
BATH & NORTH EAST SOMERSET COUNCIL

RESIDENTIAL REVIEW

DECEMBER 2007

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1. INTRODUCTION

- 1.1 The Council has carried out this residential review in order to help profile the different attributes shown on a ward by ward basis throughout the district. The main objective of this study is to create a comparative picture of the housing stock with Bath and North East Somerset which may in turn influence the Council's future policy and strategy on an area basis.
- 1.2 The main sources of data used were:
- (i) The 2001 census
 - (ii) Data provided directly by RSLs, 2007
 - (iii) Council Tax bandings, based on April 1991 valuations
 - (iv) Interviews with both Universities and the City of Bath College
- 1.3 The 2001 census would have been accurate at the time it was taken, and will still give a good picture of the different characteristics of each ward. In terms of the bigger picture many ward profiles will be similar now to what prevailed at the time of the census. This data will therefore provide an interesting insight into the different housing characteristics that apply to parts of the district. However it must be noted that the census is now at least six years old and so some of the detail may now be out of date. In terms of the factors being measured as part of this review those changes are not likely to be significant.
- 1.4 The data provided by RSLs was a complete list of their stock, as at 30th June 2007. This should be accurate and up to date.
- 1.5 The information relating to student housing was gathered from discussions held in 2007 with representatives from the two Universities and the City of Bath College. This data is also batched up by looking at details of the location of the Council's approved landlords.

2. SIZE OF PROPERTIES

2.1 The 2001 census provides detail of the proportion of residential dwellings in each ward by the number of habitable rooms. This will give an indication as to the size of the dwellings and the comparative proportions of each ward. The results are shown in the attached table.

No of habitable rooms 11.10.07 - proportions

WARD	All occupied household spaces	N1 Room	%	N2 Rooms	%	N3 Rooms	%	N4 Rooms	%	N5 Rooms	%	N6 Rooms	%	N7 Rooms	%	N8 or 8 more Rooms	%
City of Bath																	
Abbey	3090	86	2.78	336	10.87	1004	32.49	865	27.99	384	12.4	175	5.66	87	2.82	153	4.95
Bathwick	1174	11	0.94	28	2.39	83	7.07	251	21.38	156	13.3	166	14.14	150	12.8	329	28.02
Combe Down	2342	5	0.21	67	2.86	199	8.5	491	20.96	504	21.5	498	21.26	232	9.91	346	14.77
Kingsmead	2649	49	1.85	170	6.42	586	22.12	592	22.35	429	16.2	388	14.65	193	7.29	242	9.14
Lambridge	2334	7	0.3	60	2.57	181	7.75	377	16.15	674	28.9	550	23.56	246	10.5	239	10.24
Lansdown	2218	39	1.76	98	4.42	341	15.37	458	20.65	352	15.9	232	10.46	205	9.24	493	22.23
Lyncombe	2073	7	0.34	26	1.25	121	5.84	189	9.12	208	10	523	25.23	381	18.4	618	29.81
Newbridge	2319	36	1.55	51	2.2	253	10.91	376	16.21	379	16.3	531	22.9	300	12.9	393	16.95
Odd Down	2183	3	0.14	10	0.46	85	3.89	455	20.84	805	36.9	561	25.7	172	7.88	92	4.21
Oldfield	2259	12	0.53	46	2.04	243	10.76	390	17.26	566	25.1	587	25.98	251	11.1	164	7.26
Southdown	2337	3	0.13	49	2.1	156	6.68	488	20.88	749	32.1	577	24.69	207	8.86	108	4.62
Twerton	2334	27	1.16	63	2.7	316	13.54	630	26.99	696	29.8	436	18.68	101	4.33	65	2.78
Walcot	2767	39	1.41	187	6.76	463	16.73	568	20.53	514	18.6	496	17.93	242	8.75	258	9.32
Westmoreland	2206	7	0.32	21	0.95	135	6.12	363	16.46	810	36.7	596	27.02	177	8.02	97	4.4
Weston	2323	8	0.34	30	1.29	191	8.22	310	13.34	525	22.6	707	30.43	297	12.8	255	10.98
Widcombe	2285	43	1.88	73	3.19	228	9.98	350	15.32	399	17.5	402	17.59	290	12.7	500	21.88
Bathavon																	
Bathavon North	3083	12	0.39	44	1.43	198	6.42	340	11.03	620	20.1	628	20.37	465	15.1	776	25.17
Bathavon South	1157	3	0.26	12	1.04	47	4.06	157	13.57	208	18	222	19.19	139	12	369	31.89

WARD	All occupied household spaces	N1 Room	%	N2 Rooms	%	N3 Rooms	%	N4 Rooms	%	N5 Rooms	%	N6 Rooms	%	N7 Rooms	%	N8 or more Rooms	%
Bathavon West	830	3	0.36	9	1.08	34	4.1	88	10.6	151	18.2	189	22.77	108	13	248	29.88
Rural																	
Chew Valley North	911	3	0.33	8	0.88	46	5.05	65	7.14	123	13.5	147	16.14	134	14.7	385	42.26
Chew Valley South	889	3	0.34	4	0.45	24	2.7	64	7.2	155	17.4	201	22.61	131	14.7	307	34.53
Clutton	926	0	0	0	0	39	4.21	76	8.21	202	21.8	236	25.49	147	15.9	226	24.41
Farmborough	1024	3	0.29	12	1.17	47	4.59	85	8.3	209	20.4	210	20.51	135	13.2	323	31.54
High Littleton	1121	0	0	3	0.27	37	3.3	116	10.35	286	25.5	261	23.28	157	14	261	23.28
Timsbury	1065	3	0.28	5	0.47	56	5.26	207	19.44	282	26.5	243	22.82	117	11	152	14.27
Mendip	1020	0	0	6	0.59	57	5.59	90	8.82	183	17.9	219	21.47	173	17	292	28.63
Publow and Whitchurch	912	0	0	6	0.66	53	5.81	82	8.99	178	19.5	233	25.55	136	14.9	224	24.56
Keynsham																	
Keynsham East	2306	3	0.13	35	1.52	137	5.94	393	17.04	443	19.2	486	21.08	379	16.4	430	18.65
Keynsham North	2019	4	0.2	18	0.89	129	6.39	239	11.84	656	32.5	551	27.29	228	11.3	194	9.61
Keynsham South	2221	3	0.14	38	1.71	245	11.03	526	23.68	681	30.7	494	22.24	142	6.39	92	4.14
Saltford	1682	5	0.3	13	0.77	81	4.82	146	8.68	293	17.4	454	26.99	331	19.7	359	21.34
Norton/Radstock																	
Midsomer Norton North	2183	0	0	12	0.55	134	6.14	405	18.55	590	27	508	23.27	258	11.8	276	12.64
Midsomer Norton Redfield	2041	0	0	14	0.69	108	5.29	292	14.31	638	31.3	547	26.8	247	12.1	195	9.55
Paulton	1967	4	0.2	25	1.27	127	6.46	349	17.74	584	29.7	488	24.81	201	10.2	189	9.61
Peasedown	2562	3	0.12	49	1.91	119	4.64	511	19.95	740	28.9	460	17.95	298	11.6	382	14.91
Radstock	2149	6	0.28	32	1.49	147	6.84	446	20.75	650	30.3	452	21.03	213	9.91	203	9.45
Westfield	2155	0	0	20	0.93	70	3.25	384	17.82	865	40.1	507	23.53	187	8.68	122	5.66

2.2 Comment

- 2.2.1 The data shows that there is a wide variation of the proportion of property sizes from one ward to another. Within the City of Bath, Abbey ward has by far the highest proportion of 1 and 2 habitable room (studios and 1bed flats) properties totalling 422 homes (13.6% of the total residential stock) compared with Odd Down that has just 13 (0.6%) 1 and 2 habitable room properties. Walcot is another ward with a fairly high proportion of small properties at 8.2% 1 and 2 habitable rooms
- 2.2.2 At the other end of the spectrum, properties with eight or more habitable rooms, Lyncombe at 618 (29.8%) and Bathwick at 329 (28%) have the highest proportion of large dwellings. This compares with just 92 (4.2%) at Odd Down and 97 (4.4%) at Westmoreland.
- 2.2.3 Given that Odd Down has a low proportion of both very small and large dwellings, it follows that there must be a high proportion of mid size accommodation. Not surprisingly, Odd Down has the highest proportion of five roomed dwellings (typically 3 bedrooms houses). The two wards of Westmoreland and Southdown also have relatively high levels of 3bed properties.
- 2.2.4 When viewed as a comparison between Bath City and other parts of the District, the data illustrates other wide ranging variations.
- 2.2.5 In general, the rural wards tend to have a low proportion of small 1 and 2 habitable room dwellings. At Clutton there are none whatsoever. At the other end of the scale, Chew Valley North has the highest proportion of large eight habitable room properties in the whole district with a proportion of 42.3%. This means that a high proportion of housing in Chew Valley North are large 5/6bed houses and helps explain why it is so difficult for local households to be able to buy on the open market.
- 2.2.6 It is important not to generalise about rural wards, as they all show some variation. Nonetheless, the rural wards, including Bathavon seem to have a higher supply of large accommodation when compared to the urban centres of the District. In Keynsham, there is a marked difference between the four wards in relation to the amount of large properties with Keynsham South at 4% having relatively little eight room properties compared to Saltford (21.3%) or Keynsham East (18.7%).
- 2.2.7 Norton Radstock has moderate levels of small accommodation, but does have high levels of mid size properties which will often be two and three bedroom houses. Westfield has clearly the highest proportion of five room dwellings in the district at 40.1%.

2.3 Summary and Implications for Local Strategy

- 2.3.1 This information highlights that there is a wide variation between each ward in terms of the proportion of the residential dwellings by size.
- 2.3.2 The Council will need to consider whether this will influence future planning policy in the context of trying to achieve balanced and mixed communities. Those wards with a high proportion of large family houses may desperately need the provision of smaller accommodation, whilst some other wards may prefer to achieve some larger family units.
- 2.3.3 The location and context of each ward will need to be taken into account before establishing any firm recommendations. Abbey ward, for example, is always likely to include a high proportion of smaller units and it may be very difficult to redress this imbalance. This does not mean that consideration to increasing the supply of larger units should be ignored.
- 2.3.4 In most wards, greater flexibility is achievable over the size of properties. Clearly in rural wards more consideration would be given to the provision of some smaller dwellings. This is to some extent contrary to traditional planning policy that suggests that in areas with a predominance of certain housetypes that this pattern of development should continue. This argument could also apply to Midsomer Norton (both wards) and Westfield which may need more smaller units and some large houses.
- 2.3.5 The size of accommodation is important as a predominance of either small, medium or large dwellings may lead to an imbalance in the structure of the community that is difficult to redress by other means.

3. PROPERTY TYPES

3.1 The table below shows the different property types with BANES broken down by ward.

WARD	Occupied Property	Vacant Property	2nd Residence/holiday home	Nos Detached	Detached %	Nos Semi Detached	Semi Detached %	Nos Terraced	Terraced %	Nos Bespoke Flats/Mais/Apart	Bespoke Flats/Mais/Apart %	Nos Converted Flats/Communal Houses	Converted Flats/Communal Houses %	Nos Flat/Mais/Aptmt CommBldg	Flat/Mais/Aptment CommBldg %	Nos Caravan or Mobile Structure	Caravan or Mobile Structure %
CITY OF BATH																	
Abbey	3090	330	81	56	1.6	106	3	292	8.34	924	26.39	1815	51.84	303	8.65	5	0.14
Bathwick	1174	39	28	344	28	274	22	185	14.9	227	18.29	134	10.8	5	0.4	72	5.8
Combe Down	2342	64	8	522	22	672	28	830	34.4	287	11.89	83	3.44	17	0.7	3	0.12
Kingsmead	2649	106	45	149	5.3	327	12	695	24.8	601	21.46	944	33.71	83	2.96	0	0
Lambridge	2334	51	12	305	13	553	23	1071	44.7	279	11.64	165	6.88	24	1	0	0
Lansdown	2218	88	41	478	20	193	8.2	444	18.9	431	18.36	780	33.23	19	0.81	3	0.13
Lyncombe	2073	37	4	487	23	725	34	578	27.3	124	5.87	179	8.47	21	0.99	0	0
Newbridge	2319	38	6	263	11	868	37	752	31.8	136	5.76	317	13.42	24	1.02	3	0.13
Odd Down	2181	26	0	245	11	946	43	942	42.7	43	1.95	16	0.72	16	0.72	0	0
Oldfield	2259	42	4	119	5.2	532	23	1182	51.3	370	16.05	76	3.3	26	1.13	0	0
Southdown	2337	22	3	337	14	1133	48	758	32.1	106	4.49	16	0.68	12	0.51	0	0
Twerton	2334	27	3	102	4.3	920	39	760	32.2	508	21.49	61	2.58	11	0.47	0	0.13
Walcot	2767	120	38	120	4.1	295	10	1127	38.5	661	22.6	686	23.45	34	1.16	3	0.1
Westmoreland	2206	28	0	68	3	238	11	1726	77.3	121	5.42	59	2.64	22	0.98	0	0
Weston	2323	58	5	506	21	840	35	573	24	312	13.08	118	4.95	35	1.47	3	0
Widcombe	2285	72	24	323	14	364	15	1024	43	126	5.29	483	20.29	61	2.56	0	0

WARD	Occupied Property	Vacant Property	2nd Residence/holiday home	Nos Detached	Detached %	Nos Semi Detached	Semi Detached %	Nos Terraced	Terraced %	Nos Bespoke Flats/Mais/Apart	Bespoke Flats/Mais/Apart %	Nos Converted Flats/Communal Houses	Converted Flats/Communal Houses %	Nos Flat/Mais/Aptmt CommBldg	Flat/Mais/Aptmt CommBldg %	Nos Caravan or Mobile Structure	Caravan or Mobile Structure %
BATHAVON																	
Bathavon North	3083	85	20	1305	41	872	27	693	21.7	90	2.82	152	4.77	27	0.85	49	1.54
Bathavon South	1155	28	22	534	44	225	19	365	30.3	22	1.83	45	3.73	9	0.75	5	0.41
Bathavon West	829	19	9	388	45	240	28	181	21.1	8	0.93	20	2.33	8	0.93	12	1.4
RURAL																	
Chew Valley North	911	13	3	563	61	236	25	79	8.52	21	2.27	19	2.05	6	0.65	3	0.32
Chew Valley South	887	25	3	541	59	289	32	53	5.79	9	0.98	14	1.53	4	0.44	4	0.44
Clutton	929	17	6	436	46	347	36	138	14.5	9	0.95	16	1.68	4	0.42	3	0
Farmborough	1024	22	3	498	47	344	33	156	14.9	33	3.15	7	0.67	4	0.38	7	0.67
High Littleton	1122	16	4	518	45	432	38	175	15.3	3	0.26	7	0.61	6	0.53	0	0
Mendip	1021	13	3	534	51	281	27	164	15.8	34	3.28	12	1.16	10	0.96	3	0
Publow and Whitchurch	912	22	0	444	48	293	31	129	13.8	21	2.25	13	1.39	11	1.18	23	2.46
Timsbury	1063	28	0	332	30	469	43	237	21.7	41	3.76	10	0.92	3	0	0	0
KEYNSHAM																	
Keynsham East	2305	22	3	841	36	792	34	230	9.87	388	16.65	26	1.12	7	0.3	46	1.97
Keynsham North	2019	53	0	258	12	700	34	732	35.3	292	14.09	74	3.57	14	0.68	3	0.14

WARD	Occupied Property	Vacant Property	2nd Residence/holiday home	Nos Detached	Detached %	Nos Semi Detached	Semi Detached %	Nos Terraced	Terraced %	Nos Bespoke Flats/Mais/Apart	Bespoke Flats/Mais/Apart %	Nos Converted Flats/Communal Houses	Converted Flats/Communal Houses %	Nos Flat/Mais/Aptmt CommBldg	Flat/Mais/Aptmt CommBldg %	Nos Caravan or Mobile Structure	Caravan or Mobile Structure %
Keynsham South	2221	28	4	125	5.6	688	31	903	40.1	483	21.44	31	1.38	15	0.67	8	0.36
Saltford	1682	9	3	898	53	534	32	193	11.4	41	2.42	14	0.83	10	0.59	3	0.18
NORTON/RADSTOCK																	
Midsomer Norton North	2184	27	4	807	36	724	33	528	23.8	101	4.56	35	1.58	19	0.86	0	0.14
Midsomer Norton Redfield	2042	25	0	688	33	851	41	303	14.7	212	10.26	8	0.39	6	0.29	0	0
Paulton	1967	28	3	462	23	1039	52	388	19.4	74	3.7	16	0.8	18	0.9	0	0
Peasedown	2562	46	7	953	36	754	29	797	30.5	87	3.33	11	0.42	11	0.42	3	0
Radstock	2149	39	0	357	16	695	32	786	35.9	294	13.42	33	1.51	21	0.96	3	0.14
Westfield	2157	20	4	380	17	980	45	680	31.2	117	5.36	16	0.73	8	0.37	0	0

3.2 Comment

3.2.1 In terms of vacant properties, Abbey ward has the most at 330 dwellings, with Walcot (120) and Kingsmead (106) the only other two wards with more than one hundred vacant dwellings. The Council will need to address as to why this is the case, and what can be done to bring many of these properties back into use as this could have a significant impact on the supply of housing in these wards.

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- 3.2.2 It is also Abbey ward that has clearly the highest number of second resident or holiday home owners. This reflects its location and the type of accommodation available. Clearly this does impact on the ability of households who wish to have their primary residence in Bath to compete on the open market.
- 3.2.3 In rural areas the two Bathavon wards have a reasonable number of second homes whilst other rural wards have relatively few given the district is so highly sought after.
- 3.2.4 This is one statistic that could reasonably be expected to have changes since the census in 2001 as more households have acquired holiday homes. Therefore these figures are probably now significantly under estimated.
- 3.2.5 The proportion of detached homes highlights the wide variety of ward profiles within the City of Bath. Wards such as Abbey, Kingsmead, Oldfield, Twerton, Walcot and Westmoreland all have 5% or less of their stock as detached housing. At the other end of the spectrum, wards such as Bathwick (27%), Combe Down (22%), Lansdown (20%), Lyncombe (23%) and Weston (21%) all have far more detached homes.
- 3.2.6 In comparison with Bathavon and other rural wards, the City of Bath has far less detached housing. Chew Valley North has the highest proportion of detached housing at 61%. Most other rural wards have at least 40% detached houses and Chew Valley South has 59%.
- 3.2.7 In Keynsham, a large difference is highlighted between Keynsham South (6%) and Salford (53%). The two Midsomer Norton wards have a reasonable proportion of detached homes, but Radstock and Westfield have far less at 16% and 17% respectively.
- 3.2.8 Semi-detached properties predominate in wards such as Odd Down and Southdown with the City of Bath, Timsbury and Midsomer Norton Redfield.
- 3.2.9 Terraced housing is a very high proportion of stock in the Westmoreland ward at 77% and 51% in Oldfield. Outside of the City of Bath only Keynsham South has more than 40% of its stock as terraced housing whilst some rural areas have low levels with Chew Valley North and South having just 9% and 6% respectively.
- 3.2.10 The proportion of the stock that are either flats or maisonettes varies hugely. The total in Abbey ward represents 87% of its stock which is compared to some rural wards that can have as little as 3% of its stock being flats or apartments.

3.3 Summary and Implications for Local Strategy

- 3.3.1 This data confirms the wide variety of property types that exist throughout the District.
- 3.3.2 When it is combined with the size of property analysis a picture starts to evolve of some wards with a high proportion of small flats ranging to the other extreme of wards with a high proportion of large detached houses.
- 3.3.3 There is a need for the Council considering whether it can help redress any perceived imbalances and create planning policy on a ward by ward basis.
- 3.3.4 In terms of affordability, the wards with a high proportion of large detached homes will by definition be relatively expensive. The supply of smaller accommodation suitable for the needs of first time buyers will be severely restricted.

4. COUNCIL TAX BANDINGS

4.1 Comment

4.1.1 The Council Tax bands were based on valuations carried out in April 1991 and only therefore give a historic valuation of residential stock in the district. Nonetheless it will give a snapshot of the relative concentrations of high and low value areas within Bath and North East Somerset. The valuations are a consequence of a number of factors, including:

- location (market value)
- size
- type
- condition/amenities

4.1.2 Therefore it is not possible to draw definitive conclusions from analysing Council Tax bands by ward as there may be more than one reason to explain the situation.

4.1.3 Nonetheless, the council tax bands can be used as “tin-openers” in conjunction with other issues analysed in this residential review, to help build up a picture of each ward.

