

# Inner North Zone – Affordable Housing Baseline Mix

## 2022-2023

The Inner North zone is made up of five inner-city wards<sup>1</sup>. Mid-2020 population estimates for the 5 wards<sup>2</sup> show in the Inner North area Clifton has the highest population size being the 14<sup>th</sup> largest in Bristol and Clifton Down has the lowest population size being the 4<sup>th</sup> smallest. There are 34 wards in Bristol.

Around 80% of all households on the housing register who live in the Inner North zone need a 1 bed home.

From looking at the housing data<sup>3</sup> 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](mailto: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.**

**Table 1: Baseline Affordable Housing Mix – Inner North – Apartment\* Development**

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	65	49	16
	2	25	19	6
	3	10	7	3
<b>Total</b>		<b>100</b>	<b>75</b>	<b>25</b>

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

**Table 2: Baseline Affordable Housing Mix – Inner North – Mixed Development Apartments\* and Houses**

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	40	30	10
	2	18	13	5
Houses	1-2	30	22	8
	3	10	8	2
	4+	2	2	0
<b>Total</b>		<b>100</b>	<b>75</b>	<b>25</b>

\* Could also include duplexes, maisonettes

<sup>1</sup> Wards: Bishopston & Ashley Down, Clifton, Clifton Down, Cotham, Redland

<sup>2</sup> [Population estimates for the UK, England and Wales, Scotland and Northern Ireland - Office for National Statistics \(ons.gov.uk\)](#) – accessed Oct 2022

<sup>3</sup> including the LHNA 2021, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites

