Bath & North East Somerset Council

Improving People's Lives

Strategic Evidence Base for Bath and North East Somerset

Housing

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Housing

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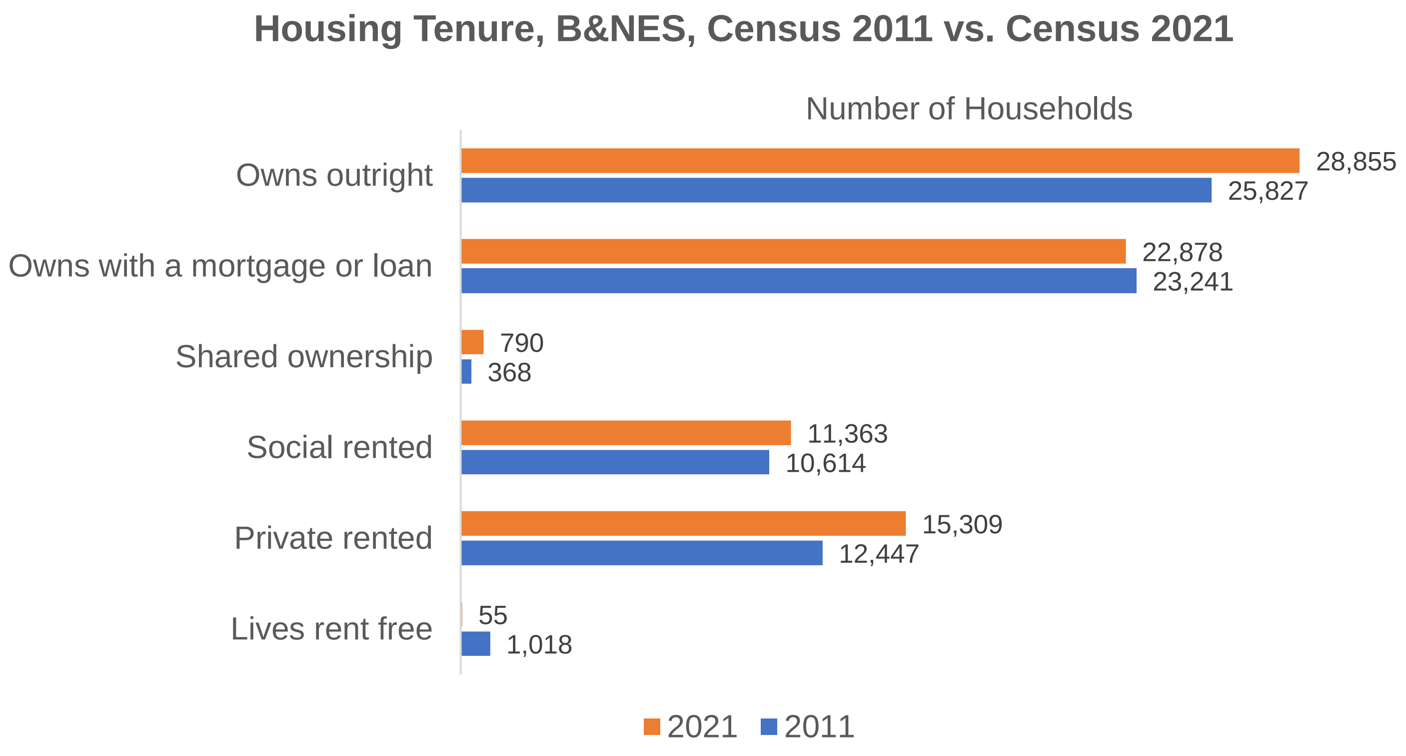
Housing Tenure



- There were **79,250 households** in **B&NES** on Census Day 2021 (March 2021).
- In 2021 around **two-thirds (65%)** of households in B&NES either **owned their own home outright (36%)** or **owned with a mortgage (29%)**.
- In the decade from 2011 there has been a **reduction** in the number of **households who own their own house with a mortgage** – from 23,241 in 2011 to **22,878** in 2021 (a 2% fall).
- During the decade between 2011 and 2021 there has been a **23% increase** in the number of **households who rent their home from a private landlord** – up from 12,447 to **15,309**.
- Those that **rent from the private sector** make up **19% of all households** in B&NES (2021). This is **similar** to the proportion in **England & Wales** who rent privately (20%).
- In 2021 there were **11,363 households who rented from a social landlord**, representing **14%** of all households in B&NES (and a proportion that has remined unchanged during the decade since 2011).

Definition: Tenure is whether a household rents or owns the accommodation that it occupies.

Sources: (1) 2011 Census - NOMIS. (2) 2021 Census – ONS (2023), *Housing, England and Wales: Census 2021*, available from: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingenglandandwales/census2021

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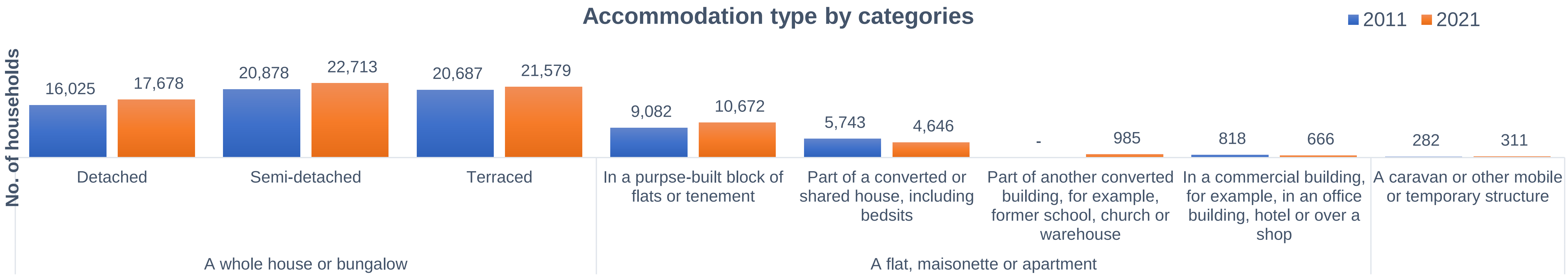
Households by Accommodation Type



- In the 2021 Census, there were **79,250 households** in Bath and North East Somerset, **78.2% | 61,970** of households lived in a **house or bungalow**, **21.4% | 16,969** in a **flat, maisonette or apartment** and **0.4% | 311** in a **mobile or temporary structure**. All three accommodation types have broadly remained the same from the 2011 Census.
- There were increases in all three 'A whole house or bungalow' categories The most common accommodation type in Bath & North East Somerset was a **Semi-detached** house or bungalow **28.7% | 22,713,** followed by **Terraced** house or bungalow **27.2% | 21,579.** There was a decrease of households living in different types of a flat, maisonette or apartment; Part of a converted or shared house, including bedsits **1,097 | -1.9%** and Commercial buildings (in an office building, hotel or over a shop) **152 | -0.3%,** a trend which was also seen across England and Wales and the South West.
- In 2021 there were **2,085 households of multiple occupancy (HMO), 1,319** | **63.3%,** classed as 'A small HMO', and **766 | 36.7%** 'A large HMO', representing **2.63%** of the total households in Bath & North East Somerset. **1,759 | 84.4%** of HMO's were 'a whole house or bungalow' and **326 | 15.6%** 'a flat, maisonette or apartment'. The most common type of HMO In B&NES was a **Terraced,** house or bungalow **1,267 | 60.8%**, followed by **Semi-detached**, house or bungalow **403 | 19.3%.**

Definition: The Census 2021 question asked, 'What type of accommodation is this', 'A whole house or bungalow that is:', 'A flat, maisonette or apartment that is:', 'A mobile or temporary structure:' all with accommodation categories. Houses in multiple occupation (HMO): A dwelling or household where unrelated tenants rent their home from a private landlord, if both of the following apply: At least three unrelated individuals live there, forming more than one household and Toilet, bathroom or kitchen facilities are shared with other tenants. A small HMO is shared by 3 or 4 unrelated tenants, A large HMO is shared by 5 or more unrelated tenants.

Data notes: Accommodation type: caution should be taken when making comparisons between 2011 and 2021 because the category 'Part of another converted building (for example, former school, church or warehouse)' was added to the accommodation type 'Flat, maisonette or apartment' in the 2021 census. This means that there are some changes to the way people who lived in flats answered the question when comparing this variable with the one in the 2011 Census.
Houses in multiple occupation (HMO) was new for Census 2021 and there is no comparability with the 2011 Census.

