

Affordable and genuinely affordable housing: Sadiq Khan introduced two new ‘affordable’ housing types (London Affordable Rent and London Living Rent) when he became Mayor of London in 2016. The tables below, include data published by the Greater London Authority and Register of Social Housing. The London Plan 2021 says 50% of new homes delivered in London should be ‘genuinely affordable’; 30% of which should be low-cost rented, 30% intermediate and 40% as determined by individual boroughs.

| Housing type | The cost in London | Who is it for | Affordable / Genuinely Affordable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Social rent | <p>Average weekly net rents 2020/21</p> <table border="1"> <thead> <tr> <th colspan="2">Council Average</th> <th colspan="2">Housing Association Average</th> </tr> </thead> <tbody> <tr> <td>Bedsit</td> <td>£82.77</td> <td>Bedsit</td> <td>£93.26</td> </tr> <tr> <td>One beds</td> <td>£94.43</td> <td>One beds</td> <td>£107.48</td> </tr> <tr> <td>Two beds</td> <td>£106.46</td> <td>Two beds</td> <td>£121.33</td> </tr> <tr> <td>Three beds</td> <td>£121.81</td> <td>Three beds</td> <td>£135.40</td> </tr> <tr> <td>Four beds</td> <td>£139.83</td> <td>Four beds</td> <td>£149.90</td> </tr> <tr> <td>Five beds</td> <td>£153.74</td> <td>Five beds</td> <td>£160.57</td> </tr> <tr> <td>Six beds</td> <td>£166.92</td> <td>Six beds +</td> <td>£170.17</td> </tr> <tr> <td>Average</td> <td>£107.59</td> <td>Average rent</td> <td>£123.20</td> </tr> </tbody> </table> <p>Rents are exclusive of service charges Rents increase annually by CPI + 1%</p> | Council Average | | Housing Association Average | | Bedsit | £82.77 | Bedsit | £93.26 | One beds | £94.43 | One beds | £107.48 | Two beds | £106.46 | Two beds | £121.33 | Three beds | £121.81 | Three beds | £135.40 | Four beds | £139.83 | Four beds | £149.90 | Five beds | £153.74 | Five beds | £160.57 | Six beds | £166.92 | Six beds + | £170.17 | Average | £107.59 | Average rent | £123.20 | Households on local authority housing registers. | <p>Described as low cost rented and one of the Mayor’s ‘preferred affordable housing tenures’ or ‘genuinely affordable’.</p> <p>There are wide variations in rental costs depending on:</p> <ul style="list-style-type: none"> • where you live; • whether you are a council or housing association tenant; • when your tenancy began. |
| Council Average | | Housing Association Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedsit | £82.77 | Bedsit | £93.26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| One beds | £94.43 | One beds | £107.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Two beds | £106.46 | Two beds | £121.33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Three beds | £121.81 | Three beds | £135.40 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Four beds | £139.83 | Four beds | £149.90 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Five beds | £153.74 | Five beds | £160.57 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Six beds | £166.92 | Six beds + | £170.17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average | £107.59 | Average rent | £123.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Rent | <p>Up to 80% gross market rents (including service charges). In London affordable rents are on average 65% market rents. 2020/21 weekly London councils’ affordable rents were on average £184.81 and for housing associations £197.00</p> | As above. | Described as ‘ affordable ’. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| London Affordable Rent | <p>Weekly net rents below. Unlike ‘affordable rents’ London Affordable rent is not inclusive of service charges, but there is no available published data on the service charges for these homes. The rent for a bedsit/one bed London Affordable Rent homes is higher than that for all other sizes of council and housing association homes, except six bed council and five/six bed housing association homes. Rents increase by CPI + 1% annually.</p> <table border="1"> <thead> <tr> <th></th> <th>2020/21</th> <th>2021/22</th> <th>£2022/23</th> </tr> </thead> <tbody> <tr> <td>Bedsit & one beds</td> <td>£159.32</td> <td>£161.71</td> <td>£168.34</td> </tr> <tr> <td>Two beds</td> <td>£168.67</td> <td>£171.20</td> <td>£178.23</td> </tr> <tr> <td>Three beds</td> <td>£178.05</td> <td>£180.72</td> <td>£188.13</td> </tr> <tr> <td>Four beds</td> <td>£187.42</td> <td>£190.23</td> <td>£198.03</td> </tr> <tr> <td>Five beds</td> <td>£196.78</td> <td>£199.23</td> <td>£207.93</td> </tr> <tr> <td>Six or more beds</td> <td>£206.15</td> <td>£209.24</td> <td>£207.93</td> </tr> </tbody> </table> | | 2020/21 | 2021/22 | £2022/23 | Bedsit & one beds | £159.32 | £161.71 | £168.34 | Two beds | £168.67 | £171.20 | £178.23 | Three beds | £178.05 | £180.72 | £188.13 | Four beds | £187.42 | £190.23 | £198.03 | Five beds | £196.78 | £199.23 | £207.93 | Six or more beds | £206.15 | £209.24 | £207.93 | As above. | <p>Sadiq Khan introduced London Affordable Rent homes when he first became Mayor of London and refers to them and social rented homes as ‘low cost’ rented homes.</p> <p>He describes them as ‘genuinely affordable’.</p> <p>More confusingly, he and London councils often also refer to London Affordable Rent homes as social rented homes, when they really are not so different from Affordable Rents (particularly we assume once service charges are added) .</p> | | | | | | | | |
| | 2020/21 | 2021/22 | £2022/23 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedsit & one beds | £159.32 | £161.71 | £168.34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| London Living Rent | <p>Rents set at a third of average gross local earnings. On average, they are about 67% of London market rents. Renters must also save for a deposit to buy a home. Most households with below median incomes are not able to afford this without paying more than a third of incomes on rent¹</p> | Exclusively for middle income households (up to £60,000) who want to buy a home. | A new ‘affordable’ housing type added by Sadiq Khan when he became Mayor of London. It is intermediate housing that is described as ‘ genuinely affordable ’. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| London shared ownership | <p>Costs include: a deposit, rent, service charges and a mortgage.</p> | Households with up to £90,000 incomes. | Described as ‘ genuinely affordable ’. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*1 - www.london.gov.uk/sites/default/files/ad_54_ltf_analysis_llr_-_breifing_households_with_below_median_income_levels.pdf and https://www.london.gov.uk/sites/default/files/ad_55_ltf_analysis_of_llr.pdf