

OLD KENT ROAD

Affordable Housing Delivery
2016 – 2026



3,441 Homes
IN TOTAL

Affordable Housing Total **2,040 Homes 59% Affordable**

Excluding replacement homes being provided on the Tustin and Ledbury estates 55% of homes are affordable

1,582 Homes

COMPLETED

Affordable Housing Total **989
Homes 62% Affordable**

1,010 Homes

UNDER CONSTRUCTION

Affordable Housing Total **586
Homes 58% Affordable**

849 Homes

IN THE PIPELINE

Affordable Housing Total **465
Homes 54% Affordable**

The document sets out the delivery of affordable housing in the Old Kent Road by individual site location, with information including flat sizes and the tenure mix of the affordable housing as well as the identity of the social housing landlord. It includes completed schemes, those currently under construction and those about to start building with their completion dates.

The total number of homes and the percentage of those that are affordable are measured by units.

Affordable housing is defined as...

SOCIAL HOUSING

Social rented housing, sometimes referred to as “council rents “ is rented at no more than 40-45% of market rents. At least 25% of all homes in a new development must be social rented.

Social rent housing

Homes where rents must not exceed the rent levels determined by the formula set out in the Homes and Communities Agency Rent Standard Guidance. It is required to be maintained at that level in perpetuity by the Section 106 planning agreements attached to each planning permission.

The landlords for this accommodation are identified in the following list. They are usually either the council or a Housing Association. In the case of Housing Associations the council has nomination rights to the affordable housing they provide from it's housing waiting list.

The council's housing waiting list currently only includes people applying for social rented housing. An analysis of need against delivery is provided at the end of this document.

INTERMEDIATE HOUSING

Intermediate housing includes ‘low cost home ownership’ and ‘Discount Market Rent’. At least 10% of all homes in new development must be intermediate.

Low cost home ownerships

Shared ownership - homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to ‘staircase’ to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no suitable purchaser is found within three months eligibility is widened to households with an income no greater than £90 000 (as updated annually by the Mayor of London). The Mayor states the open market value of a shared ownership home should not exceed £600,000.

Shared equity - homes that are part-owned but where no rent is charged on the unowned share.

Community Land Trusts - homes for sale where values are capped by a fixed multiple of household income for eligible residents and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.

Discount market sale - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.

First Homes - homes for sale discounted by at least 30% of full market value. Discount market sale homes are restricted to eligible households with the discount passed on to subsequent purchasers.

Discount Market Rents

Schemes that have a discounted market rent equivalent to London Living Rent.

London Living Rent - homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £67,000 and who save towards a housing deposit.

London Affordable Rent, Affordable Rent and Discount Market Rent are not considered to be affordable and therefore do not fall under social rented or intermediate housing.

When will the affordable homes become available?

The housing associations letting teams will be in touch with Southwark, 8-12 weeks prior to the completion of the new homes to seek nominations.

How they are allocating?

All the rented homes will be nominated to via Southwark's nominations and lettings policy.

Average Housing Association social rents (excluding service charge)

1 BED	2 BED	3 BED	4 BED	5 BED	6 BED +
£129.98	£134.51	£148.84	£162.99	£176.81	£181.73

Net Rent per week as of March 2024

The average rent for newly built properties completed after March 2024 will be slightly higher than these figures.

London Affordable Rents benchmark figures

(London Affordable Rents will usually be at a discount of between 40 and 60% of market rents. London Affordable Rent is not counted as affordable housing by LBS, this table is for information only)

1 BED	2 BED	3 BED	4 BED	5 BED	6 BED +
£159	£169	£178	£187	£197	£206

Benchmark cap for 2020/21

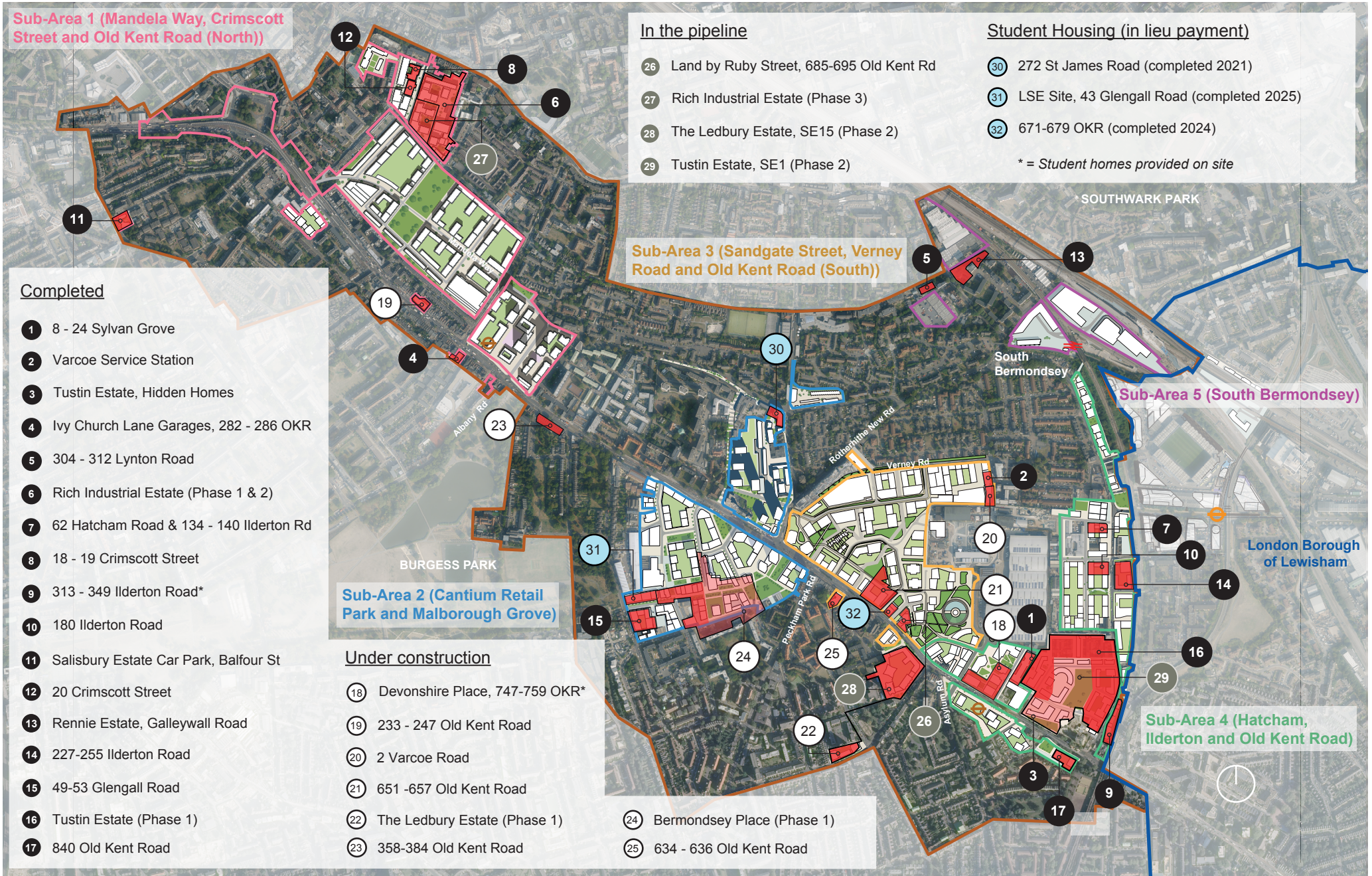
COVID Impact Survey and Affordable Housing

1000 residents who were living in Southwark were surveyed across all wards for between June and July 2020. When asked what they thought Southwark Council's priorities should be the following information was gathered:

- Respondents who identified as black (80%) or mixed/other (77%) were more likely to rate new affordable homes as high priority.
- Respondents living in social rent housing were more likely to rate the following as high priority compared with owner occupiers:
 - Improving Green and public spaces (62% compared with 48%)
 - New affordable homes (80% compared with 59%) and
 - Improvements to our housing estates (78%, 59%)

Southwark's Shared Ownership affordability thresholds

One, two, three and four bedroom units are to be affordable to households with the total incomes below £90,000, assuming that no more than 40% of their net income is spent on mortgage, rent and service charges.