Sources: (1) 2021 Census – ONS Accommodation Type (2) 2011 Census – ONS Accommodation type, (3) 2021 Census - ONS: Number of households in houses in multiple occupation (HMO) by accommodation type

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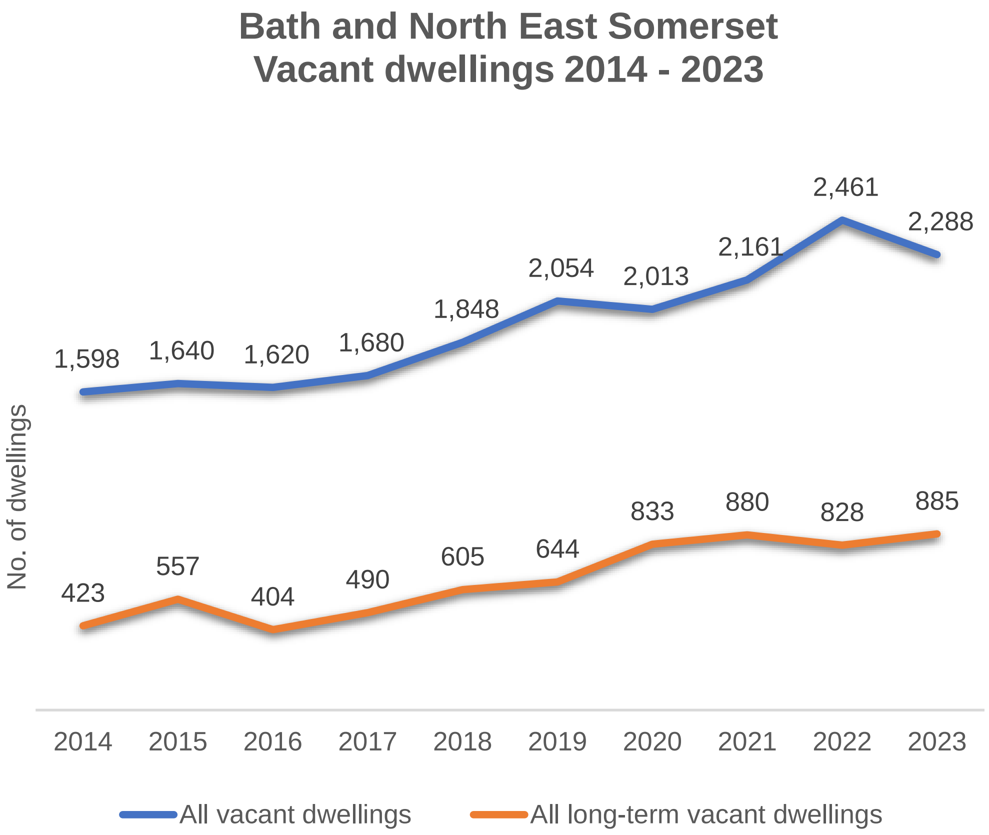
Vacant Dwellings



- During the period between 2014 (1,598) & 2023 (2,288) there has been an **increase** of **690 vacant dwellings** in B&NES**,** representing a **43% increase.** However, in October 2023 there was a **7% decrease (-173 dwellings)** when compared to October 2022 (2,288 v 2,461).[1]
- In October 2023 there were **885 long-term vacant dwellings** in B&NES, a **7%** increase (+**57 dwellings**) when compared to October 2022 (828). This is the highest number reported since 2014. There has been a **more than two-fold increase** between **423** (2014) to **885** (2023), an increase of **462 long-term vacant dwellings.**[1]
- Between 2014 & 2023 the number of **vacant dwellings** in B&NES **increased** by **43%** (1,598 in 2014 to 2,288 in 2023). The comparable figure for England is 15%. The number of **long-term vacant dwellings increased** by **109%** (423 in 2014 to 885 in 2023). The comparable figure for England is 27%. Meanwhile the estimated number of dwelling stock has **increased** by only **10%** over the same period (77,519 in 2014 to 85,151 [p] in 2023).[1]
- During the period 1st April 2022 to 31st March 2023, **158 empty properties** [2] have been brought back into use in B&NES via the Local Empty Residential Property Policy (ERPP).[3]
- Factors contributing to the more recent rise in empty properties include increasing costs of labour and materials, as well as shortages in skilled labour in the construction industry. These factors have been compounded by the Cost of Living Crisis. Furthermore, delays in people being able to undertake work while pandemic related restrictions were in place, as well as delays in the probate process, have likely led to more vacant dwellings, particularly since 2020.

Definition: All vacant dwellings (All tenures): These are defined as empty properties as classified for council tax purposes and include all empty properties liable for council tax and properties that are empty but receive a council tax exemption. All long-term vacant dwellings (All tenures): These are defined as properties liable for council tax that have been empty for more than six months and that are not subject to Empty Homes Discount class D or empty due to specific flooding events.
Data notes: Data for council tax base purposes were not taken on the same date every year and can vary slightly from year to year. It now has to be taken on the first Monday in October and this is consistent each year.
Please note: All vacant dwellings (All tenures): where local authorities award zero discounts for empty properties there is less incentive for owners to report their property as empty. This could have led to some under reporting of some empty properties.
Dwelling stock estimates data 2023 [p] - this figure is provisional and subject to scheduled revision and revisions pending the release of future census dwelling stock data.
Not All vacant dwellings are considered eligible for assistance under the Local ERPP. The policy considers 'Long-term vacant' as 'actionable', so eligible for the empty property assistance offered by the Council. A proportion of properties receiving a Council Tax Exemption are also not routinely offered assistance via the ERPP for various reasons but remain included in the empty property figures.
Source: 1 Live tables on dwelling stock (including vacants) (Table 615 & Table 125), 2 Internal KPI data, 3. Empty Residential Property Policy (ERPP), (reviewed in 2022),

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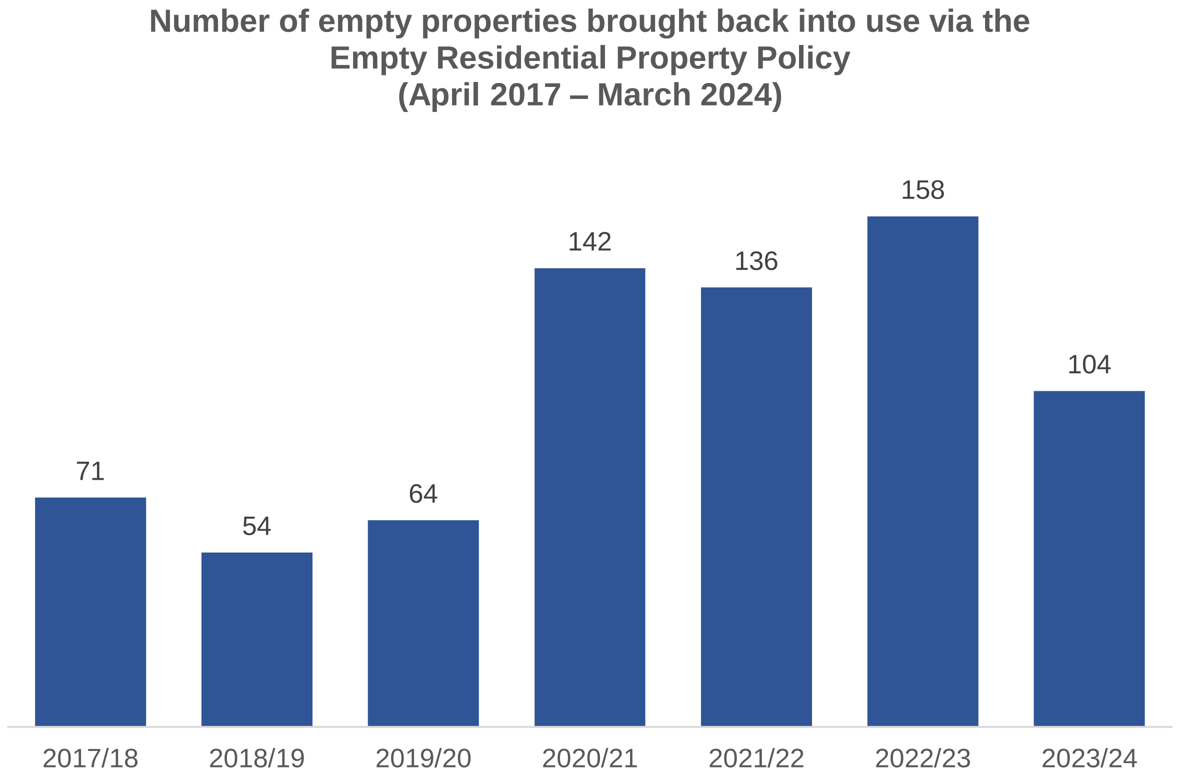
Empty Properties Brought Back Into Use



Bath and North East Somerset Council is committed to bringing residential empty properties back into use in response to the negative impact unoccupied homes have on our communities, and Bath and North East Somerset's ever growing housing demand.

- During the period 1st April 2023 to 31st March 2024, **104 empty properties** have been brought back into use in Bath & North East Somerset [1] via the Local Empty Residential Property Policy (ERPP). [2]
- The latest figure is lower than the previous three years but **exceeds** the **yearly target of 100** empty properties being brought back into use and is still higher compared to the period 2017/18 to 2019/20 (104 v 71, 54 & 64 retrospectively). [1]
- Factors contributing to the recent decrease in properties being brought back into use reflects the challenging market conditions making it unrealistic to exceed the target by as much as in previous years.
- The overall number of empty properties that have been brought back into use in Bath & North East Somerset via the Local Empty Residential Property Policy (ERPP) during the 7-year reporting period, 1st April 2017 – March 2024 is **729.** [1] An average of **104 properties per year**.

Definition: A property is unoccupied when it is nobody's sole or main home (place of residence), this can include unoccupied properties, uninhabitable properties undergoing repair and newly constructed properties. The Local Empty Residential Property Policy (ERPP) defines an empty property as domestic dwelling that's been unoccupied according to Council Tax records, for six months onwards. This definition excludes those recorded by Council Tax as 2nd homes. A property becomes defined as Long Term Empty after two years.

Data notes: Not all vacant dwellings are considered eligible for assistance under the Local Empty Residential Property Policy (ERPP). The policy considers 'Long-term vacant' as 'actionable', so eligible for the empty property assistance offered by the Council. A proportion of properties receiving a Council Tax Exemption are also not routinely offered assistance via the ERPP for various reasons but remain included in the empty property figures.

Source: [1] Internal KPI data, (B&NES Uniform In-house system) [2]. Empty Residential Property Policy (ERPP), (reviewed in 2022)

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Housing – longer-term growth requirements

- **The West of England Local Housing Needs Assessment identifies components of housing need, relating to: the local housing market; demographic projections; Affordable Housing need and the needs of different groups. Key findings suggest that by 2040:**
  - There will be an overall growth of **8,400** households.
  - Just over a third of the growth is from single person households (mostly single people aged over 75). *(Further information on Ageing Population can be found in the Population Section of the SEB)*
  - Couples without dependent children are projected to reduce slightly.
  - There is significant expected growth in the number of families with dependent children.
  - 93% of growth will be from single person households and couples aged over 65. This suggests homes meeting older persons' requirements will be a priority.

Source: **West of England Combined authority – Local Housing Needs Assessment Summary – September 2021**

Methodology: refer to the following - Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2020), *Housing and economic needs assessment*, available from: https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments

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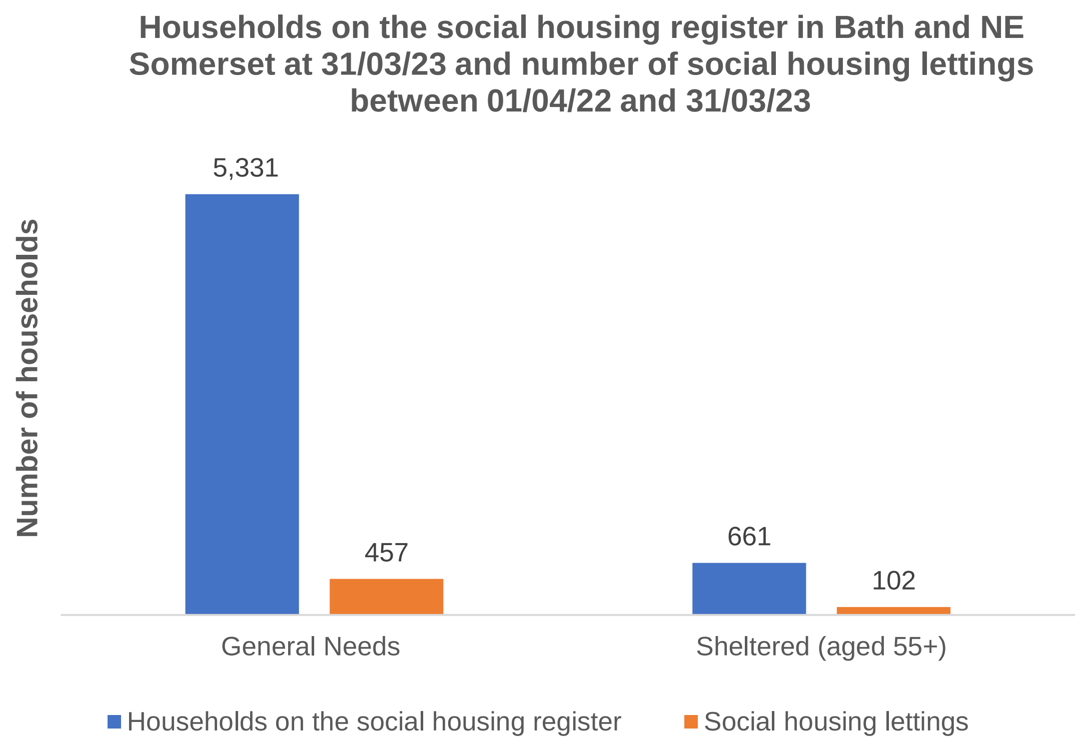
Social Housing Register (Homesearch)



- At the end of March 2023 there were **5,992** households in Bath & North East Somerset on the **waiting list for social housing**, a **9.3% increase** (**510 additional households**) when compared to March 2022 (5,482 households).
- This compares to only **559 new social housing lettings** between April 2022 to March 2023, which is **less than 10% of the number on the waiting list**.
- In B&NES **demand** for social housing continues to be high as social rent is less expensive than market rent, e.g. £532 per month on average for a 2 bedroomed property (April 2022 – March 2023) compared to an average median rent of £1,150 per month in the private sector for Bath & North East Somerset (Table 2.4) for the same period. In addition, social housing offers more security of tenure compared to renting from a private landlord.
- The **average wait** for those housed in a 2-bedroom property for households in:

  Group A (*those who urgently need to be housed because there is a serious risk to health, safety, wellbeing and a specific statutory requirement*) was **45 weeks,** a **21.6% increase (of 8 weeks)** when compared to March 2022 (37 weeks).

  Group B (*those who have a high or medium level housing need*) was **59 weeks,** a **3.5% increase (of 2 weeks)** when compared to March 2022 (57 weeks).

  Group C (*a low housing need*) was **198 weeks,** a **10% increase (of 18 weeks)** when compared to March 2022 (180 weeks).

  There was an increase in the average wait for all 3 groups from the previous year (B&NES CIVICA lettings data 2022/23).

Definition: Social housing provided for people on low incomes or with particular needs by government agencies or non-profit organisations. Homesearch is the register for social rent homes and low-cost home ownership in B&NES.

Sources: Table 600, Number of household on local authorities' housing waiting list by district, England (1987 – 2022) and B&NES CIVICA system.

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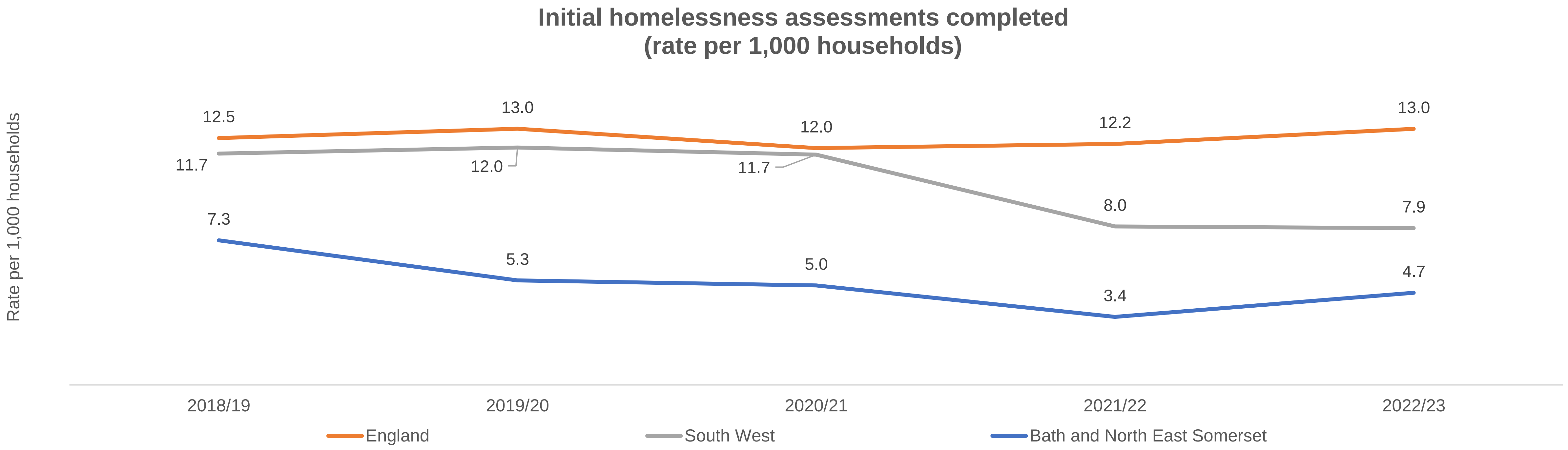
Homelessness – Initial assessments



- Between 2018/19 and 2022/23 the rate of i**nitial homelessness assessments** in Bath & North East Somerset has been on an overall downward trend. B&NES has had a consistently lower rate than England and this gap has widened over the last 5 years. Whilst England has seen a **4%** increase between 2018/19 and 2022/23, B&NES has seen a **36%** decrease over the same period.
- The rate in B&NES (4.7 per 1,000 households) is **roughly a third of the comparable rate for England** (13.0) in 2022/23. However, the rate of initial assessments in B&NES increased from 3.4 per 1,000 in 2021/22 to 4.7 in 2022/23, representing an **increase** of **38%** (representing 92 additional households).

Definitions: **[Initial assessments]** - every person applying for assistance from a housing authority stating that they are or are going to be homeless will require an initial interview. If there is reason to believe that a household may be homeless or threatened with homelessness within 56 days the housing authority must carry out an assessment to determine if this is the case, and whether they are eligible for assistance.