Proportion of Property Council Tax, Band A (lowest category), by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



- 4.1.4 It is clear that Twerton has the highest proportion (over 30%) of properties in band A. This is despite the fact that Twerton does not have a particularly high proportion of small dwellings or flats. It is reasonable to assume that Twerton is one of the lowest value parts of the district.
- 4.1.5 Combe Down has the second highest concentration of band A properties, whilst at the other end of the spectrum 18 wards have less than 5% band A properties, with Chew Valley South being the lowest. These 18 wards will tend to be more sought after and may reflect the fact they tend to have very few small properties (see section 2 of this report).

Proportion of Property Council Tax Band B, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



- 4.1.6 Council Tax band B, the second lowest band, is again at its highest in Twerton, which further confirms its status as the lowest value ward within the district as at 1991. There are three other wards, Keynsham South, Radstock and Westfield that also have at least 40% of its stock in this band suggesting that these areas have some of the cheapest housing in the district..
- 4.1.7 Peasedown has quite a high number of properties in band B at 35-40%, with three other wards having 30-35% (Odd Down, Keynsham North and Paulton).

4.1.8 Bathwick and Chew Valley South have less than 5% of its stock as band B reinforcing the fact that there is a lack of cheap market housing in these two wards.

Proportion of Property Council Tax Band C, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



4.1.9 There are two wards with more than 40% of its stock in band C. They are Westmoreland and Oldfield, reflecting the high proportion of small terraced and semi-detached houses at relatively affordable values.

4.1.10 Paulton, Westfield and Southdown all have between 35 to 40% of their stock in band C.

Proportion of Property Council Tax Band D, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



4.1.11 Four wards have 25 to 30% of their property in band D. They are, Keynsham East, Midsomer Norton North, Newbridge and Odd Down. These areas reflect small to medium properties in popular areas.

4.1.12 Twerton has less than 5% of its stock in band D, which suggests that nearly all of Twerton is contained in bands A-C inclusive. If this is still correct then from a regeneration and social inclusion agenda more has to be done to improve the market value of housing stock in Twerton.

Proportion of Property Council Tax Band E, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Tiverton | |
| 10. Westmoreland | |



4.1.13 This band will tend to reflect in wards with slightly larger properties in popular areas. The ward with the highest proportion of this band is Salford, followed by Keynsham East and Lyncombe.

Proportion of Property Council Tax Band F, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambidge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



- 4.1.14 Band F properties are in their highest concentration in Chew Valley North, at 20-25%. Five other wards have 15-20% in band F, which are Chew Valley South, Mendip, Saltford, Bathavon North and Bathwick.
- 4.1.15 These wards tend to have more large family accommodation, particularly semi-detached and detached houses. They are all very desirable parts of the district.
- 4.1.16 A total of 16 wards have less than 5% of their stock in band F, including 8 wards in the City of Bath, Keynsham North and South, and all of Norton Radstock. This suggests that these 16 wards are less sought after and/or may have less large properties.

Proportion of Property Council Tax Band G, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



4.1.17 The previous pattern analysed with band F applies similarly to band G properties. Four wards have 20 to 30% of their stock in this band, namely Chew Valley North, Bathavon South, Lansdown and Bathwick. Again these will tend to be wards with large houses that are highly sought after.

4.1.18 Seven other wards benefit from between 10 to 20% of their stock in band G and they are Chew Valley South, Farnborough, Bathavon West, Mendip, Bathavon North, Widcombe, Lyncombe. It is reasonable to conclude that these wards have a good number of large highly sought after properties.

Proportion of Property Council Tax Band H, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



4.1.19 Band H is the highest Council Tax band and is reserved for properties of very high value. Only two wards, Bathwick and Chew Valley North have more than 2.5% of its stock in this band.

4.1.20 All other 35 wards have less than 2.5% of their stock in this band.

4.2 Summary and Implications for Local Strategy

- 4.2.1 The Council Tax band analysis does illustrate a clear divide between certain wards. These wards that are in highly sought after locations, with high proportions of large houses which tend to be the most valuable in terms of Council Tax.
- 4.2.2 At the other end of the scale, Twerton stands out as having most of its stock in bands A and B, the lowest two bands.
- 4.2.3 In order to create balanced sustainable communities the Council may consider providing smaller more affordable properties in the high value wards, but aim for larger homes in the low value areas.
- 4.2.4 There are a number of “mid value” wards with a predominance of stock in bands C and D. Areas such as Norton Radstock, or Keynsham, may also benefit from some larger family homes. It is also reasonable to assume that affordability for local people is at its worst in the high value areas. There may be an argument to ask for a higher proportion of affordable housing in these wards.

5. TENURE PROFILE

5.1 The tenure profile of each ward is as follows:

WARD	All Households	Owned	%	Owned Outright	%	Owned with Mortgage or Loan	%	Shared Ownership	%	Social Rented	%	Private Rented	%	Living Rent Free	%
CITY OF BATH															
Abbey	3090	1096	35.47	548	17.73	520	16.83	28	0.91	779	25.21	1100	35.6	115	3.72
Bathwick	1172	965	82.34	680	58.02	277	23.63	8	0.68	30	2.56	148	12.63	29	2.47
Combe Down	2342	1494	63.79	829	35.4	661	28.22	4	0.17	588	25.11	182	7.77	78	3.33
Kingsmead	2649	1280	48.32	586	22.12	674	25.44	20	0.76	536	20.23	770	29.07	63	2.38
Lambridge	2334	1753	75.11	830	35.56	914	39.16	9	0.39	287	12.3	244	10.45	50	2.14
Lansdown	2218	1354	61.05	744	33.54	598	26.96	12	0.54	266	11.99	529	23.85	69	3.11
Lyncombe	2074	1708	82.35	849	40.94	856	41.27	3	0.14	148	7.14	187	9.02	31	1.49
Newbridge	2320	1638	70.6	758	32.67	868	37.41	12	0.52	308	13.28	318	13.71	56	2.41
Odd Down	2181	1562	71.62	684	31.36	835	38.29	43	1.97	383	17.56	175	8.02	61	2.8
Oldfield	2259	1370	60.65	620	27.45	731	32.36	19	0.84	488	21.6	331	14.65	70	3.1
Southdown	2337	1617	69.19	717	30.68	883	37.78	17	0.73	523	22.38	129	5.52	68	2.91
Twerton	2334	1023	43.83	391	16.75	619	26.52	13	0.56	1058	45.33	145	6.21	108	4.63
Walcot	2767	1729	62.49	708	25.59	1001	36.18	20	0.72	343	12.4	646	23.35	49	1.77
Westmoreland	2204	1596	72.41	695	31.53	893	40.52	8	0.36	197	8.94	365	16.56	46	2.09
Weston	2325	1724	74.15	949	40.82	765	32.9	10	0.43	364	15.66	185	7.96	52	2.24
Widcombe	2285	1517	66.39	806	35.27	697	30.5	14	0.61	138	6.04	580	25.38	50	2.19
BATHAVON															

WARD	All Households	Owned	%	Owned Outright	%	Owned with Mortgage or Loan	%	Shared Ownership	%	Social Rented	%	Private Rented	%	Living Rent Free	%
Bathavon North	3083	2467	80.02	1389	45.05	1074	34.84	4	0.13	265	8.6	261	8.47	90	2.92
Bathavon South	1154	893	77.38	467	40.47	423	36.66	3	0.26	68	5.89	150	13	43	3.73
Bathavon West	827	590	71.34	295	35.67	295	35.67	0	0	69	8.34	127	15.36	41	4.96
RURAL															
Chew Valley North	914	750	82.06	388	42.45	354	38.73	8	0.88	67	7.33	68	7.44	29	3.17
Chew Valley South	887	739	83.31	411	46.34	324	36.53	4	0.45	71	8	56	6.31	21	2.37
Clutton	929	774	83.32	359	38.64	415	44.67	0	0	87	9.36	49	5.27	19	2.05
Farmborough	1027	835	81.3	428	41.67	402	39.14	5	0.49	107	10.42	59	5.74	26	2.53
High Littleton	1120	948	84.64	415	37.05	533	47.59	0	0	91	8.13	63	5.63	18	1.61
Mendip	1022	817	79.94	362	35.42	452	44.23	3	0.29	104	10.18	72	7.05	29	2.84
Publow and Whitchurch	911	759	83.32	335	36.77	417	45.77	7	0.77	81	8.89	49	5.38	22	2.41
Timsbury	1065	829	77.84	398	37.37	428	40.19	3	0.28	155	14.55	50	4.69	31	2.91
KEYNSHAM															
Keynsham East	2305	2063	89.5	1128	48.94	931	40.39	4	0.17	119	5.16	106	4.6	17	0.74
Keynsham North	2021	1531	75.75	693	34.29	832	41.17	6	0.3	344	17.02	103	5.1	43	2.13
Keynsham South	2222	1523	68.54	728	32.76	785	35.33	10	0.45	545	24.53	72	3.24	82	3.69
Saltford	1683	1451	86.22	721	42.84	727	43.2	3	0.18	156	9.27	45	2.67	31	1.84
NORTON/RADSTOCK															

WARD	All Households	Owned	%	Owned Outright	%	Owned with Mortgage or Loan	%	Shared Ownership	%	Social Rented	%	Private Rented	%	Living Rent Free	%
Midsomer Norton North	2185	1939	88.74	830	37.99	1100	50.34	9	0.41	83	3.8	128	5.86	35	1.6
Midsomer Norton Redfield	2041	1642	80.45	787	38.56	851	41.7	4	0.2	261	12.79	100	4.9	38	1.86
Paulton	1966	1618	82.3	700	35.61	909	46.24	9	0.46	196	9.97	115	5.85	37	1.88
Peasedown	2563	2109	82.29	661	25.79	1414	55.17	34	1.33	265	10.34	149	5.81	40	1.56
Radstock	2149	1571	73.1	560	26.06	1007	46.86	4	0.19	396	18.43	132	6.14	50	2.33
Westfield	2157	1795	83.22	599	27.77	1188	55.08	8	0.37	214	9.92	108	5.01	40	1.85

5.2 Comment

- 5.2.1 The vast majority of wards within the district have a predominance of owner occupied housing stock. The wards with the highest proportion of owned property within the City of Bath are Bathwick and Lyncombe with 82%. Most other wards in the City vary from between 60% and 80% owner occupied, but there are three wards where owner occupied housing accounts for less than half the stock. They are Abbey (35%), Kingsmead (48%) and Twerton (44%).
- 5.2.2 In all wards outside of the City of Bath, owner occupation is the dominant tenure with Keynsham South the lowest at 69% ranging up to the heights of 89% at Midsomer Norton North.
- 5.2.3 The data showing the proportion owned outright with no mortgage or loan highlights that certain wards have a large number of households with a large capital asset and no debt. In Bath City Bathwick has 58% of its stock in this category with Lyncome and Weston both having 41%. At the other end of the spectrum other wards have much less outright owned property (Twerton 17%, Abbey 18%).
- 5.2.4 Whilst this does not necessarily reflect household income, the proportion of owned outright property shows wards that have the higher levels of capital assets which can support various aspects of modern life. It may also reflect those wards that are relatively affluent but with an ageing population profile.

-
- 5.2.5 It is five wards within Norton Radstock that have the highest proportion of owner occupation with a mortgage or loan. This may reflect a younger age profile for the local population, or that there is less wealth within this part of the district.
 - 5.2.6 Shared ownership is at relatively low levels throughout the district. Odd Down has the highest proportion at just 2%, with most wards having less than 1% of its stock as shared ownership. A small number of wards (Bathavon West, Clutton and High Littleton) have no shared ownership housing at all.
 - 5.2.6 Social rented housing levels vary enormously from one ward to another. Twerton has the highest proportion at 45% whilst Bathwick has less than 3% social rented properties. Outside of the City the highest concentrations of social rented housing are in Keynsham South (25%), Radstock (18%) and Keynsham North (17%).
 - 5.2.7 The private rented sector is very strong in certain wards within the City of Bath. Abbey Kingsmead, Lansdown, Walcot and Widcombe all have more than 20% of its stock as private rented. Outside of the City of Bath only, Bathavon West at 15% has more than 10% of its residential dwellings as private rented.

5.3 Summary and Implications for Local Strategy

- 5.3.1 The tenure profile for each ward emphasises a wide variety of wards within the District. At one level, a ward such as Bathwick has 88% owner occupation with 55% owned with no mortgage and just 2.5% social rented housing. Abbey ward has only 35% owner occupied (the lowest in the district) but has 36% private rented (the highest in the district). Twerton has only 44% owner occupiers and 17% are owned with no mortgage. In addition, Twerton has the highest proportion of social rented housing at 45%.
- 5.3.2 When these comparisons are made, it is inevitable that there will be wide variations in the capital wealth generated by the level of owner occupation particularly for households with no mortgage. The asset rich wards will have households who have more opportunities to borrow against their existing property to fund business or social activities. Clearly this profile may influence regeneration and social inclusion strategies developed in the future.

6. POPULATION AGE PROFILE

6.1 Age profile of local population, by ward:

WARD	No of households of pensionable age	Pensionable households as % of total	Owned	%	Rented from Council	%	Other social rented	%	Private rented or rent free	%
City of Bath										
Abbey	892	28.8	371	41.59	61	6.84	326	36.55	134	15.02
Bathwick	575	49.3	528	91.83	0	0	10	1.74	37	6.43
Combe Down	860	36.7	600	69.77	66	7.67	138	16.05	56	6.51
Kingsmead	600	22.6	366	61	24	4	134	22.33	76	12.67
Lambridge	740	31.8	558	75.41	39	5.27	85	11.49	58	7.84
Lansdown	619	28	483	78.03	19	3.07	61	9.85	56	9.05
Lyncombe	675	32.6	571	84.59	13	1.93	53	7.85	38	5.63
Newbridge	811	35	560	69.05	40	4.93	145	17.88	66	8.14
Odd Down	640	29.5	480	75	31	4.84	75	11.72	54	8.44
Oldfield	720	31.9	464	64.44	71	9.86	127	17.64	58	8.06
Southdown	689	29.5	465	67.49	44	6.39	128	18.58	52	7.55
Twerton	644	27.6	308	47.83	89	13.82	176	27.33	71	11.02
Walcot	549	19.9	438	79.78	18	3.28	49	8.93	44	8.01
Westmoreland	570	25.8	443	77.72	17	2.98	57	10	53	9.3
Weston	968	41.8	757	78.2	36	3.72	121	12.5	54	5.58
Widcombe	588	25.8	489	83.16	10	1.7	37	6.29	52	8.84
Bathavon										
Bathavon North	1220	39.6	958	78.52	44	3.61	123	10.08	95	7.79
Bathavon South	371	32.3	288	77.63	7	1.89	34	9.16	42	11.32

WARD	No of households of pensionable age	Pensionable households as % of total	Owned	%	Rented from Council	%	Other social rented	%	Private rented or rent free	%
Bathavon West	232	27.8	159	68.53	4	1.72	17	7.33	52	22.41
Rural										
Chew Valley North	288	31.3	238	82.64	7	2.43	23	7.99	20	6.94
Chew Valley South	282	32.2	230	81.56	6	2.13	27	9.57	19	6.74
Clutton	247	26.8	195	78.95	8	3.24	31	12.55	13	5.26
Farmborough	345	33.7	264	76.52	19	5.51	40	11.59	22	6.38
High Littleton	289	25.6	227	78.55	11	3.81	32	11.07	19	6.57
Mendip	261	25.4	182	69.73	19	7.28	38	14.56	22	8.43
Publow and Whitchurch	280	30.8	209	74.64	10	3.57	38	13.57	23	8.21
Timsbury	361	34.5	244	67.59	21	5.82	67	18.56	29	8.03
Keynsham										
Keynsham East	881	38	826	93.76	9	1.02	30	3.41	16	1.82
Keynsham North	688	34.1	514	74.71	39	5.67	87	12.65	48	6.98
Keynsham South	899	40.5	540	60.07	88	9.79	204	22.69	67	7.45
Saltford	639	38.1	505	79.03	25	3.91	87	13.62	22	3.44
Norton/Radstock										
Midsomer Norton North	633	29	556	87.84	18	2.84	22	3.48	37	5.85
Midsomer Norton Redfield	693	30.9	522	75.32	31	4.47	89	12.84	51	7.36
Paulton	564	28.8	417	73.94	31	5.5	73	12.94	43	7.62
Peasedown	547	21.4	393	71.85	43	7.86	76	13.89	35	6.4
Radstock	530	24.8	353	66.6	26	4.91	117	22.08	34	6.42
Westfield	544	25.3	405	74.45	34	6.25	60	11.03	45	8.27

6.2 Comment

- 6.2.1 The table above illustrates that the distribution of pensionable households within the district is uneven both in terms of proportions of the total households, and also in terms of the tenure of property they occupy.
- 6.2.2 Within the City of Bath, Bathwick has clearly the highest proportion of pensionable households at 49.3% and yet a massive 91.83% of these are owner occupiers. Weston has 41.8% of its households as of pensionable age with 78.2% of them owner occupiers.
- 6.2.3 At the other end of the spectrum, Walcot only has 19.9% of its households as of pensionable age. Abbey ward has 28.8% pensionable households, with only 41.59% of these being owner occupiers. Twerton has similar figures of 27.6% and 47.83% respectively. Both Abbey and Twerton wards experience a higher proportion of pensionable households living in social rented housing provided by RSLs. Bathavon North has a fairly high proportion of pensionable households at 39.6%, of which 78.52% are owner occupiers. In other rural wards the range between 25% and 35% pensionable households is spread without any obvious hot spots.
- 6.2.4 In Keynsham all four wards have high proportions of pensionable households ranging from 34.1% to 40.5%. In Keynsham East, 93.76% of the pensionable households are owner occupiers contrasting to Keynsham South where 60.07% are owners.
- 6.2.5 Norton/Radstock has relatively moderate levels of pensionable households, ranging from 21.4% in Peasedown to 30.9% in Midsomer Norton Redfield.

Proportion of Over 65 Year Olds, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



6.2.6 This map above highlights the wards with the highest proportion of 65+ year olds, which are Bathavon North and Weston, whilst the lowest proportion can be found in Walcot.

Proportion of 0 – 17 Year Olds, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



6.2.7 The highest proportion of children aged between 0 and 17 are found in the five wards of Bathavon South, Peasedown, Mendip, Twerton and Southdown.

6.2.8 In terms of young adults aged 18 to 29 the highest proportion are located at Bathwick followed by Abbey. This is illustrated in the attached map.

Proportion of 18 to 29 Year Olds, by Ward

- | | |
|------------------|----------------|
| 1. Weston | 11. Widcombe |
| 2. Lansdown | 12. Combe Down |
| 3. Walcot | 13. Southdown |
| 4. Lambridge | 14. Oldfield |
| 5. Newbridge | 15. Odd Down |
| 6. Kingsmead | 16. Lyncombe |
| 7. Abbey | |
| 8. Bathwick | |
| 9. Twerton | |
| 10. Westmoreland | |



6.3 Summary and Implications for Local Strategy

- 6.3.1 The age profile varies significantly from one ward to another. This may have implications on the future provision of residential schemes both for market and affordable housing. In some wards it may be argued on balance and sustainable community grounds that there is too high a proportion of people aged over 65 and therefore a need to introduce more housing attractive to young families or young professionals. On the other hand, areas that are popular for older persons may be well suited for the

provision of new Extra Care schemes that cater for owner occupiers as well as social rented tenants. It is accepted that with an ageing population generally, the planning of housing and support services for older people is becoming of increasing importance.

7. AFFORDABLE HOUSING PROFILE

7.1 Comment

7.1.1 The earlier section on tenure highlighted hot and cold spots in terms of the provision of affordable housing.

7.1.2 The affordable housing stock map below highlights that in every ward the vast majority of affordable housing is social rented stock. There is only one ward (Lyncombe) where 89/91% of the RSL stock is social rented. The other wards all have a higher proportion of social rented stock, with 14 wards having 99/100% of its RSL stock as social rented.

7.1.3 Clearly social rented housing predominates the provision of affordable housing in all wards.

Affordable Housing Stock, by Tenure - Social Rent

-
1. Weston
 2. Lansdown
 3. Walcot
 4. Lambridge
 5. Newbridge
 6. Kingsmead
 7. Abbey
 8. Bathwick
 9. Twerton
 10. Westmoreland
 11. Widcombe
 12. Combe Down
 13. Southdown
 14. Oldfield
 15. Odd Down
 16. Lyncombe



Affordable Housing Stock, by Tenure – Shared Ownership

-
1. Weston
 2. Lansdown
 3. Walcot
 4. Lambridge
 5. Newbridge
 6. Kingsmead
 7. Abbey
 8. Bathwick
 9. Twerton
 10. Westmoreland
 11. Widcombe
 12. Combe Down
 13. Southdown
 14. Oldfield
 15. Odd Down
 16. Lyncombe



7.1.3 This corresponds with the map showing ward profiles in terms of the proportion of RSL stock as shared ownership. It highlights that Lyncombe has 9/10% of its affordable housing provision as shared ownership, whilst 22 wards have less than 1% shared ownership.