Affordable Housing Delivery

1) 8 - 24 Sylvan Grove, SE15 1PE

COMPLETED DECEMBER 2018

Type: Mixed - Use Application reference number: 15/AP/1330 Approved: September 2015



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

80 Affordable Homes

80 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

23 41 16 0

0% Intermediate Homes

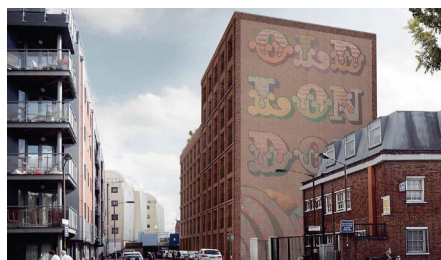
1 BED 2 BED 3 BED 4 BED +

0 0 0 0

2) Varcoe Service Station, SE16 3DG

COMPLETED DECEMBER 2019

Type: Mixed - Use Application reference number: 16/AP/5235 Approved: July 2017



Landlord:
Pocket Homes

Contact:
Pocket@pockethomes.com



100%

57 Affordable Homes

57 Total Homes

0% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

100% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

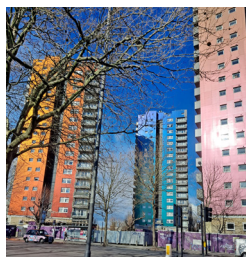
57 0 0 0

All intermediate homes are discount market sale

3) Tustin Estate, Hidden Homes, SE15

COMPLETED AUTUMN 2021

Type: Residential Application reference number: 16/AP/1155 Approved: December 2020



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

13 Affordable Homes

13 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

10 1 2 0

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

Affordable Housing Delivery

4) Ivy Church Lane Garages, 282 - 286 Old Kent Road, SE1 5UE

COMPLETED SPRING 2022

Type: Mixed - Use **Application reference number:** 16/AP/4589 **Approved:** May 2017



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

21 Affordable Homes
21 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

6 9 6 0

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

5) 304 - 312 Lynton Road, SE1 5DD

COMPLETED AUTUMN 2022

Type: Residential **Application reference number:** 20/AP/2367 **Approved:** February 2021



Landlord:
Wandle Housing Association

Contact:
sales@wandle.com



38.3%

6 Affordable Homes
19 Total Homes

26.7% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

0 1 3 0

11.6% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 2 0 0

6) Rich Industrial Estate and Willow Walk, SE1 (Phase 1 & 2)

COMPLETED JANUARY 2023

Type: Mixed - Use **Application reference number:** 15/AP/2474 **Approved:** March 2016



Landlord:
Peabody Housing Association

Contact:
Housing@peabody.org.uk



30.4%

84 Affordable Homes
276 Total Homes

14.1% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

8 16 8 7

16.3% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

23 20 2 0

All intermediate homes will be shared ownership.

Affordable Housing Delivery

7) 62 Hatcham Road and 134 - 140 Ilderton Road, SE15 1TW

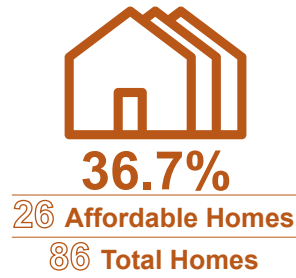
COMPLETED FEBRUARY 2023

Type: Mixed - Use Application reference number: 17/AP/3757 Approved: November 2018



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



36.7% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
6	5	15	0

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

All 37% of the affordable homes will be social rent, the remaining 63% of homes will be let at London Affordable Rents.

8) 18 - 19 Crimscott Street, SE1 5TE

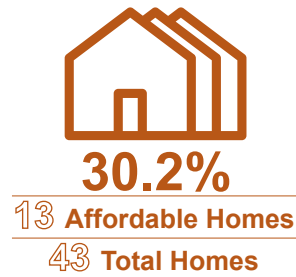
COMPLETED MARCH 2023

Type: Mixed - Use Application reference number: 17/AP/3170 Approved: February 2018



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



20.9% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
0	2	2	5

9.3% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	1	1	2

9) 313-349 Ilderton Road, SE15 1NW

COMPLETED SPRING 2024

Type: Mixed - Use Application reference number: 20/AP/1329 Approved: May 2021 (subject to legal agreement)



Landlord:
Legal & General

Contact:
<https://landgah.com/contact-us/>



100% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
23	22	13	0

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

Affordable Housing Delivery

10) 180 Ilderton Road, SE15 1NT

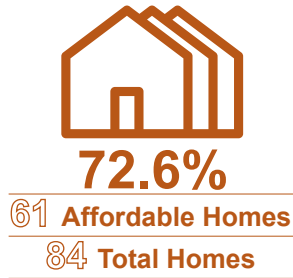
COMPLETED AUTUMN 2024

Type: Mixed - Use Application reference number: 17/AP/4546 Approved: September 2018



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



20% Social Rent Homes					52.6% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
2	6	9	0		21	17	6	0	

*1 bed figure includes 1 studio flat

44 intermediate homes will be shared ownership. All remaining 23 homes (27.4%) will be let at London affordable rent.