Source: DLUHC (2023), *Live tables on homelessness*, available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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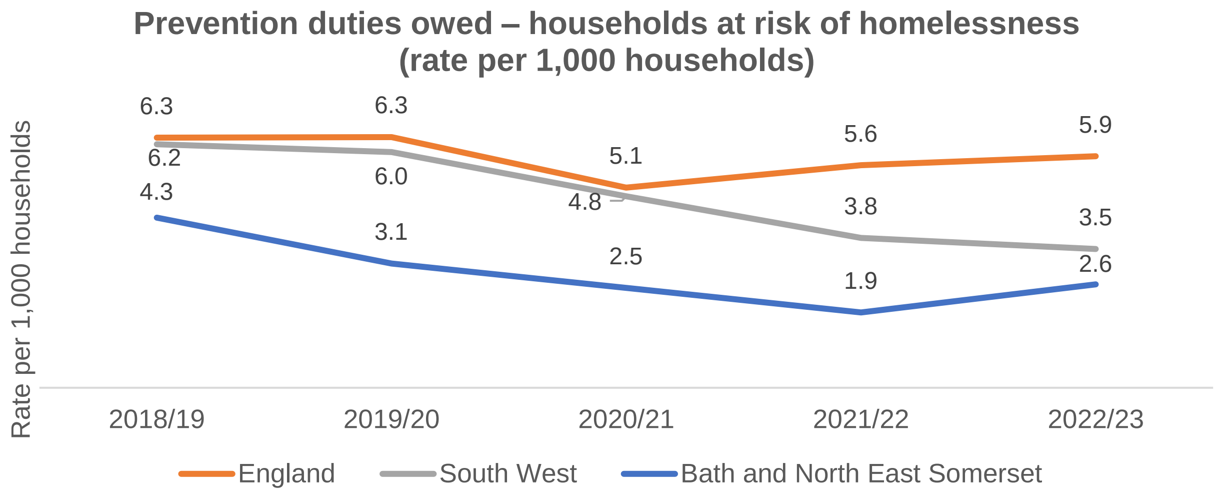
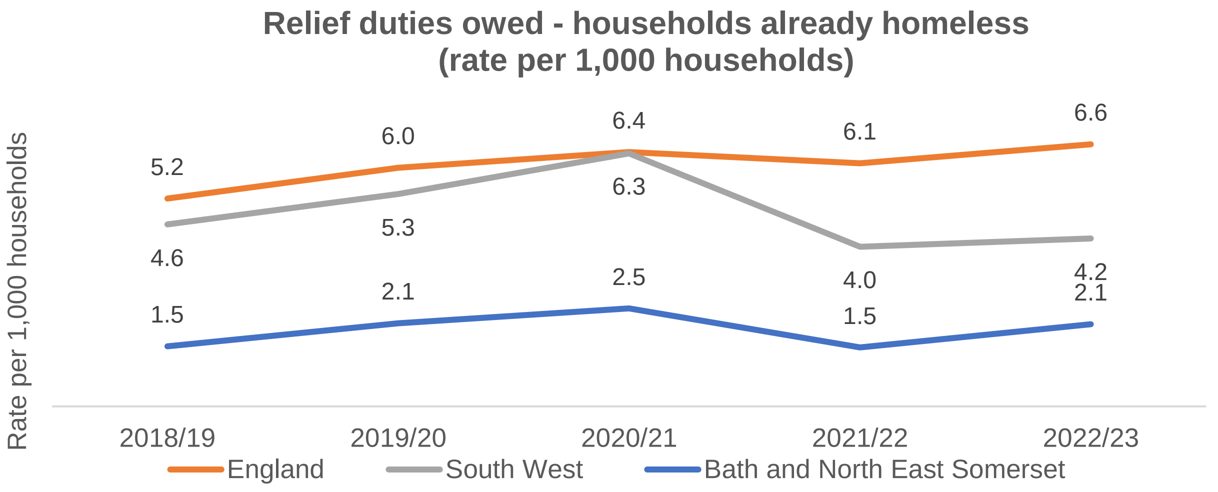
Homelessness – Prevention and Relief duties owed





Prevention duties

- Bath & North East Somerset has had a consistently **lower rate** of households owed a prevention duty (risk of homelessness) than England over the last 5 years. B&NES has seen a **40%** decrease compared to England a **6%** decrease.
- The rate in B&NES (2.6 per 1,000 households) is **less than half of the comparable rate for England** (5.9) in 2022/23. However, the rate increased from 1.9 to 2.6 in one year, representing an **increase** of **37%** (77 additional households).

Relief duties

- Bath & North East Somerset has also had a consistently **lower rate** of households owed a relief duty (already homeless) than England over the last 5 years. B&NES has seen a **40%** increase compared to England a **27%** increase.
- Although the rate of households in B&NES (2.1 per 1,000 households) is **roughly a third of the comparable rate for England** (6.6) in 2022/23; it nevertheless increased from 1.5 to 2.1 in one year, representing an **increase** of **41%** (63 additional households).

Definitions: Households assessed as being owed a prevention or a relief duty - a **prevention duty** is where a household is assessed as being at risk of homelessness within the next 56 days; a **relief duty** is where a household is assessed as being already homeless.
Source: DLUHC (2023), *Live tables on homelessness*, available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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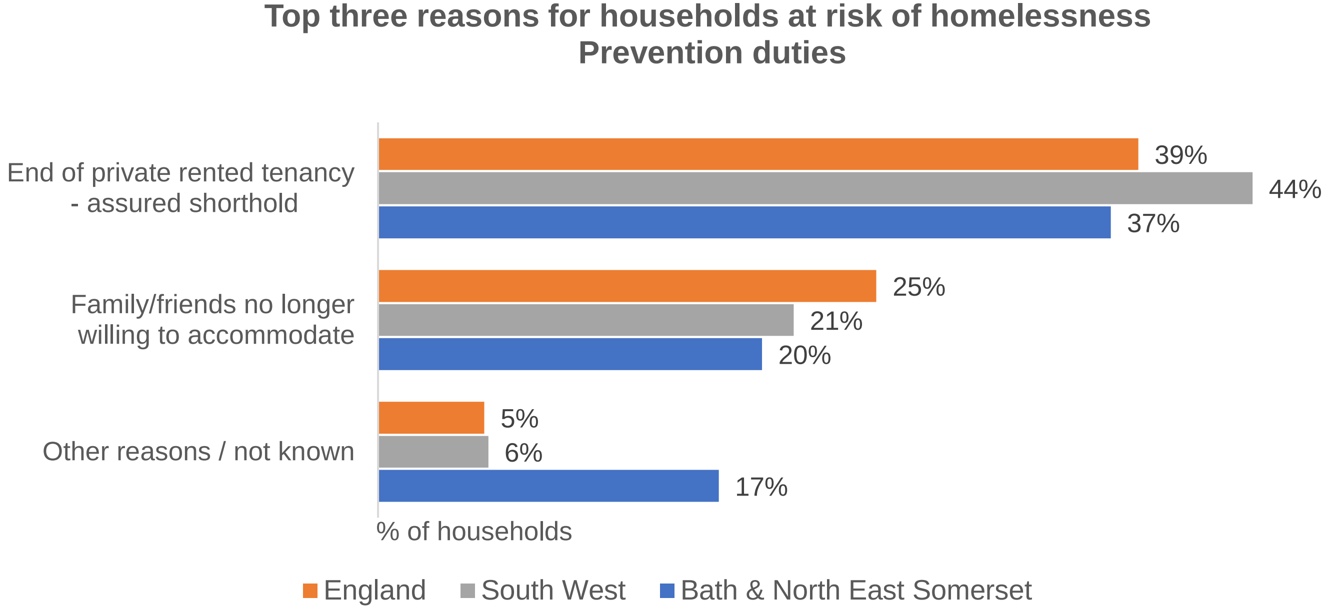
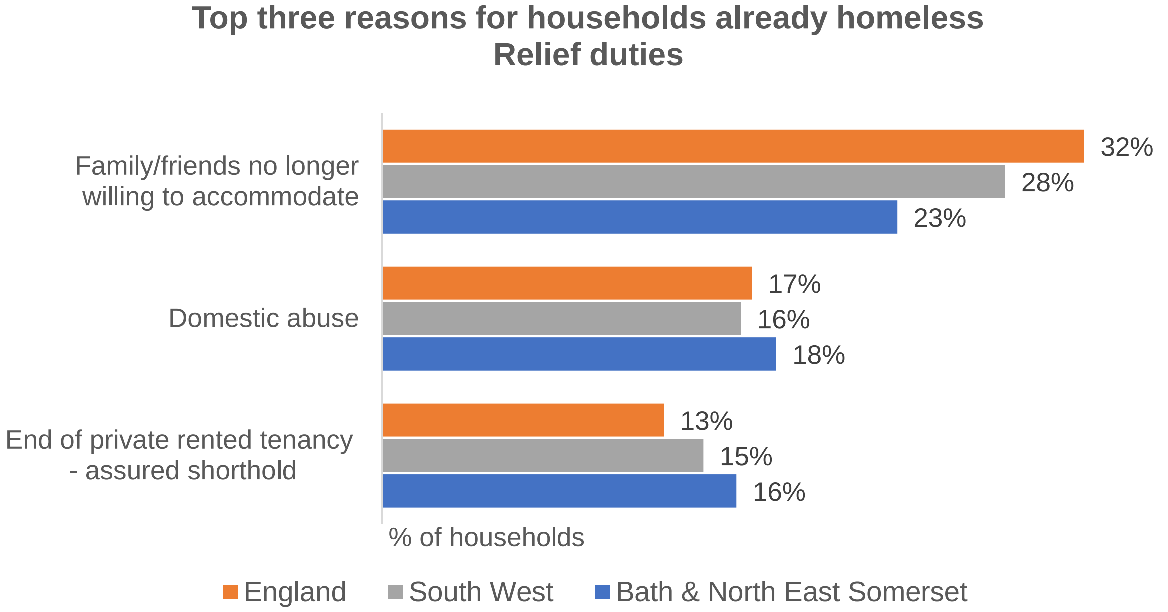
Homelessness - Main reasons, Prevention and Relief duties





In total there were **495** households assessed as owed a duty in Bath & North East Somerset during 2022/23:

- **277 (56%)** households were assessed as being threatened with homelessness and owed a **prevention duty**; this is a **39% increase** from 2021/22. The top three reasons were end of private rented tenancy – assured shorthold (**37%**), followed by family/friends no longer willing to accommodate (**20%**), a trend which was also seen across England and the South West. The third reason was 'other reasons / not known', which includes fire / flood / other emergency, left HM forces, mortgage repossession, property disrepair, other or not known (**17%**).
- **218 (44.0%)** households were initially assessed as being homeless and owed a **relief duty**; this is a **41% increase** from 2021/22. The top three reasons were family/friends no longer willing to accommodate (**23%**), followed by domestic abuse (**18%**), and end of private rented tenancy – assured shorthold (**16%**) a trend which was also seen across England and the South West. **49%** of main applicants owed a relief duty were single adult males.

Of the 495 households owed a prevention or relief duty, **two-thirds (67%) had additional support needs**; **30%** were for a history of mental health issues, and **29%** physical ill health and disability.

Homelessness and ill health are intrinsically linked and households living in unsettled accommodation are more likely to experience mental ill health.

Definition: Households owed a prevention duty i.e., where a household is assessed as being at risk of homelessness within the next 56 days. Households owed a relief duty, i.e., where a household is assessed as being already homelessness.
Source: DLUHC (2022-23), *Live tables on homelessness*, available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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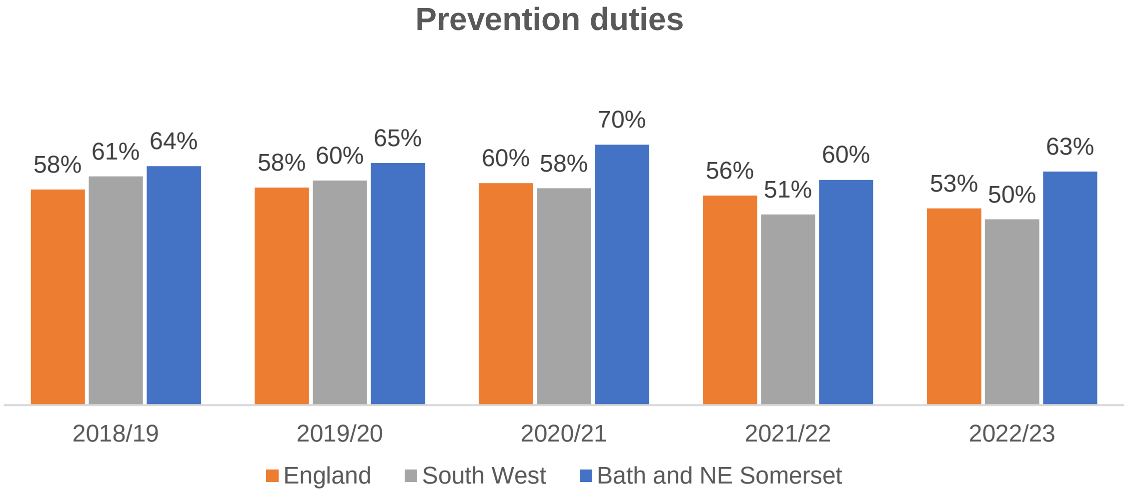
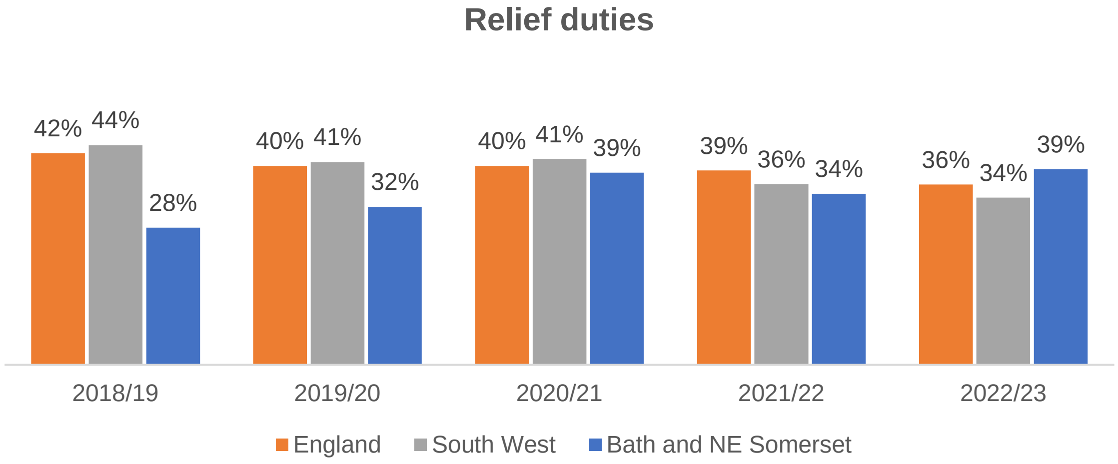
Homelessness – Outcomes, Prevention and Relief duties

% of owed duties ending with secured accommodation for 6+ months





Prevention duties
Bath & North East Somerset has had a **consistently higher proportion of successful outcomes** (households securing settled accommodation for 6+ months) for households that are at risk of homelessness (prevention duties) than England and the South West.

In 2022/23, this figure was 63% in B&NES (169 of 270 households) compared to 53% and 50% for England and the South West respectively. However, B&NES has seen a decrease when compared to 70% in 2020/21. Decreases can be observed in England for two consecutive years and in the South West for four consecutive years.

Of the 169 households with successful prevention outcomes in 2022/23:

- 82% (139) moved to alternative accommodation, and of these 93% (129) were accommodated within B&NES.
- The main type of accommodation secured was private rented sector 51% (86), followed by social rented sector 30% (50).
- 33% (55) were single females with dependent children.

Relief duties
Overall, **during 2022/23 B&NES had a higher level of successful outcomes** for households that are already homeless (relief duties) at 39% (99 of 252 households) compared to England (36%) and the South West (34%). This is the first time in the last 5 years that B&NES has seen a higher rate than national and regional figures.

This is a **15% increase** from 2021/22. Decreases across England and the South West can be observed for two consecutive years.

Of the 99 households with successful relief outcomes in 2022/23:

- 69% (68) moved into accommodation in the social rented sector and 22% (22) moved into private rented accommodation.
- 86% (85) were accommodated within B&NES.
- 36% (36) were single adult males.

Definition: Households owed a prevention duty i.e., where a household is assessed as being at risk of homelessness within the next 56 days. Households owed a relief duty, i.e., where a household is assessed as being already homelessness.
Source: DLUHC (2022-23), *Live tables on homelessness*, available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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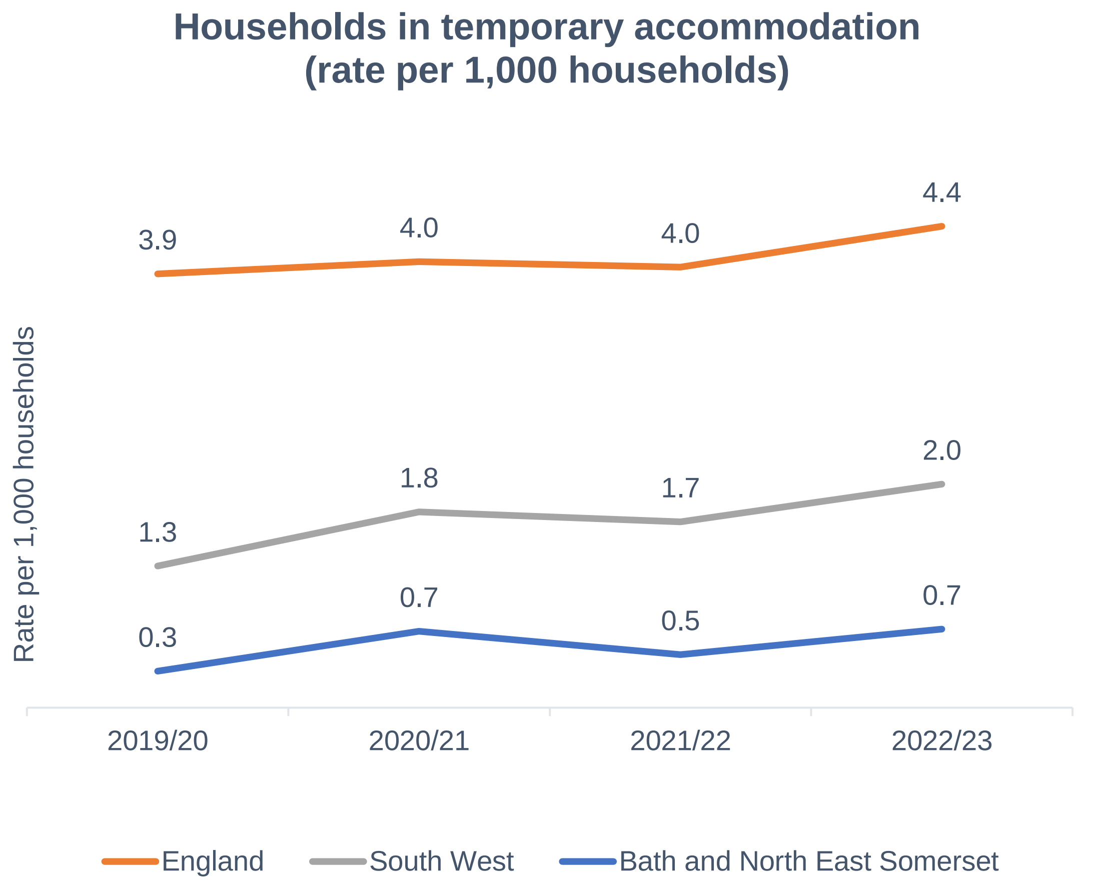
Homelessness – Temporary accommodation



Definitions: The legal definition of **homelessness** is that a household has no home in the UK or anywhere else in the world available and reasonable to occupy. **Temporary accommodation** is night/winter shelters, hostels, bed and breakfasts, woman's refuges, private and social housing.
Data note: DLUHC Official statutory homelessness statistics are available up to the end of March 2023. In house data system CIVICA data is available up to the end of September 2023.

Source:
DLUHC (2022-23) Live *tables on homelessness*, available from: www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables
and B&NES CIVICA in-house system.

