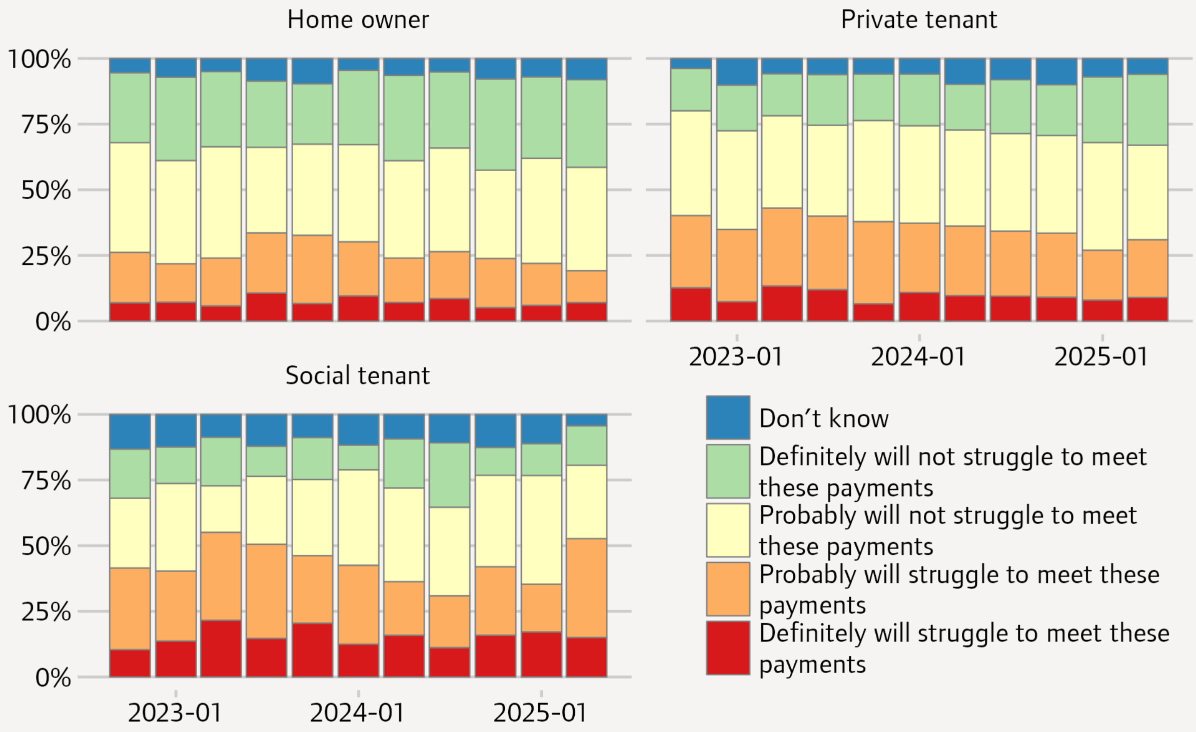
Annualised rental price inflation in London grew quickly from 2022 but has been slowing in 2025 (see chart 3.10). The affordability of average private rents (including ongoing as well as new tenancies) in London compared to average earnings improved between 2020 and 2022 but has since worsened (see chart 3.11). Average monthly private rents in London are far higher than those elsewhere in England, with a one-bedroom home in London costing more than a four-bedroom home does in five of the eight other English regions (see chart 3.12). The average private rent for a two-bedroom home in Westminster is more than twice as high as that in Bexley, the cheapest borough (see chart 3.13).

Typical rents for new social rent lettings in London rose above 2015-16 levels in 2021-22 and continued to increase in 2022-23. Typical rents for new Affordable Rent lettings remain below 2016 levels despite an uptick in 2023-24 (see chart 3.15). There were 996,400 recipients of Housing Benefit or Universal Credit in London in May 2025, including 586,100 in social housing and 392,500 in privately rented homes (see chart 3.14).

There were an estimated 87,206 properties in London used as short-term rentals as of May 2025. These were reserved for a total of 1.3 million nights over the course of the month (see chart 3.16).

3.1 According to polling, the last two years have seen a fall in the proportions of homeowners and private renters in London who say they will definitely or probably struggle to meet their housing payments in the next six months. For social tenants, the proportion remains high.

Whether Londoners expect to struggle to meet housing payments by tenure, October 2022 to April 2025

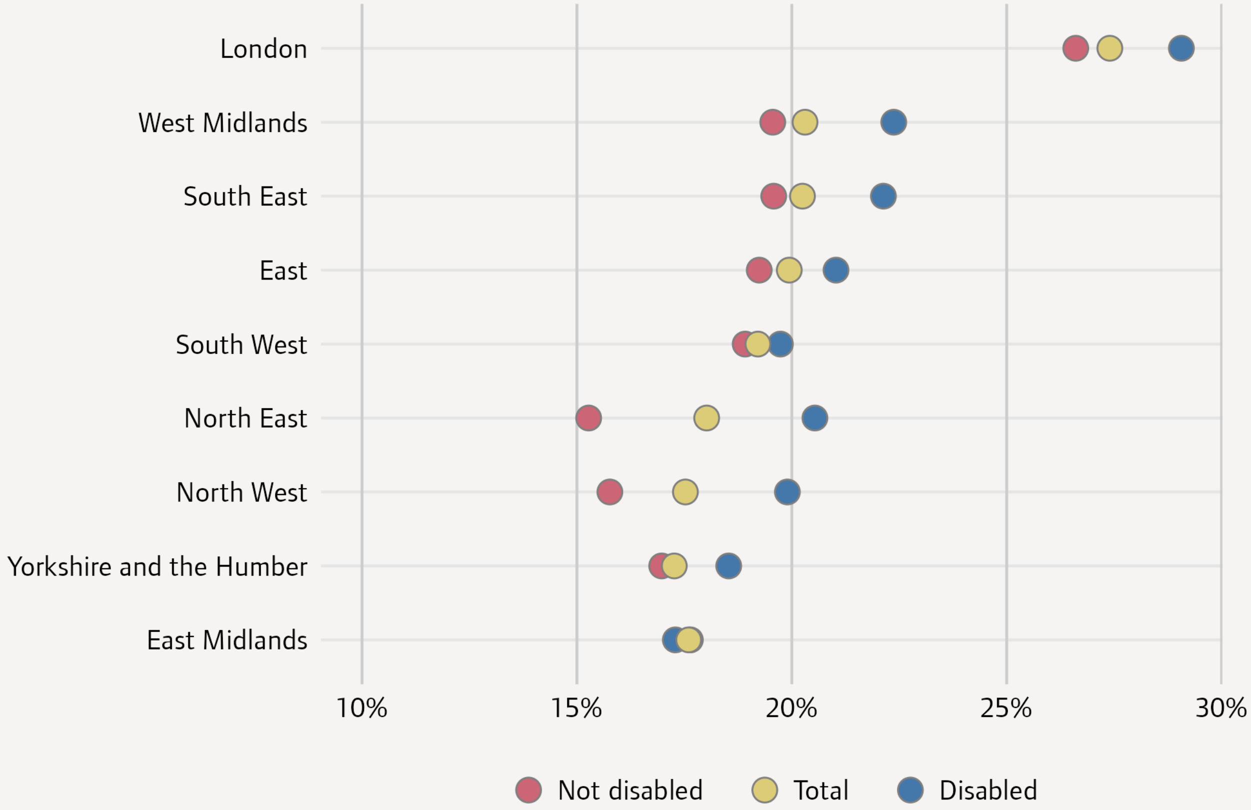


YouGov cost-of-living polling for GLA. See Appendix for details of methods, sample sizes and fieldwork dates. The homeowner category includes mortgaged owners and shared owners but not outright owners. The question asked was "And do you think you will, or will not struggle to meet the following payments in the next six months?".

- The regular polling on the cost of living carried out by YouGov, on behalf of the GLA, asks a representative sample of London adults whether or not they expect to struggle to meet housing payments (rent, mortgage or other housing costs) in the next six months.
- In April 2023, 24% of homeowners, 43% of private tenants and 55% of social housing tenants said they would definitely or probably struggle to meet these costs over the following six months.
- By April 2025, the proportion of homeowners who said they definitely or probably would struggle to meet these payments had fallen to 19%; for private tenants, it had fallen to 30%. However, the proportion of social housing tenants had returned to a relatively high level of 50%.

3.2 The median household including someone with a disability pays a higher share of their income on housing cost in all but one English regions.

Median affordability ratio by household disability status and region, 2023-24



English Housing Survey data.

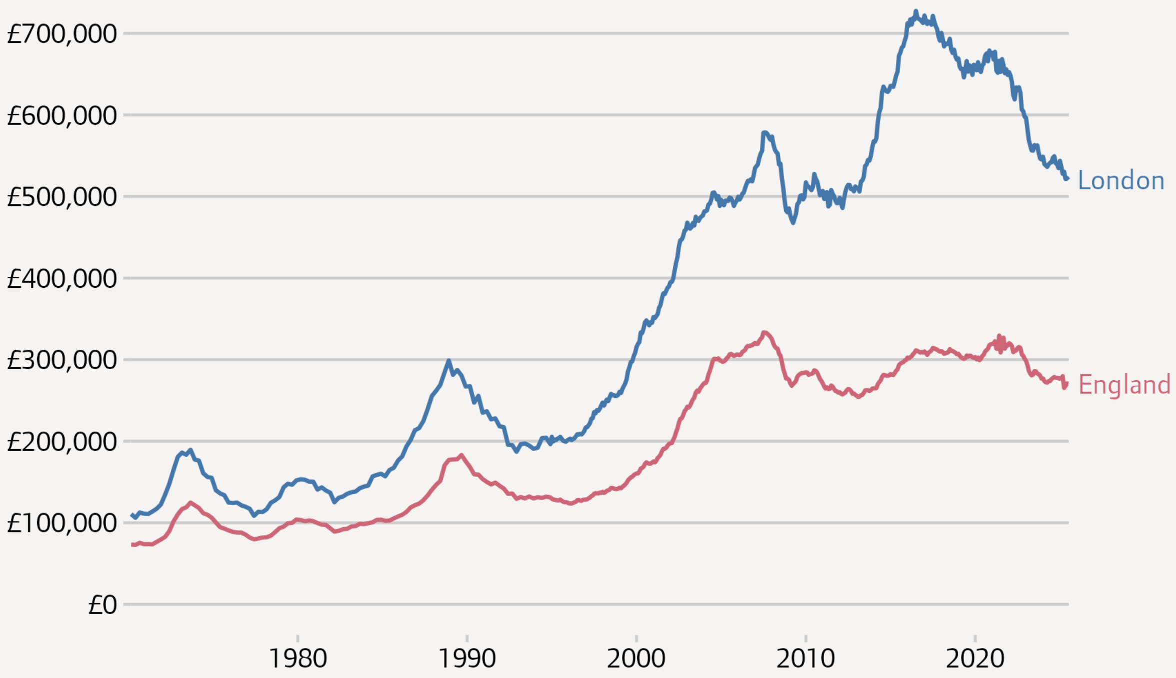
- According to a 2023 survey by ONS, 46% of adults in London say they find it difficult to afford their rent or mortgage. This is the highest rate of any English region, and compares to 40% across England as a whole. Disabled people in every region are more likely than non-disabled people to say they find it difficult to afford their rent or mortgage.

- The English Housing Survey shows that Londoners have the highest housing burden. The median household spends 27% of their income on housing costs. The median household including someone with a disability spends 29% of their income on housing. This is three percentage points higher than households that do not include someone with a disability.

- Similar patterns hold in other regions. The North East has the biggest gap between households that do and do not include someone with a disability (five percentage points). Disability has the least effect on the cost burden in the East Midlands (one percentage point).

3.3 After adjusting for changes in the purchasing power of the pound, the average London house price in July 2025 was 4% lower than in July 2024 and 22.6% lower than 10 years ago.

Average house prices in London and England after adjusting for retail price inflation, March 1970 to July 2025

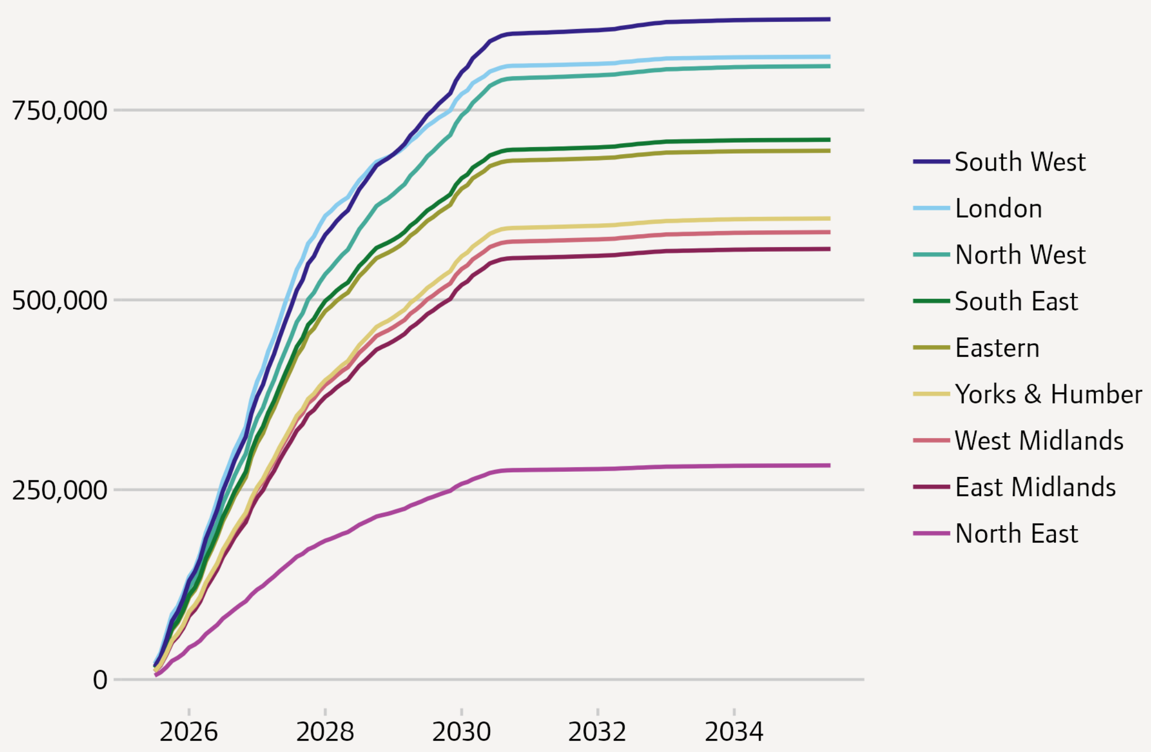


- London's average house price (before adjusting for inflation) was £565,000 in July 2025, according to the UK House Price Index. This was a nominal increase of 1.3% from July 2024, but a fall in 4% in RPI-adjusted real terms.
- In real terms London's average house price in July 2025 is 28% lower than its peak in July 2016 (when it was £727,500).
- Over the last year, the average house price across England fell by 2%, in real terms, to £270,500. This is substantially below its inflation-adjusted peak of £333,000 in July 2007.
- Average inflation-adjusted prices in London are now 22.6% below the level of 10 years ago. This compares to a decrease of 7.8% across England as a whole.

UK House Price Index adjusted for retail price inflation. 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.

3.4 At the end of June 2025, there were around 763,000 outstanding fixed-rate mortgages in London that were due to come to the end of their fixed-rate period by the end of 2029 – leaving owners at risk of having to pay significantly higher interest rates.

Cumulative number of outstanding regulated fixed-rate mortgages by region and month in which fixed-rate period is due to end, as at end June 2025



Financial Conduct Authority Product Sales Data provided to GLA.

- The sharp increase in interest rates in late 2022 focused attention on the number of households due to end the fixed-rate period of their mortgages. In many cases, this would mean paying substantially higher monthly mortgage costs.

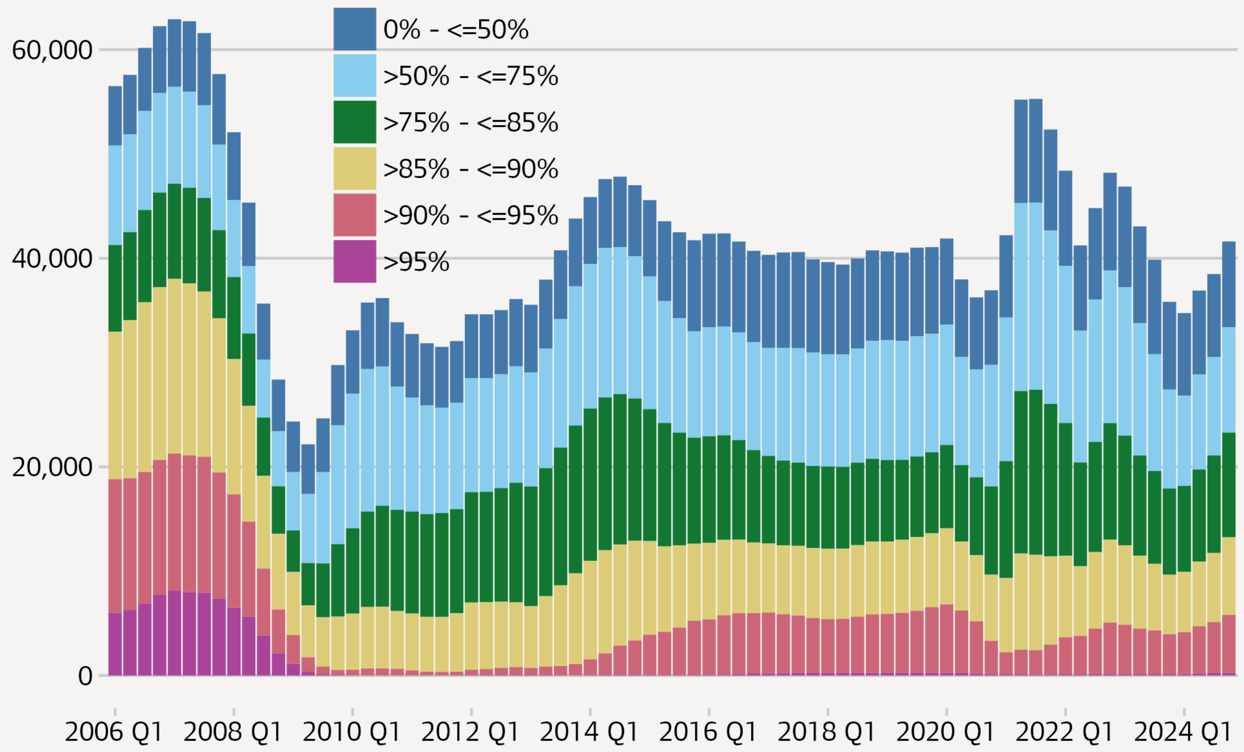
- Data from the Financial Conduct Authority shows the number of outstanding regulated fixed-rate mortgages in each region at the end of June 2025; and the month in which the fixed-rate period is due to end.

