

Inner East Zone – Affordable Housing Baseline Mix

2022-2023

The Inner East zone is made up of three inner-city wards¹, two of which are the most densely populated in Bristol. The zone has the second-highest number of households on the housing register out of the eight zones profiled. The area also has some of the highest demand in the City for family-sized homes that are 3+ beds.

The need for accessible and adaptable housing should be considered by developers. 15% of the households in need of accessible and adaptable housing on the housing register currently reside in the Inner East.

From looking at the housing data² available the Housing Strategy and Enabling team have determined baseline proportional Affordable Housing Mixes shown in the tables below. As this is an inner-city zone, we are conscious that the opportunity to deliver many houses on one development is going to occur less frequently however, we have included the mix shown in table 2 to demonstrate the need for larger homes. Any proposed development will need to be considered on a case-by-case basis.

For detail on our approach to property sizes and accessibility requirements as well as affordable housing contributions please refer to the [Affordable Housing Practice Note 2022](#).

For further information please contact the Strategy & Enabling team at strategyandenabling@bristol.gov.uk

Table 1 below shows the baseline proportional mix that we would ideally like to see for 100% apartment-style developments in the zone.

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	50	37	13
	2	40	30	10
	3	10	8	2
Total		100	75	25

Table 2 below shows the baseline proportional mix that we would ideally like to see for mixed housing developments (that include apartments and houses).

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	20	15	5
	2	10	7	3
Houses	1-2	30	20	10
	3	30	23	7
	4+	10	10	0
Total		100	75	25

* Could also include duplexes, maisonettes

¹ Wards: Ashley, Easton, and Lawrence Hill

² including the LHNA 2020, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites

