

City Centre Zone – Affordable Housing Baseline Mix

2022-2023

The City Centre zone is made up of two inner-city wards¹. Central ward is one of the most densely populated in Bristol however Hotwells & Harbourside is one of the smallest wards. The zone has the third lowest number of housing register applications in comparison to the other zones.

The need for accessible and adaptable housing should be considered by developers. 2% of the households in need of accessible and adaptable housing on the housing register currently reside in the City Centre.

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. 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; although there is a comparatively low demand for family sized homes that have 3+ bedrooms in this zone. 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	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) in the zone.

Property Type	No. Bedroom(s)	Total Affordable Housing %	Social Rented – 75%	Affordable Home Ownership – 25%
Apartments	1	50	37	13
	2	18	14	4
Houses	1-2	20	15	5
	3	10	7	3
	4+	2	2	0
Total		100	75	25

* Could also include duplexes, maisonettes

¹ Wards: Central, Hotwells & Harbourside

² including the LHNA 2020, April 2022 Housing Register Applications, 2021-2022 Housing Register Allocations, BCC stock and Active Sites