Affordable Housing Stock, by Tenure - Market Rent

-
1. Weston
 2. Lansdown
 3. Walcot
 4. Lambridge
 5. Newbridge
 6. Kingsmead
 7. Abbey
 8. Bathwick
 9. Twerton
 10. Westmoreland
 11. Widcombe
 12. Combe Down
 13. Southdown
 14. Oldfield
 15. Odd Down
 16. Lyncombe



7.1.4 RSLs have in recent times delivered some market or sub-market rented housing which seems to be located in four wards, namely Abbey Kingsmead Walcot and Lansdown.

7.2 Summary and Implications for Local Strategy

-
- 7.2.1 Considering the proportions illustrated on the affordable housing stock maps above it can be seen that social rented housing predominates the affordable housing sector.
 - 7.2.2 Whilst the greatest need within the district is for social rented stock there is a very small supply of shared ownership housing by comparison. Indeed some wards do not have any shared ownership housing at all.
 - 7.2.3 Given the affordability gap between social rented and full owner occupation has widened over recent years, there may be an argument that a higher priority could be given to the provision of shared ownership or other intermediate housing in the future. This should be fed into the Strategic Housing Market Assessment process that is being undertaken on behalf of the six LAs that comprise the West of England HMA.
 - 7.2.4 Note, this data is based on RSL returns and is therefore up to date (unlike the 2001 census data). It should be accurate and does suggest the Council may need to consider its funding priorities given the lack of supply of shared ownership housing.

8. STUDENT HOUSING

8.1 Background

8.1.1 Students comprise a significant proportion of the population within the City of Bath. There are approximately 15,000 students at Bath University and Bath Spa University plus another 2,000 full time students at the City of Bath College.

8.1.2 Given the population of the City being approximately 80,000, then 21% of the population are full time students. The 17,000 students will therefore have a significant impact on the demand for housing and in particular, private rented accommodation in the City.

8.2 Bath University

8.2.2 Bath University has approximately 10,000 students and has its own accommodation of 3,000 units both on and off campus. This leaves 7,000 students to be housed elsewhere.

8.2.3 The University Accommodation Office feels that the main preferred area (hot spot) for market renting is within the lower Bristol Road areas. Certain parts of the City are very unpopular if they are not on a direct bus route to the University.

8.2.4 Accommodation in the City centre is very popular but is scarce and expensive.

8.3 Bath Spa University

8.3.1 Bath Spa University has approximately 5,000 students. 1,000 are 1st year students, 3,000 are mid term students and 1,000 are private sector students. Bath Spa has 898 units, mainly allocated for 1st year students, including 50 Homestay units which are attractive to overseas students who wish to stay with families.

8.3.2 The 1,000 private sector students and some mature students tend to already have an established home. Therefore approximately 3,000 students (predominantly mid term students) will be likely to market rent in the private sector, often in shared houses.

8.3.3 The main hot spots for Bath Spa students are more to the north of the river Avon, such as Newbridge and Weston.

-
- 8.3.4 Bath Spa acknowledge that they need to provide an additional 500 bed spaces, and are currently working in partnership with Unite to explore opportunities.

8.4 City of Bath College

- 8.4.1 The College has approximately 2,000 full time students, of which 230 were known to be in self catering accommodation (100 at John Wood University Residence, 120 in private rented and 10 in Homestay accommodation).
- 8.4.2 Many of the 1,770 students will live at home with parents, others will be mature students who have an established home. It is anticipated that a minority of these 1,770 students will live in private rented housing.
- 8.4.3 There are smaller colleges, such as International House and Norland Collage, that an create demand for another 250 to 300 students each year.

8.5 Impact on Private Rented Sector

- 8.5.1 Given the figures provided above, it is likely that between 9,000 and 10,000 students rely on private rented housing to meet their housing needs whilst studying in the City.
- 8.5.2 Students are eligible to apply to the Council for exemption from Council Tax if everyone in the household is a student. Currently 2,064 properties are registered as exempt from Council Tax. At lease 2,064 properties are occupied by students and as such, this level of demand helps to keep market rents high.
- 8.5.3 Within the whole of Bath and North East Somerset, the 2004 House Condition Survey estimated that 7,400 (10%) of all dwellings are privately rented. Therefore a minimum of 28% of the private rented sector in the whole district is let to students.
- 8.5.4 In terms of the impact on the City of Bath, the number of students needing private rented housing is even more significant.
- 8.5.5 As at January 2007 the Council had a total of 1,194 accredited properties and only 14 were outside of Bath so 1,180 were within the City.
- 8.5.6 Of these 1,194 properties, 10 had more than 9 occupants, 141 had 6 to 9 occupants, 773 had 3 to 5 occupants and 270 had 1 or 2 occupants. This is illustrated in Plan 1 below. I would estimate that this could help approximately 4,500 people. The Council

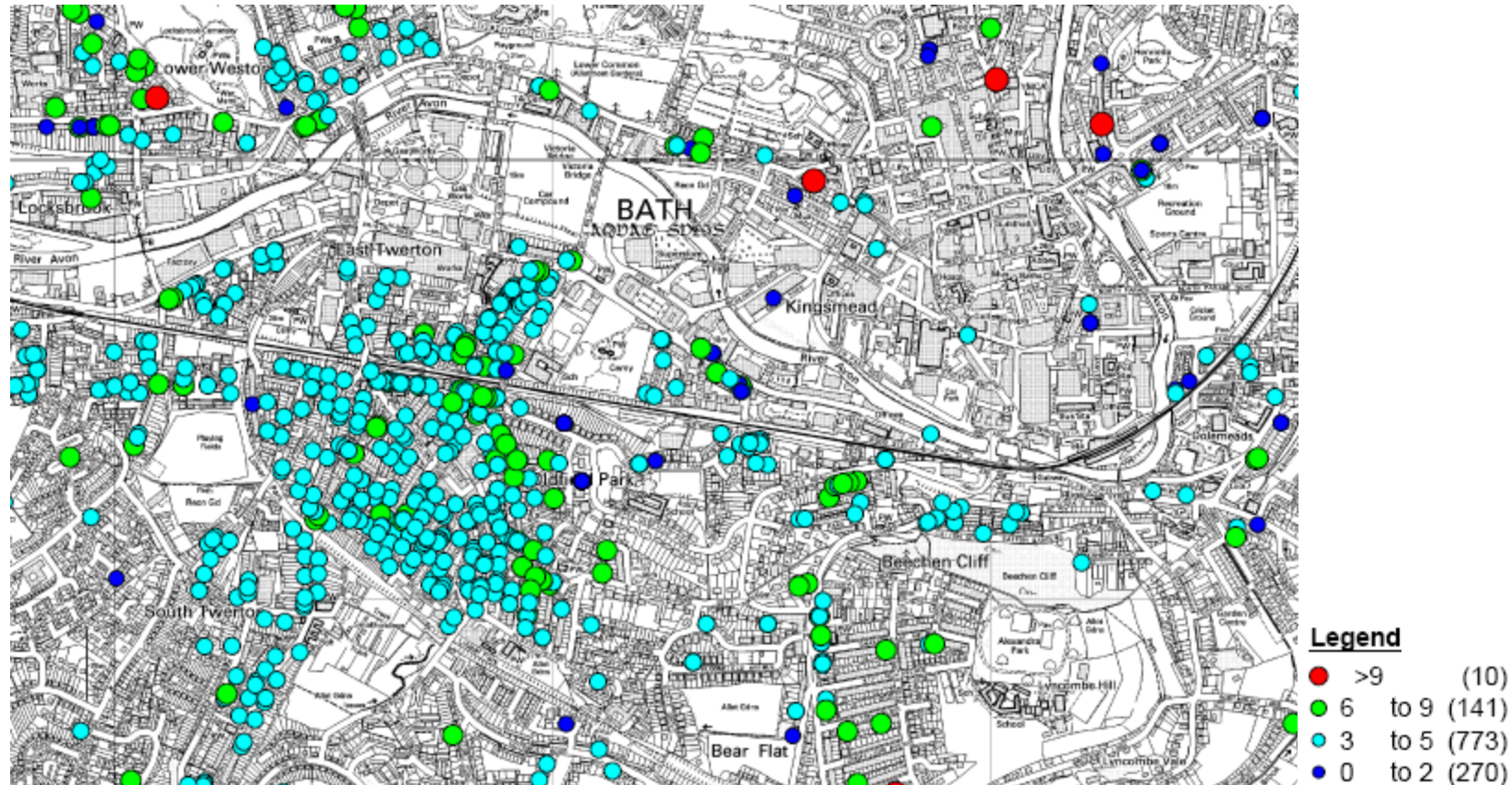
does not have clear evidence as to how many accredited properties are occupied by students but it is estimated to be between 80% and 90%. This means that between 3,600 and 4,050 students are likely to be housed in accredited properties.

