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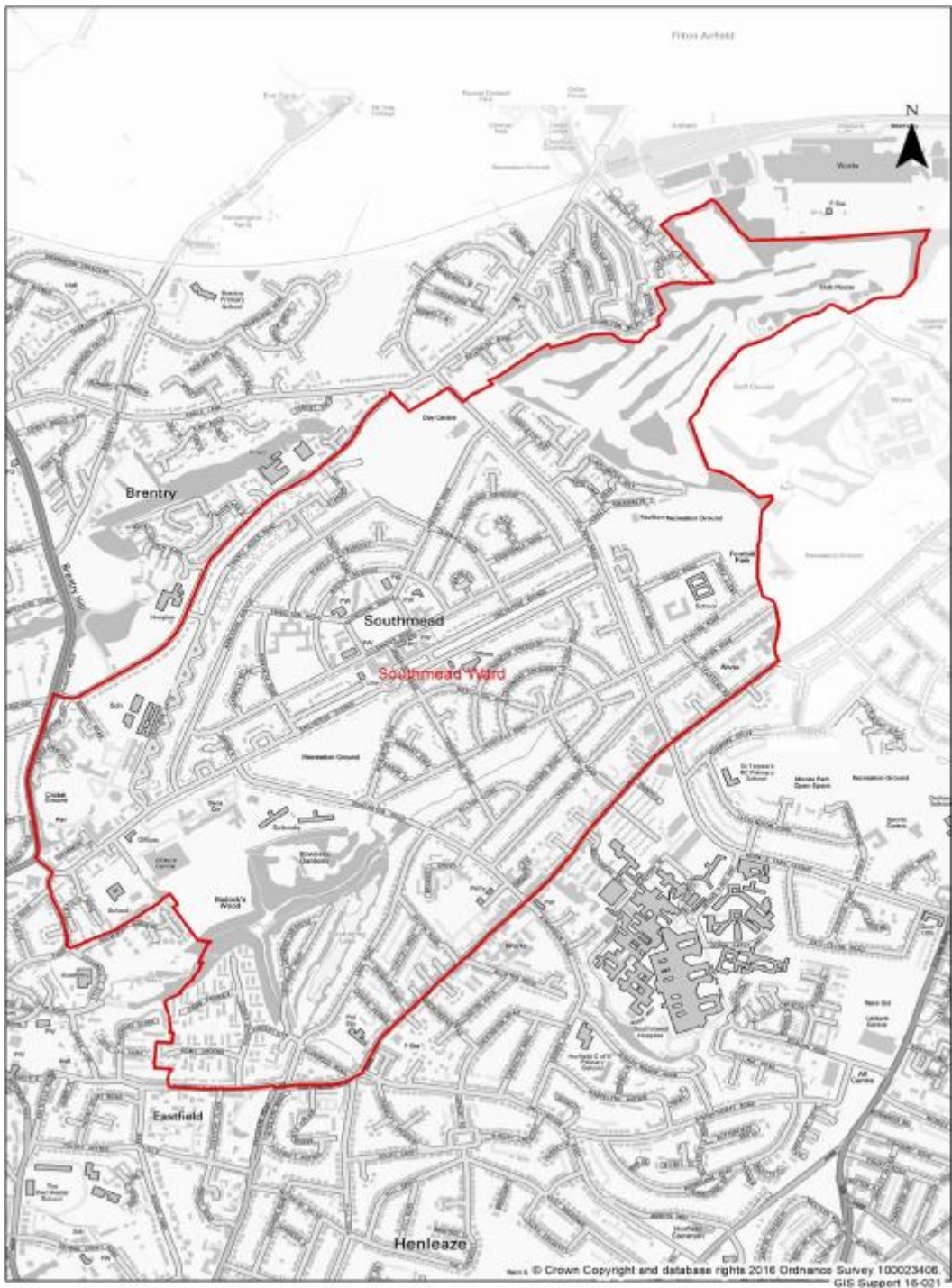
# Southmead Housing Needs Study

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September 2016

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## 1. Background

The purpose of this document is to set out Housing needs in Southmead and to record the communities' aspirations for new homes in Southmead.

This document has been put together in collaboration with Bristol City Council, United Communities, Southmead Development Trust and the BS10 Parks and Planning group.



The report brings together the following information:

- The profile of existing residents and the current housing stock in the area
- Information about housing needs in Southmead and in Bristol
- Resident aspirations for new homes in Southmead.

The report concentrates on the types of new homes needed in the area. It also touches on existing residents views of their current accommodation. It is not intended to be a detailed assessment of the wider needs of Southmead residents which is covered within Southmead Community Plan 2015-2025 – A better Future for Southmead available at <http://www.southmeadcommunityplan.co.uk/>.

Every effort has been made to ensure the information provided is as accurate as possible but it should be noted that:

- Information is taken from different points in time, and different sources, so may vary from other records/information available
- The ward boundary for Southmead has changed so that some data relates to the old ward boundary and some data relates to the new ward boundary.

Southmead is a northern suburb of Bristol where approximately 12,000 people live. Large-scale development of the area started in 1931 when around 1,500 homes were built (often referred to locally as the “old estate”). After the Second World War around 1,500 additional houses were built (often referred to locally as the “new estate”). In 2016 the Southmead ward boundaries changed. Southmead ward is now made up of 7 Lower Super Output areas (LSOA's)<sup>1</sup> as follows; Trymside, Southmead Central, Southmead East, Southmead West, Fonhill, Southmead North and Lake Road. Charlton Mead LSOA was in Southmead and is now covered within the ward boundary of Henbury and Brentry.

