League table for London boroughs' delivery of social housing 2014-17

London Tenants Federation (LTF) has produced league tables showing the best and worst London boroughs for delivery of social-rented homes (for which there is greatest need in London) as a percentage of total homes delivered for years 2014-17. Data is derived from the London Plan Annual Monitoring Reports, the most recent being published by Sadiq Khan's office in September 2018[1].

Too much available land for housing in London is consistently being used up to develop homes that are just not affordable to London households with below median income levels and who are suffering in overcrowded or unfit homes or are being forced out of the capital to meet their housing needs.

LTF has also produced league tables for delivery of social and 'affordable rent' homes combined, and 'affordable' homes, (including intermediate housing), on the same basis, as the London Mayor sets targets for these.

Social housing league table: Top of the table were Greenwich, where 15% of the homes delivered were social-rented, followed by Havering and Tower Hamlets with 14%.

Bexley, Bromley, Hackney, Harrow and Lambeth were among the worst. Together, the five boroughs oversaw a net loss of 637 social-rented homes.

S**ocial-rented and 'affordable' rent homes (i.e. including unaffordable homes up to 80% market rents) combined league table:** Havering and Waltham Forest, where 32% and 31% of the homes delivered were social and 'affordable' rent homes came top.

Bexley, Bromley, Harrow and the City of London were the worst, together overseeing a 160-net loss of social and affordable rent homes.

'**Affordable' housing (social, affordable rent and intermediate combined):** Waltham Forest, came top, with 49% of all homes delivered were 'affordable'. However, it is of note that this borough falls rapidly to ninth place from the bottom when it comes to the percentage delivery of just social-rented homes.

Bromley, Harrow and City of London were worst in respect of overall 'affordable' housing delivery with a combined - no 'affordable' homes - total.

Of the 116,986 new homes delivered across London in 2014-2017, only 6,713 (5.6%) were social-rented, while a massive 94,553 (81%) were market homes for sale and rent.

It would require the 1,204 social-rented homes delivered over three years in Tower Hamlets to be replicated in each borough, every year, to get to anywhere near to meeting London's social-rented housing need over the next 10-years.

Our fears are that what we might get, with any clamour for the trophy of meeting the Sadiq Khan's 50 percent 'affordable' housing target, is the *Waltham Forest effect*. That is, more unaffordable 'affordable' homes at the expense of those who genuinely need social-rented homes.

LTE LEAGUE TABLES ON FOLLOWING PAGES

[1] https://www.london.gov.uk/sites/default/files/amr_14_final_20180927.pdf

Social-rented housing delivery league table 2014–17 (best to worst on percentages of boroughs' total housing delivery that were social-rented homes)
Table sets out borough delivery of all housing types, delivery of social rented homes and the percentage of all homes delivered that were social rented.

Delivery	All housing types	SR	% SR
Greenwich	5560	861	15
Havering	2786	395	14
Tower Hamlets	8777	1204	14
Hounslow	3038	384	13
Lewisham	4816	508	11
Richmond upon Thames	1302	124	10
Islington	4220	396	9
Newham	6405	580	9
Ealing	3477	310	9
Haringey	1610	141	9
Barnet	5183	431	8
Sutton	1611	132	8
Brent	6074	494	8
Croydon	5999	361	6
Westminster	3498	176	5
Merton	1537	71	5
Hillingdon	2714	118	4
Kingston Upon Thames	1200	43	4
K & Chelsea	1344	46	3
Wandsworth	7011	238	3
Camden	4261	130	3
Enfield	2185	44	2
Redbridge	1406	20	1
Southwark	6028	84	1
Waltham Forest	2543	24	1
Barking & Dagenham	1638	14	1
H & Fulham	2824	21	1
City of London	200	0	0
Lambeth	6011	-43	-1
Hackney	4800	-71	-1
Bromley	2108	-78	-4
Harrow	1417	-171	-12
Bexley	1387	-274	-20

Social and affordable rent league table (best to worst on percentages of each boroughs' total housing delivery that were social and affordable rent homes)
Table sets out borough delivery of all housing types, delivery of social and affordable rent homes and the percentage of all homes delivered that were social and affordable rent homes.

Delivery	All housing types	S & AR	% S&AR
Havering	2786	896	32
Waltham Forest	2543	789	31
Tower Hamlets	8777	1994	23
Haringey	1610	340	21
Greenwich	5560	1014	18
Barking & Dagenham	1638	291	18
Croydon	5999	1050	18
Hounslow	3038	527	17
Barnet	5183	766	15
Newham	6405	822	13
Lewisham	4816	600	12
Brent	6074	721	12
Ealing	3477	378	11
Sutton	1611	167	10
Enfield	2185	220	10
Richmond upon Thames	1302	130	10
Kingston Upon Thames	1200	119	10
Islington	4220	396	9
Redbridge	1406	130	9
Hillingdon	2714	196	7
Merton	1537	109	7
Wandsworth	7011	424	6
Westminster	3498	193	6
Southwark	6028	299	5
Hackney	4800	233	5
Camden	4261	169	4
K & Chelsea	1344	53	4
Lambeth	6011	207	3
H & Fulham	2824	70	2
City of London	200	0	0
Bexley	1387	-14	-1
Bromley	2108	-36	-2
Harrow	1417	-110	-8

Affordable housing delivery league table 2014–17 - (best to worst on percentages of boroughs' total housing delivery that were affordable housing)
Table sets out the delivery of all homes in the borough, delivery of 'affordable' (social, 'affordable' rent and intermediate) housing and the percentage of all homes that were 'affordable'.

Delivery	All housing types	Affordable homes	% of homes affordable
Waltham Forest	2543	1258	49
Havering	2786	1062	38
Haringey	1610	571	35
Tower Hamlets	8777	2871	33
Barking & Dagenham	1638	514	31
Hounslow	3038	879	29
Greenwich	5560	1521	27
Croydon	5999	1352	23
Newham	6405	1413	22
Bexley	1387	297	21
Enfield	2185	456	21
Lewisham	4816	958	20
Barnet	5183	1019	20
Ealing	3477	598	17
Brent	6074	1039	17
Merton	1537	242	16
Wandsworth	7011	1041	15
Hackney	4800	710	15
Southwark	6028	781	13
Islington	4220	544	13
Sutton	1611	199	12
Kingston Upon Thames	1200	140	12
Lambeth	6011	688	11
H & Fulham	2824	317	11
Richmond upon Thames	1302	145	11
Redbridge	1406	155	11
Westminster	3498	384	11
K & Chelsea	1344	143	11
Hillingdon	2714	263	10
Camden	4261	385	9
Harrow	1417	5	0
City of London	200	0	0
Bromley	2108	-5	0