

North Zone – Affordable Housing Baseline Mix

2022-2023

The North zone is made up of five wards (Avonmouth & Lawrence Weston, Henbury & Brentry, Horfield, Lockleaze and Southmead); these wards vary significantly in population size and housing need. Most of existing BCC stock in the area is 2 & 3 beds properties with an even split of property types as 49% are houses (including bungalows) and 51% are flats (including maisonettes). The area has the second highest amount of active housing development out of the Bristol housing zones, and the highest percentage of new houses being built.

The need for accessible and adaptable housing should be considered by developers. The North area has the highest percentage (19%) of housing register applications where households have been assessed as requiring an accessible and adaptable home or accessible feature including people who need a home suitable for full time use of a wheelchair.

From looking at the housing data¹ available the Housing Strategy and Enabling team have determined baseline proportional Affordable Housing Mixes shown in the tables below. We anticipate this is an area where larger properties can be delivered to help meet the need for larger households in the City.

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	41	14
	2	30	23	7
	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	25	19	6
	2	12	8	4
Houses	1-2	28	19	9
	3	25	19	6
	4+	10	10	0
Total		100	75	25

* Could also include duplexes, maisonettes

¹ including the LHNA 2021, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites

