

**Local Plan 2016-2036
Issues & Options Consultation
Winter 2017**

Background Paper

Universities' growth & Student Accommodation



**Bath & North East
Somerset Council**

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Appendix 1

Population changes Census 2001, 2011 and 2015 mid-year estimate

1. Introduction

- 1.1 Bath hosts two successful universities which contribute to its economic and social diversity and are an important part of the district's success. However, there has been significantly increased pressure for student housing in recent years due to growth in student admissions. This is one of the most high profile issues affecting Bath.

- 1.2 B&NES has begun the preparation of a new Local Plan for the District and is at the early stages of assessing the evidence in order to formulate policy options. The main purpose of this paper is to set out future student accommodation requirements (presented in Chapters 5 and 6) in order to help inform the formulation of Local Plan policy options. To set the context for future requirements, this paper also summarises the current policy framework (Chapter 2), historic population changes (Chapter 3), student admission changes and the supply and demand of student accommodation (Chapter 4).

2. The Current Policy Framework

National Planning Policy Framework (NPPF)

- 2.1 The NPPF states that local authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (para 50). It also states that every effort should be made objectively to identify and then meet the housing, business and other development needs of an area (Para 17).
- 2.2 The Planning Practice Guidance (PPG) builds on this stating 'Local planning authorities should plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. Student housing provided by private landlords is often a lower-cost form of housing. Encouraging more dedicated student accommodation may provide low cost housing that takes pressure off the private rented sector and increases the overall housing stock. Plan makers are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living outside of university-provided accommodation. Plan makers should engage with universities and other higher educational establishments to better understand their student accommodation requirements. (Paragraph: 021 Reference ID: 2a-021-20160401)
- 2.3 All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting. (Paragraph: 038 Reference ID: 3-038-20140306)

Local Plan (Core Strategy and Placemaking Plan)

- 2.4 The Council's current policy framework seeks to enable the universities to fulfil their ambitions, as far as possible, without those ambitions having a negative impact on the realisation of the Council's wider strategic planning requirement for the City, nor an unacceptable impact on the university campuses or their environs. It prioritises general housing and jobs in the city.
- 2.5 Even though the PPG allows local planning authorities to include student accommodation as contributing towards meeting the strategic housing requirement, the housing requirement set by the Core Strategy under Policy DW1 and B1 excludes student housing numbers which are dealt with separately. This approach is being reviewed through the Local Plan and the supporting Strategic Housing Market Assessment.

Key extracts from the Core Strategy

Policy B1 7a enables provision of additional on-campus student bed spaces at the University of Bath and at Bath Spa University, and new off-campus student accommodation subject to Policy B5, thereby facilitating growth in the overall number of students which does not entail growth of the student lettings market.

Policy B5 does not allow off campus student accommodation and teaching space within the Central Area, and the Enterprise Area and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to for delivering housing, and economic development (in respect of office, industrial, retail and hotel space).

Policies SB19 and SB20 set out specific policy frameworks for the two universities campuses. Bath site allocation policies set out where student accommodation is not supported.

Policy H2 sets out the criteria to be considered when determining planning applications for a change from dwelling house (C3) to a HMO (C4 and Sui Generis use class). In Bath, a change of use from residential a small HMO (C4) requires planning permission as there is a City-wide Article 4 Direction in place.

The **Houses in Multiple Occupation Supplemental Planning Document (HMO SPD)** sets out the criteria for assessing planning applications.

3 Population changes in the District

3.1 Past trends help us to understand the current situation and implications of various options. The following three diagrams show the census population change from 2001, 2011 to 2015 mid-year estimate. They show significant and increasing peaks in the age group 20 to 24 year olds in the city compared to the other age groups and other areas in B&NES.

Diagram 1: 2001 census population profile by area

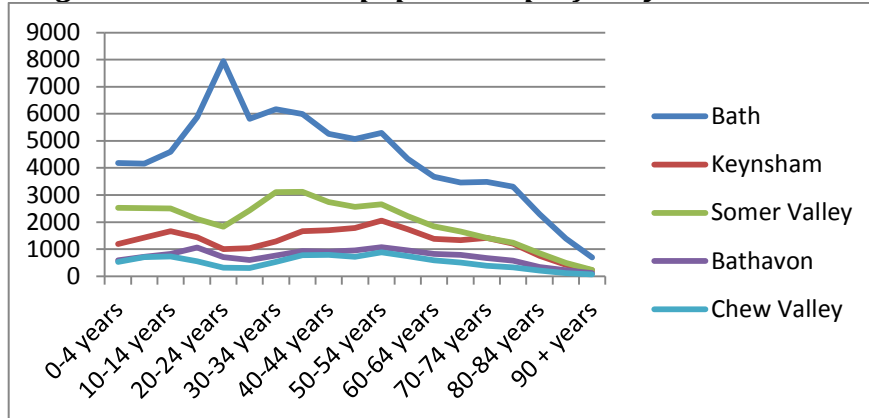


Diagram 2: 2011 census population profile by area

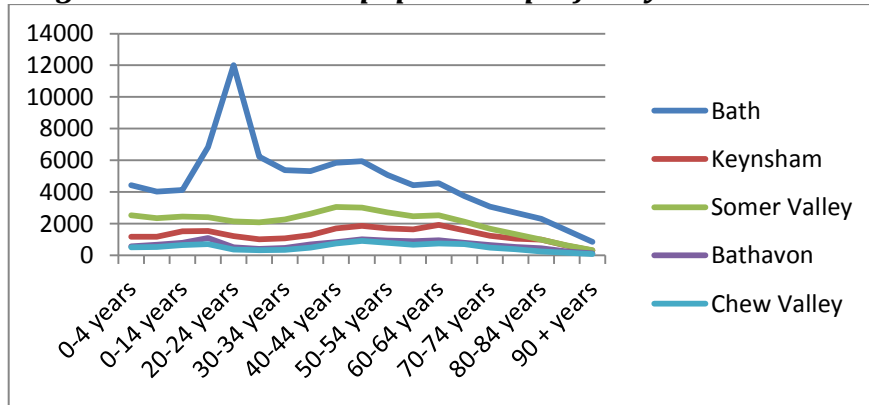
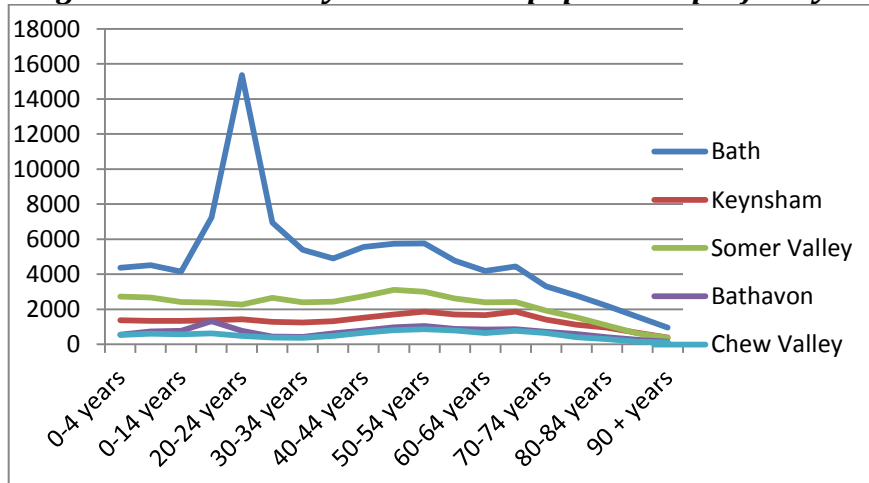


Diagram 3: 2015 mid-year estimate population profile by area

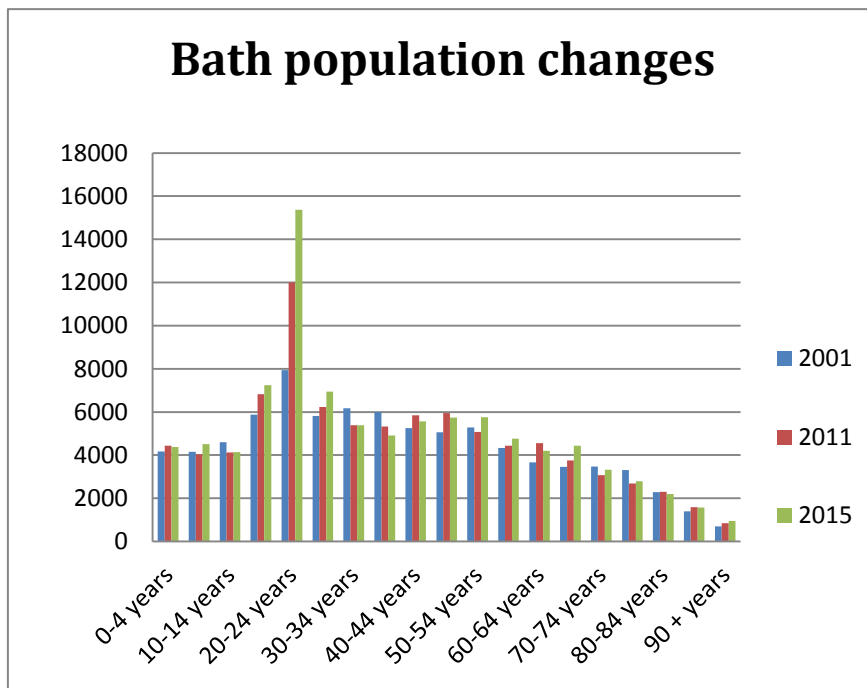


3.2 Diagram 4 shows the population changes in Bath from Census 2001, 2011 and 2015 mid-year estimate. It shows the significant increase in the student age group 20 - 24 year olds and the decrease in the age groups between 30 – 39 year olds and 0-4 year olds and 10-14 year olds.

3.3 The population of 20-24 year olds in 2001 was 7,943 in Bath and increased to 12,001 in 2011. The census shows a 4,058 increase between 2001 and 2011, about a 51% increase averaging 5.1% per annum. There is an estimated population increase of 15,832 between 2001 to 2015 (census mid-year estimate) in Bath and North East Somerset, of which 7,424 is estimated to be from the age group of 20 – 24 year olds in Bath. This disproportionately accounts for nearly 50% of the total population increase in the District.

3.4 This trend helps to explain the pressures from student accommodation experienced in Bath in recent years and if it continues, there will be significant changes in the population mix resulting in an even greater proportion of the student age group and fewer people in their mid-30s and families with small children in Bath. (See Appendix 1)

Diagram 4 Census 2001, 2011 and 2015 mid-year estimate



4 Student admissions and Supply/Demand of Student Accommodation

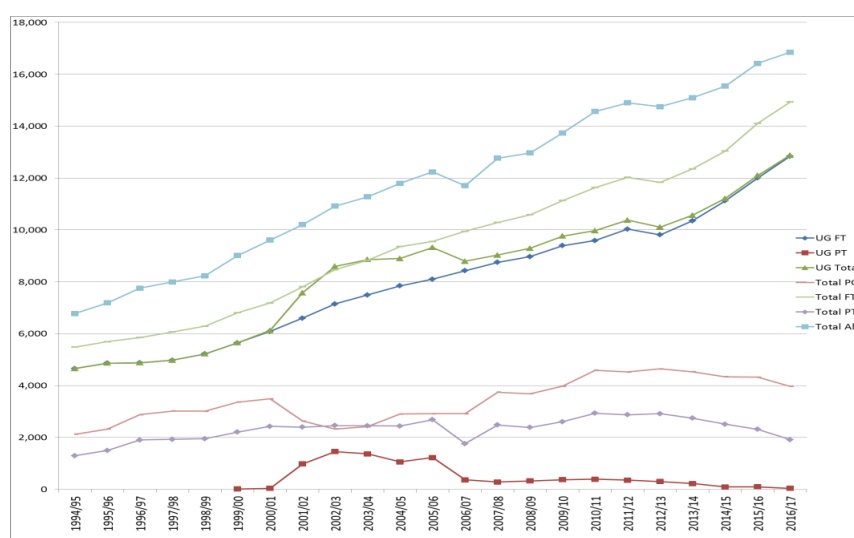
Student admissions

- 4.1 Table 1 and Diagram 5 show how the number of students enrolled at the University of Bath has increased since 2001/02. In the census period between 2001 and 2011, the student numbers of University of Bath (UoB) have increased from 10,205 to 14,565, a 4,360 increase (43% increase, average 4.3% per annum).
- 4.2 In the last 5 years, undergraduate admissions were increased to 12,881 in 2016/17 from 10,109 in 2012/13 with an annual average growth of 5.5%. Postgraduate admissions have declined from the highest admissions of 4,643 students in 2012/13 to 3,969 in 2016/17 with an annual decline of 2.9%.

Table 1 The University of Bath

Year	Undergraduate		Total UG	Postgraduate				Total PG	Total FT	Total PT	Total All	Total Yearly Growth	Total Yearly Growth %
	FT	PT		FT	PT	FT	PT						
2001/02	6,599	977	7,576	781	1,194	430	224	2,629	7,810	2,395	10,205	595	6.2%
2002/03	7,147	1,450	8,597	874	735	447	269	2,325	8,468	2,454	10,922	717	7.0%
2003/04	7,494	1,365	8,859	831	793	503	288	2,415	8,828	2,446	11,274	352	3.2%
2004/05	7,844	1,052	8,896	979	1,068	536	316	2,899	9,359	2,436	11,795	521	4.6%
2005/06	8,099	1,222	9,321	901	1,144	554	315	2,914	9,554	2,681	12,235	440	3.7%
2006/07	8,430	363	8,793	952	1,078	564	317	2,911	9,946	1,758	11,704	-531	-4.3%
2007/08	8,751	277	9,028	943	1,844	595	360	3,742	10,289	2,481	12,770	1,066	9.1%
2008/09	8,968	321	9,289	971	1,749	647	314	3,681	10,586	2,384	12,970	200	1.6%
2009/10	9,394	369	9,763	1,060	1,896	682	337	3,975	11,136	2,602	13,738	768	5.9%
2010/11	9,589	385	9,974	1,325	2,153	721	392	4,591	11,635	2,930	14,565	827	6.0%
2011/12	10,029	350	10,379	1,263	2,098	738	424	4,523	12,030	2,872	14,902	337	2.3%
2012/13	9,812	297	10,109	1,230	2,213	795	405	4,643	11,837	2,915	14,752	-150	-1.0%
2013/14	10,350	217	10,567	1,226	2,122	780	401	4,529	12,356	2,740	15,096	344	2.3%
2014/15	11,122	87	11,209	1,103	1,997	814	425	4,339	13,039	2,509	15,548	452	3.0%
2015/16	12,002	95	12,097	1,262	1,744	844	472	4,322	14,108	2,311	16,419	871	5.6%
2016/17	12,845	36	12,881	1,247	1,366	848	508	3,969	14,940	1,910	16,850	431	2.6%

Diagram 5

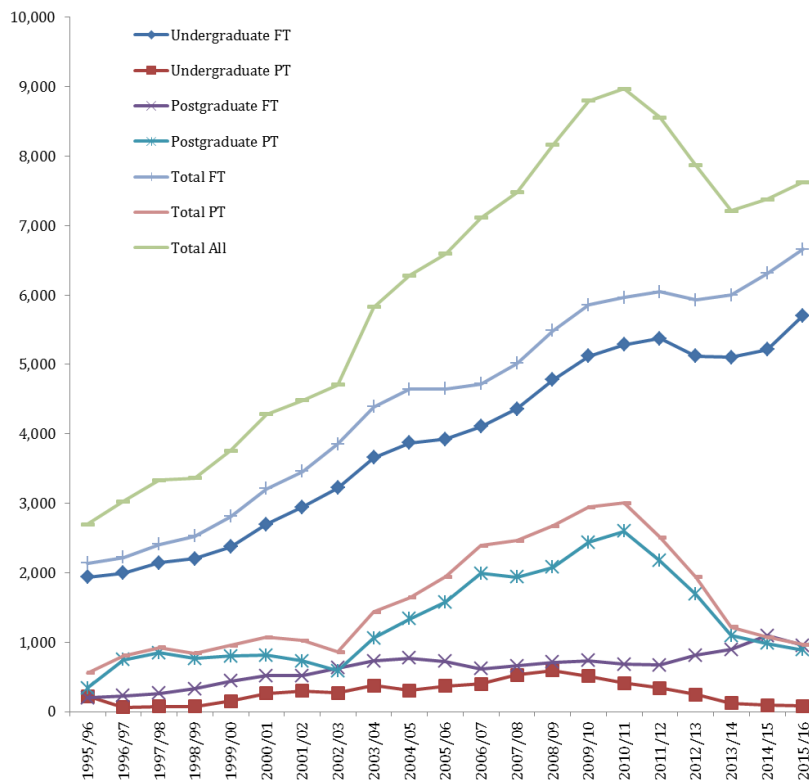


4.3 Table 2 and Diagram 6 show that the number of students enrolled at Bath Spa University (BSU) has increased since 2001/02. During the inter-census period between 2001 and 2011, the student numbers have increased from 4,485 to 8,970, a 4,485 increase (i.e. 100% at an average of 10% per annum). Numbers peaked in 2010/11 but declined due to a reduction in part-time undergraduates. The overall full-time admissions increased to 6,660 in 2015/16 from 6,045 in 2011/12 with an annual average growth of 2%. The overall part-time admissions declined from 2,510 in 2011/12 to 935 in 2015/16 with an annual average decline of 12.5%, resulting in an overall 11.2% decline from 2011/12 to 2015/16.

Table 2 Bath Spa University

	Undergraduate			Postgraduate			Total FT	Total PT	Total All	Total Yearly Growth	Total Yearly Growth %
	FT	PT	Total	FT	PT	Total					
2001/02	2,945	295	3,240	515	730	1,245	3,460	1,025	4,485	205	4.8%
2002/03	3,220	270	3,490	630	585	1,215	3,850	855	4,705	220	4.9%
2003/04	3,660	375	4,035	730	1,060	1,790	4,390	1,435	5,825	1,120	23.8%
2004/05	3,870	305	4,175	770	1,335	2,105	4,640	1,640	6,280	455	7.8%
2005/06	3,925	370	4,295	725	1,575	2,300	4,650	1,945	6,595	315	5.0%
2006/07	4,105	400	4,505	615	1,990	2,605	4,720	2,390	7,110	515	7.8%
2007/08	4,360	525	4,885	655	1,935	2,590	5,015	2,460	7,475	365	5.1%
2008/09	4,775	595	5,370	710	2,080	2,790	5,485	2,675	8,160	685	9.2%
2009/10	5,120	510	5,630	735	2,435	3,170	5,855	2,945	8,800	640	7.8%
2010/11	5,285	410	5,695	680	2,595	3,275	5,965	3,005	8,970	170	1.9%
2011/12	5,375	340	5,715	670	2,170	2,840	6,045	2,510	8,555	-415	-4.6%
2012/13	5,120	245	5,365	810	1,690	2,500	5,930	1,935	7,865	-690	-8.1%
2013/14	5,100	120	5,220	895	1,095	1,990	5,995	1,215	7,210	-655	-8.3%
2014/15	5,214	89	5,303	1,096	980	2,076	6,310	1,069	7,379	169	2.3%
2015/16	5,705	80	5,785	955	885	1,840	6,660	965	7,625	246	3.3%

Diagram 6



4.4 The combined student number increase of the two Universities between 2001/02 and 2010/11 is 8,845 students (UoB 4,360 and BSU 4,485). This is significantly higher than the population increase (4,058) of 20 – 24 year olds during the same period as discussed in Chapter 3. This is because the increase of 8,845 students is a total increase including part-time students who may not live in Bath. (Please see Tables 1 and 2). Also some of the student population are included in the census age groups of 15-19 year olds and 25-29 year olds.

Supply of Student Accommodation

4.5 Many university students live in halls of residence, either purpose built or university-owned accommodation, but there are not enough places in halls of residence to accommodate all students. Most students not living in halls of residence or purpose built student accommodation will be living in private rented accommodation such as Houses in Multiple Occupation (HMO).

Purpose Built Student Accommodation (PBSA)

4.6 Table 3 shows all the PBSA bedspaces on and off campus. There are currently 7,014 PBSA bedspaces available and a further 619 spaces are permitted on and off campus (but unimplemented), resulting in a total supply of 7,633 bedspaces.

Table 3: PBSA supply (July 2017)

	On Campus	On Campus Consented not built yet	Off Campus	Off Campus Consented not built yet	Total
Bath Uni	3,250	293	931		4,474
Bath Spa Uni	872		1392		2,264
CRM/Private			569	326	895
Total	4,122	293	2,892	326	7,633 (7,014 built and 619 not built yet)

Private rented Sector

- 4.7 The data on private rented sector is more difficult to document. Table 4 shows the key housing information. There were 42,864 Local Land and Property Gazetteer (LLPG) registered properties in Bath (March 2017), of which 2,171 are registered /known HMOs. This includes student and non-student HMOs. The Council Tax record shows that 3,033 properties are subject to council tax student exemption. This includes properties occupied solely by students, i.e. flats occupied by one or two students and not necessarily all HMOs.

Table 4: Key housing data

Information Source	Property numbers
Local Land and Property Gazetteer (LLPG) property numbers in Bath District Online data (Mar 17)	42,864 properties
Local Land and Property Gazetteer (LLPG) HMO registered property numbers in Bath (March 17) *This excludes some HMOs outside the additional licensing area. This also includes non-Student HMOs.	2,171 properties
Student Properties (Student Council Tax Exempt Properties Oct 2017) *This includes non HMO properties such as flats occupied by one or two students	2,563 properties
Total 2011 Census HMO properties Student HMOs non-Student HMOs	3,503 properties 1,748 1,755

(NB the different sources of the figures means that they are not necessarily comparable)

- 4.8 The B&NES Housing Team is currently carrying out Housing Stock Modelling which will improve the Council's understanding of the likely number of HMOs in Bath as well as other parts of the district. The work is due to be completed early next year and will be used to inform the next stages of the Local Plan preparation.

Change of Use from C3(Family Home) to C4(HMO)

- 4.9 The Council introduced the Article 4 Direction to withdraw Permitted Development Rights for the change of use from family homes (Use Class C3) to Houses in Multiple Occupation (Use Classes C4 and Sui Generis) across the City of Bath in 2013. Since then, a total of 168 planning applications for a change of use have been received, of which 157 applications were permitted (Student HMO 81 properties and Non Student HMO 76 properties). A total of 11 applications were refused, of which 5 were refused directly based on the SPD criteria).

Table 5 Change of Use from C3(Family Home) to C4(HMO)

	Total	Permitted	Permitted; for Non- students	Permitted for Students Council tax exempt	Refused
13/14	21	19	8	11	2
14/15	38	36	13	23	2
15/16	45	43	21	22	2
16/17	64	59	34	25	5
Total	168	157	76	81	11

5 University Growth Plans

The University of Bath

- 5.1 Table 6 shows the University of Bath 5 Year Growth Plan from 2016/17 to 2020/21. It shows a total student population increase of 1,974 from 17,026 to 19,000. (12% increase averaging 2.4% per annum).
- 5.2 Not all students require student accommodation, for example they may be living at family homes, part-time students or distant learning students. It is assumed that 78% of the total student population requires student accommodation. Based on this assumption **14, 820 students** studying at the University of Bath require student accommodation by 2020/21. This is a 1,540 increase in students requiring accommodation from 2016. This multiplier assumption was previously agreed by the University but is subject to review, particularly taking into account the 2017/18 intakes, and any revised multiplier will inform the preferred strategy.

Table 6 University of Bath

March 2016 Forecasts and total students require accommodation

	2016/17	2017/18	2018/19	2019/20	2020/21	Changes from 2016/17-2020/21
Undergraduate						
Full-time	12,650	13,100	13,250	13,350	13,400	750
Part-time	100	100	100	100	100	0
Total Undergraduates	12,750	13,200	13,350	13,450	13,500	750
Taught						
Full-time	1,320	1,430	1,630	1,830	2,200	880
Part-time	1,600	1,600	1,650	1,700	1,700	100
Research						
Full-time	886	930	980	1,030	1,080	194
Part-time	470	470	480	500	520	50
Total Postgraduates	4,276	4,430	4,740	5,060	5,500	1,224
Total Student Population	17,026	17,630	18,090	18,510	19,000	
Total students requirement accommodation %	78%	78%	78%	78%	78%	
Total students requirement accommodation	13,280	13,751	14,110	14,438	14,820	1,540

Bath Spa University

- 5.3 Table 7 shows the Bath Spa University 5 Year Growth Plan from 2016/17 to 2020/21. It shows a total student population increase of 2,460 from 8,282 to 10,742. (30% increase averaging 5.9% per annum).
- 5.4 As Bath Spa University has more students living at their family homes and part time students, a lower multiplier is used to calculate the student population requiring accommodation. Applying the multiplier of 56% (agreed with Bath Spa University), 6,016 students studying at Bath Spa University require student accommodation in 2020/21. This is a 1,378 increase in students requiring accommodation from 2016/17. Again this multiplier will be reviewed to inform the preferred strategy.

**Table 7 Bath Spa University
March 2016 Forecasts and total student require accommodation**

	2016/17	2017/18	2018/19	2019/20	2020/21	Changes from 2016/17-2020/21
Undergraduate						
Full-time	6,078	6,659	7,047	7,275	7,483	1,405
Part-time	67	67	80	95	106	39
Total Undergraduates	6,145	6,726	7,127	7,370	7,589	1,444
Taught						
Full-time	967	1,043	1,118	1,183	1,251	284
Part-time	1,087	1,226	1,394	1,556	1,692	605
Research						
Full-time	22	22	22	22	22	0
Part-time	61	77	112	152	188	127
Total Postgraduates	2,137	2,368	2,646	2,913	3,153	1,016
Total Student Population	8,282	9,094	9,773	10,283	10,742	2,430
Total students requirement accommodation %	0.56	0.56	0.56	0.56	0.56	
Total students requirement accommodation	4,638	5,093	5,473	5,758	6,016	1,378

6. The current and forecast demand for student accommodation vs current and forecast supply

- 6.1 In this section the findings for each University are merged together to provide a comprehensive view of current and future student numbers, accommodation needs arising, the available supply of dedicated space (current and forthcoming) and residual needs to be met by additional dedicated space (PBSA) or the private rent sector.
- 6.2 Two growth scenarios are presented for comparison purposes. Scenario 1 presents the analysis based on the growth aspirations submitted by the Universities. Scenario 2 presents a lower growth scenario based on the admission numbers maintained at the 2018/19 level.
- 6.3 These scenarios do not take into account accommodation requirements from private educational institutions such as language schools.

Scenario 1: Combined forecast demand for student accommodation based on the Universities 5 Year Plans

- 6.4 Table 8 shows that student population will increase by **4,434** (18% increase, 3.5% per annum) equating to a **2,917** additional student population requiring accommodation by 2020/21. During this period, further **1,421** bedspaces will be delivered if all consented planning permissions are implemented.
- 6.5 ‘The total student housing need’ minus ‘total available PBSA bedspaces’ shows the residual demand which is assumed to be accommodated by the private rented sector. In 2016/17, it is assumed that 11,704 students were living in the private rented sector such as HMOs and their own flats. Taking this as the baseline, the residual demand will increase by **1,496 bedspaces** by 2020/21. In terms of a strategy, this would need to be met by building more dedicated accommodation or additional housing provision if further pressure on the general housing stock is to be minimised. As a reference, 1,496 bedspaces is assumed to be **equivalent to 374 HMOs** (based on one HMO = four bedspaces). Taking into account 25 HMOs applications were permitted in 2017/18 (as Table 5), **349 HMOs** are required if no further PBSAs are built.

Table 8 Scenario 1 Combined forecast demand for student accommodation based on the Universities' Growth Plans

	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	Change 2016/17 - 20/21
Total Student Forecast						
Bath Uni	17,026	17,630	18,090	18,510	19,000	1,974
Bath Spa	8,282	9,094	9,773	10,283	10,742	2,460
	25,308	26,724	27,863	28,793	29,742	4,434
Total Housing Need						
Bath Uni Housing Need (approx:78% of total student no)	13,280	13,751	14,110	14,438	14,820	1,540
Bath Spa Housing Need All (approx:56%)	4,638	5,093	5,473	5,758	6,016	1,378
	17,918	18,844	19,583	20,196	20,836	2,917
PBSA Beds Total						
Bath Uni on-campus	3,250	3,250	3,543	3,543	3,543	293
Bath Spa on-campus	872	872	872	872	872	0
Bath Uni off-campus	931	931	931	931	931	0
Bath Spa off-campus	931	1,392	1,392	1,392	1,392	461
CRM Private	228	569	895	895	895	667
	6,212	7,014	7,633	7,633	7,633	1,421
PBSA Beds as % of Demand	34.7%	37.2%	39.0%	37.8%	36.6%	
Residual demand	11,706	11,830	11,950	12,563	13,203	
HMO equivalent demand from 2016/17 assumed baseline	0	124	244	857	1496	
Student HMOs equivalent needed (1 dwellings =4 bedspaces)	0	31	61	214	374	
New HMO permitted		25				
Student HMO equivalent needed		6	36	189	349	

Scenario 2 Combined forecast demand for student accommodation based on no growth from 2018/19

6.6 It is helpful to consider an alternative scenario based on a lower growth level. As the university applications for 2018/19 are already underway, it is reasonable to set out the scenario if the 2018/19 level were to be maintained. Table 9 shows that student population will increase by 2,555 (10% increase, 2% per annum) equating to a 1,665 additional student population requiring accommodation by

2020/21. During this period, a further 1,421 bedspaces will be delivered if all consented planning permissions are implemented.

- 6.7 Assuming the demand of 11,704 bedspaces in 2016/17 was met, a further **124 bedspaces** will be required to accommodate the 2017/18 demand. As a reference, 124 bedspaces is equivalent to 31 HMOs (based on one HMO = four bedspaces). Taking into account 25 HMOs permitted in 2017/18 (as Table 5), 6 HMOs are required if no further PBSAs are built.