- There were 877,000 fixed-rate mortgages outstanding in London at the end of June 2025. Of these, 114,000 were due to come off fixed rates in 2025; 255,000 in 2026; 229,000 in 2027; 90,000 in 2028; and 75,000 in 2029. The cumulative totals level off after 2030. This indicates a relatively small number of mortgages on fixed-rate periods longer than five years.

- These figures do not include variable-rate mortgages. These were immediately affected by the interest-rate increases in 2022.

3.5 The number of new mortgages for first-time buyers in London rose in 2024. This followed a fall in 2023, which brought the total to the lowest number since 2012.

Annualised number of loans to London first time buyers, by loan-to-value ratio, 2006 Q1 to 2024 Q4

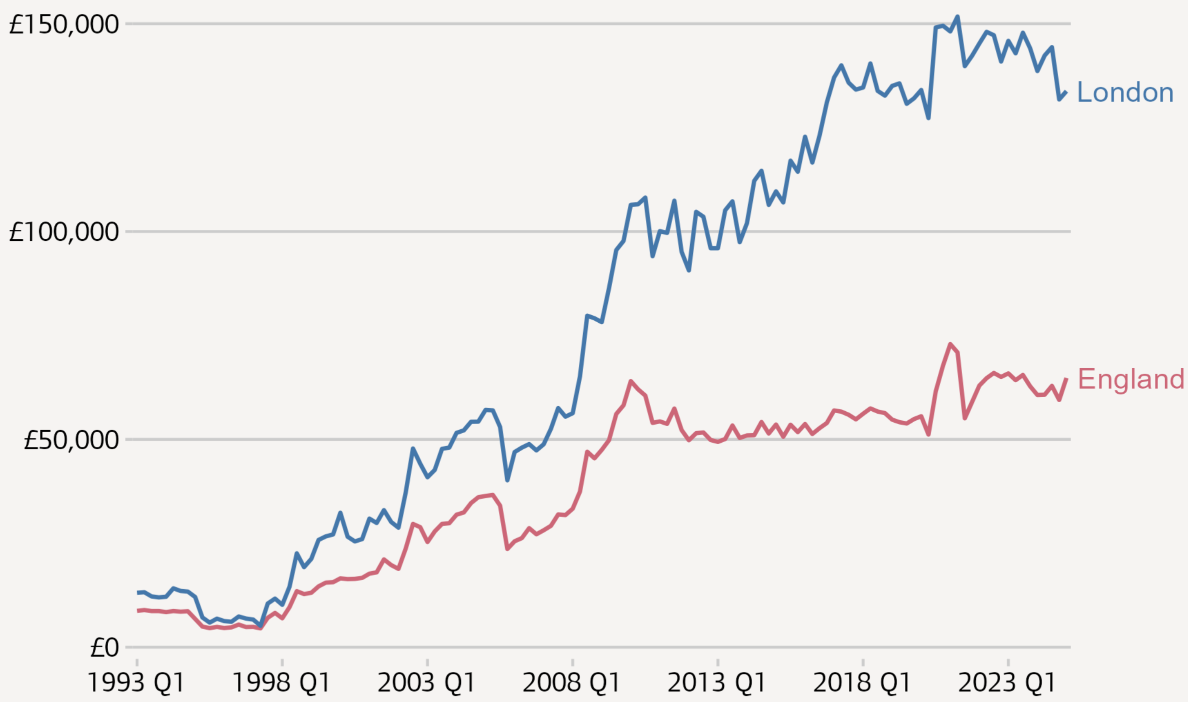


FCA, Mortgages product sales data.

- There were 41,605 loans to first-time buyers in London in 2024. This is an increase of 16% compared with 2023, which saw the lowest calendar-year total since 2012.
- Mortgages with loan-to-value (LTV) ratios of more than 90% comprised over a third of lending to first-time buyers in London before the financial crisis; however, these mortgages nearly disappeared in the year after it. The market share of these high-LTV mortgages has ebbed and flowed since then, comprising 14% of the total in 2024.
- Lending to first-time buyers rose between the midst of the pandemic and late 2021. This increase was overwhelmingly driven by mortgages with LTV ratios of less than 85% (and therefore buyers with substantial savings or wealth, or access to Help to Buy). But since then, the number of mortgages with LTVs of less than 85% has fallen back to pre-pandemic levels.

3.6 Those who buy a first home in London are now putting down an average deposit of around £134,000. This is 22% higher than a decade earlier.

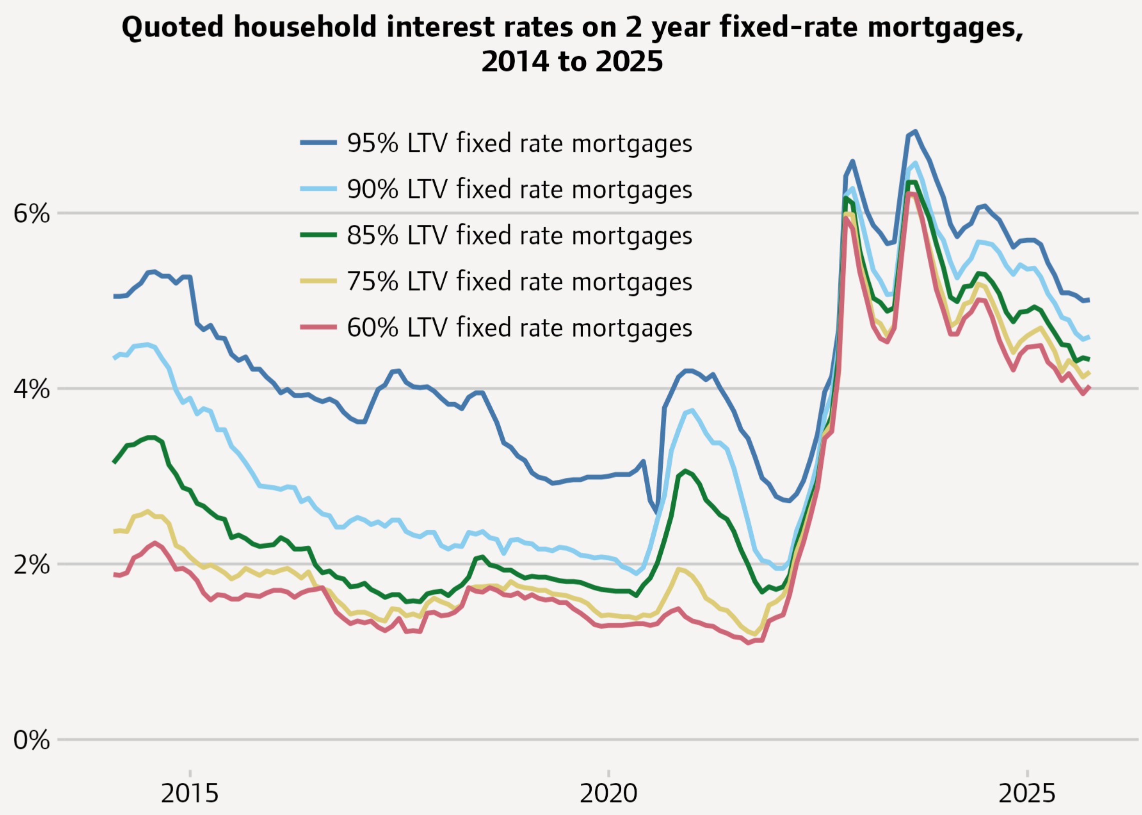
Gap between mean average price and mean mortgage for first-time buyers in London and England, 1993 Q1 to 2025 Q1



ONS House Price Index quarterly tables. These figures are calculated as the difference between the mean price and the mean advance, and are simple mean averages, unadjusted for inflation or the mix of properties sold. In the last decade, an increasing proportion of the gap is likely to be due to the use of Help to Buy.

- The gap between the mean average house price and the mean mortgage size for first-time buyers in London has widened enormously in recent decades, driven by rising prices and falling LTV ratios. This widening gap implies that first-time buyers in London are now putting down much larger mortgage deposits on average.
- In 1993, the mean average gap for first-time buyers in London was £13,000 (unadjusted for inflation). This was already significantly higher than the average of £8,700 across England as a whole. In 1997 the average gap in London fell to just £5,200.
- As of March 2025, the average gap in London was £133,780. This is down from the 2021 peak of £151,730, but still 22% higher than in 2015. At the national level, the average gap was £64,780 in March 2025. This is below the peak of £72,920 seen during the pandemic, but 21% higher than a decade earlier.

3.7 Interest rates for new mortgages are nearly three times higher than before the pandemic.

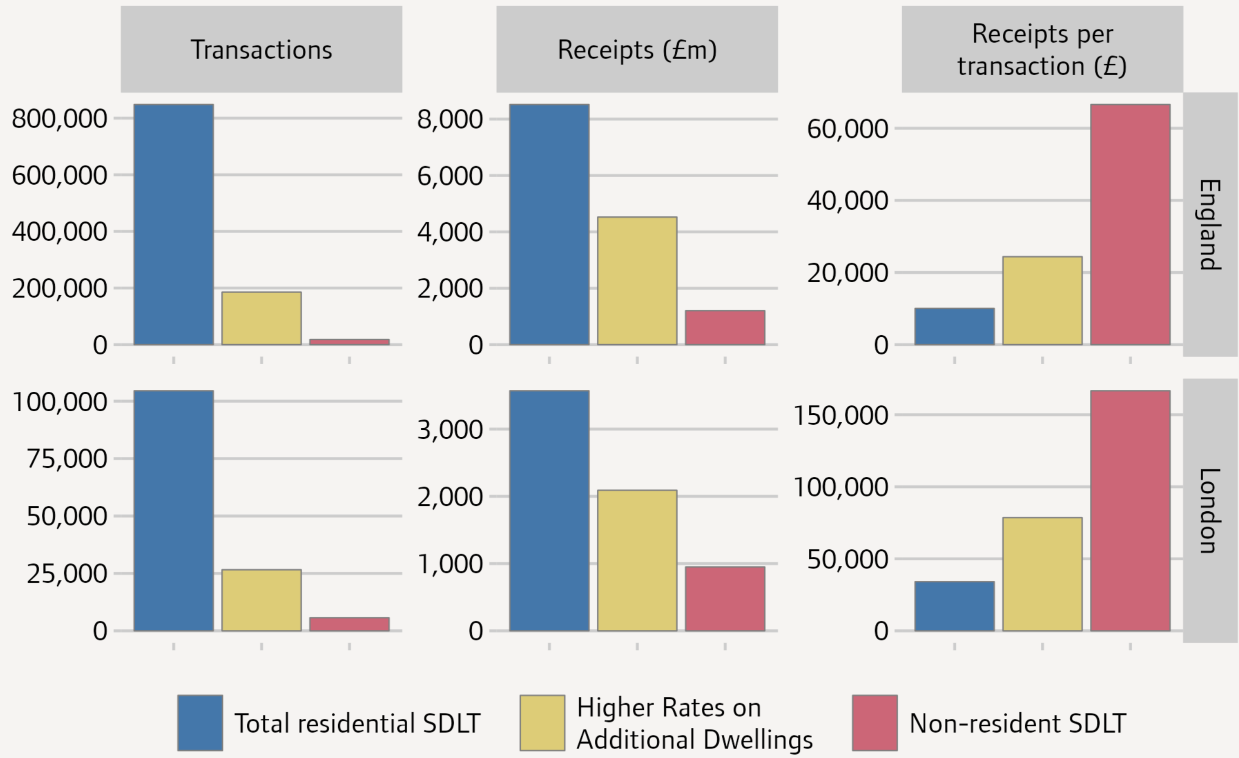


Bank of England interest rate statistics.

- The quoted household interest rates for two-year fixed-rate mortgages fell gradually after 2014. In April 2020, they reached their lowest value, at an average of 1.86% across all LTV mortgages. Interest rates for new mortgages then saw an upturn during the pandemic, followed by a rapid increase since the Bank of England rate hikes from 2022 and after the mini budget in the same year.
- Interest rates spiked to a peak of 6.22% for mortgages with a 75% LTV in the summer of 2023. Rates have since fallen, but remain well above the rates paid on most existing fixed-rate mortgages (taken out before September 2022), so significant numbers of households face paying higher rates as they exit fixed-term arrangements, remortgage or take out new loans.
- The average interest rate for new, two-year fixed-term mortgages, across all LTV mortgages, was 4.43% as of September 2025. This is 2.6 times greater than pre-pandemic figures.

3.8 In 2023-24, residential transactions in London generated £3.6 billion in receipts for the national Exchequer, with purchases by second property buyers, investors and non-resident buyers paying particularly high rates.

Stamp Duty Land Tax (SDLT) transactions and receipts in London and England, 2023-24

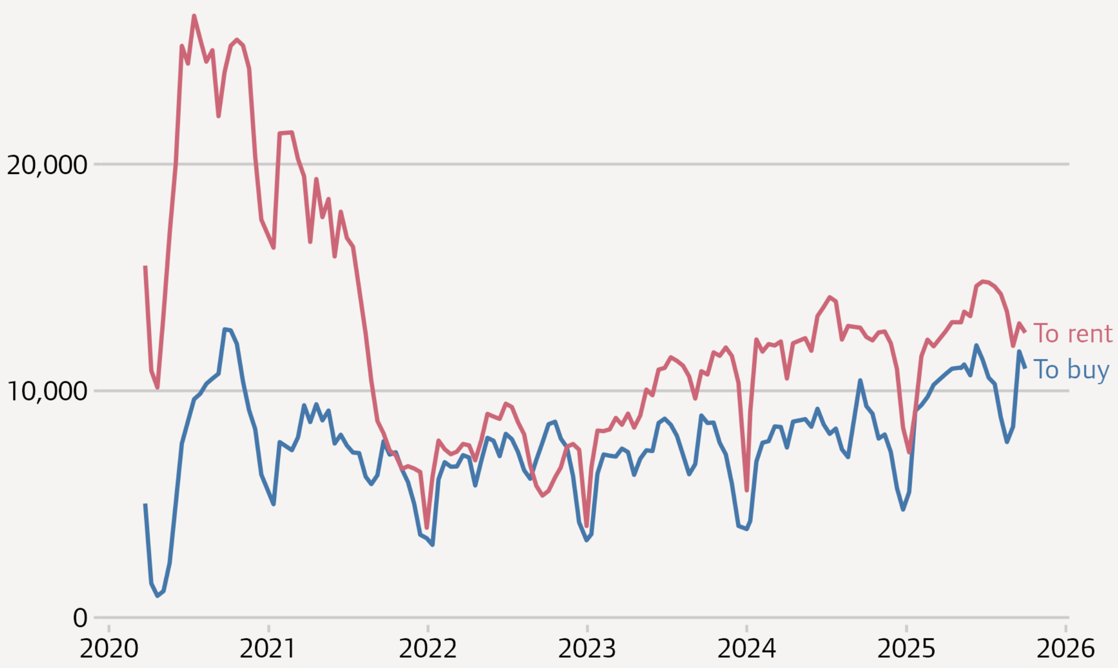


HMRC, UK Stamp Duty tax statistics, 2023 to 2024.

- According to HMRC statistics there were 104,600 residential transactions liable for Stamp Duty Land Tax in London in 2023-24. This is a 12.3% share of all transactions in England. The average receipt per transaction in London was £34,000 (compared to £10,000 across England), and total receipts were £3.6 billion.
- 26,600 transactions in London paid the Higher Rates on Additional Dwellings, which is charged on purchases of second homes and investment properties by those who already own residential property. London accounted for 14.3% of these transactions nationally, with an average receipt of £78,600 per transaction (compared to £24,400 across England as a whole).
- HMRC also levies a higher rate of Stamp Duty on purchases by buyers who are non-UK residents. In London, there were 5,700 purchases in this category in 2023-24. These brought in £950 million to the national Exchequer, at an average of £167,000 per transaction.

3.9 The number of recently added properties for sale in London on the Rightmove portal has stayed relatively steady since late 2021. The number of listings for rental properties has been increasing since 2023.

Number of rental and sale listings in London that had been added to the Rightmove portal in the last two weeks, March 2020 to September 2025

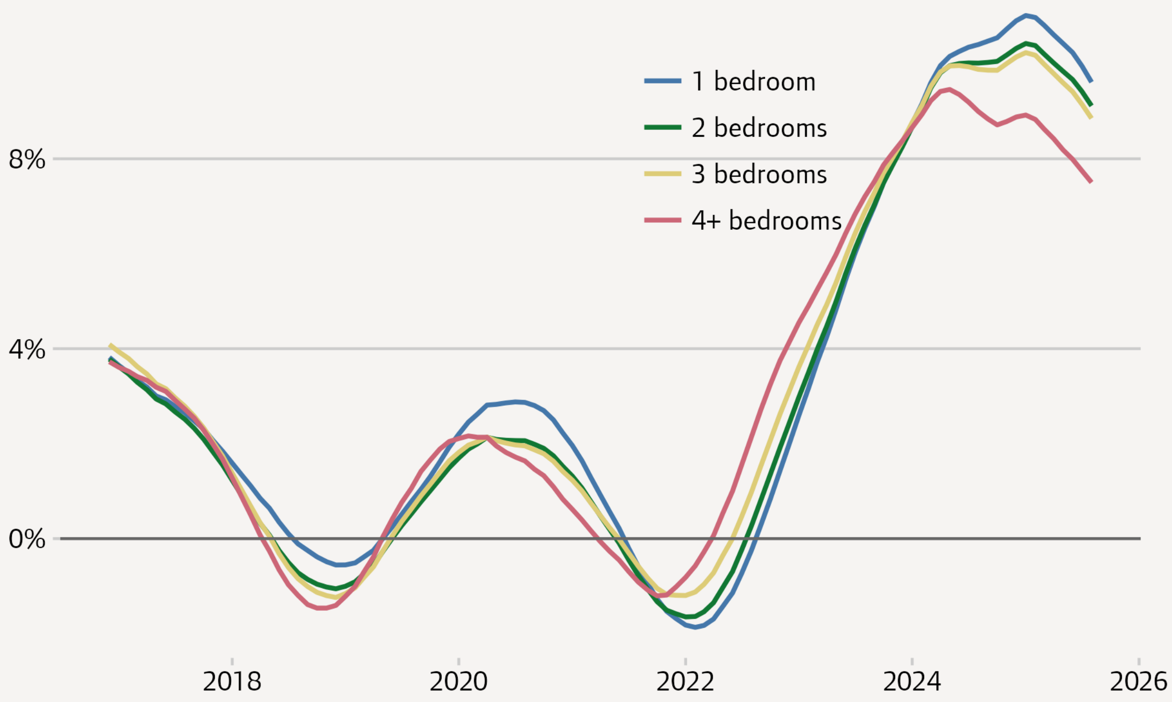


- During the first lockdown, the number of rental listings in London postcodes that had been added to the Rightmove portal in the most recent fortnight fell by about a third, compared to mid-March 2020. The number of recent sale listings fell by over 80%. Both recovered to well above their mid-March levels in the second half of 2020. However, they began to fall again in summer 2021.
- As of September 2025, there were nearly 11,000 recent sales listings, in line with the levels last seen in late 2021.
- The number of recently listed rental properties in London is currently around 20% below the number listed just before the pandemic. However, this has increased from the extremely low levels seen in 2022.

