



# North West Zone – Affordable Housing Mix

## 2022-2023

The North West zone is made up of two wards<sup>1</sup>. Mid-2020 population estimates for Wards<sup>2</sup> show Westbury-on-Trym and Henleaze has the fourth highest Bristol ward population and Stoke Bishop has the 10<sup>th</sup> lowest population size in Bristol. The North West area is a very expensive part of the City, which has, on the whole, seen continuous increases in house prices over the last 10 years. It has a larger older population in comparison to Bristol's average.

The zone has the lowest number of households on the housing register out of the eight zones profiled. Out of the percentage of total live applications in the zone, the area has the third highest demand in the City for 1 bed properties.

From looking across the data available including the LHNA 2021, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites the Housing Strategy and Enabling team have determined baseline proportional Affordable Housing Mixes that we would want to see in the area for high and low density developments. 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 on [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.**

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	60	45	15
	2	30	22	8
	3	10	8	2
<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).**

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	33	25	8
	3	15	11	4
	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: Stoke Bishop; Westbury -on-Trym and Henleaze

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