- 8.5.7 Presumably, approximately 6,000 students are housed in non accredited properties. This would need at least another 2,000 private rented properties to be available for students in the City of Bath. This must have a significant impact on market rent levels, and also help keep market values of property relatively high, as many will be attractive investments to potential landlords.

The Impact of Students on the Local Housing Market

- 8.6.1 The reality of student housing is that it is heavily concentrated in certain parts of the City. Students at Bath University tend to live to the south of the river Avon whilst those at Bath Spa tend to live north of the river.
- 8.6.2 The ward with the highest concentration of accredited properties is Westmoreland, closely followed by Oldfield and Widcombe. In Westmoreland, 9% of the residential stock is accredited property. This is clearly illustrated in the extract from the accredited properties plan below:
- 8.6.3 It is clear that certain areas of the City, and in particular Oldfield Park, have a high proportion of student housing. In one street, Lorner Road, there are over 30 accredited properties and probably other student houses that are not accredited are also located here.

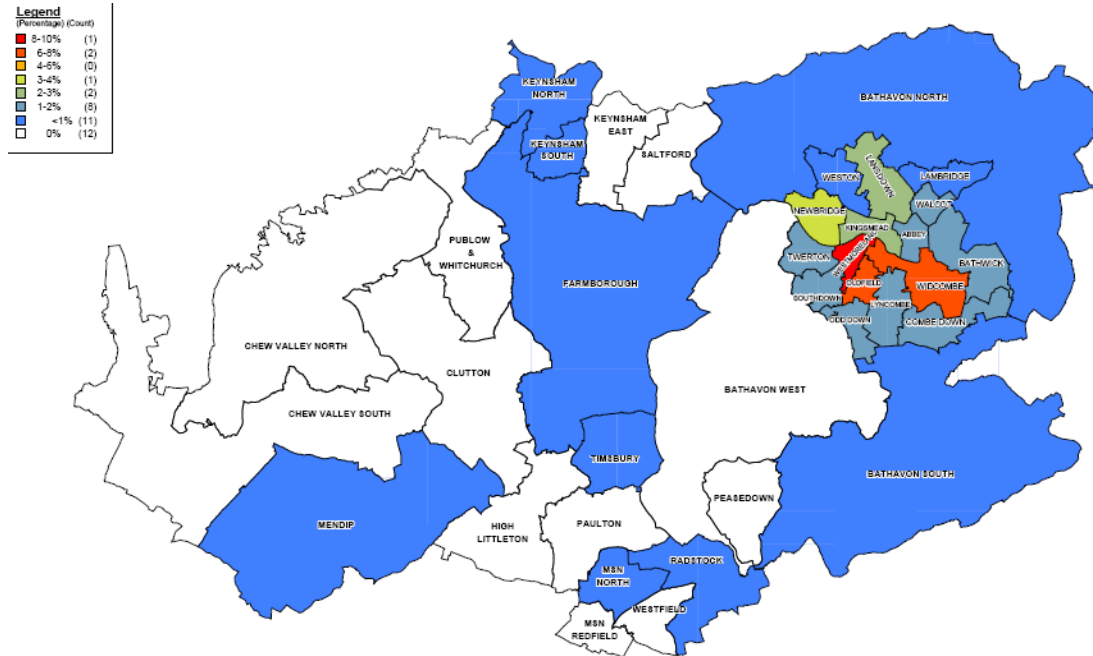
Extract from Accredited Properties by Number of Bed Spaces



8.6.4 The other wards with a reasonable proportion of accredited properties are Newbridge, Kingsmead and Lansdown.

8.6.5 When viewed on a postcode basis, BA23 has the highest concentration of accredited properties followed by BA13 and BA12. The plan below highlights the density of accredited properties across all wards.

**Accredited Properties
Percentage Density by Ward as at 11 January 2007**



8.7 Summary of Student Housing and its implications for local strategy

- 8.7.1 It is difficult to be precise about student housing, as over 50% of private rented properties let to students are not accredited. There clearly are some parts of the City where student housing has a significant impact on the local market both in terms of market rents and market values. Assessing the true impact on market rents and values is not possible to quantify, but clearly Bath has a relatively high student population given the size of the City.
- 8.7.2 The housing market in Bath generally has seen demand outstrip supply for many years. It could be argued that more bespoke student housing would help ease some of the pressures on the housing market.

9. SUMMARY

- 9.1.1 It is clear that the housing characteristics of each ward vary significantly. Indeed the widest variation can often be found within the City of Bath that can be argued to have many of the most extreme wards within the district (the richest and poorest in housing terms).
- 9.1.2 There are also considerable differences when the City of Bath is compared to the other main urban centers and the rural wards. This certainly applies to factors such as size and type of property, tenure and so on.
- 9.1.3 The Council may need to consider carefully its planning policy and housing strategy in order to help create more balanced sustainable communities. To do this may in some cases lead the Council to reconsider current strategy and policies.
- 9.1.4 This residential review should be used only as a tin opener to promote further investigations and debate within the Council. Nonetheless the document should be used to help inform other documents such as the Core Strategy or the Strategic Housing Market Assessment.