Bath & North East Somerset has had a **consistently lower rate for households in temporary accommodation** per 1,000 households than England and the South West in the last four years.

At the end of March 2023:

- The rate of households in temporary accommodation was **0.7** (**58 households)**, compared to England (4.4) and the South West (2.0). This is a **40% increase** when compared to March 2022, 0.5 (39 households). Increases in rates between 2021/22 and 2022/23 can also be observed across England (10%) and the South West (18%).
- B&NES had a **higher** percentage of single households in temporary accommodation **69% (40 households).** 68% were single adult males / 33% were single adult females compared to England (**38%**) and the South West (**54%**) and a **lower** percentage of households with children **31%** (**18 households**). This is half the comparable percentage for England (62%) and the South West (46%).
- The main types of accommodation provided for the 58 households in temporary accommodation were bed and breakfast hotels (including shared annexes) **41% (24)**, hostels (including reception centres, emergency units and refuges) **33% (19)** and local authority or housing association (LA/HA) stock **22% (13).**
- The average number of nights spent in temporary accommodation was **86** for these 58 households. This represents a **28% decrease** when compared to the **119** nights at the end of March 2022 (Source B&NES CIVICA in-house system).

Internal data would appear to show a continued increase in the number and rate of homeless households in temporary accommodation between 1st April and the 30th September 2023, as well as an increase in the average number of nights for those households remaining in temporary accommodation when compared to the end March 2023.

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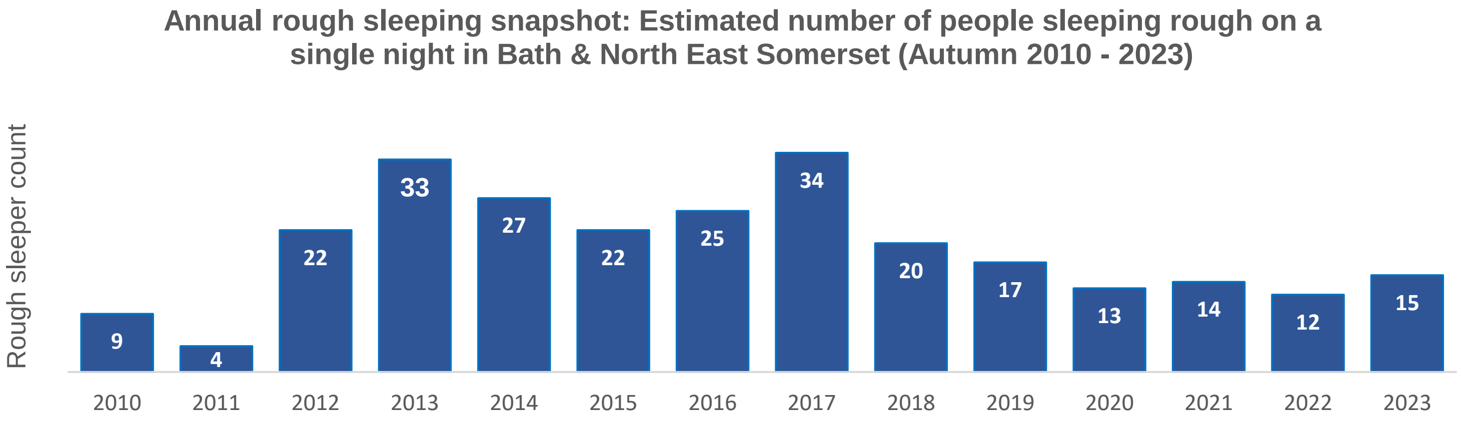
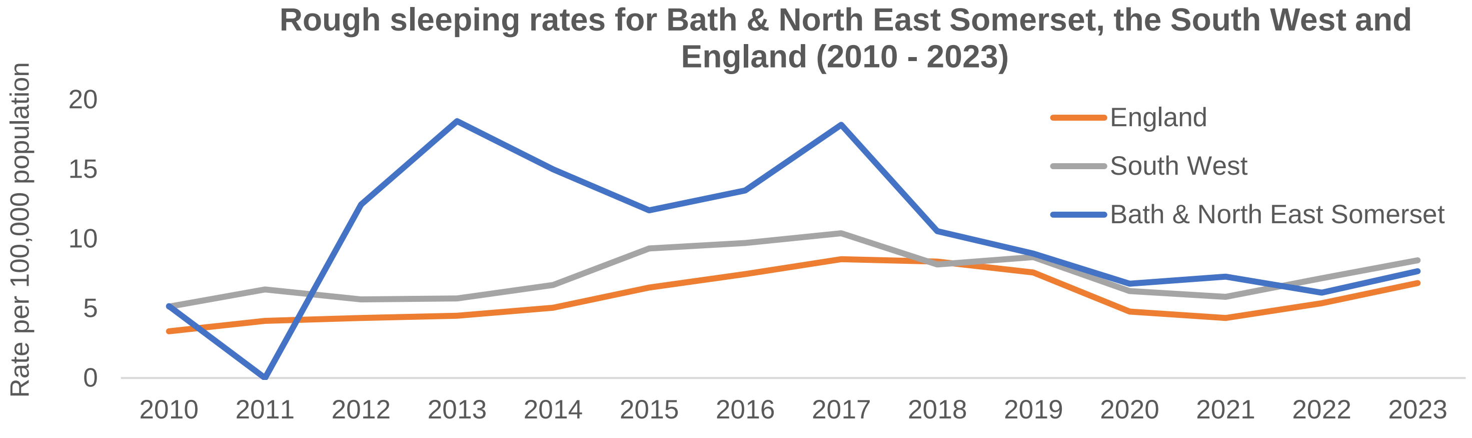
Rough Sleeping





Number of people sleeping rough in Bath & North East Somerset (Jan – Dec 2023) In-house reported data

2023	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Single night snapshot	10	8	11	10	10	11	10	13	15	19	**15**	13
Over the course of the month	30	27	36	42	34	37	38	35	53	65	49	44

- In 2023, there were **15** people estimated to be sleeping rough on a single night in Autumn in Bath & North East Somerset, this is **higher** than the number estimated in 2022 **(12)**, representing a **25% increase**.
- Both England and the South West have seen increases in the number of people estimated to be sleeping rough on a single night in Autumn 2023, the number increased by **829 & 75** respectively. **Increases** can be observed in both England and the South West for two consecutive years, but overall **decreases** when compared to the **peak in 2017**.
- The rough sleeping rate for 2023 in Bath & North East Somerset is **7.7 per 100,000 population.** The comparable rates for England and the South West are 6.8 and 8.5 per 100,000, respectively.
- The previous Government's strategy '[Ending Rough Sleeping for Good']() published in September 2022 has a clear and defined vision for ending rough sleeping, which is '**that it is prevented wherever possible, and where it does occur it is rare, brief and non-recurrent'**.

Definition: "People sleeping, about to bed down (sitting on/in or standing next to their bedding) or bedded down in the open air (such as on the streets, in tents, doorways, parks, bus shelters or encampments). People in buildings or other places not designed for habitation (such as stairwells, barns, sheds, car parks, cars, derelict boats, stations, or 'bashes' which are makeshift shelters, often comprised of cardboard boxes).
The definition **does not include** people in hostels or shelters, people in campsites or other sites used for recreational purposes or organised protest, squatters or travellers".
The annual rough sleeping snapshot can take place on a single date chosen by the local authority in Autumn, between 1 October and 30 November.
Data notes: 2023 Rough sleeping rates were populated using the 2022 Mid-Year population estimates for another year to provide a baseline.
Source: DLUHC Rough sleeping annual snapshot: Autumn 2023
2011-2023 ONS (2022), Mid-year population estimates
2010 ONS Mid-year population estimates for the UK and its constituent countries
2023 In-house reported data (Delta returns): No. of people sleeping rough on a typical night & No. of people sleeping rough over the course of the month in Bath & North East Somerset.

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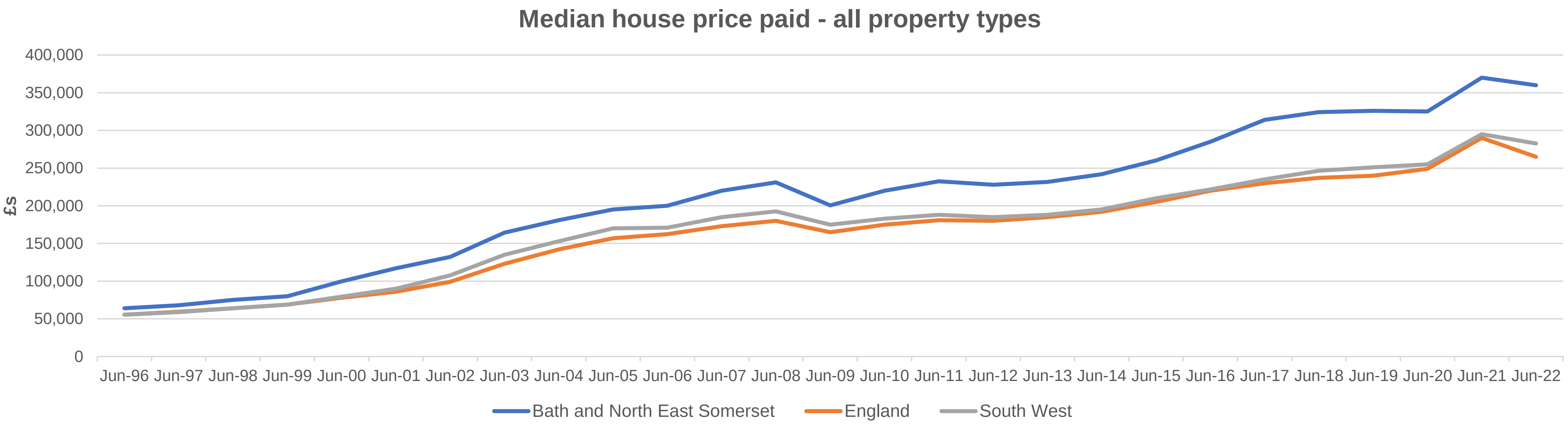
House Prices



- **House prices are considerably higher in Bath & North East Somerset** than in the South West and England (median price paid in June 2022 was around £360,000 vs £282,500 and £265,000 respectively).
- Recently, B&NES mirrored the national trend that saw house prices rise substantially between 2020 and 2021 (from ~£324,995 to £370,000 locally), though they have since fallen again in 2022 (£360,000).
- The fall in median house prices has been greater nationally than the reduction seen in B&NES and the South West.