Table 9 Scenario 2 Combined forecast demand for student accommodation based on no growth from 2018/19

Factor	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	Change 2016/17 - 20/21
Total Student Forecast						
Bath Uni	17,026	17,630	18,090	18,090	18,090	1,064
Bath Spa Uni	8,282	9,094	9,773	9,773	9,773	1,491
	25,308	26,724	27,863	27,863	27,863	2,555
Total Housing Need						
Bath Uni Housing Need (approx:78% of total student no)	13,280	13,751	14,110	14,110	14,110	830
Bath Spa Housing Need All (approx:56%)	4,638	5,093	5,473	5,473	5,473	835
	17,918	18,844	19,583	19,583	19,583	1,665
PBSA Beds Total						
Bath Uni on-campus	3,250	3,250	3,543	3,543	3,543	293
Bath Spa on-campus	872	872	872	872	872	0
Bath Uni off-campus	931	931	931	931	931	0
Bath Spa off-campus	931	1,392	1,392	1,392	1,392	461
CRM Private	228	569	895	895	895	667
	6,212	7,014	7,633	7,633	7,633	1,421
PBSA Beds as % of Demand	34.7%	37.2%	39.0%	39.0%	39.0%	
Residual demand 2016/17 baseline	11,706	11,830	11,950	11,950	11,950	
HMO equivalent demand from 2016/17 assumed baseline	0	124	120	120	120	
Student HMOs equivalent needed (1 dwellings =4 bedspaces)		31	30	30	30	
New HMO permitted		25				
Student HMO equivalent needed		6	6	6	6	

- 6.8 The analysis above suggests that an additional **1,497 bedspaces** are needed to realise the Universities' growth aspirations published in May 2016 and **120 bedspaces** are needed if both Universities maintain admissions numbers at the 2018/19 level. However, as acknowledged in the challenges set out in Chapter 1 above, it is necessary to plan for the right types of Purpose Built Student Accommodation in terms of rental levels, form and the students served and at the right locations in order to help to take some pressure of the private rented sector and the increasing numbers of HMOs.

Appendix 1 Population change Census 2001, 2011 and 2015 mid-year estimate

2001	All Persons	0-4 years	5-9 years	10-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years	55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85-89 years	90 + years
Bath	82972	4177	4154	4594	5877	7943	5815	6170	5995	5254	5064	5289	4337	3669	3462	3479	3311	2289	1395	698
Keynsham	24695	1185	1421	1668	1436	1006	1036	1284	1667	1698	1776	2058	1735	1383	1327	1416	1207	749	427	216
Somer Valley	38039	2531	2509	2508	2114	1823	2432	3106	3114	2739	2563	2653	2213	1842	1656	1420	1239	850	497	230
Bathavon	13581	583	723	821	1062	700	598	763	928	912	954	1066	951	819	783	675	572	338	216	117
Chew Valley	9755	531	706	726	555	316	299	524	780	789	719	882	745	587	499	383	326	206	116	66
B&NES Total	169042	9007	9513	10317	11044	11788	10180	11847	12484	11392	11076	11948	9981	8300	7727	7373	6655	4432	2651	1327

2011	All Persons	0-4 years	5-9 years	0-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years	55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85-89 years	90 + years
Bath	88481	4432	4029	4131	6828	12001	6225	5386	5322	5852	5956	5078	4432	4559	3749	3070	2688	2304	1591	848
Keynsham	24645	1183	1173	1515	1542	1223	1009	1081	1281	1701	1865	1714	1638	1936	1590	1235	1049	999	605	306
Somer Valley	39817	2535	2347	2458	2419	2139	2090	2272	2641	3061	3024	2711	2477	2536	2129	1688	1339	994	627	330
Bathavon	12626	565	667	796	1092	505	404	467	701	828	1023	927	896	949	792	657	524	461	247	125
Chew Valley	9969	516	524	658	715	377	324	347	502	757	919	794	672	752	723	485	398	249	171	86
B&NES Total	175538	9231	8740	9558	12596	16245	10052	9553	10447	12199	12787	11224	10115	10732	8983	7135	5998	5007	3241	1695

2015 estimate	All Persons	0-4 years	5-9 years	0-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years	55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85-89 years	90 + years
Bath	94166	4373	4516	4146	7238	15367	6939	5385	4906	5564	5740	5760	4770	4196	4438	3317	2789	2199	1569	954
Keynsham	25539	1368	1330	1342	1376	1434	1283	1244	1315	1521	1696	1864	1700	1666	1862	1420	1114	946	669	389
Somer Valley	41781	2723	2665	2421	2378	2272	2650	2405	2426	2752	3117	3002	2617	2402	2423	1920	1530	1087	626	365
Bathavon	13181	561	734	778	1316	776	444	418	621	789	969	1052	885	846	855	716	596	413	265	147
Chew Valley	10207	533	612	572	632	486	386	366	475	663	804	858	789	636	772	650	411	303	147	112
B&NES Total	184874	9558	9857	9259	12940	20335	11702	9818	9743	11289	12326	12536	10761	9746	10350	8023	6440	4948	3276	1967