

London's council and housing association social and affordable rent stock 2022

including data on bedroom sizes

1. The number of social rented homes in London.

According to the Regulator of Social Housing's (RSH) October 2020 data about social housing stock in England, there are **717,078** social rented homes in London - **20% of London's total 3,671,000 dwelling stock.**

2. London's general needs social rented homes in London.

There are **657,633 general needs social rented homes** in London - 368,803 (56%) council and 288,830 (44%) housing association (Private Registered Providers – PRP) homes. 'General needs' excludes supported housing and housing for older people.

Table 1. The number of council and PRP social-rented homes by borough, and the percentage that are council homes.

GENERAL NEEDS COUNCIL & PRP SOCIAL RENTED HOMES 2022				
BOROUGH	Council &PRP	PRP	Council	% Council
B&D	18216	2769	15447	85
Barnet	13966	5760	8206	59
Bexley	9555	9555	0	0
Brent	19105	11751	7354	38
Bromley	13340	13340	0	0
Camden	28961	6124	22837	79
City of London	1942	160	1782	92
Croydon	20710	8743	11967	58
Ealing	18924	8287	10649	56
Enfield	15901	5775	10126	64
Greenwich	29434	10020	19414	66
Hackney	38926	17298	21628	56
H&F	21617	9443	12174	56
Haringey	21739	8027	13712	63
Harrow	6866	2729	4137	60
Havering	10149	2385	7764	77
Hillingdon	14143	5126	9017	64
Hounslow	17949	5890	12059	67
Islington	36,402	11,962	24440	67
K&C	15888	9433	6455	41
Kingston	6178	1516	4662	75
Lambeth	41558	18508	23050	55
Lewisham	32346	18303	14073	44
Merton	9082	9082	0	0
Newham	25106	9524	15582	62
Redbridge	6880	2846	4034	59
Richmond	7836	7836	0	0
Southwark	47984	12,175	35809	75
Sutton	9247	4022	5225	57
Tower hamlets	36757	25,372	11385	31
Waltham Forest	18058	8762	9296	51
Wandsworth	22406	6790	15616	70
Westminster	20420	9517	10903	53
TOTAL	657633	288830	368803	56

- Most general needs social rented homes in London are self-contained homes, but **2,436 are non-self-contained**.
- **There are 2,056 fewer general needs social rented homes in London in 2022 than there were in 2021** - 1,534 council and 522 PRP homes.
- There are more than 30,000 council and PRP general needs social rented homes (combined) in six London boroughs - Hackney, Islington, Lambeth, Lewisham, Southwark and Tower Hamlets.
- The borough of Southwark has more than 30,000 general needs social rented council homes.
- In the boroughs of Barking and Dagenham, Camden, the City of London, Havering, Kingston and Southwark 75% or more of the general needs social rented housing stock is council housing.
- There are less than 7,000 combined council and PRP social rented homes in the City of London, Harrow, Kingston and Redbridge.
- There are no council homes in Bexley, Bromley, Merton and Richmond upon Thames.
- Brent, Lewisham and Tower Hamlets have more PRP than council homes.

3. Social rented supported housing/housing for older people

There are **59,445 social-rented supported housing/housing for older people in London** - 43,107 PRP and 16,338 council homes.

A significant number, 11,995, are non-self-contained homes.

Only 27% of the social-rented supported housing/housing for older people in London is council owned.

- In nine boroughs, more than 50% of the social rented supported housing/housing for older people is council owned.
- Fourteen boroughs have no council social rented supported housing/housing for older people. We suspect that many London councils transferred some sheltered housing to housing associations.

London's social-rented and affordable rent housing stock in 2022

Table 2. The number of council and PRP social-rented supported housing/ housing for older people by boroughs. and the percentage that are council homes.

SUPPORTED HOUSING/HOUSING FOR OLDER PEOPLE (SOCIAL RENTED)				
BOROUGH	Council & PRP	PRP	Council	% Council
B&D	2130	656	1474	69
Barnet	2222	908	1314	59
Bexley	1320	1320	0	0
Brent	1757	1757	0	0
Bromley	2080	2080	0	0
Camden	2207	2207	0	0
City of London	200	36	164	82
Croydon	3596	1122	2474	69
Ealing	1077	1077	0	0
Enfield	1096	1096	0	0
Greenwich	1990	1210	780	39
Hackney	2768	2768	0	0
H&F	2472	1148	1324	54
Haringey	1144	1144	0	0
Harrow	985	473	512	52
Havering	1346	659	687	51
Hillingdon	1741	853	888	51
Hounslow	1211	321	890	73
Islington	1716	1716	0	0
K&C	1801	1522	279	15
Kingston	319	319	0	0
Lambeth	4100	2868	1232	30
Lewisham	2217	1771	446	20
Merton	895	895	0	0
Newham	1561	1561	0	0
Redbridge	1355	1229	126	9
Richmond	1000	1000	0	0
Southwark	2503	1830	673	27
Sutton	1322	819	503	38
Tower hamlets	1821	1819	2	0
Waltham Forest	1638	1178	460	28
Wandsworth	2955	1879	1076	36
Westminster	2900	1866	1034	36
TOTAL	59445	43107	16338	27

4. Affordable rent homes in London

The combined total number of affordable rent homes and affordable rent supported housing/housing for older people is **45,440** in London.

5. General needs affordable rent homes.

There are **43,637 general needs affordable rent homes** in London - 5,196 council and 38,441 PRP homes.

There are 2,592 more general needs affordable rent homes in 2022 than there were in 2021. These comprise 502 council and 2090 PRP homes.

In sixteen London boroughs there are no council owned affordable rent homes. Four of these boroughs have no council owned affordable rent homes.