Source: ONS (2023), *Median house prices for administrative geographies: HPSSA dataset 9*, available from: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset09

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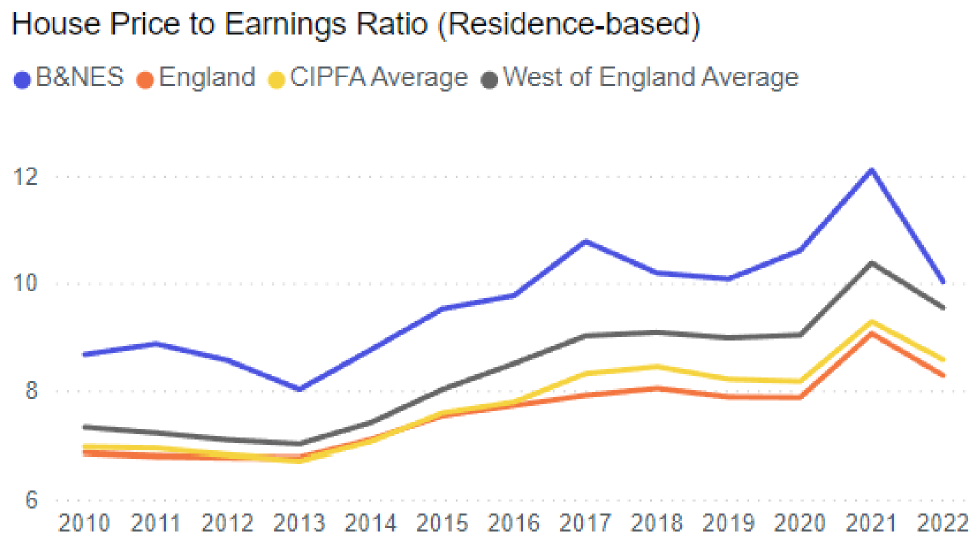
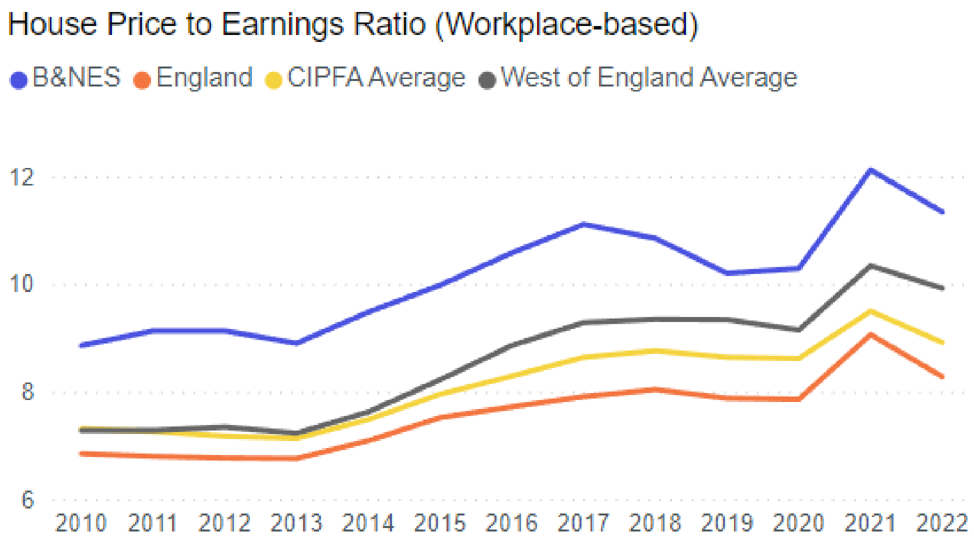
House Price to Earnings Ratio





- The **ratio of house prices to earnings (residence-based)** in B&NES continues to be **higher** than national, CIPFA and West of England[1] (WoE) levels. In 2022, the house price to earnings ratio was **10x annual earnings** in B&NES compared to **8x** nationally and **9.5x** in WoE. These ratios have **decreased** from 12x (B&NES), 9x (England) and 10x (WoE) annual earnings respectively in 2021.
- The **ratio of house prices to earnings (workplace-based)** in B&NES continues to be **higher** than national, CIPFA and West of England[1] (WoE) levels. In 2022, the house price to earnings ratio was **11x annual earnings** in B&NES compared to **8x** nationally and **10x** in WoE. These ratios have **decreased** from 12x (B&NES), 9x (England) and 10x (WoE) annual earnings respectively in 2021.
- Note: caution should be used in interpreting this indicator in terms of providing evidence of a recent improvement in house price affordability due to recent rises in mortgage interest rates.

Source: Data derived from national statistics published via LG Inform. Annual Survey of Hours and Earnings
Data Notes: CIPFA (Chartered Institute of Public Finance and Accountancy) – Statistically similar LA's for comparison. [1] **West of England** includes B&NES, Bristol, North Somerset and South Gloucestershire
Calculated by dividing house prices by gross annual earnings, based on the median of both house prices and earnings.
Residence-based shows what the people who live in an area earn in relation to that area's house prices, even if they work elsewhere.
Workplace-based indicates the extent to which employees can afford to live where they work, not where they necessarily already live, effectively reflecting the house-buying power of employees.

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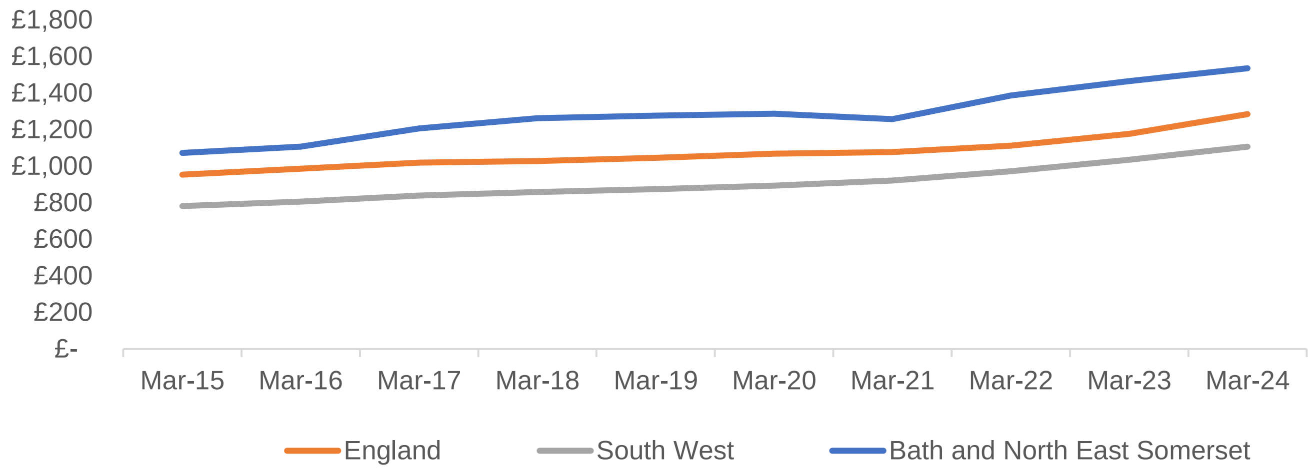
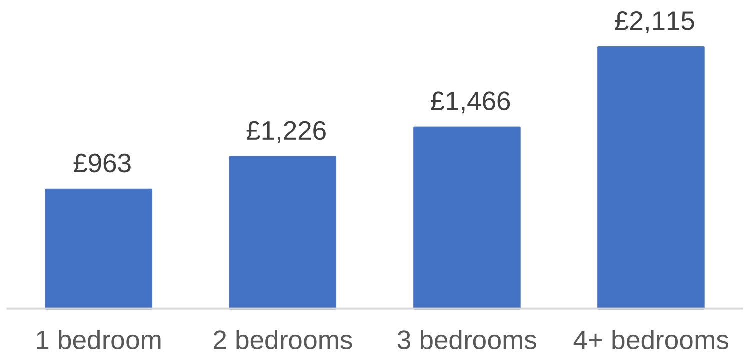
Private Rents and Affordability

Average private rent – All categories (March 2015 - March 2024)
Bath & North East Somerset, the South West and England

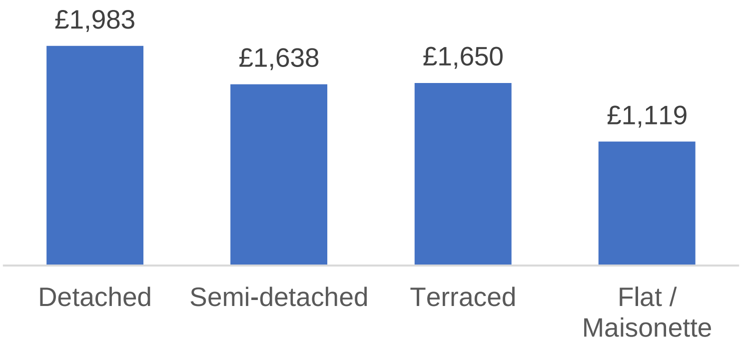


Average private rent (March 2024)
Bath & North East Somerset

By property size



By property type



- The average monthly private rent in Bath & North East Somerset is considerably higher than in the South West and England. The average monthly private rent in March 2024 in Bath and North East Somerset was £1,536 compared to £1,107 in the South West and £1,285 in England. [1]
- The average monthly private rental price in Bath & North East Somerset **increased** by **5%** (£1,466 in 2023 to £1,536 in 2024). The comparable figure for the South West is **+7%** and for England **+9%.** [1]
- Between 2015 & 2024 the average private rent in B&NES **increased** by **43%** (£1,073 in 2015 to £1,536 in 2024). The comparable figure for the South West is **+42%** and for England **+35.** [1]
- Across all property sizes (1 to 4+ bedrooms) in Bath & North East Somerset the average monthly private rents are higher than the maximum Local Housing Allowance (LHA). [2] The rapid decline in affordability has been seen across all parts of the country. [3]

Definition: Property owned by a private landlord and leased to a tenant. The landlord, in this case, could be an individual, a property company or an institutional investor.