11) Salisbury Estate Car Park, Balfour Street, London SE17 1PA

COMPLETED MARCH 2025

Type: Residential Application reference number: 19/AP/1506 Approved: November 2019



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100% Social Rent Homes					0% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
10	11	5	0		0	0	0	0	

12) 20 Crimscott Street, London, SE1 5TF

COMPLETED JANUARY 2025

Type: Mixed - Use Application reference number: 19/AP/1286 Approved: September 2019



Landlord:
N/A

Contact:
N/A



0% Social Rent Homes					0% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
0	0	0	0		0	0	0	0	

Affordable Housing Delivery

13) Rennie Estate, Galleywall Road, SE16 3PH

COMPLETED APRIL 2025

Type: Residential Application reference number: 20/AP/0269 Approved: March 2021



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

49 Affordable Homes
49 Total Homes

100% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
20	17	10	2

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

14) 227 - 255 Ilderton Road, SE15

COMPLETED SUMMER 2025

Type: Mixed - Use Application reference number: 19/AP/1773 Approved: January 2021



Landlord:
Legal & General

Contact:
<https://landgah.com/contact-us/>



40.2%

92 Affordable Homes
253 Total Homes

27.8% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
10	24	24	0

12.4% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
16	12	6	0

All intermediate homes will be First Homes (discount market sale).

15) 49-53 Glengall Road, SE15 6NF

COMPLETED JANUARY 2026

Type: Mixed - Use Application reference number: 17/AP/4612 Approved: January 2019



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



41.6%

65 Affordable Homes
170 Total Homes

26.8% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
9	21	12	0

14.8% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
8	5	10	0

All intermediate homes will be shared ownership.

Affordable Housing Delivery

16) Tustin Estate, SE1 (Phase 1)

COMPLETED JANUARY 2026

Type: Mixed - Use Application reference number: 22/AP/1221 Approved: December 2022



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



100%

167 Affordable Homes
167 Total Homes

70.7% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

60 14 33 11

29.3% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

8 9 32 0

All intermediate homes will be shared equity.

17) 840 Old Kent Road, SE15 1JS

COMPLETED JANUARY 2026

Type: Mixed - Use Application reference number: 19/AP/1322 Approved: November 2020



Landlord:
Metropolitan Thames Valley

Contact:
contactus@mtvh.co.uk



100%

171 Affordable Homes
171 Total Homes

36.4% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

14 30 12 2

63.6% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

45 62 6 0

81 intermediate homes will be shared ownership;
32 intermediate homes will be London Living Rent

18) Devonshire Place, 747-759 and 765-775 Old Kent Road, SE15 1NZ

UNDER CONSTRUCTION MARCH 2026

Type: Mixed - Use Application reference number: 23/AP/1862 Approved: April 2024

Completion 2029



Landlord:
Legal & General

Contact:
<https://landgah.com/contact-us/>



100%

200 Affordable Homes
200 Total Homes

100% Social Rent Homes

1 BED 2 BED 3 BED 4 BED +

75 84 37 4

0% Intermediate Homes

1 BED 2 BED 3 BED 4 BED +

0 0 0 0

Affordable Housing Delivery

19) 233 - 247 Old Kent Road, SE1 5LU

Type: Mixed - Use **Application reference number:** 18/AP/0928 **Approved:** April 2019

UNDER CONSTRUCTION MARCH 2020
Completion Summer 2026



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



54%

13 Affordable Homes
24 Total Homes

54% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
6	7	0	0

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

20) 2 Varcoe Road, SE16 3DG

Type: Residential **Application reference number:** 18/AP/2895 **Approved:** March 2020

UNDER CONSTRUCTION JUNE 2020
Completion Summer 2026



Landlord:
Southern Housing Group

Contact:
sales@southernhousing.org.uk



90.5%

67 Affordable Homes
74 Total Homes

23% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
7	7	3	0

67.5% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
32	18	0	0

50 intermediate homes will be shared ownership.

21) 651 - 657 Old Kent Road, SE15 1NQ

Type: Mixed - Use **Application reference number:** 19/AP/1710 **Approved:** December 2021

UNDER CONSTRUCTION JANUARY 2023
Completion Spring 2027



Landlord:
Pinnacle Group

Contact:
enquiries@pinnaclegroup.co.uk



39%

114 Affordable Homes
292 Total Homes

22% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
12	30	16	6

17% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
30	20	0	0

Affordable Housing Delivery

22) The Ledbury Estate, SE15 (Phase 1)

Type: Mixed - Use **Application reference number:** 22/AP/0554 **Approved:** December 2022

UNDER CONSTRUCTION APRIL 2023
Completion Autumn 2026



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



75%

60 Affordable Homes
80 Total Homes

56% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
25	7	8	5

19% Intermediate Homes

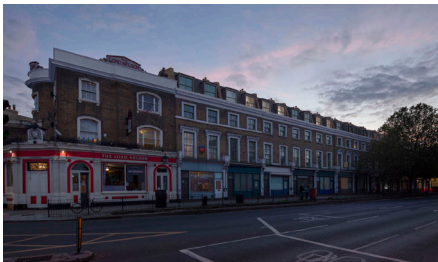
1 BED	2 BED	3 BED	4 BED +
1	7	7	0

All intermediate homes will be shared equity homes that are re-provided on site from the demolished scheme.

23) 358-384 Old Kent Road, SE1

Type: Residential **Application reference number:** 21/AP/0054 **Approved:** February 2022

UNDER CONSTRUCTION DECEMBER 2024
Completion 2026



Landlord:
N/A

Contact:
N/A



0%

0 Affordable Homes
9 Total Homes

0% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

0% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
0	0	0	0

24) Bermondsey Place, SE1 (Phase 1)

Type: Mixed - Use **Application reference number:** 20/AP/3242 **Approved:** June 2019 (reserved matters Feb 21)

UNDER CONSTRUCTION JANUARY 2025
Completion Autumn 2028



Landlord:
Peabody Housing Association

Contact:
Housing@peabody.org.uk



30.1%

86 Affordable Homes
285 Total Homes

16.8% Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
20	0	23	5

13.3% Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
11	26	1	0

All intermediate homes will be shared ownership.

Affordable Housing Delivery

25) 634 - 636 OLD KENT ROAD, SE15 1JB

Type: Mixed - Use Application reference number: 17/AP/1646 Approved: November 2017

UNDER CONSTRUCTION APRIL 2025
Completion June 2027



Landlord:
Hexagon Housing Association
Contact:
customer_desk@hexagon.org.uk



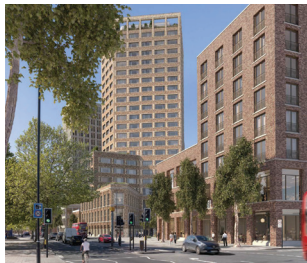
17.4% Social Rent Homes					82.6% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
4	2	2	0		13	20	5	0	

All intermediate homes will be shared ownership.

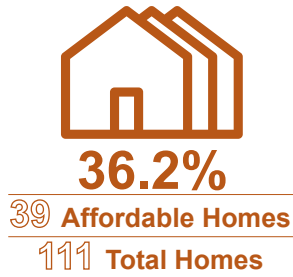
26) Land by Ruby Street, Murdock Street and 685-695 Old Kent Road, SE15

Type: Mixed - Use Application reference number: 18/AP/0196 Approved: December 2020

CONSTRUCTION PAUSED FROM MAY 2022
Completion date pending



Landlord:
TBD
Contact:
TBD



25.4% Social Rent Homes					10.8% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
8	10	9	0		4	6	2	0	

Construction began October 2021, currently paused as of May 2022.
No information currently as to when the site will restart.

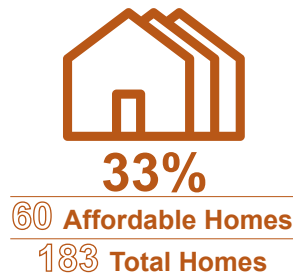
27) Rich Industrial Estate and Willow Walk, SE1 (Phase 3)

Type: Mixed - Use Application reference number: 20/AP/2993 Approved: May 2025

PIPELINE APRIL 2026
Completion Autumn 2028



Landlord:
Aster Group
Contact:
03334008222



33% Social Rent Homes					0% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED +		1 BED	2 BED	3 BED	4 BED +	
15	28	16	1		0	0	0	0	

All intermediate homes will be shared ownership.

Affordable Housing Delivery

29) Tustin Estate, SE1 (Phase 2)

Type: Residential **Application reference number:** 22/AP/1221 **Approved:** December 2022

PIPELINE SEPTEMBER 2025
Completion 2029



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



51%

151 Affordable Homes

295 Total Homes

29.8% Social Rent Homes					21.2% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
28	27	31	2		20	27	16	0	

All intermediate homes will be shared ownership.

