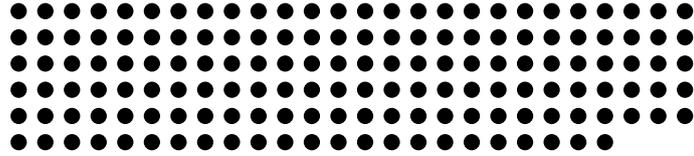


# A Capital in Crisis

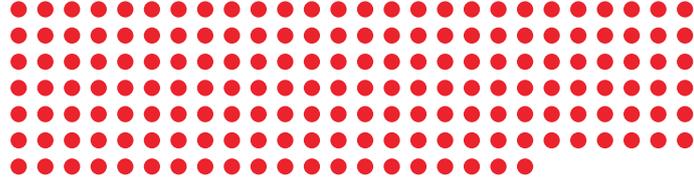
London is at the epicentre of a deepening housing emergency. A toxic combination of spiralling private rents, insufficient housing benefit levels, and the disappearance of social housing in the capital has left many families unable to find a genuinely affordable place to call home in London.

Number of people who were homeless and living in temporary accommodation at the start of 2019

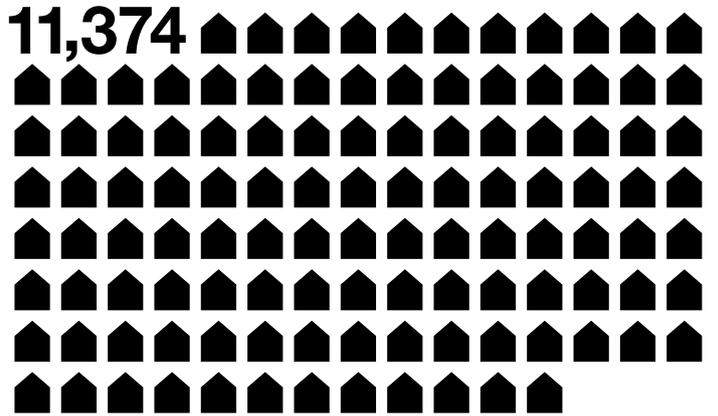
**76,303** adults



**88,080** children



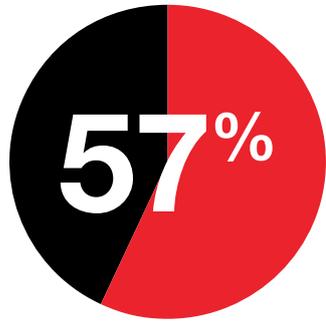
New social rent homes provided from 2011–12



New social rent homes provided from 2018–19

**534**

Private renters spent



of their income on rent in 2017–18

Over the last eight years, rent has increased faster than wages (2011–19)



**23%**  
Mean rent increase (for a two bed home)



**13%**  
Mean wage increase

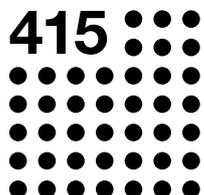


**243,551**  
households on the social housing waiting list in 2019

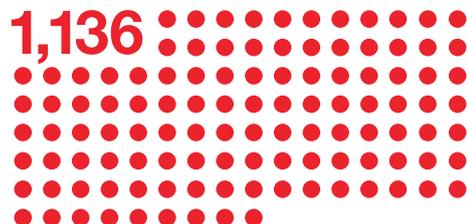
Between 2010–19, the amount of people sleeping rough on any given night has increased by

**173%**

Autumn 2010



Autumn 2019



**69%**

of Local Housing Allowance rates in London fail to cover the cheapest 10% of rents

Low-earning private renters in London who are in receipt of LHA face an average monthly shortfall of

**£212**

Shelter

# Shelter briefing: The next Mayor and London's housing emergency

Shelter is the UK's largest housing charity. Last year we gave information, support and advice to millions of people experiencing bad housing and homelessness. London is facing a housing emergency, driven by soaring private rents, insufficient housing benefit levels and a disappearance of social housing in the capital. Shelter's new report calls on the government and the next Mayor to use their powers and influence to urgently tackle this deepening crisis.

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## The problem: London's deepening housing emergency

- Since 2008, private rents in London shot up by 29% and **the average private renter in London now spends an enormous 57% of their income on their rent.**
- Private renters in receipt of Local Housing Allowance currently face an **average shortfall of £212 a month between their rent and their benefits.**
- At the start of 2019 there were over 163,000 Londoners recorded as homeless, **yet only 534 social rent homes were delivered in London last year.**

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## To fix London's housing emergency, the next Mayor must:

- Ensure London delivers more of the social housing its workers and families need, through a social-rent delivery policy which does not conflate social housing with other so-called affordable housing tenures.
- Work with all London local authorities to help them provide social housing, which includes developing their own social-rent delivery policies.

## The government must:

- Provide funding for the social housing that London needs.
- Remove social housing "get-out" clauses from the national planning system.
- Increase Local Housing Allowance rates to ensure that they once again cover at least the cheapest third of local market rents.

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## The solution

Fixing London's housing emergency will require collective action from the next Mayor, local authorities and central government. The next Mayor must work with local authorities to deliver more of the social housing needed, through a social-rent delivery policy informed by a robust assessment of need across the capital. However, most of the power to tackle the housing emergency in London lies with central government – so the next Mayor must make the case to government that they need to act. Local Housing Allowance must be restored to ensure low-income private renters can access at least the bottom 30th percentile (cheapest third) of market rents. Much more grant funding is needed from the government in order to build the social housing needed to solve the housing emergency in London. The government must also remove "get-out" clauses that allow permitted developments and minor sites to avoid providing social housing.

London MPs must push for a long-term commitment from both the next mayor and central government to collectively fix the capital's housing emergency and ensure that every Londoner has a genuinely affordable place to live.