

South Zone – Affordable Housing Baseline Mix

2022-2023

The South zone is made up of eight wards¹. Mid-2020 population estimates for wards show that wards in the South area have a range of population sizes. Out of the percentage of total live applications in the zone, the zone has the highest demand in the City for 2 beds out of the eight zones, but there is also a strong need for 3+ beds. Accessible housing is in high demand in this area.

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. This area is more likely to see houses delivered which the team encourage in order to help meet the need of larger households on the housing register. This zone also has the second highest number of households on the housing register in need for 4+ bed family homes.

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.

Table 1: Baseline Affordable Housing Mix – South – Apartment* Development

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	50	38	12
	2	30	22	8
	3	20	15	5
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)

Table 2: Baseline Affordable Housing Mix – South – Mixed Development Apartments* and Houses

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	20	15	5
	2	15	11	4
Houses	1-2	30	22	8
	3	30	22	8
	4+	5	5	0
Total		100	75	25

* Could also include duplexes, maisonettes

¹ Wards: Bishopsworth, Brislington East, Brislington West, Filwood, Hartcliffe & Withywood, Hengrove & Whitchurch Park, Knowle, Stockwood

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