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

3.10 Annualised rental price inflation in London grew quickly from 2022, but has been slowing in 2025.

Annualised change in average private rents in London by number of bedrooms, December 2016 to August 2025

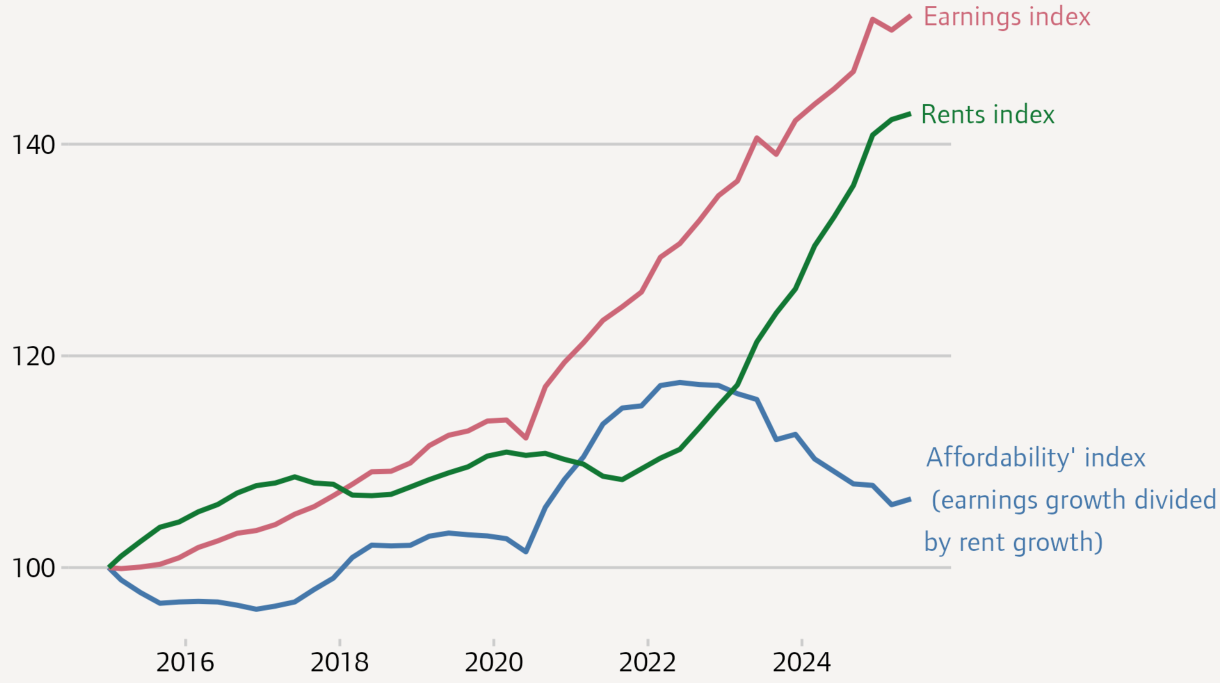


ONS, Price Index of Private Rents, UK.

- In March 2024, the ONS started to publish a new Price Index for Private Rents, incorporating methods that are more sensitive to the current market.
- Over the past decade, the annualised rate of growth in private rents in London has been volatile. Declines occurred in 2018 and again in 2021 (the latter due to the COVID-19 pandemic). Rental growth then surged to record levels from 2023 onwards. It has shown signs of slowing in 2025, but remains much higher than pre-pandemic levels.
- Growth rates have been highest for one-bed properties, and lowest for four-bed properties, since the start of 2024. This is the opposite of the trend during the post-pandemic recovery period: growth rates were highest for four-bed properties between early 2021 and late 2023.
- Overall private rent increases peaked in January 2025, when the annualised rate of growth was 10.4% across all properties.

3.11 The affordability of average private rents (including ongoing and new tenancies) in London, compared to average earnings, improved between 2020 and 2022 but has since worsened.

Index of cumulative change in private rents (on all tenancies), earnings and implied affordability in London, January 2015 to June 2025 (2015 January =100)

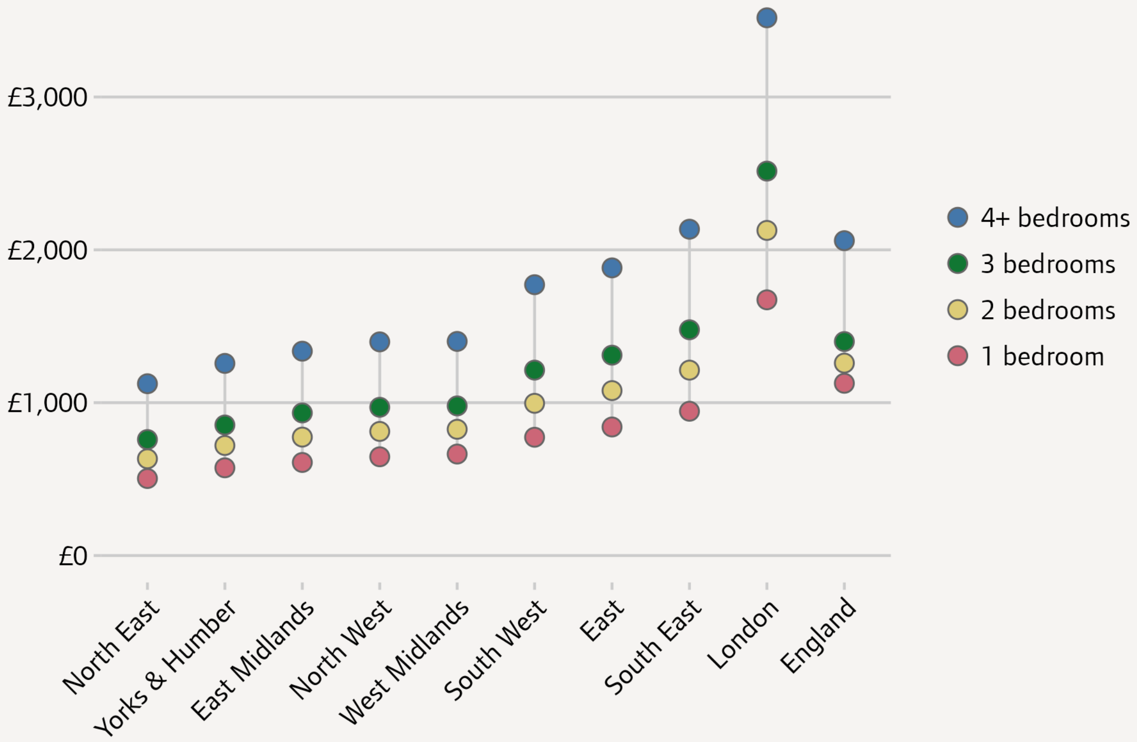


Earnings: Median full-time weekly earnings by place of work, London. From ONS Pay As You Earn Real Time Information, UK. Rents: ONS Price Index of Private Rents, monthly statistics, UK. Affordability index: Rent index divided by median weekly earnings. The earnings index here is based on place of work rather than residence.

- This chart shows an 'affordability' index, calculated as the cumulative change in earnings divided by the cumulative change in private rents (on all tenancies).
- Between 2015 and 2020, rents were relatively stable in nominal terms. At the same time, earnings increased at a marginally higher rate – maintaining affordability on this measure close to where it was at the start of 2015. Rents then dipped in 2020 and 2021 while earnings rose strongly.
- Rents increased sharply from 2022 onwards and began to outpace earnings growth in 2023, leading to a deterioration in affordability. The rate of growth in rents has been slower since late 2024, lessening the impact on the affordability index.
- The ONS rental data shown here reflects rents paid on all tenancies, and therefore reacts more slowly to changes in the market for new tenancies. Another caveat to note is that earnings data only reflects payrolled employees and does not reflect changes in income from benefits.

3.12 Average monthly private rents in London are far higher than those elsewhere in England. A one-bedroom home in London costs more than a four-bedroom home in five of the eight other English regions.

Average monthly private rent by region and number of bedrooms, September 2024 to August 2025

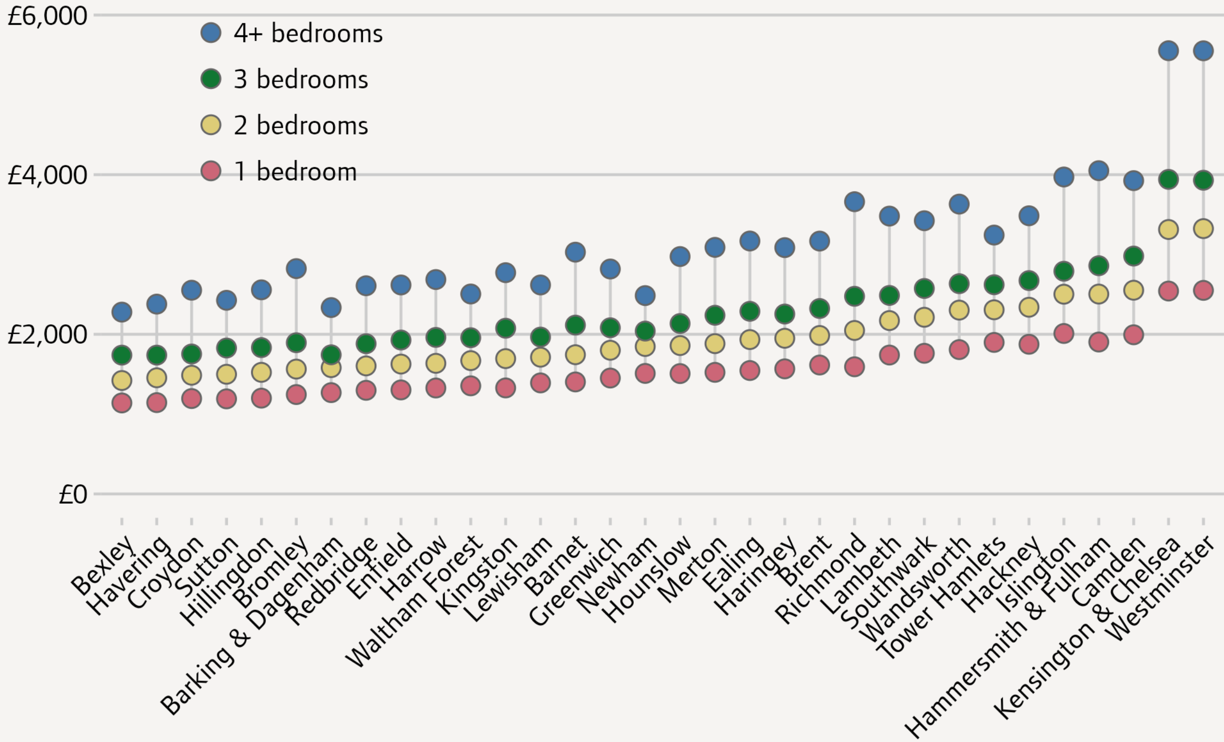


ONS Price Index of Private Rent statistics. These figures exclude any cases where the tenant receives Housing Benefit.

- In the year to August 2025, the average rent for a privately rented home in London was £2,226 per calendar month. This is over 60% higher than the median in England as a whole (£1,379).
- London's rents are so much higher than those of other regions that the average monthly rent for a one-bedroom home in the capital (£1,673) is higher than the average rent for a home with four or more bedrooms across all of the North and the Midlands.
- Over the year to August 2025, rental prices in London grew by 5.7%. Growth in London was outpaced by four of the other regions (the highest growth was in the North East, at 9.2%).
- 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.

3.13 The average private rent for a two-bedroom home in Westminster is more than twice as high as that in Bexley, the cheapest borough.

Average monthly private rent by number of bedrooms and London borough, September 2024 to August 2025

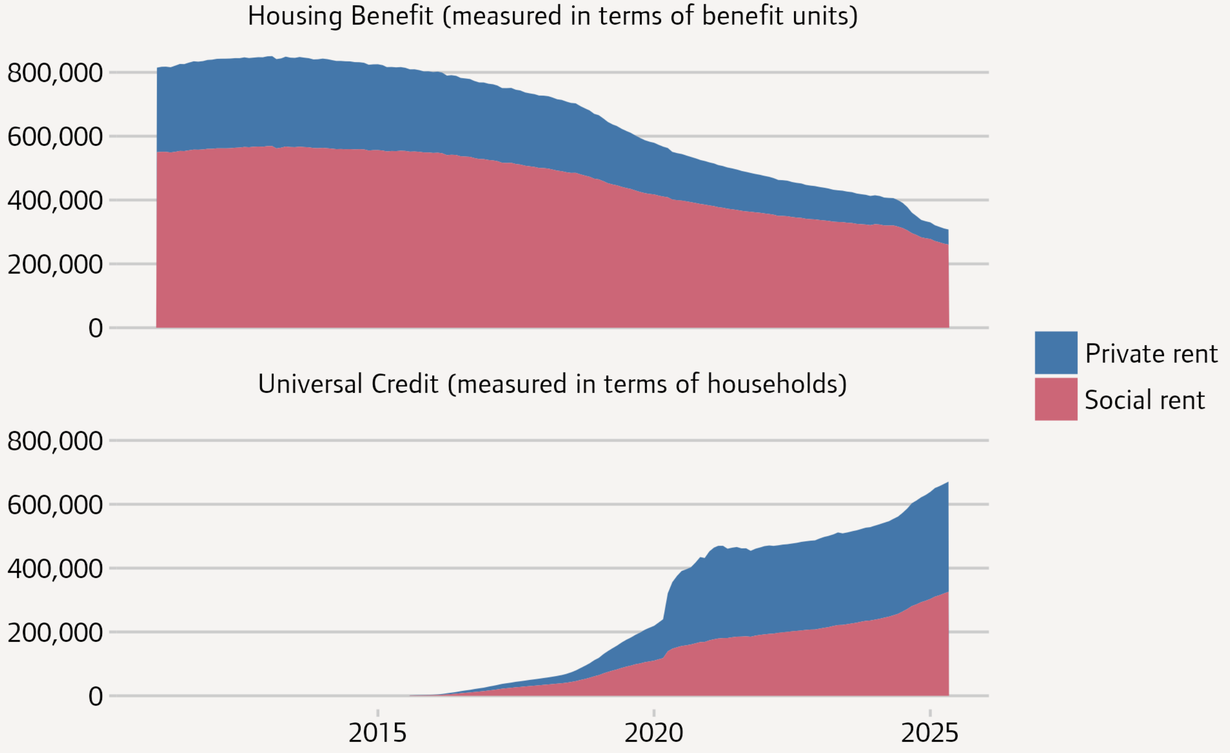


ONS Price Index of Private Rent statistics. These figures exclude any cases where the tenant receives Housing Benefit.

- On a borough level, the average rent for a privately rented two-bedroom home in the year to August 2025 was highest in Westminster at £3,320 per calendar month, 2.3 times as high as in the cheapest borough, Bexley, at £1,420.
- By the number of bedrooms, the difference between boroughs with the highest and lowest rents is largest for homes with four or more bedrooms (2.2 times as high) and the smallest for one-bedroom homes (2.4 times as high).
- Richmond-upon-Thames was the Outer London borough with the highest average private rent for a two-bedroom home (£2,050). Lewisham was the Inner London borough with the lowest average private rent for a two-bedroom home at £1,700.
- Compared to the year prior, the largest annual increases in rent were in Barking and Dagenham and in Bexley (both 13%). Rents fell by 8% in Brent, the only borough to see a fall in rents.

3.14 There were 996,400 recipients of Housing Benefit or Universal Credit in London in May 2025. This includes 586,100 in social housing and 392,500 in privately rented homes.

Trend in Housing Benefit and Universal Credit caseload in London by tenure, January 2011 to May 2025



- The number of Housing Benefit recipients in London has been falling steadily for a decade, driven particularly by the roll-out of Universal Credit for most new claimants in 2016. In May 2025, there were 307,800 Housing Benefit recipients. This is split between 260,400 in social housing and 47,300 in private rented housing.

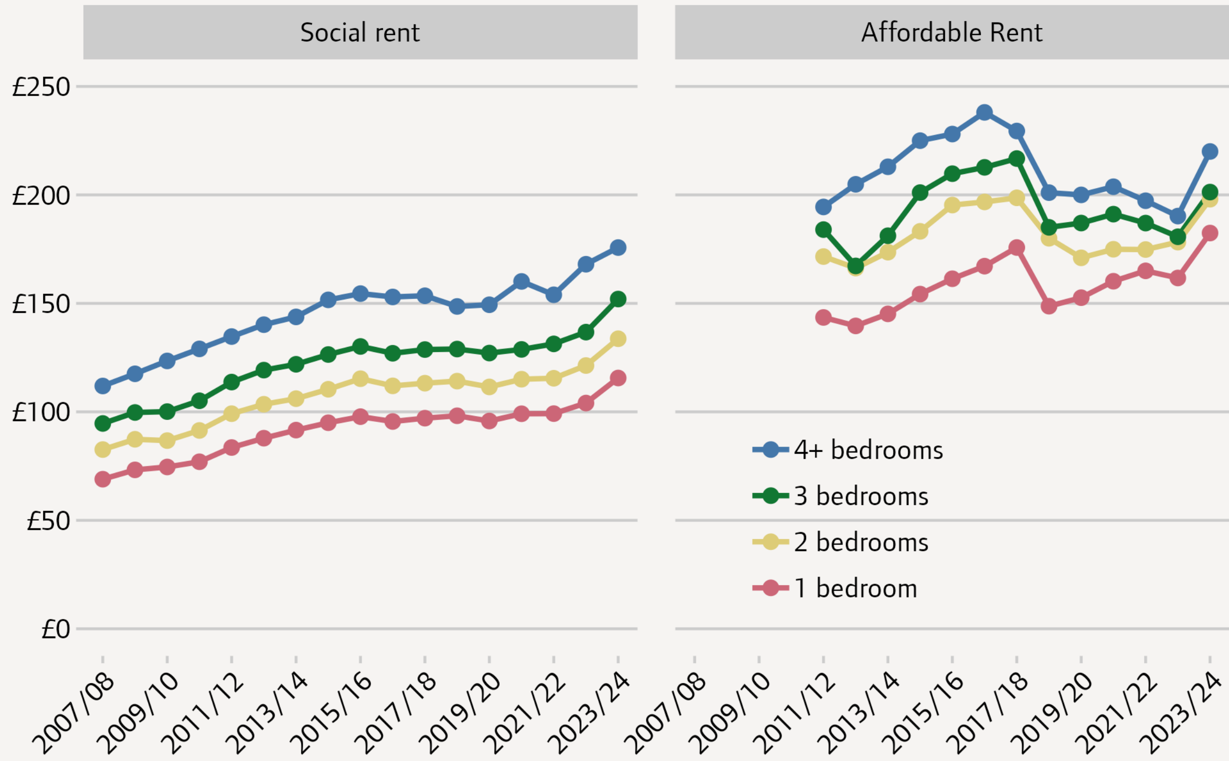
- Growth in the number of households receiving Universal Credit has more than offset the fall in Housing Benefit. As of May, there were 325,700 Universal Credit recipients in social housing; and 345,200 in private rented housing.