29) The Ledbury Estate, SE15 (Phase 2)

Type: Residential **Application reference number:** 22/AP/0554 **Approved:** December 2022

PIPELINE SEPTEMBER 2025
Completion 2029



Landlord:
London Borough of Southwark

Contact:
Housing@southwark.gov.uk



82.6%

215 Affordable Homes

260 Total Homes

82.6% Social Rent Homes					0% Intermediate Homes				
1 BED	2 BED	3 BED	4 BED	+	1 BED	2 BED	3 BED	4 BED	+
54	73	88	0		0	0	0	0	

209 social rented homes replace homes demolished on the estate. The uplift in social rented homes is 51.

Affordable Housing Delivery

In lieu contribution from Student Housing Schemes

30) 272 St James Road, London, SE1 5JX

Application reference number: 18/AP/0156

Approved: March 2020

COMPLETED SEPTEMBER 2021



£

S106 Negotiated
£3,280,00



S106 Received
£3,280,000

31) LSE Site, 43 Glengall Road, London

Application reference number: 20/AP/0039

Approved: December 2020

COMPLETED AUTUMN 2025



£

S106 Negotiated
£1,100,000



S106 Received
£1,100,000

32) KFC Site 671-679 Old Kent Road, London, SE15 1JS

Application reference number: 20/AP/2701

Approved: January 2022

COMPLETED SUMMER 2024



£

S106 Negotiated
£2,000,000



S106 Received
£2,000,000

£

£6,380,000
TOTAL S106
CONTRIBUTION
RECEIVED

£

£0
TOTAL S106
CONTRIBUTION
OUTSTANDING

Devonshire Place, 747-759 and 765-775 Old Kent Road, SE15 1NZ (Site 18)

UNDER CONSTRUCTION 2026
Completion 2029

Type: Mixed - Use Application reference number: 23/AP/1862 Approved: April 2024



941 Student Homes

200 Affordable Homes provided on site



S106 Negotiated

£0



S106 Received

£0

313-349 Ilderton Road, SE15 1NW (Site 9)

COMPLETED SPRING 2024

Type: Mixed - Use Application reference number: 20/AP/1329 Approved: May 2021 (subject to legal agreement)



250 Student Homes

58 Affordable Homes provided on site



S106 Negotiated

£0






S106 Received

£0

Affordable Housing Delivery

Summary of Private & Affordable Housing Delivery

COMPLETED	Private Homes		Affordable Homes	
	TOTAL		TOTAL	
 <p>1,582 Homes</p>	593		989	
UNDER CONSTRUCTION	Private Homes		Affordable Homes	
 <p>1,010 Homes</p>	424		586	
IN THE PIPELINE	Private Homes		Affordable Homes	
 <p>849 Homes</p>	384		465	
	1,401		2,040	
	3,441 Total Homes - Completed + Under Construction + In the pipeline			

COMPLETED



Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
201	220	170	27

Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
178	128	63	2

UNDER CONSTRUCTION



Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
149	137	89	20

Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
87	91	13	0

IN THE PIPELINE



Social Rent Homes

1 BED	2 BED	3 BED	4 BED +
105	138	144	3
455	495	403	50

Intermediate Homes

1 BED	2 BED	3 BED	4 BED +
24	33	18	0
289	252	94	2

1,403 (41%)

637 (18%)

2,040 (59%) Total Homes - Completed + Under Construction + In the pipeline

Excluding homes being reprovided on the Tustin and Ledbury Estates 35% of homes are social rent.

TOTAL DELIVERY FIGURE (Social Rent & Intermediate Housing)

All Affordable Homes - built, under construction, in the pipeline



59% of the total homes delivery figure of 3,441 will be affordable. Excluding homes reprovided on the Tustin and Ledbury Estate 55% are affordable.

1 BED	2 BED	3 BED	4 BED +
744	747	497	52

HOUSING WAITING LIST (Social Rent only)

Social Rent homes - built, under construction, in the pipeline

**Number of households on Bands 1, 2 and 3 of Southwark's housing waiting list.



1 BED	2 BED	3 BED	4 BED
455	495	403	50

Demand for Social Rent homes

1 BED	2 BED	3 BED	4 BED
1213	1319	1054	483
37%	37.5%	38%	10%

% of demand for social rented homes met

*Figures from May 2025 in the OKR area (SE1 4, SE1 5, SE17 1, SE17 2, SE16 3, SE15 1, SE15 2, SE15 6 & SE5 0)

**Bands 1, 2 and 3 are the highest priority bands on Southwark's housing waiting list. There is 4,069 households waiting on 1 - 4 bed homes, but a total of 4,304 households on this waiting list.



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