

Inner South Zone – Affordable Housing Baseline Mix

2022-2023

The Inner South zone is made up of three inner-city wards¹. Mid-2020 population estimates for the 3 wards² show they have a mid to lower range population size. Windmill Hill is the largest in Inner South, followed by Southville and then Bedminster. Out of the percentage of total live applications in the zone, Inner South zone has the fourth highest demand on the housing register out of the eight zones profiled for 1 and 2 bed properties.

From looking at the housing data³ 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	55	42	13
	2	30	22	8
	3	15	11	4
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	30	22	8
	2	20	15	5
Houses	1-2	25	19	6
	3	22	16	6
	4+	3	3	0
Total		100	75	25

* Could also include duplexes, maisonettes

¹ Wards: Bedminster, Southville & Windmill Hill

² [Population estimates for the UK, England and Wales, Scotland and Northern Ireland - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/population-estimates-for-the-uk-england-and-wales-scotland-and-northern-ireland) – accessed Oct 2022

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