- The combined number of Housing Benefit and Universal Credit recipients in London stood at 996,400 in May 2025. This is up from 975,000 one year before. Of these recipients, 586,100 were in social housing and 392,500 were privately renting.

DWP, Stat-Xplore. Figures are presented by place of residence rather than administrative area. Chart excludes a small number of cases where the tenure is unknown.

3.15 Typical social rents in London rose above 2015-16 levels in 2021-22 and continued to increase in 2022-23. Typical rents for Affordable Rent homes remain below 2016 levels, despite an uptick in 2023-24.

Median weekly rents for new social rent and Affordable Rent lettings in London, 2007-08 to 2023-24 (nominal terms)



MHCLG, Social Housing Lettings in England summary tables and rents dashboard. 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 benchmark.

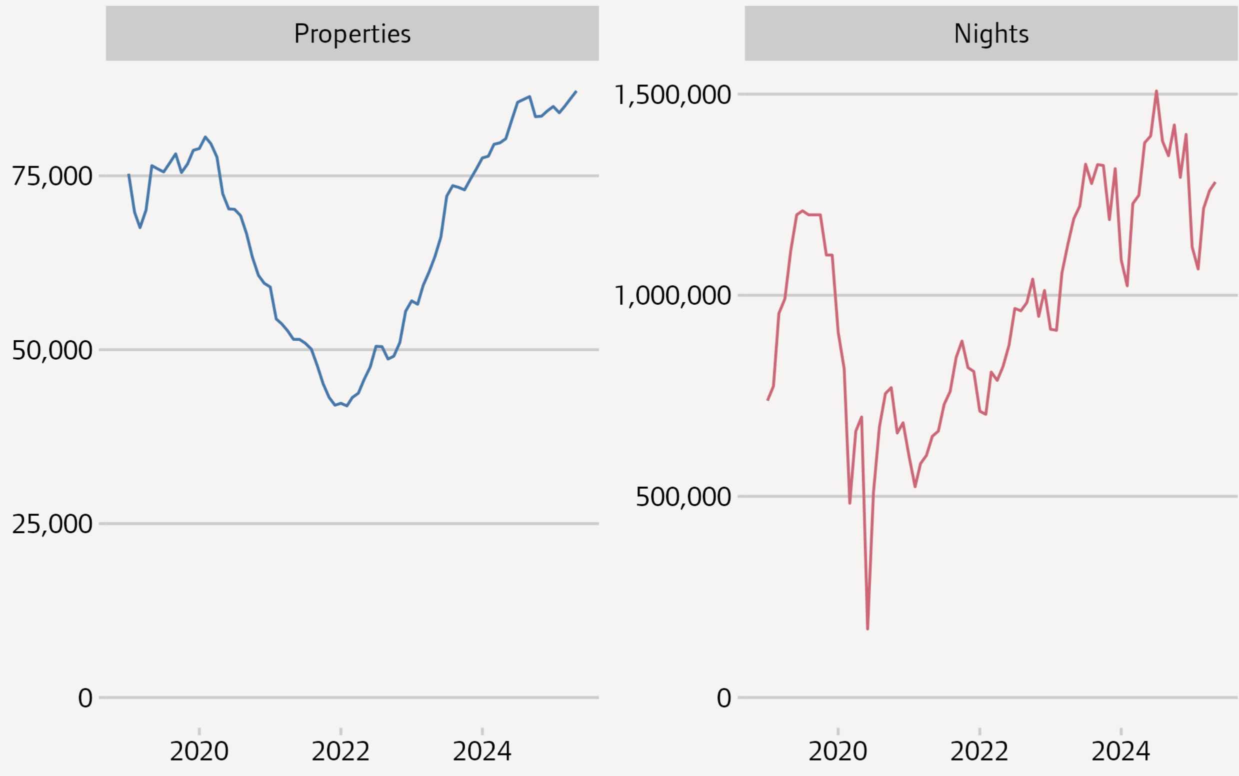
- Typical social rents in London remained broadly stable, in nominal terms, between 2015-16 and 2019-20. This was due to a combination of legislated rent reductions for existing units and the buildout of new units at higher rent levels. Since 2019-20, rents have been increasing again. The median weekly rent of a two-bedroom social home was £111.48 in 2019-20 and £133.69 in 2023-24 – a 19.9% increase.

- Affordable Rent homes were introduced by the coalition government and can be let at up to 80% of market rents. The average weekly rent for a two-bedroom Affordable Rent home in London last peaked at £199 in 2017-18, before falling to a low of £171 in 2019-20. It has since risen again to £198.

- Average rents in the Affordable Rent category fell after the introduction of London Affordable Rent (LAR), which is benchmarked to social rent levels. The uptick in Affordable Rent levels in 2023-24 likely reflects reduced supply of new LAR homes. New LAR homes were funded from 2016-23; after this, funding shifted to new social rent homes.

3.16 There were an estimated 87,206 properties in London used as short-term rentals as of May 2025, and they were reserved for a total of 1.3 million nights over the course of the month.

Number of short-term rental properties and nights reserved in London by month, January 2019 to May 2025



- According to monitoring of four main online portals by Lighthouse, on behalf of Visit Britain, reservations in short-term rental properties plummeted during the pandemic lockdowns. There were just 170,000 nights reserved in June 2020, compared to 1.2 million in June 2019.
- This fall in reservations was followed by a slower decline in the number of properties listed on portals. This bottomed out in early 2022 at 41,920, down from a previous peak of 80,590 in February 2020.
- The number of nights reserved started climbing again in early 2021. It exceeded the previous peak in summer 2023 and rose to a new high of 1.5 million in October 2024. The number of properties listed has steadily increased since, reaching a peak of 87,206 properties in May 2025.

Lighthouse Short term rentals dashboard for Visit Britain. Includes listings from Airbnb, Booking.com, Vrbo, and TripAdvisor.

4. Housing needs

Over 13,000 people were seen sleeping on the streets in London in 2024-25. Of these, 8,400 were seen sleeping rough for the first time. Both figures are the highest on record (see chart 4.1). Additionally, 2,632 people seen sleeping rough for the first time in 2024-25 spent more than one night on the streets – up 9% from last year (see chart 4.2). The quarterly figure of people who have joined the population living on the streets has more than tripled since 2020 (see chart 4.3). The number of UK nationals seen sleeping rough increased by 12% in 2024-25 – the largest figure yet recorded. The number of people sleeping rough from Europe has fallen by 40% since 2019 (see chart 4.4).

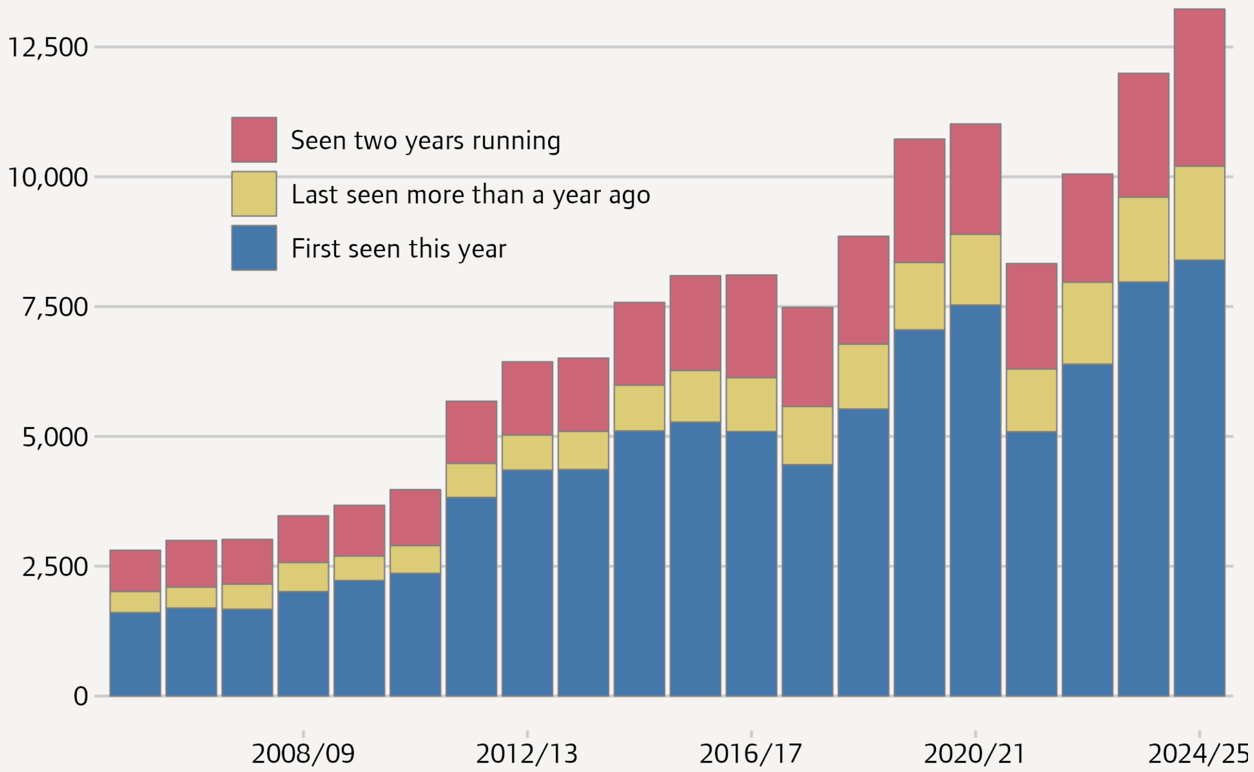
In the first quarter of 2025, local authorities were legally required to act for 17,180 London households who were at risk of losing their home or already homeless. A further 4,660 households were owed a 'main homelessness duty' by their local authority after earlier duties failed to prevent or relieve homelessness (see chart 4.5). Households that had become homeless due to leaving an institution or Home Office asylum accommodation stabilised at 12% of all homeless households, following a sharp rise in 2023 (see chart 4.6). In March 2025 there were 52,360 households in temporary accommodation that were in some form of private accommodation. This is the highest figure recorded, and a 65% increase compared to March 2020 (see chart 4.7). The majority of homeless households placed in temporary accommodation in London have been there for more than two years. The number who have been there for more than five years (23,220) was more than nine times higher than in the rest of England (see chart 4.8).

According to the latest English Housing Survey data, 6.7% of households in London are overcrowded – but this figure is likely to be an underestimate due to the effects of the pandemic on the rolling average obtained from the survey data (see chart 4.9).

Landlord possession claims in London using the accelerated procedure for Section 21 'no fault' evictions have fallen in the year to Q2 2025 (4.10).

4.1 Over 13,000 people were seen sleeping on the streets in London in 2024-25. Of these, 8,400 were seen sleeping rough for the first time.

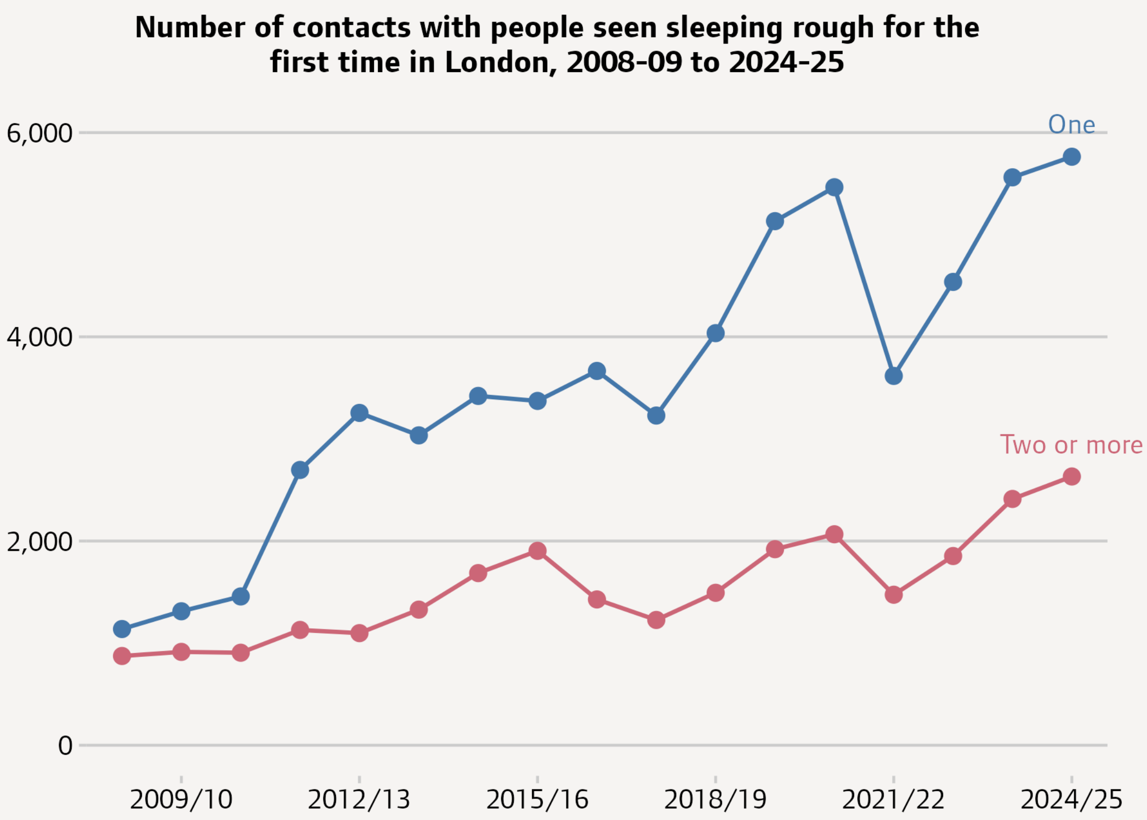
People seen sleeping rough in London, 2005-06 to 2024-25



Combined Homelessness and Information Network (CHAIN) annual reports 2005-06 to 2024-25.

- 13,231 people were seen sleeping rough in London in 2024-25. This is a 10% increase from 11,993 in 2023-24 and the highest number since recorded data began in 2005-06.
- The largest group of people sleeping rough in 2024-25 were the 8,369 people seen sleeping rough for the first time. This 'flow' of new people onto the streets increased by 5% in the last year and has quadrupled since 2005-06, although some of this increase is probably due to improved monitoring.
- The number of people seen sleeping rough two years in a row increased by 27% in 2024-25 to 3,028 and has tripled since 2005-06.
- The number of people who were last seen sleeping rough more than a year ago increased considerably by 11% in 2024-25 to 1,807. This figure has more than doubled in the last decade.

4.2 2,632 people seen sleeping rough for the first time in 2024-25 spent more than one night on the streets. This is up 9% from last year.

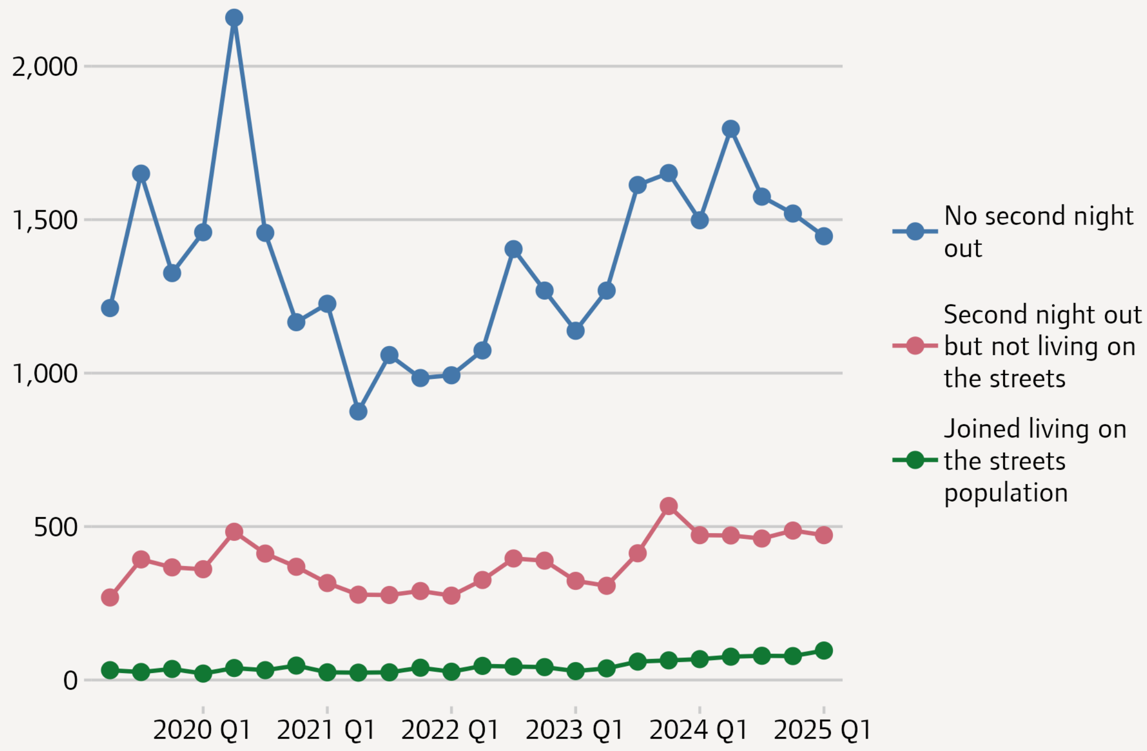


- 5,764 people (69% of all those new to the streets in 2024-25) were seen sleeping rough only once in the year. This is up from 5,562 in 2023-24; and the highest number of people recorded since data began in 2008-09.
- 2,632 new people sleeping rough were seen more than once in 2024-25. This is up 9% from 2023-24; and constitutes 30% of the 2024-25 total. Of this group, almost half were seen just twice.
- The number of new people sleeping rough seen on six or more occasions in 2024-25 was the highest in several years; and 22% higher than in 2023-24. 209 people were seen sleeping rough more than ten times – nearly double the 109 people in 2023-24, and the largest increase in recent years.

CHAIN annual reports 2008-09 to 2024-25.

4.3 The number of people sleeping rough who have joined the population living on the streets more than tripled since 2020.

Number of people seen sleeping rough in London for the first time by outcome, 2019 Q2 to 2025 Q1

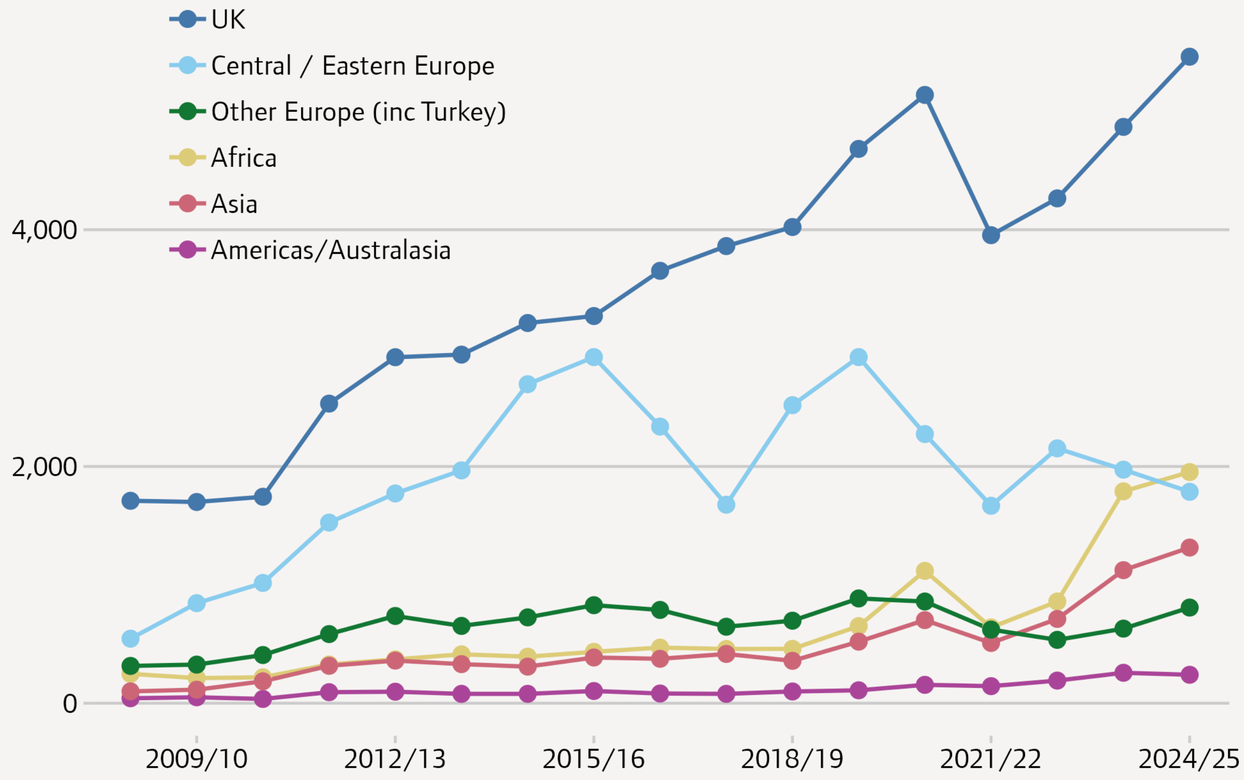


CHAIN quarterly rough sleeping reports 2019-25.

- The number of people seen sleeping rough for the first time has steadily increased from 2021, reaching 2,086 people in 2024. It has since started to decline. In the first quarter of 2025, outreach teams recorded 2,014 new people sleeping rough in London.
- The majority of new people sleeping rough only spent one night sleeping rough. This figure reached its peak at 1,798 in 2024 Q2, falling to 1,446 in 2025 Q1.
- Numbers of people recorded sleeping rough for two nights, but not considered to be living on the streets, remained unchanged throughout 2024, recording 472 people in 2025 Q1.
- The number of people sleeping rough who have joined the population living on the streets increased by 40% from 68 in 2024 Q1 to 96 in 2025 Q1, and has more than tripled since 2020.

4.4 The number of UK nationals seen sleeping rough increased by 12% in 2024-25 – the largest figure yet recorded. The number of people sleeping rough from Europe has fallen by 40% since 2019.

Nationality of people seen sleeping rough in London, 2008-09 to 2024-25

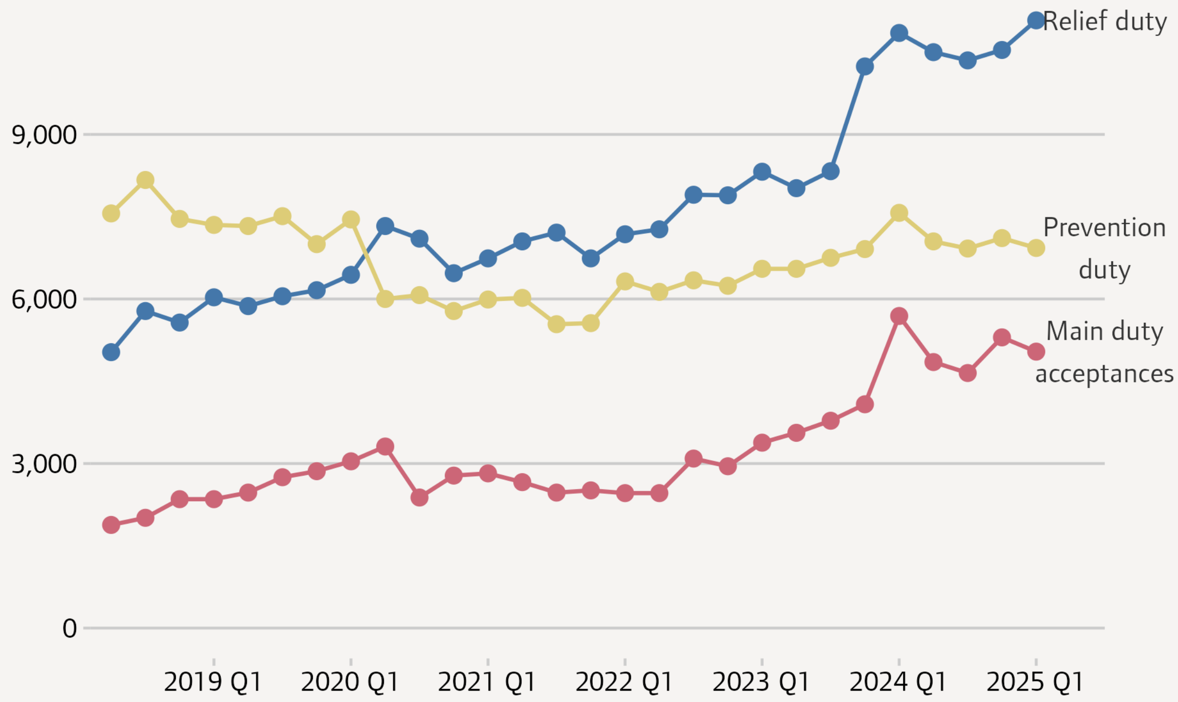


CHAIN annual reports 2008-09 to 2024-25.

- People of 139 different nationalities were seen sleeping rough in London during 2024-25. UK nationals accounted for 5,462 of those seen sleeping rough in London in 2024-25 – 47% of the total. This is similar to the previous two years, but the largest proportion yet.
- The number of people from Central or Eastern Europe seen sleeping rough have fallen by nearly 40% since 2019. However, this still makes up the third-largest group, after people from Africa.
- People from Africa seen sleeping rough increased by 9% from 1,790 people in 2023-24 to 1,953 in 2024-25. This is after more than doubling in 2023-24, which saw the highest number recorded for this group.
- After rising steadily in recent years, the number of people from Asia seen sleeping rough also increased by a further 17% in 2024-25, reaching 1,315 – the highest figure yet for this group.

4.5 In the first quarter of 2025, local authorities were legally required to act for 18,010 London households who were at risk of losing their home or already homeless. A further 5,040 households were owed a 'main homelessness duty' by their local authority after earlier duties failed.

Households owed a prevention or relief duty and accepted as statutorily homeless in London, 2018 Q2 to 2025 Q1



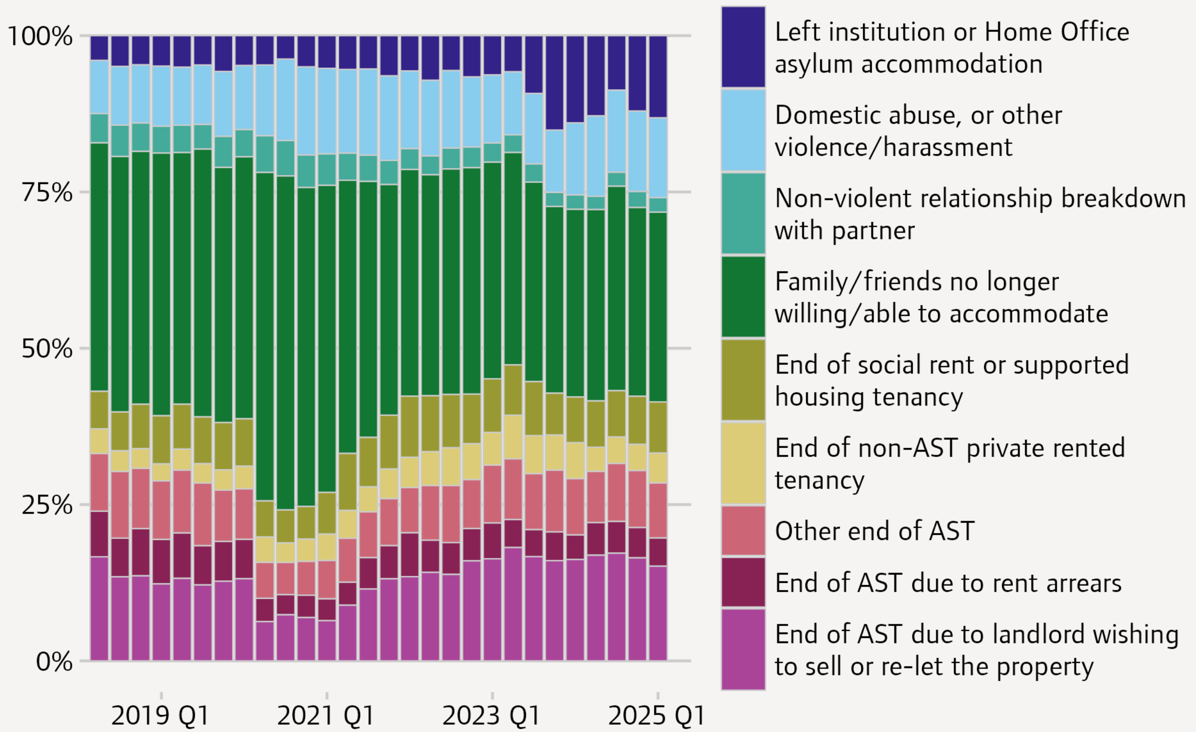
MHCLG live tables A1 and MD1, from the collection 'Statutory homelessness in England'.

- The Homelessness Reduction Act came into force in 2018. This created new prevention and relief duties for local authorities. Under the Act, a prevention duty is owed to households threatened with homelessness within 56 days. 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.

- The number households owed a prevention or relief duty and main duty acceptances have fallen slightly compared 2023-24, which saw a substantial increase. However, they are still significantly higher than the historic average. Households owed a prevention or relief duty fell by 2% from 18,420 in 2024 Q1 to 18,010 in 2025 Q1. However, there was a 21% increase compared to 2023 Q1. In the same period, main duty acceptances fell from 5,690 households to 5,040 households – a decrease of 11%, but a 49% increase compared to 2023.

4.6 Households homeless due to leaving an institution or Home Office asylum accommodation stabilised at 12% of the total, following a sharp rise in 2023.

Reasons given for loss of last settled home by households in London assessed as owed a homelessness prevention or relief duty, 2018 Q2 to 2025 Q1



MHCLG, Statutory Homelessness statistics. Cases where the reason for the loss of the last settled home was unknown or fell into an undefined 'other' category are excluded from the published chart.

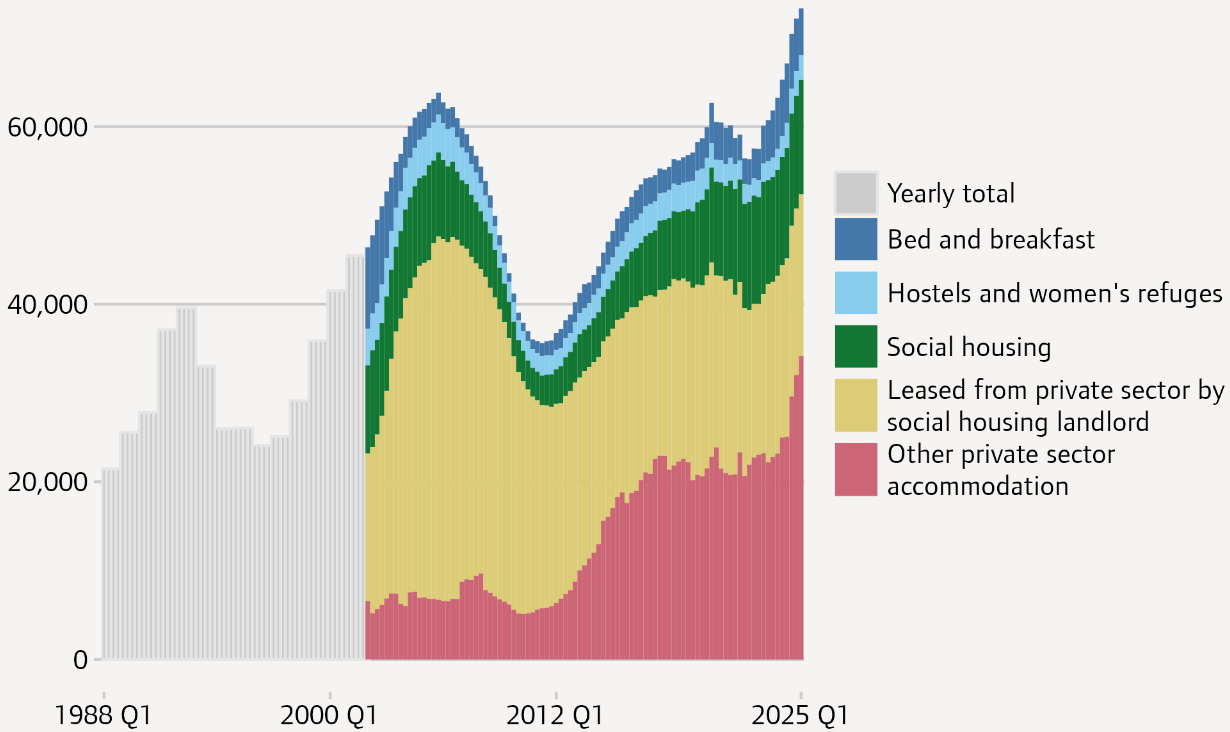
- The distribution of reasons given for the loss of a last settled home, by households becoming statutorily homeless in London, has remained broadly similar since the end of 2023. About 7% of households fell into the 'unknown or other reasons' category (not shown in the chart). Of those that could provide a reason, the most common was family or friends being unwilling or unable to accommodate the household. The second most common was the end of a private-sector Assured Shorthold Tenancy.

- The number of households that give the end of a social rent or supported housing tenancy as a reason reached a high of 1,300 in 2025 Q1. However, this only accounts for 8% of all reasons cited.

- The number of households that gave leaving an institution or Home Office asylum accommodation as a reason for the loss of their last home stabilised in the last year (2,200 in 2024 Q1 and 2,090 in 2025 Q1). This was 12% of the total, following the increase from 840 households in 2023 Q1 (8% of total).

4.7 In March 2025 there were 52,360 households in temporary accommodation that were in some form of private accommodation. This is the highest figure recorded, and a 65% increase compared to March 2020.

Homeless households placed in temporary accommodation by London boroughs by type of accommodation, 1988 to 2025 Q1



Compiled by GLA from: Housing Finance Review 1995-96; UK Housing Review 2004-05; MHCLG live tables 775 and TA1. Children are those aged under 19.

- At the end of March 2025 there were 73,310 homeless households in temporary accommodation, arranged by London boroughs. This is a 12% increase compared to one year earlier (when it was 65,280); and the highest value since the data series began in 1988.

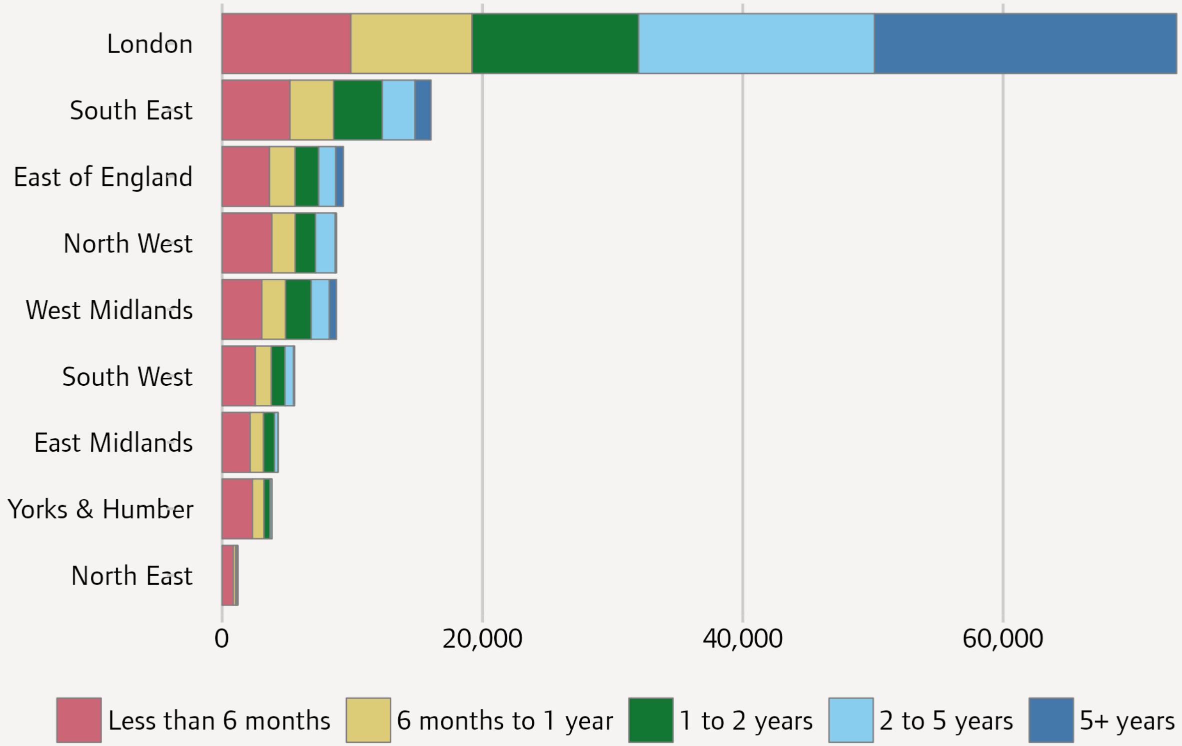
- 33,790 of the households in temporary accommodation arranged by London boroughs were placed outside their home borough. This is an increase of 18% compared to one year earlier, and the highest figure yet recorded.

- The number of households who lived in a in bed-and-breakfast accommodation at the end of March 2025 fell from 6,330 in March 2024 to 5,300 a year – a 16% decrease. 71% of households in temporary accommodation (52,360) were in some form of private-sector accommodation, which has increased significantly in recent years – rising by 65% compared to end of March 2020.