Source: [1] Price Index of Private Rents (PIPR) from the Office for National Statistics (ONS), available from: https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/april2024
[2] https://beta.bathnes.gov.uk/local-housing-allowance-lha
[3] https://ifs.org.uk/publications/housing-quality-and-affordability-lower-income-households

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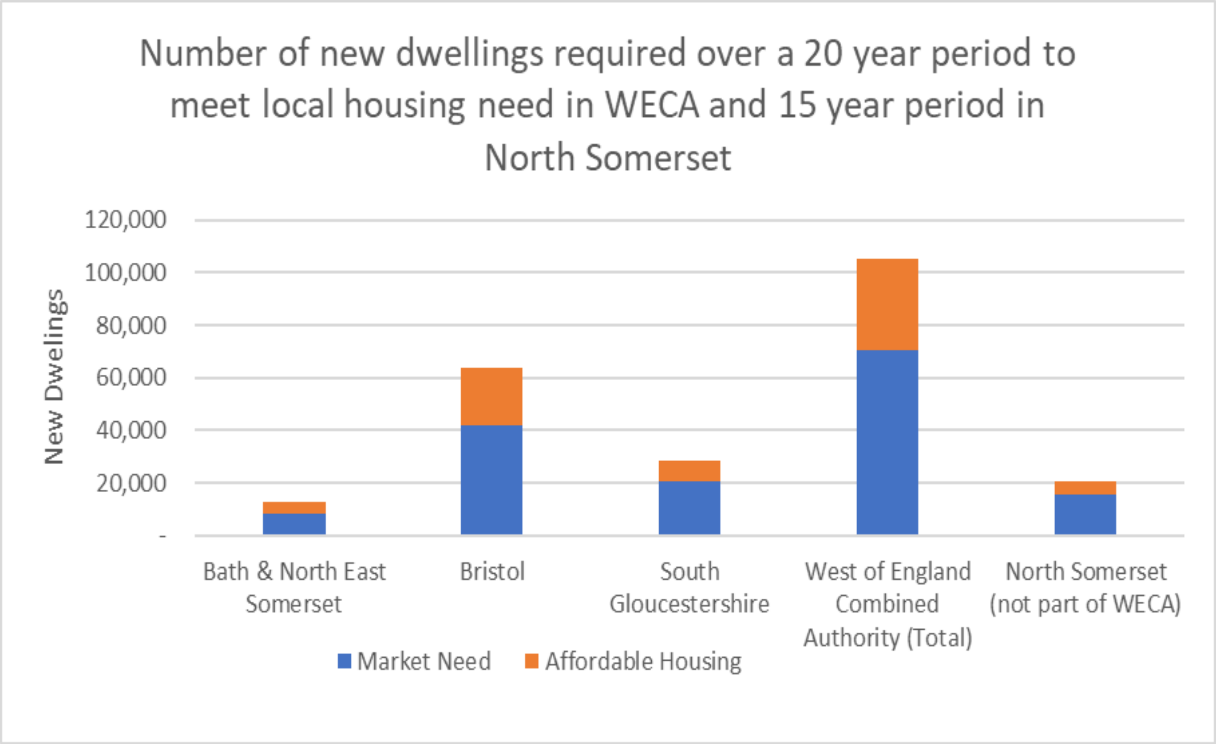
New and Affordable Dwellings



- **The West of England Local Housing Needs Assessment** September 2021 addresses the local housing need for new homes in the West of England Combined Authority and North Somerset.
- There are **8,060 new market dwellings** and **4,900 affordable homes (total of 12,960)** needing to be developed in B&NES **by 2040 to meet the local housing need.**
- On any new development in this area ***that has more than 10 properties***, **38%** of those new homes should be affordable housing i.e. housing that is for sale or rent for those whose needs are not met by the market.
- The latest needs data shows that **a higher level of affordable housing will be needed than in previous years.**
- Whilst delivery over the last three years has averaged 230 per year, this higher target will be challenging and will require a combination of strong delivery through the planning system, public subsidy and other strategic interventions, to deliver (Source: Enabling Manager, Housing).

Definition of Market Dwellings: That part of the Development which is general **market housing** for sale on the open **market** and which is not **Affordable Housing** Units

Definition of Affordable Dwellings: Housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Source: West of England Local Housing Needs Assessment (2021)

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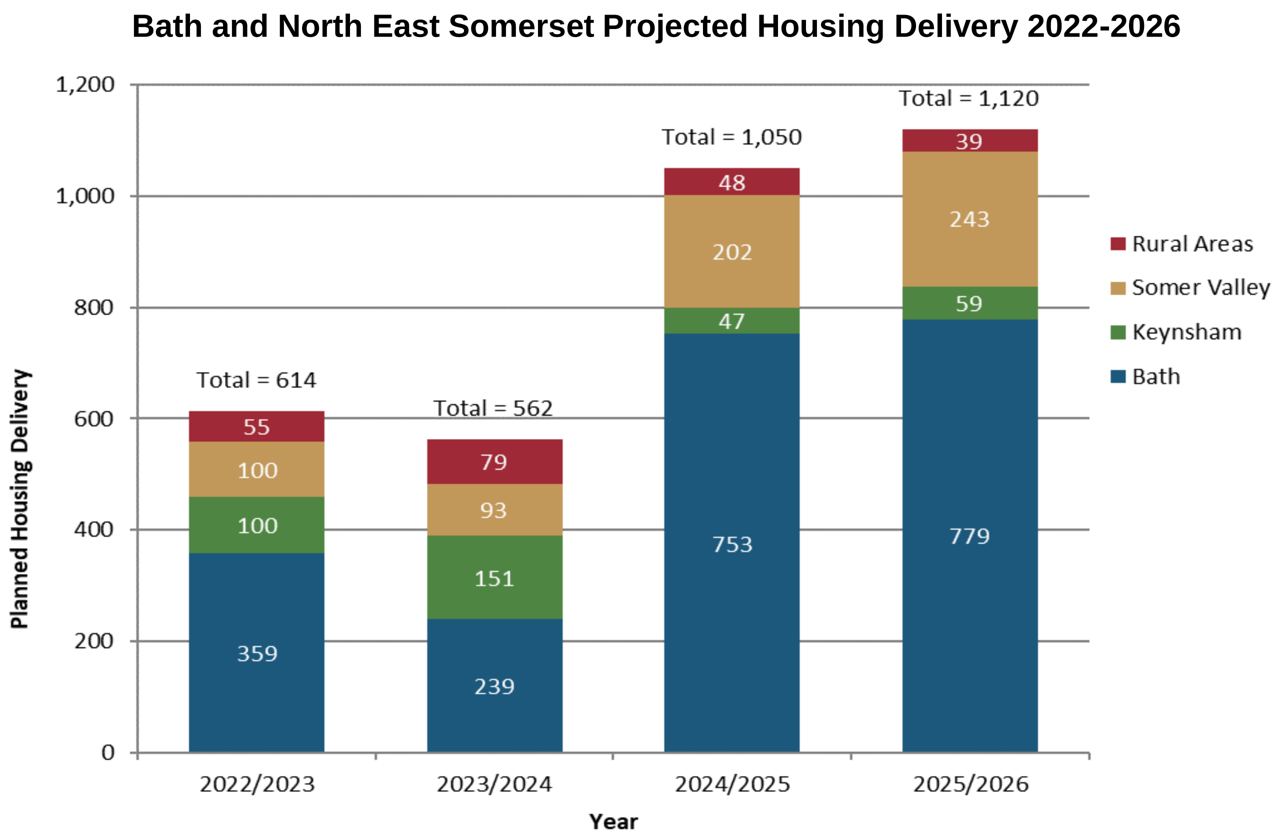
Housing – Future Developments



- The B&NES Core Strategy states that one of the main elements for the overarching strategy is to promote sustainable development by focusing new housing, jobs and community facilities in Bath, Keynsham, and the Somer Valley.
- According to current trajectory calculations there are a projected 3,346 houses to be built between 2022 and 2026. The majority of these are planned to be within the Bath area. However, this does not include student housing provision as it expects growth in student numbers to match growth in purpose-built accommodation.
- The standard method housing figure is reviewed annually by the government and due to changes in housing affordability in B&NES it has increased to 741 per annum (or around 14,800 by 2042) and will be discussed as part of future core strategy research.

Source: B&NES Internal Analysis (2022)