The boroughs of Brent, Croydon, Ealing, Newham and Tower Hamlets each have more than 2,000 affordable rent homes. Tower Hamlets has more than 3,000 affordable rent homes.

6. Affordable rent supported housing/housing for older people

There are **1,803 (258 council and 1,545 PRP) affordable rent supported homes/homes for older people** in London.

BOROUGH	AFFORDABLE RENT 2022		
	Council	PRP	TOTAL
B&D	676	934	1610
Barnet	165	1539	1704
Bexley	0	1695	1695
Brent	274	2085	2359
Bromley	0	1854	1854
Camden	0	520	520
City of London	0	34	34
Croydon	291	2112	2403
Ealing	442	1732	2174
Enfield	306	782	1088
Greenwich	0	1534	1534
Hackney	0	1079	1079
H&F	0	1290	1290
Haringey	0	720	720
Harrow	130	609	739
Havering	260	1080	1340
Hillingdon	93	990	1083
Hounslow	104	1294	1398
Islington	315	534	849
K&C	0	626	626
Kingston	26	351	377
Lambeth	0	1321	1321
Lewisham	0	1671	1671
Merton	0	1087	1087
Newham	713	1524	2237
Redbridge	286	389	675
Richmond	0	840	840
Southwark	0	1206	1206
Sutton	312	372	684
Tower hamlets	198	3174	3372
Waltham Forest	0	1727	1727
Wandsworth	605	929	1534
Westminster	0	807	807
Total	5196	38441	43637

Table 3. Number of general needs affordable rent homes in London - by borough.

7. Bedroom sizes of London's social-rented homes.

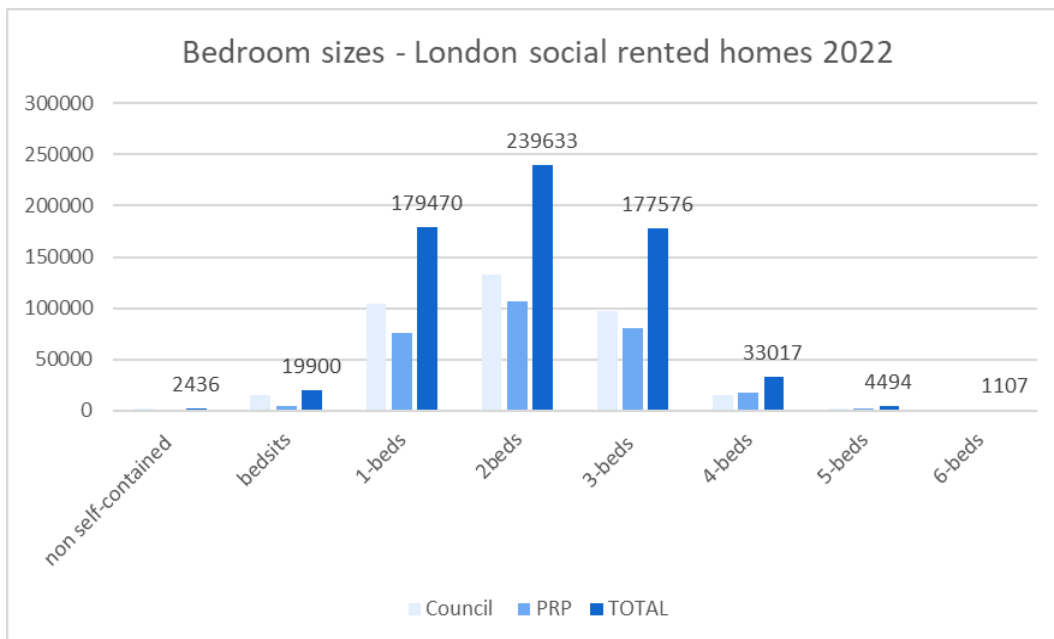
According to the 2022 Regulator of Social Housing's October 2022 data, in London there are currently -

- **2,436 non-self-contained homes** – 1,736 council and 700 PRP
- **19,900 bedsits** – 15,480 council and 4,420 PRP - 3%
- **179,470 1-beds** – 104,904 council and 75,566 PRP - 27%
- **239,633 2-beds** – 132,896 council and 106,737 PRP - 36%
- **177,551 3-beds** – 96,753 council and 80,823 PRP - 27%
- **33,017 4-beds** – 15,334 council and 17,683 PRP - 5%
- **4,494 5-beds** – 2,124 council and 2,370 PRP - 0.7%
- **1,107 6-beds** – 576 council and 531 PRP - 0.2%

The total number of 4-bedrooms plus general needs social rented homes is currently 38,618 - just 5.9% of the capital's general needs social rented housing stock.

There were some small increases in the number of family sized homes in London this year - 217 additional 4-beds, 25 5-beds and 2 additional 6-bed homes - but far from enough given the high levels of overcrowded homes in London.

According to the English Housing Survey 2019/20 there are 17 percent (more than 137,000) overcrowded social rented homes in London compared to eight percent in England as a whole.



8. Bedroom sizes of London's council and PRP general needs affordable rent homes.

- **44 non-self-contained homes** – 44 PRP
- **550 bedsits** – 22 council and 508 PRP
- **13,856 1-beds** – 1,204 council and 12,652 PRP
- **18,068 2-beds** – 2,089 council and 15,979 PRP
- **8,844 3-beds** – 1,448 council and 7,396 PRP
- **2,136 4-beds** – 386 council and 1,750 PRP
- **134 5-beds** – 327 council and 97 PRP
- **25 6-beds** – 10 council and 25 PRP

The total 4-bedroom+ affordable rent homes was 2,295 - just 5.3 % of the general-needs affordable rent homes in London

We suspect there is a big issue about affordability of larger sized 'affordable' rent homes in London.