- There were 94,670 children living in temporary accommodation in March 2025 – an increase of 9% in the last year.

4.8 The majority of homeless households placed in temporary accommodation in London have been there for more than two years.

Homeless households placed in temporary accommodation by region and length of stay, March 2025



MHCLG, Statutory homelessness in England statistics.

- At the end of March 2025, 73,310 homeless households were placed in temporary accommodation in London, 56% of England's total. The pressures on temporary accommodation in London reflect a long-standing shortage of affordable housing as well as rising private-sector rents.

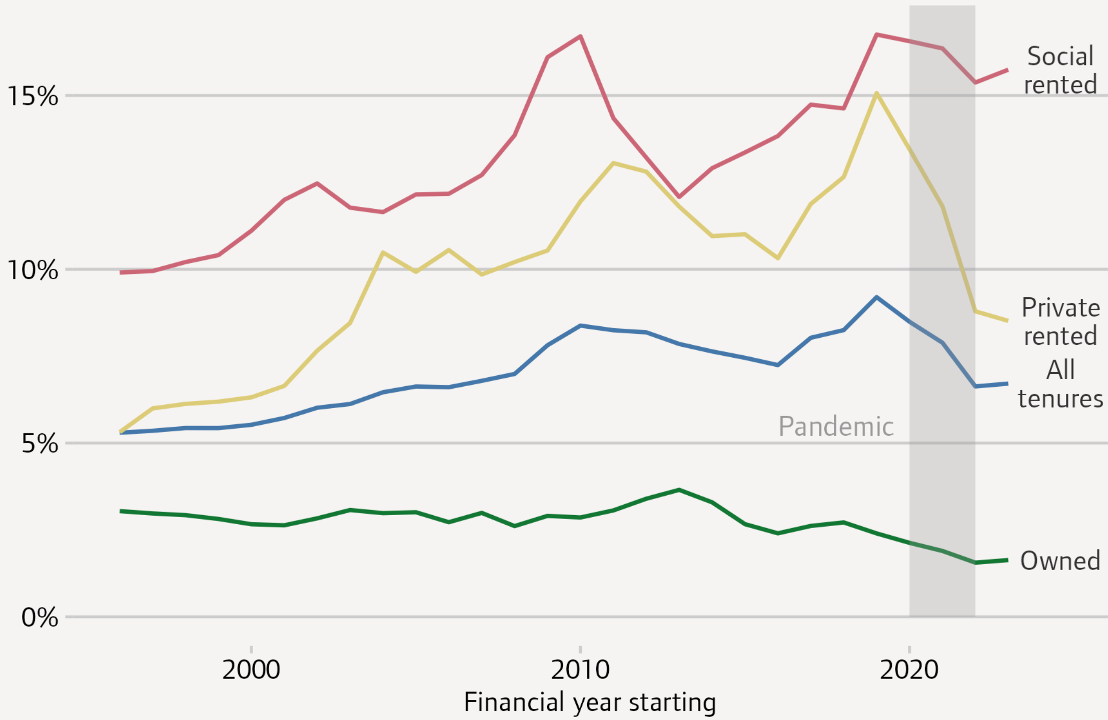
- In every other region, the majority of homeless households have stayed in temporary accommodation for less than a year. In London, 56% have stayed for two years or more.

- 12,800 homeless households in London have stayed in temporary accommodation for one to two years. A further 18,110 homeless households have stayed two to five years. The number of households placed in temporary accommodation for longer than five years in London (23,220) was over nine times as large as in the rest of England (2,540).

- 1,040 homeless households in London have spent more than two years in bed-and-breakfast hotels, 130 of which (13%) are households with children.

4.9 According to the latest English Housing Survey data, 6.7% of households in London are overcrowded. This figure is likely to be an underestimate, due to the effects of the pandemic on the rolling average obtained from the survey data.

Proportion of households in London overcrowded (according to the bedroom standard) by tenure, 1996-97 to 2023-24



MHCLG, Survey of English Housing and English Housing Survey data, using three-year rolling averages. Figures for 2020-21 to 2023-24 are likely to be underestimates, due to effects of the pandemic on data collection. The 2006 definition of the bedroom standard, and rolling three-year averages, have been used. The shaded area represents the pandemic period.

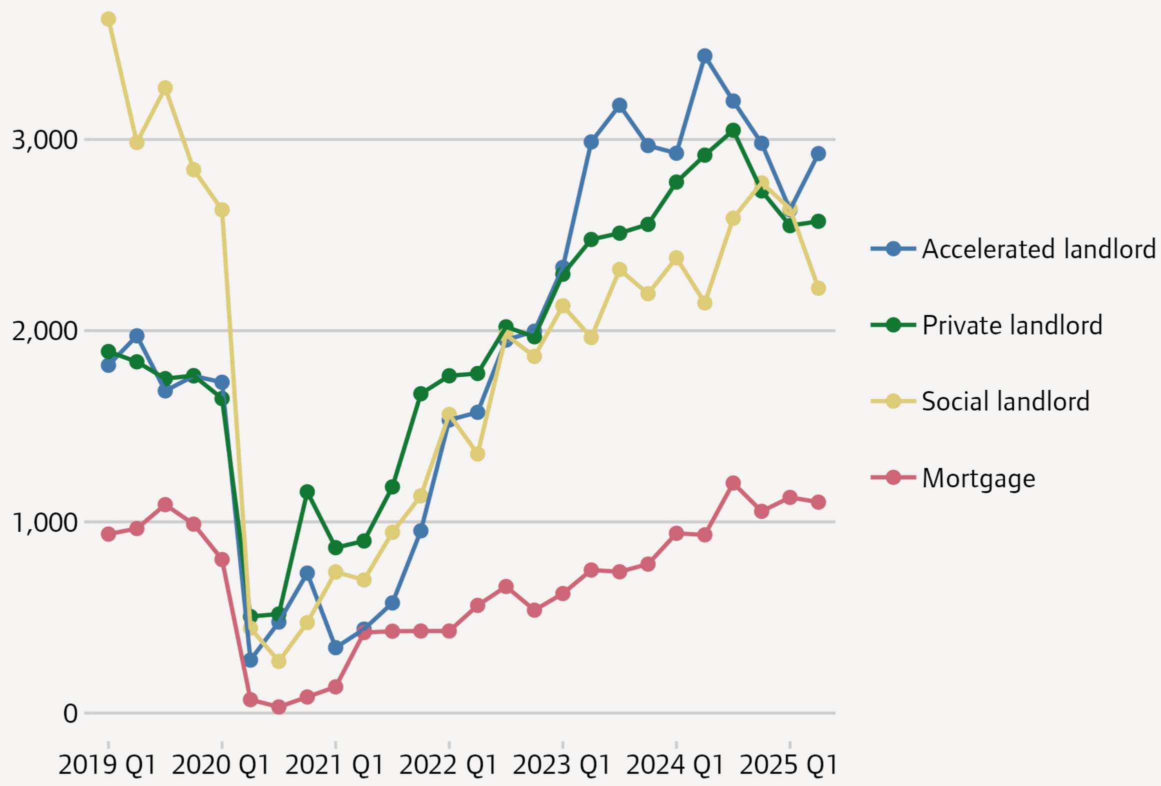
- The official bedroom standard compares the number of bedrooms available to a household with the number it requires, based on the ages, genders and relationships of its members. When measured on this standard using data from the English Housing Survey, overcrowding rates in London have fallen in the last three years, particularly in the private rented sector.

- According to figures based on a three-year rolling average, 6.7% of households in London were overcrowded in 2023-24 (down from 9.2% in 2019-20). 15.7% of social renting households, 8,5% of private renting households and 1.6% of owner-occupiers were overcrowded.

- The uptick in the proportion of overcrowded households this year is likely due to underestimation in previous years. The English Housing Survey does not include people who have temporarily left one household to join another. There was a sharp increase in the number of people in this category during the pandemic-affected year of 2020-21; and (to a lesser extent) in 2021-22 and 2022-23.

4.10 Landlord possession claims in London using the accelerated procedure for Section 21 'no fault' evictions has fallen in the year to Q2 2025.

Mortgage and landlord possession claims in London, 2003 Q1 to 2025 Q2



Ministry of Justice, possession statistics. The accelerated procedure can be used in both private and social housing; but the large majority of cases are believed to be in the private sector. In social housing, only a minority of housing association tenancies are Assured Shorthold Tenancies and therefore subject to the accelerated procedure.

- At the beginning of the COVID-19 pandemic, temporary measures were put in place to protect tenants. These included a stay of possession proceedings and evictions; and extended notice periods. These measures all ended by the end of 2021, and were followed by increases in mortgage and landlord possession claims. However, claims have fallen in recent quarters.
- The number of possession claims from private landlords using the 'accelerated procedure' for Section 21 'no fault' evictions has fallen by 8% compared to the 2023 peak. However, they remain significantly higher than pre-pandemic levels.
- Social housing possession claims increased by 4% compared to a year before, during which the number of claims peaked to 2,770 in 2024 Q4. The number of mortgage repossessions is 14% higher than 2019 levels.

5. Mobility and decent homes

The proportion of London households who have moved in the last year remains higher than in other regions. However, mobility rates have fallen in each tenure – particularly for homeowners and social housing residents (see chart 5.1). The number of households moving into social housing is more than three-quarters lower than in the mid-1990s – although it has risen by 39% since a dip during the pandemic in 2020-21 (see chart 5.2). Turnover in London's council housing has fallen far more sharply than in other English regions over the past few decades, but has started to increase again in recent years (see chart 5.3). The Mayor's Seaside and Country Homes scheme has freed up 1,117 social rented homes in London in the last six years, with the highest figures in Greenwich and Southwark (see chart 5.4).

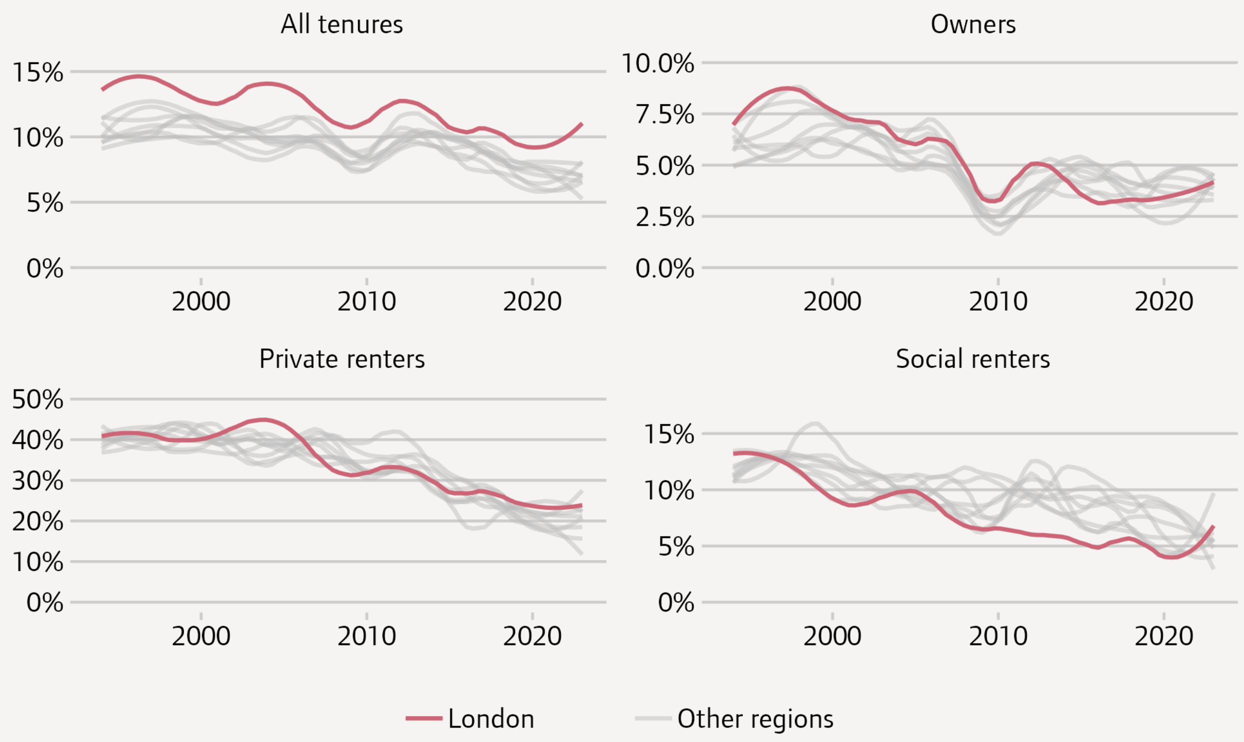
The Decent Homes Standard is a measure of whether homes provide sufficiently modern, warm and safe conditions. In 2023, 11% of homes in London fell below the official Decent Homes Standard. This is a one-percentage-point increase compared to 2022; but a 26-percentage-point decrease since 2006 (see chart 5.5). The number of affordable rented homes in London falling below the Decent Homes Standard, reported by social housing landlords, fell sharply between 2005 and 2016; but has remained largely static since then (see chart 5.6).

In the aftermath of the Grenfell Tower fire, the owners of builders with unsafe cladding are required to remove it; funding is available to assist with a portion of the costs. A third of London's residential buildings over 11 metres tall, with unsafe cladding, have completed their remediation process (see chart 5.7).

Per capita greenhouse gas emissions from domestic energy use have fallen by 44% in the last decade, although the rate of decline has slowed recently (see chart 5.8). The energy-efficiency of London's existing housing stock has improved over time, but new-build homes are still far more energy-efficient on average – 86% of new-build homes registered in 2024 Q2 had an A or B energy-efficiency rating, compared to 8% of existing homes (see chart 5.9). In the last year, typical energy-efficiency ratings in London's homes worsened slightly for social rented homes, stagnated for owner-occupied homes, and improved marginally for private rented homes (see chart 5.10). 9.4% of London households were in fuel poverty in 2024; this is two percentage points lower than England as a whole (see chart 5.11).

5.1 The proportion of London households who have moved in the last year remains higher than in other regions. However, mobility rates have fallen in each tenure – particularly for homeowners and social housing residents.

Share of households who have moved in the last year by region and tenure, 1994 to 2023/24

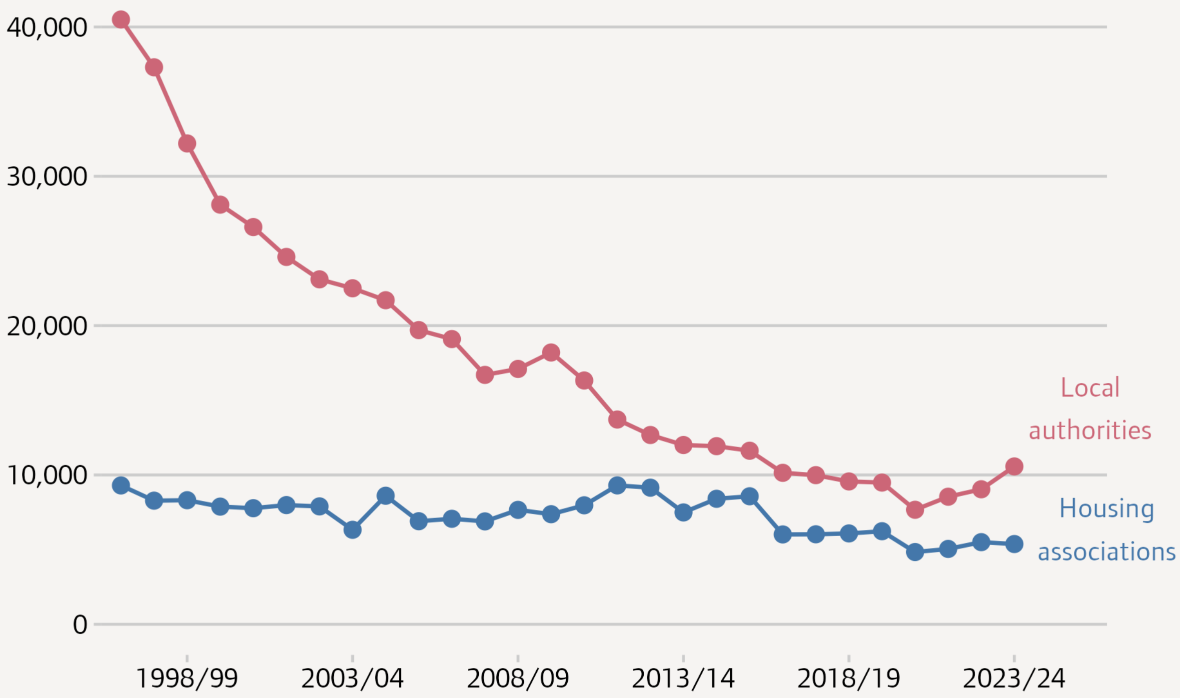


Data on 1993 to 2007 is from the Survey of English Housing; data on 2008-09 onwards is from the English Housing Survey. Financial years (from 2008-09 onwards) are represented on the chart by the calendar year in which they began. Smoothing has been applied to the chart to reduce the impact of year-to-year volatility.

- In 2023-24 some 11% of households in London said they had moved address in the previous 12 months. This mobility rate has fallen from around 15% in the mid-1990s, while remaining higher than in any other English region. However, this masks sharp falls in mobility within individual tenures in London.
- In the 1990s, the homeowner mobility rate was generally higher in London than in any other English region, but it has fallen by almost two thirds since then and is now among the lowest. This is likely due to larger exposure to Stamp Duty Land Tax in London.
- Similarly, social housing tenants in London typically moved at a higher rate than their counterparts in other regions in the 1990s, but are now less likely to move than the national average.
- While it has also fallen in the last two decades, the mobility rate for private renters in London remains higher than the regional average. The high rate in this tenure, combined with its large size in London, accounts for London's overall mobility rate remaining relatively high.

5.2 The number of households moving into social housing is more than three-quarters lower than in the mid-1990s, although it has risen by 39% since a dip during the pandemic in 2020-21.

Lettings to new tenants in London by local authorities and housing associations, 1996-97 to 2023-24



Compiled by the GLA from the UK Housing Review, various years. Data is for tenants new to social housing, and includes those moving from supported housing.

