

Affordable and genuinely affordable housing: London Mayor, Sadiq Khan has renamed or added to the ‘affordable’ housing types in London and describes some as ‘genuinely affordable’. Social and London Affordable Rent are together described as ‘low cost rented’ homes. The draft new London Plan says 50% of all homes should be ‘affordable’, but up to 70% of these could be intermediate / shared ownership homes.

Housing type	The cost in London	Who is it for?	Affordable / Genuinely Affordable																												
Social rent	<p>Average weekly rents and service charges: Council £106 + £9 (2017/18) Housing Association £122 (2018) + £11</p> <p>Council and housing association rents increased by 70% and 92% respectively between 2002/03 and 2016/07. 1% rent reductions were set by Government (nationally) from 2016-20 because of the impact of rent rises on housing benefit payments.</p>	Households on the waiting list for social housing.	Described as ‘ genuinely affordable ’. Despite high increases and wide variations across the boroughs, social rent is the only housing type really affordable to lower income Londoners.																												
Affordable rent	<p>Rents at up to 80% market rents. Previous Mayor Boris Johnson had two categories - ‘capped’ at 50% market rent and ‘discounted’ affordable rent at up to 80% market rents. These included service charges.</p>	Households on the waiting list for social housing.	Described as ‘ affordable ’.																												
London Affordable Rent	<p>Weekly London Affordable Rents are set out below. A 2017/18 3-bed London Affordable Rent is just less than 50% market rent.¹ It is 52% higher than the average 2017/18 council rent and 32% higher than the average 2018 housing association rents. Service charges are extra.</p> <table border="1"> <thead> <tr> <th></th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> </tr> </thead> <tbody> <tr> <td>Bedsit & one beds</td> <td>£144.26</td> <td>£150.03</td> <td>£155.13</td> </tr> <tr> <td>Two beds</td> <td>£152.73</td> <td>£158.84</td> <td>£164.24</td> </tr> <tr> <td>Three beds</td> <td>£161.22</td> <td>£167.67</td> <td>£173.37</td> </tr> <tr> <td>Four beds</td> <td>£169.70</td> <td>£176.49</td> <td>£182.49</td> </tr> <tr> <td>Five beds</td> <td>£178.18</td> <td>£185.31</td> <td>£191.61</td> </tr> <tr> <td>Six or more beds</td> <td>£186.66</td> <td>£194.13</td> <td>£200.73</td> </tr> </tbody> </table>		2017/18	2018/19	2019/20	Bedsit & one beds	£144.26	£150.03	£155.13	Two beds	£152.73	£158.84	£164.24	Three beds	£161.22	£167.67	£173.37	Four beds	£169.70	£176.49	£182.49	Five beds	£178.18	£185.31	£191.61	Six or more beds	£186.66	£194.13	£200.73	Households on the waiting list for social housing.	<p>London Affordable Rent is pretty much the same as the previous Mayor’s ‘capped affordable rent’ (see above) but has been renamed and now described by Sadiq Khan as ‘genuinely affordable’.</p> <p>Even more confusingly, the Mayor also sometimes refer to London Affordable Rent as ‘social rent’, which it is not.</p>
	2017/18	2018/19	2019/20																												
Bedsit & one beds	£144.26	£150.03	£155.13																												
Two beds	£152.73	£158.84	£164.24																												
Three beds	£161.22	£167.67	£173.37																												
Four beds	£169.70	£176.49	£182.49																												
Five beds	£178.18	£185.31	£191.61																												
Six or more beds	£186.66	£194.13	£200.73																												
London Living Rent	<p>London Living Rent is set at a third of average gross local earnings. On average, across London, they are about 67% market rents. Renters must also save for a deposit to buy their home. Most households with incomes in the bottom 50% could not afford this without paying more than a third of their incomes on rent²</p>	Exclusively for middle income (up to £60,000) households who want to buy a home.	Intermediate housing, described as ‘ genuinely affordable ’. While cheaper than private rents they are not accessible to those on housing waiting lists.																												
London shared ownership	Pay a deposit, rent, service charges and a mortgage.	Households with up to £90,000 incomes.	Described as ‘ genuinely affordable ’.																												

^{*1} Data from the Valuation Office assesses an average weekly 3-bed private rented home in London to be £340 ^{*2} LTF analysis (included in the London Plan EIP Library) - www.london.gov.uk/sites/default/files/ad_54_ltf_analysis_llr_-_breifing_households_with_below_median_income_levels.pdf and www.london.gov.uk/sites/default/files/ad_55_ltf_analysis_of_llr.pdf