

East Zone – Affordable Housing Baseline Mix

2022-2023

The East zone is made up of six wards (Eastville, Frome Vale, Hillfields, St George Central, St George Troopers Hill, St George West), this makes this area the second largest housing zone. The population and area sizes of these wards vary significantly which means that each ward may have very different affordable housing needs as well as capacity to deliver new affordable housing.

The highest number of existing City Council stock in the zone is 3 bed properties followed by 2 bed properties, and active new development is mostly made up of 1 & 2 bed properties. Whilst these smaller properties are continuously in high demand, there is an acute shortage of homes that are suitable for larger families (3+ bed homes) across Bristol which puts pressure on the supply of family sized homes in the East. The need for accessible and adaptable housing should be considered by developers. 16% of the households in need of accessible and adaptable housing on the housing register currently reside in the East.

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. The lack of space in urban areas like the wards in this zone means that it is increasingly difficult to deliver new housing for larger families in the zone and so alternative property types to the traditional house for families (i.e. duplex or maisonette style properties) * may need to be considered.

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 | 35 | 25 | 10 |
| | 3 | 30 | 23 | 7 |
| | 4+ | 5 | 5 | 0 |
| Total | | 100 | 75 | 25 |

* Could also include duplexes, maisonettes

¹ including the LHNA 2020, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites