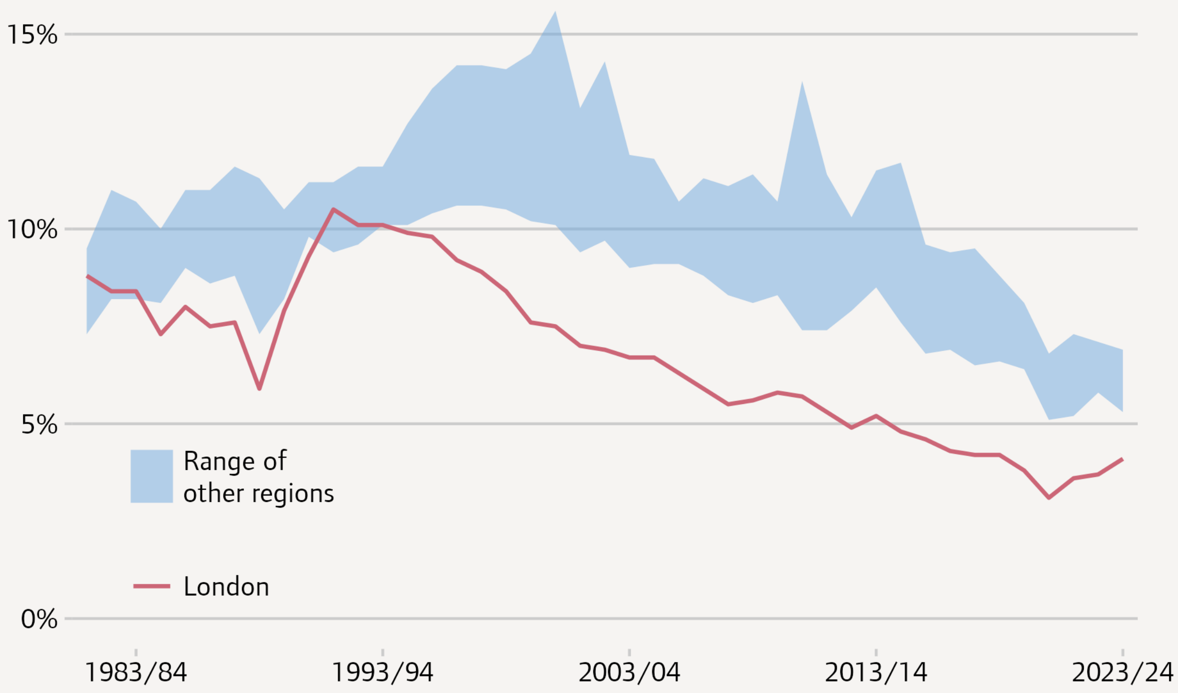
- In 2023-24, 15,942 households new to social housing moved into council or housing association homes in London. This figure has fallen from 49,800 in 1996-97, but has risen from a low of 11,620 in 2020-21. Lettings to new tenants have been in long-term decline in London, but there was a particularly sharp fall in 2020-21 – likely due to the pandemic.

- Properties let to new tenants in 2023-24 were equivalent to 1.9% of the total social housing stock in London (820,053 in 2024). This is a slight increase on last year, but remains one of the lowest turnover rates on record.

- 10,569 of the 2023-24 lettings were to new council tenants; 5,373 were to housing association tenants. Council lettings fell in the 1990s and 2000s due to the shrinking of the council housing stock. However, lettings from housing associations did not increase to offset this decline, with a growing stock failing to compensate for a falling letting rate.

5.3 Turnover in London's council housing has fallen far more sharply than in other English regions over the past few decades, but has started to increase again in recent years.

Local authority lettings as a share of local authority housing stock by region, 1981-82 to 2023-24



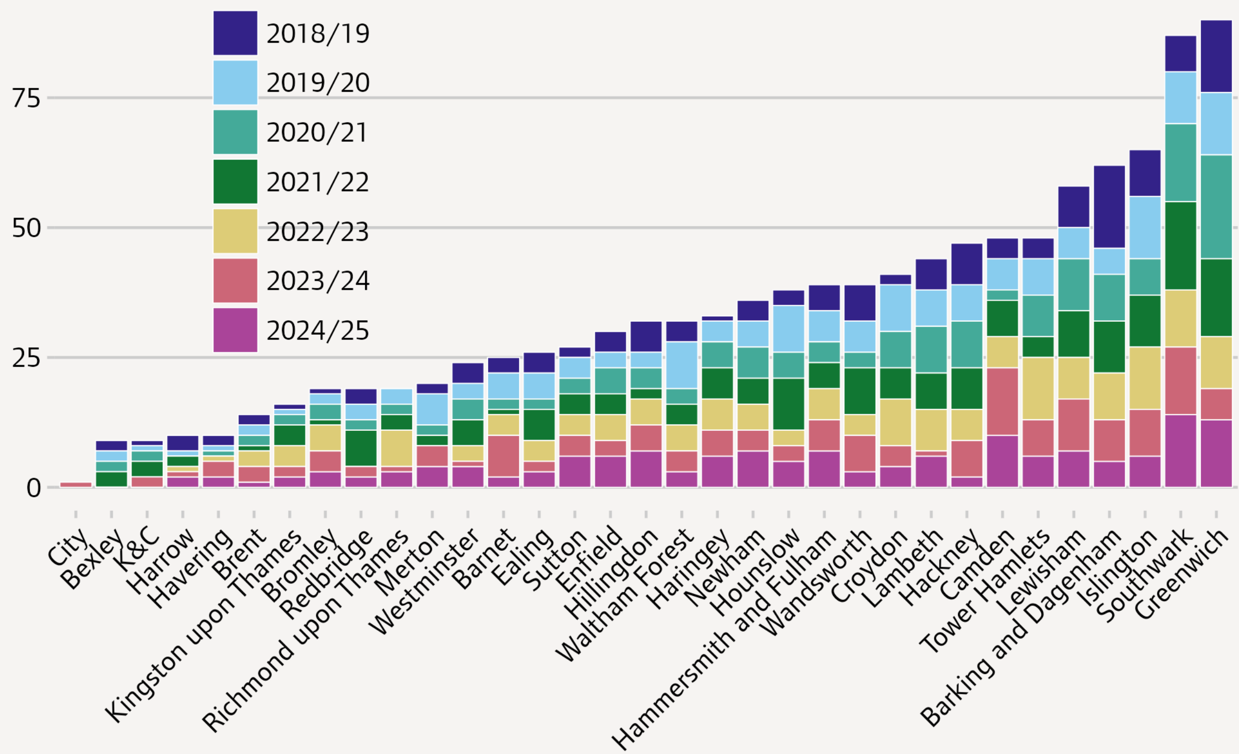
GLA analysis of MHCLG Local Authority Housing Statistics open data.

- At the start of the 1980s, the rate of turnover in London's council housing sector (measured as the number of lettings, as a share of the council dwelling stock) was in line with the average across all regions of England. This trend then shifted, and London's turnover rate began to fall. The property market downturn of the late 1980s and early 1990s briefly interrupted this shift, after which the decline in London resumed and continued steadily through the following decades – more so than in any other region.

- By 2023-24 (the most recent year available), local authority lettings in London were equivalent to just 4.1% of the council housing stock. This is higher than the lowest rate of 3.1%, in 2020-21; but is still the lowest rate of any English region. The next-lowest turnover rate was shared by the South West and West Midlands, at 5.3% each. The highest rate was in the North West at 6.9%.

5.4 1,117 social rented homes in London have been freed up through the Seaside and Country Homes scheme in the past seven years, with the highest figures in Greenwich and Southwark.

Social rented homes freed up through Seaside and Country Homes moves by borough, 2018-19 to 2024-25

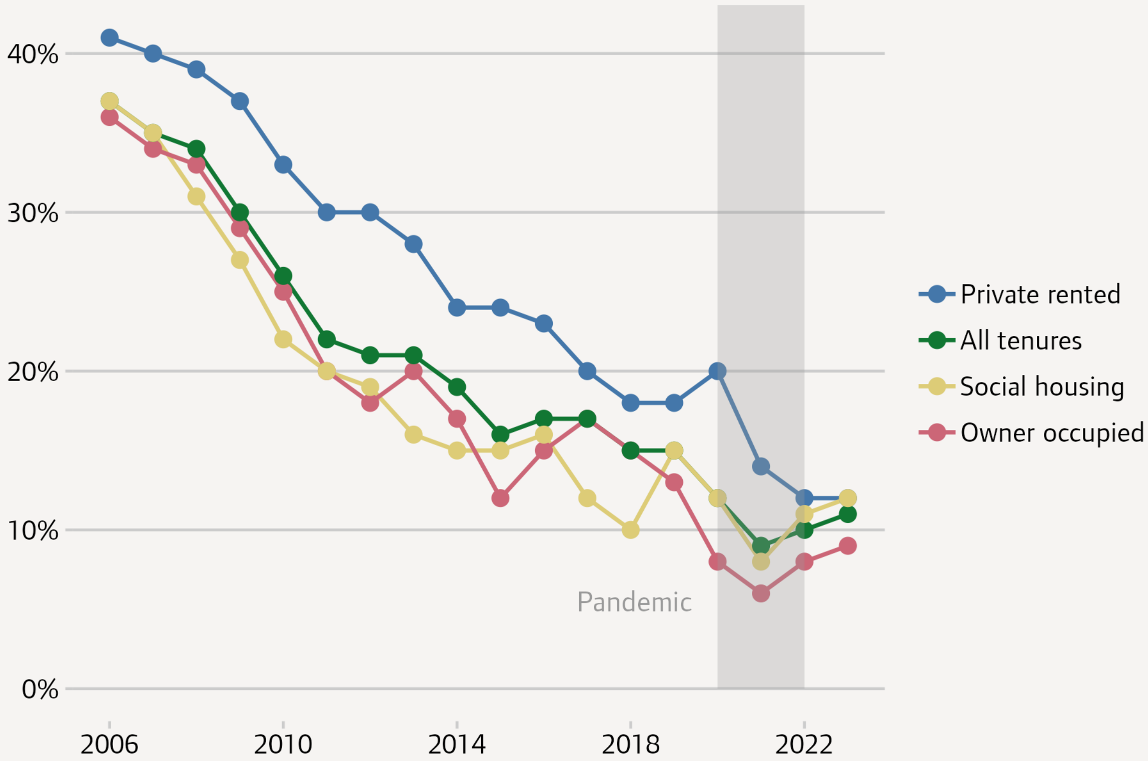


- The GLA has operated the Seaside and Country Homes scheme since 2011. This helps older council and housing association tenants in London move to a home outside London – freeing up social rented homes in the process.
- 1,117 social rented homes have been freed up between 2018-19 and 2024-25. Greenwich has freed up the most homes through the scheme, with 90 homes; followed by Southwark, with 87.
- This scheme allowed 151 households to move to a range of counties in 2024-25, freeing up a total of 349 bedrooms in London. Kent accommodated the highest number of movers this year, with 28 households relocating there. West Sussex and Essex were also popular locations for those moving out of London.

GLA, Seaside & Country Homes programme monitoring data.

5.5 In 2023 11% of homes in London fell below the official Decent Homes Standard. This is a one-percentage point increase compared to 2022, but a 26-percentage-point decrease since 2006.

Trend in non-decent homes in London as a share of the total in each tenure, 2006 to 2023



MHCLG, English Housing Survey and English House Condition Survey. Data for 2020 and 2021 was modelled by MHCLG, as surveyors were unable to carry out internal inspections of properties due to the COVID-19 pandemic. The data for 2022 combined modelled and surveyed results.

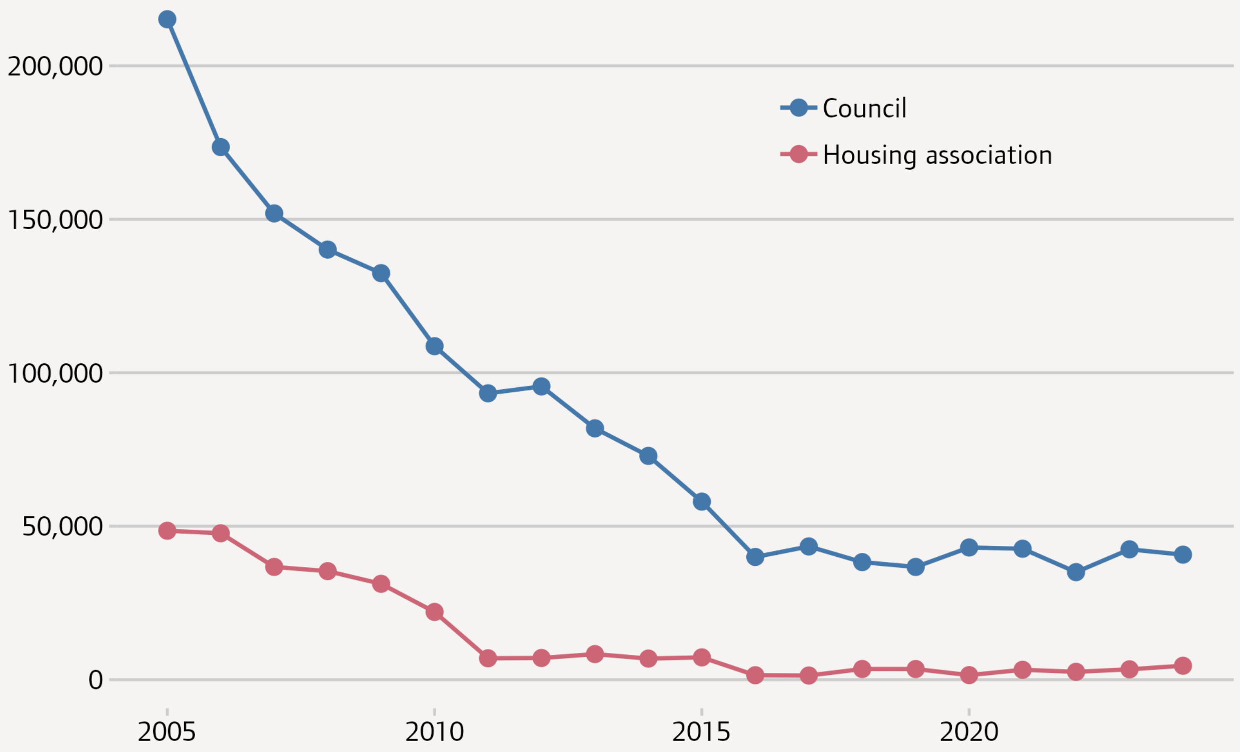
- The Decent Homes Standard is a statutory minimum standard for social homes. It also serves as a set of criteria used in the English Housing Survey to assess if a home is in good condition. Between 2006 and 2023, the proportion of homes in London estimated to be below the official Decent Homes Standard fell from 37% to 11%.

- The lowest recorded share of non-decent homes was in 2021, with 9%. The uptick in following years was driven by an increase of the share of non-decent homes in the social housing and owner-occupied sectors. However, data from 2020 and 2021 (and part of 2022) was modelled by MHCLG as surveyors were unable to carry out internal inspections due to the COVID-19 pandemic. This means that comparisons over time should be made with caution.

- In 2023, conditions in the private rented sector stagnated (they stayed at 12% between 2022 and 2023). Historically, the private rented sector had the largest share of non-decent homes; but it is now on par with the social rented sector (both at 12%).

5.6 The number of affordable rented homes in London not meeting the Decent Homes Standard, reported by social housing landlords, fell sharply between 2005 and 2016 – but has remained largely static since then.

Trend in number of non-decent affordable homes in London by landlord type, 2005 to 2024



Council data from MHCLG, Local authority housing statistics open data; housing association data from Regulatory Statistical Return data published by the Tenant Service Authority, and from social housing stock statistics published by the Regulator of Social Housing.

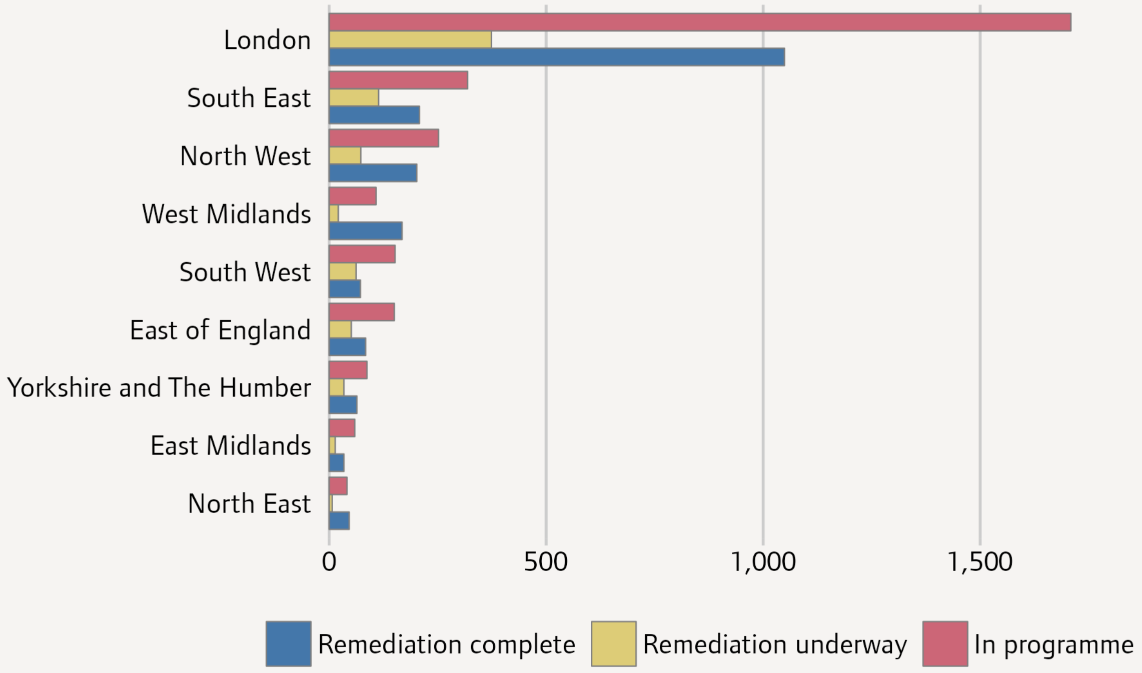
- Councils and housing associations reported that, in April 2024, they owned a combined total of 45,270 rented homes in London that fell below the Decent Homes Standard. This figure is down from 45,840 in 2023 – but broadly in line with the levels seen since 2017. Note that the figures recorded by councils and housing associations differ from those reported in the previous chart, which derive from surveys of random samples of properties across all tenures.

- There were 4,540 non-decent housing association homes in London in 2024. This is down from 48,520 in 2005, but up from a low of 1,360 in 2017.

- The number of non-decent council homes fell from 215,200 in 2005, to an all-time low of 35,040 in 2022. However, it increased to 40,730 in April 2024.

5.7 A third of London's residential buildings over 11 metres tall, with unsafe cladding, have completed their remediation process.

Remediation progress of residential buildings over 11 metres with unsafe cladding monitored by government programmes by region, August 2025



Building safety remediation statistics, MHCLG. This includes data on remediation progress of buildings in the ACM programme, the Building Safety Fund and the Cladding Safety Scheme; developer remediation contracts; and the social housing sector, as reported by registered providers of social housing. The Cladding Safety Scheme remediates buildings over 11m, and includes some buildings over 18m in London.

