

Homes for Londoners: Affordable Homes Programme

February 2021

Assumed total development costs, split by size, tenure and borough location

Borough	Social rent/AR			London Living Rent			Shared ownership			OVERALL
	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	Average
Barking and Dagenham	£244,013	£290,048	£339,151	£244,013	£290,048	£368,477	£253,391	£301,983	£353,814	£298,326
Barnet	£280,992	£328,243	£378,644	£280,992	£328,243	£408,745	£290,617	£340,494	£393,695	£336,741
Bexley	£239,654	£285,689	£334,792	£239,654	£285,689	£364,118	£249,031	£297,623	£349,455	£293,967
Brent	£351,927	£399,178	£449,580	£351,927	£399,178	£479,680	£361,553	£411,429	£464,630	£407,676
Bromley	£292,530	£339,781	£390,183	£292,530	£339,781	£420,283	£302,156	£352,032	£405,233	£348,279
Camden	£527,644	£581,673	£639,304	£527,644	£581,673	£673,723	£538,650	£595,681	£656,513	£591,389
City of London	£563,965	£620,601	£681,013	£563,965	£620,601	£717,092	£575,502	£635,284	£699,052	£630,786
Croydon	£287,475	£334,727	£385,128	£287,475	£334,727	£415,228	£297,101	£346,977	£400,178	£343,224
Ealing	£348,070	£399,875	£455,133	£348,070	£399,875	£488,134	£358,623	£413,305	£471,634	£409,191
Enfield	£277,319	£324,570	£374,972	£277,319	£324,570	£405,072	£286,945	£336,821	£390,022	£333,068
Greenwich	£324,622	£371,873	£422,274	£324,622	£371,873	£452,375	£334,247	£384,123	£437,324	£380,370
Hackney	£366,650	£418,454	£473,713	£366,650	£418,454	£506,714	£377,203	£431,885	£490,213	£427,771
Hammersmith and Fulham	£459,003	£515,639	£576,051	£459,003	£515,639	£612,130	£470,540	£530,323	£594,091	£525,825
Haringey	£353,634	£400,885	£451,286	£353,634	£400,885	£481,387	£363,259	£413,135	£466,337	£409,382
Harrow	£281,141	£328,392	£378,793	£281,141	£328,392	£408,893	£290,766	£340,642	£393,843	£336,889
Havering	£239,376	£285,410	£334,514	£239,376	£285,410	£363,839	£248,753	£297,345	£349,177	£293,689
Hillingdon	£255,236	£301,271	£350,374	£255,236	£301,271	£379,700	£264,613	£313,205	£365,037	£309,549
Hounslow	£311,378	£363,183	£418,441	£311,378	£363,183	£451,442	£321,931	£376,614	£434,942	£372,499
Islington	£434,174	£488,203	£545,834	£434,174	£488,203	£580,253	£445,180	£502,211	£563,044	£497,920
Kensington and Chelsea	£656,970	£713,606	£774,018	£656,970	£713,606	£810,097	£668,507	£728,289	£792,057	£723,791
Kingston upon Thames	£330,818	£378,069	£428,470	£330,818	£378,069	£458,570	£340,443	£390,319	£443,520	£386,566
Lambeth	£351,535	£403,340	£458,598	£351,535	£403,340	£491,599	£362,088	£416,771	£475,099	£412,656
Lewisham	£335,976	£387,780	£443,038	£335,976	£387,780	£476,040	£346,528	£401,211	£459,539	£397,096
Merton	£332,524	£379,775	£430,176	£332,524	£379,775	£460,277	£342,149	£392,025	£445,227	£388,273
Newham	£318,166	£365,417	£415,819	£318,166	£365,417	£445,919	£327,792	£377,668	£430,869	£373,915
Redbridge	£256,349	£302,384	£351,487	£256,349	£302,384	£380,813	£265,726	£314,318	£366,150	£310,662
Richmond upon Thames	£372,482	£424,286	£479,545	£372,482	£424,286	£512,546	£383,035	£437,717	£496,045	£433,603
Southwark	£370,266	£424,295	£481,926	£370,266	£424,295	£516,344	£381,272	£438,302	£499,135	£434,011
Sutton	£275,093	£322,344	£372,746	£275,093	£322,344	£402,846	£284,719	£334,595	£387,796	£330,842
Tower Hamlets	£367,518	£419,322	£474,581	£367,518	£419,322	£507,582	£378,071	£432,753	£491,081	£428,639
Waltham Forest	£321,654	£368,905	£419,306	£321,654	£368,905	£449,407	£331,279	£381,155	£434,356	£377,402
Wandsworth	£396,555	£450,584	£508,215	£396,555	£450,584	£542,633	£407,561	£464,591	£525,424	£460,300
Westminster	£585,293	£641,929	£702,341	£585,293	£641,929	£738,420	£596,830	£656,612	£720,380	£652,114