

Homes for Londoners: Building Council Homes for Londoners

May 2018

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

	London Affordable Rent			London Living Rent			London Shared Ownership		
	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Camden	£304,000	£398,000	£524,000	£304,000	£398,000	£524,000	£312,000	£409,000	£537,000
City of London	£593,000	£805,000	£1,035,000	£593,000	£805,000	£1,035,000	£608,000	£826,000	£1,062,000
Hackney	£276,000	£350,000	£442,000	£276,000	£350,000	£442,000	£283,000	£359,000	£453,000
Hammersmith and Fulham	£517,000	£666,000	£864,000	£517,000	£666,000	£864,000	£531,000	£684,000	£887,000
Haringey	£222,000	£296,000	£368,000	£222,000	£296,000	£368,000	£228,000	£304,000	£378,000
Islington	£262,000	£361,000	£469,000	£262,000	£361,000	£469,000	£269,000	£371,000	£481,000
Kensington and Chelsea	£575,000	£776,000	£980,000	£575,000	£776,000	£980,000	£590,000	£796,000	£1,005,000
Lambeth	£238,000	£310,000	£389,000	£238,000	£310,000	£389,000	£244,000	£318,000	£399,000
Lewisham	£222,000	£297,000	£375,000	£222,000	£297,000	£375,000	£228,000	£305,000	£385,000
Newham	£220,000	£300,000	£390,000	£220,000	£300,000	£390,000	£226,000	£308,000	£400,000
Southwark	£274,000	£393,000	£495,000	£274,000	£393,000	£495,000	£281,000	£403,000	£508,000
Tower Hamlets	£243,000	£323,000	£411,000	£243,000	£323,000	£411,000	£249,000	£331,000	£422,000
Wandsworth	£268,000	£373,000	£476,000	£268,000	£373,000	£476,000	£275,000	£382,000	£488,000
Westminster	£535,000	£706,000	£907,000	£535,000	£706,000	£907,000	£549,000	£725,000	£930,000
Barking and Dagenham	£172,000	£228,000	£308,000	£172,000	£228,000	£308,000	£177,000	£234,000	£316,000
Barnet	£223,000	£322,000	£405,000	£223,000	£322,000	£405,000	£228,000	£330,000	£416,000
Bexley	£181,000	£247,000	£326,000	£181,000	£247,000	£326,000	£186,000	£254,000	£334,000
Brent	£204,000	£282,000	£381,000	£204,000	£282,000	£381,000	£210,000	£290,000	£391,000
Bromley	£193,000	£277,000	£353,000	£193,000	£277,000	£353,000	£198,000	£284,000	£362,000
Croydon	£201,000	£278,000	£344,000	£201,000	£278,000	£344,000	£206,000	£285,000	£353,000
Ealing	£237,000	£328,000	£407,000	£237,000	£328,000	£407,000	£243,000	£337,000	£418,000
Enfield	£222,000	£312,000	£378,000	£222,000	£312,000	£378,000	£228,000	£320,000	£388,000
Greenwich	£234,000	£330,000	£423,000	£234,000	£330,000	£423,000	£240,000	£339,000	£434,000
Harrow	£202,000	£276,000	£359,000	£202,000	£276,000	£359,000	£208,000	£284,000	£369,000
Havering	£183,000	£247,000	£330,000	£183,000	£247,000	£330,000	£188,000	£254,000	£338,000
Hillingdon	£213,000	£286,000	£364,000	£213,000	£286,000	£364,000	£218,000	£293,000	£374,000
Hounslow	£211,000	£284,000	£377,000	£211,000	£284,000	£377,000	£217,000	£292,000	£387,000
Kingston upon Thames	£217,000	£293,000	£371,000	£217,000	£293,000	£371,000	£223,000	£301,000	£381,000
Merton	£221,000	£291,000	£359,000	£221,000	£291,000	£359,000	£226,000	£298,000	£368,000
Redbridge	£189,000	£268,000	£336,000	£189,000	£268,000	£336,000	£194,000	£275,000	£344,000
Richmond upon Thames	£260,000	£358,000	£432,000	£260,000	£358,000	£432,000	£266,000	£368,000	£444,000
Sutton	£212,000	£271,000	£335,000	£212,000	£271,000	£335,000	£218,000	£278,000	£344,000
Waltham Forest	£215,000	£294,000	£387,000	£215,000	£294,000	£387,000	£221,000	£302,000	£398,000

The above costs assume a 70:30 split between works-only and acquisition and works projects.

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