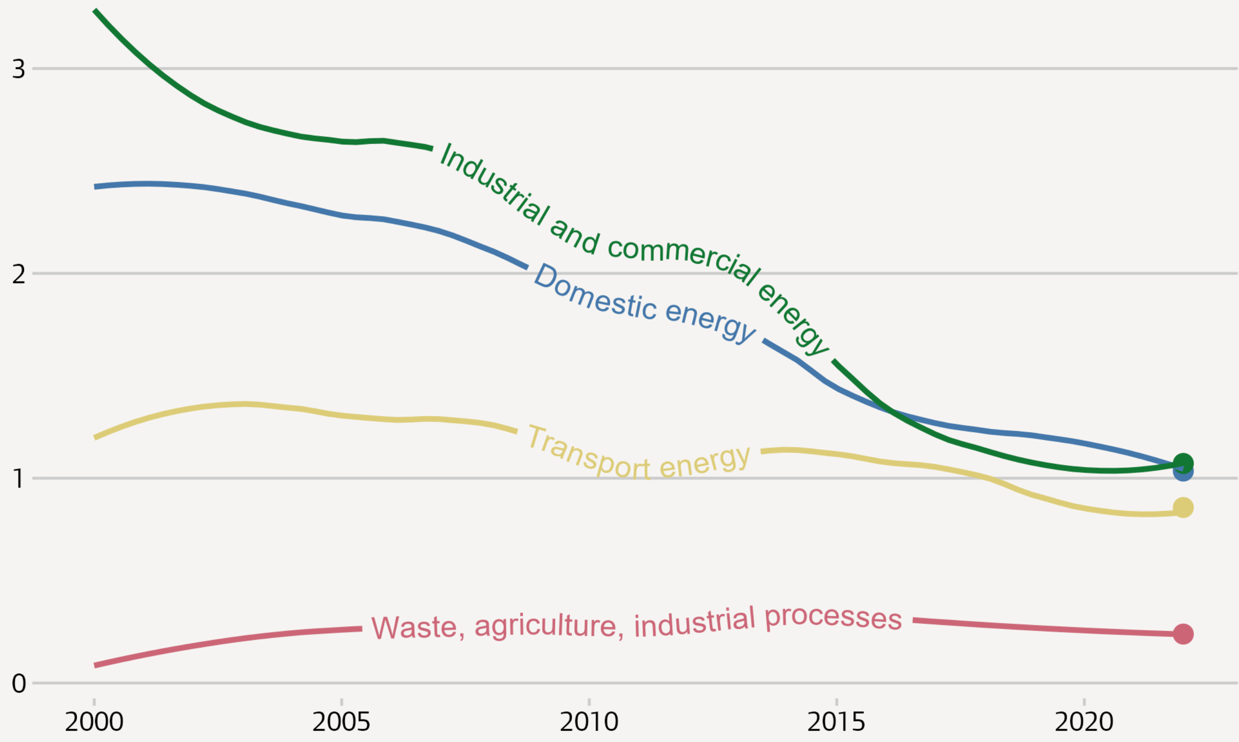
- The GLA administers three government funding programmes to remediate buildings with unsafe cladding: the Social Sector and Private Sector ACM Cladding Remediation Funds, and the Building Safety Fund (BSF) for unsafe non-ACM cladding systems. The Cladding Safety Scheme (CSS), administered by Homes England, meets the cost of addressing life-threatening fire risks.

- As of the end of August 2025, 5,554 residential buildings, of 11 metres or over in height, are identified as having unsafe cladding in England; these are being monitored by the government. Of these, 3,132 (56%) are in London, up from 2,636 buildings in August 2024. 55% of the London buildings are in programme (remediation work has been identified but not yet begun). 12% are in the process of remediation, compared to 16% in the rest of England. 33% have had remediation completed, compared with 36% in the rest of England.

- These differences are likely to be driven by the higher density and greater complexity of buildings in London, which – among other challenges – can make access for works more difficult.

5.8 Per capita greenhouse gas emissions from domestic energy use have fallen by 44% in the last decade, although the rate of decline has slowed recently.

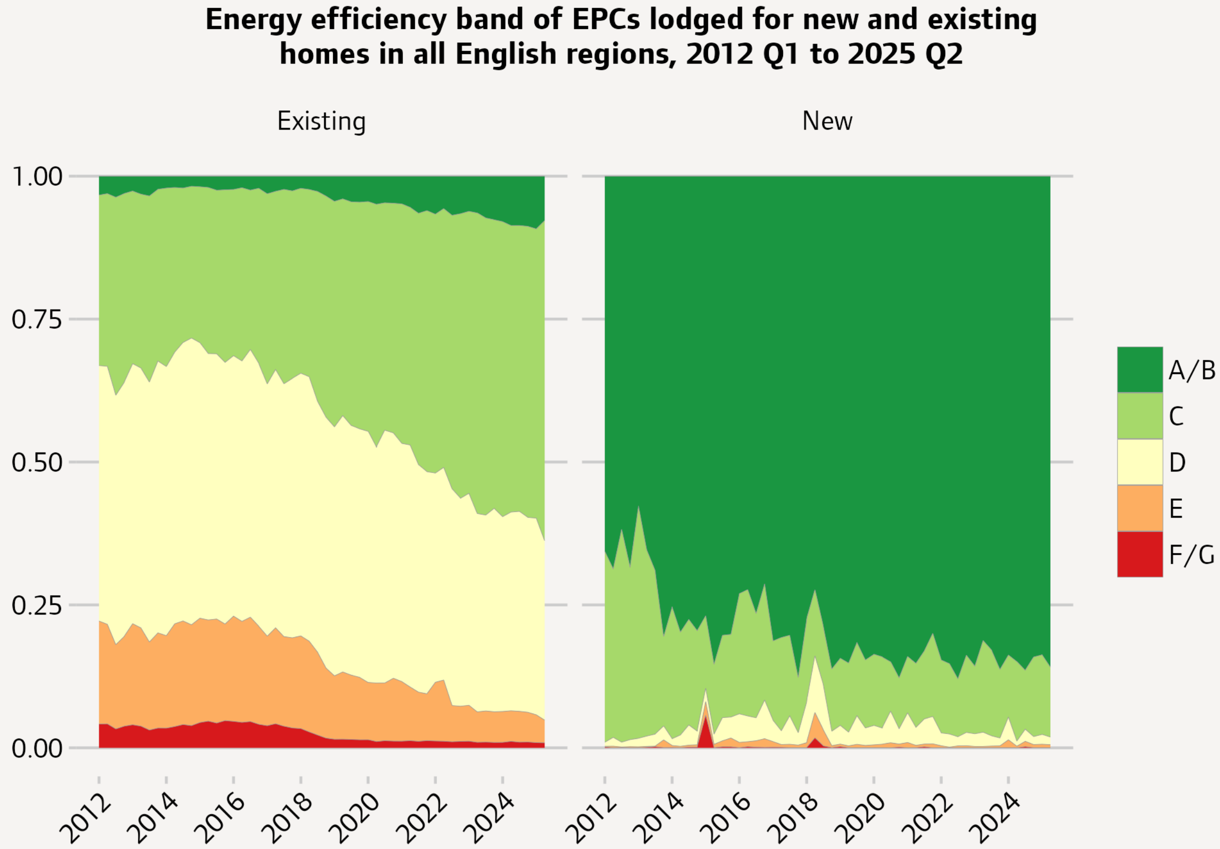
Annual per capita greenhouse gas emissions in London by sector, 2000 to 2022



GLA, London Energy and Greenhouse Gas Inventory (LEGGI). 2022 data is interim. In a change from previously published figures, the data from 2019 includes estimates of emissions from bioenergy and waste sources not connected to the energy grid.

- The GLA's London Energy and Greenhouse Gas Inventory (LEGGI) measures greenhouse gas emissions from London's workplaces, homes and transport. Total greenhouse gas emissions have fallen by 40% in the last decade to 3.2 tonnes per Londoner in 2022.
- Per capita emissions of greenhouse gases from London's homes equalled 1 tonne in 2022. This is 44% lower than a decade before, but is largely unchanged in the last four years. Domestic energy is on par with industrial and commercial energy as the key sources of per capita emissions in London.
- Per capita emissions from industrial and commercial energy use have fallen faster than domestic emissions. They have halved in the last decade – from 2.2 tonnes in 2012 to 1.1 tonnes in 2022.
- Transport emissions per Londoner are lower than emissions from homes and workplaces. However, they were relatively flat until a sharp fall in 2020, to 0.8 tonnes. There was only a slight recovery in 2021 and 2022.

5.9 The energy-efficiency of London's existing housing stock has improved over time. However, new-build homes are still far more energy-efficient on average.



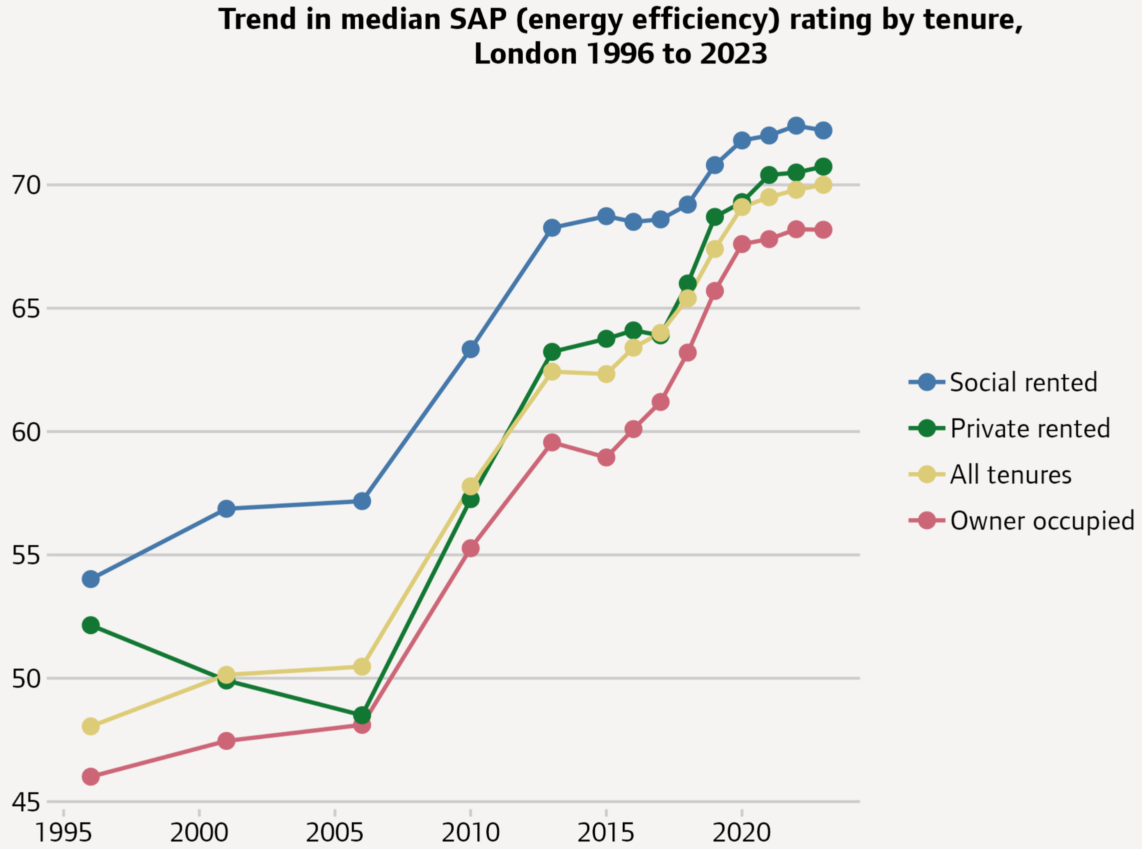
- Energy Performance Certificates (EPCs) are required when new homes are built or when existing homes are sold or relet. 7.8% of existing homes with an EPC lodged in 2025 Q2 fell into the top energy-efficiency bands of A/B. This is more than double the 3.3% recorded in 2012. The number of C-rated homes has also increased over this period, from 30% to 56%.

- In comparison, 86% of new-build homes with EPCs lodged in 2025 Q2 had energy-efficiency ratings of A/B and another 12% were in band C. While the ratings of new homes have improved over time, most of this improvement came in the first half of the decade.

- Few homes in London have an A rating for energy-efficiency. In 2024-25 there were just 792 A-rated EPCs recorded for new-build homes in London, and only 166 for existing homes.

MHCLG, Live tables on EPCs.

5.10 Typical energy-efficiency ratings in London's homes worsened slightly for social rented homes; stagnated for owner-occupied homes; and improved marginally for private rented homes in the last year.



GLA analysis of data from the English House Condition Survey and the English Housing Survey stock, 1996 to 2023. This analysis uses the 2012 SAP definition throughout; and refers to all dwellings, including vacant properties. Data for 2020 and 2021 was modelled by MHCLG as surveyors were unable to carry out internal inspections of properties due to the COVID-19 pandemic, while 2022 data combined modelled and surveyed results.

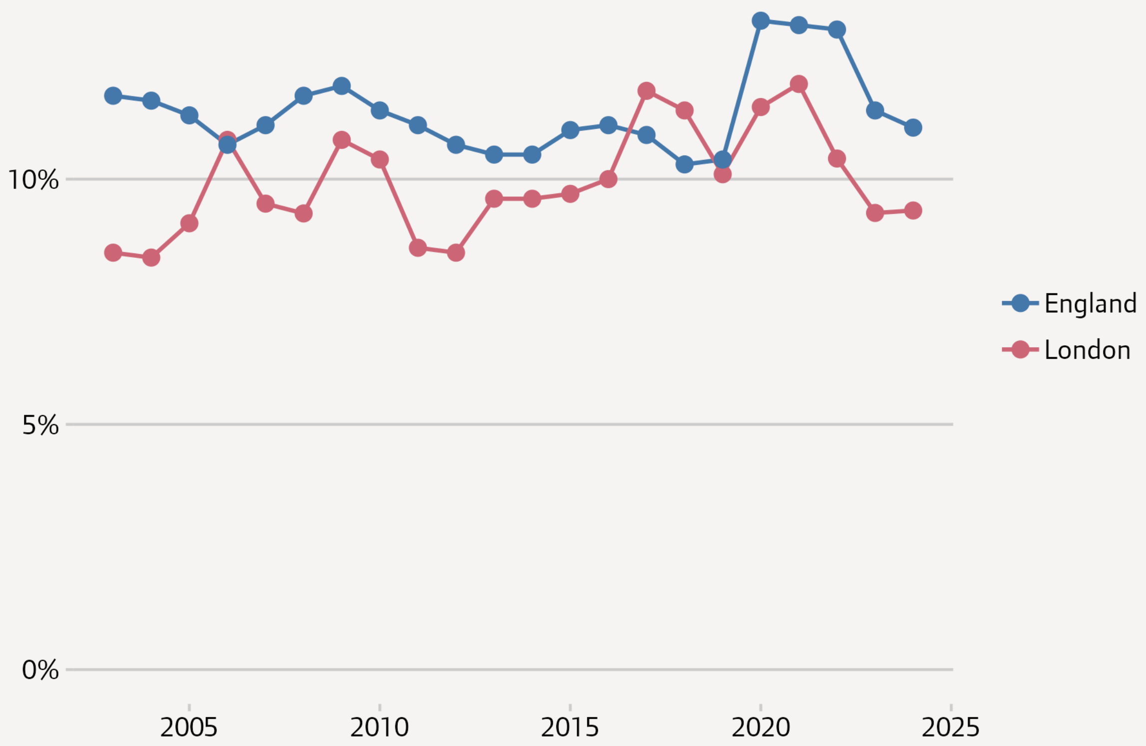
- The energy-efficiency of housing can be measured by the Standard Assessment Procedure (SAP). This gives ratings in percentage terms (with 100% representing zero energy cost). This chart tracks these ratings since 1996, for all homes in London; and for each of the three main tenures.

- The median rating for all homes in London is 70% in 2023 – the same as in 2022 and up from 48% in 1996. Social housing is the most energy-efficient tenure, with a typical rating of 72% in 2023. However, the ratings for the three main tenures have converged over time. In 2023, owner-occupied and privately rented homes had median SAP ratings of 68% and 71% respectively in 2023.

- The figures for 2020 to 2022 are likely to be less reliable than estimates from previous years, because the pandemic prevented internal property inspections for the purposes of the English Housing Survey.

5.11 9.4% of London households were in fuel poverty in 2024. This is two percentage points lower than England as a whole.

Proportion of households in fuel poverty in London and England, 2003 and 2024



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.

- 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 and well-lit, and having hot water and running appliances, would push them below the official poverty line (after taking housing costs into account).

- In 2024, 9.4% of London households and 11% of English households were classed as being in fuel poverty by the Department for Business, Energy and Industrial Strategy. The causes of the decrease in fuel-poverty rates in London are not clear; but they could include changes in income (including benefits), fuel costs or energy-efficiency.

- Between 2019 and 2022, England saw a sharp rise in fuel poverty – from 10% to 13% of households affected. This has now dropped. Fuel poverty rates peaked in London in 2021, reaching 12% before dropping to current levels.

Appendix

Details of YouGov surveys

This section provides details of fieldwork dates and sample sizes for the cost-of-living research carried out for the GLA by YouGov Plc. All surveys were carried out online. The figures were weighted to be representative of all London adults (aged 18+).

- January 2022: Fieldwork was carried out 21-26 January; total sample size was 1,188 adults.
- April 2022: Fieldwork was carried out 14-19 April; total sample size was 1,123 adults.
- July 2022: Fieldwork was carried out 15-20 July; total sample size was 1,245 adults.
- October 2022: Fieldwork was carried out 21-27 October; total sample size was 1,162 adults.
- January 2023: Fieldwork was carried out 20-24 January; total sample size was 1,167 adults.
- April 2023: Fieldwork was carried out 28 April – 3 May; total sample size was 1,080 adults.
- July 2023: Fieldwork was carried out 21-27 July; total sample size was 968 adults.
- October 2023: Fieldwork was carried out 20-25 October, total sample size was 1,060 adults.
- January 2024: Fieldwork was carried out 19-26 January; total sample size was 1,546 adults.
- April 2024: Fieldwork was carried out 19-26 April; total sample size was 1,096 adults.
- July 2024: Fieldwork was carried 19-25 July; total sample size was 1,126 adults.
- October 2024: Fieldwork was carried 18-24 October; total sample size was 1,068 adults.
- January 2025: Fieldwork was carried 10-23 January; total sample size was 1,591 adults.
- April 2025: Fieldwork was carried 17-24 April; total sample size was 1,097 adults.

Definitions

ONS defines the Household Reference Person (HRP) as the household member who meets any of the following criteria:

- owns the accommodation
- is legally responsible for the rent
- occupies the accommodation as reward of their employment, or through some relationship to its owner who is not a member of the household.

If there are joint householders, the one with the highest income is the HRP. If their income is the same, then the eldest one is the HRP.

Acknowledgements

This report draws heavily on official statistics and other data produced by various GLA teams, the ONS and statisticians across central government (particularly MHCLG), and their work is gratefully acknowledged.

We are also grateful to Molior and YouGov 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, ggthemes, ggtextpath, readxl, surveytoolbox, tidyverse, and viridis. We are grateful to all of those who authored or contributed to these packages.