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<sup>1</sup> LSOA's are geography for the collection and publication of small area statistics. They are used on the Neighbourhood Statistics site and across National Statistics. They usually relate to an area with a population of around 1,500 people.



## 2. Southmead Stock Profile (Cross Tenure)



### 2.1. Summary

Southmead has a larger than average proportion of social rented stock. There are fewer households who own or privately rent their own home than the City average. Market rent and private sale homes, when they become available, have values below the Bristol averages. A significant proportion of the properties available to privately rent or sell are ex-council stock. There have been very few new homes built in Southmead over the last 20 years or more. Over half of the Council stock is made up of general needs semi-detached 3 bedroom houses. Thus the social housing stock profile is less diverse than in other parts of the city in terms of house type. Southmead has above City average rates of overcrowding.

### 2.2. Southmead property profile compared to Bristol and national averages:

**Table 1: Tenure (Source Census 2011) – new ward boundaries**

Tenure	Southmead	Bristol	National
Owned	2,541 (49.7%)	100,093 (54.8%)	64.3%
Social rented	1,834 (35.9%)	37,083 (14.4%)	17.6%
Private and other rented	738 (14.4%)	45,571 (24.9%)	18.1%

**Table 2: Tenure by LSOA (Source Census 2011) – new ward boundaries**

LSOA11 Code	E01014688	E01014689	E01014690	E01014691	E01014692	E01014694	E01014720
LSOA11 Local name	Trymside	Southmead Central	Southmead East	Southmead West	Fonthill	Southmead North	Lake Road
<b>All households</b>	<b>644</b>	<b>637</b>	<b>792</b>	<b>853</b>	<b>606</b>	<b>667</b>	<b>777</b>
Ow ned	255	143	397	465	274	371	488
Shared ow nership	1	2	14	16	6	0	2
Social rented	289	411	281	286	212	168	185
Private and other	99	81	100	86	114	128	102
<b>All households</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Ow ned	40%	22%	50%	55%	45%	56%	63%
Shared ow nership	0%	0%	2%	2%	1%	0%	0%
Social rented	45%	65%	35%	34%	35%	25%	24%
Private and other	15%	13%	13%	10%	19%	19%	13%

**Table 3: Accommodation Type (Source Census 2011)**

Accommodation Type	Southmead	Bristol
Detached	281 (5.3%)	11,164 (5.9%)
Semi-Detached	2,285 (43.2%)	49,983 (26.3%)
Terraced	1,580 (29.9%)	63,331 (33.4%)
Flat	1,139 (21.6%)	65,239 (34.4%)

Southmead is mainly made up of semi-detached and terraced homes.

**Table 4: Household Size (Source Census 2011)**

Household size	Southmead	Bristol
1 bedroom or less	14.15%	16.5%
2 bedrooms	19.4%	27.9%
3 or more bedrooms	66.4%	55.4%
Overcrowded Households	5.7%	5.2%
Average bedrooms per household	2.6	2.6
Average household size (persons per household)	2.4	2.3

Southmead ward is the 11<sup>th</sup> worst performing ward out of 24 wards in terms of overcrowded households (5.7% against a Bristol average of 5.2%).

**Table 5: Social housing stock in detail (Source Census 2011)**

	Total	0/1 beds	2 beds	3 beds	4+ beds	Sheltered
BCC Bristol*	27, 605	6,934	10,633	9,638	398	0
BCC Southmead*	1,904	510	324	1,042	28	
HA Bristol						
HA (United Communities) Southmead	50	0	27	20	3	0
Demand HCB* 2015	9389	3929	2721	1184	305	
Demand HCB 2016	9101	4141	2905	1608	447	

\*Home Choice Bristol

### 2.3. Housing for specific needs groups

Housing for older people: City wide 11% of BCC housing stock is designated as housing for older people (50+/SHOP) compared to 5.3% in Southmead. There are 46 BCC Supported Housing for Older People (SHOP) schemes in Southmead.

### 2.4. Private sector houses in multiple occupation (HMO's)

The number of HMOs in Southmead is not known. Licensed HMOS by Ward 2015 (Source: Bristol City Council) identify 1 HMO and 5 permitted occupants mandatory licences for the ward of Southmead. However, landlords do not currently have to register HMO's in Southmead so this will not be an accurate

picture. Anecdotally residents report that the number of HMO's is increasing with more people moving to Southmead to work at the hospital.

## 2.5. Cost of social housing rents in Southmead

**Table 6: Cost of social housing rents in Southmead**

**Average rents per week (2016 prices)**

House type	Av BCC Rents	BCC rents in SM	HA rents in SM (UC)	Private rents
1 bed flat	£75.97	£79.14	0	£145
2 bed flat	£81.73	£87.19	£103.12	£175.00
3 bed flat	£90.78	£99.08	0	NA
2 bed house	£93.14	£97.38	£107.15	£190.00
3 bed house	£100.38	£99.03	£122.07	£220.00
4 bed house	£106.20	£103.47	£133.16	NA
All properties	£88.24	£86.40	£112.39	NA

Data from BCC, United Communities and Rightmove/Zoopla research

Anecdotally residents report that private rented rates are increasing considerably with people having to move out of area due to the price increases (see Case Studies at [Appendix 2](#)).

## 2.6. House prices and comparison with city wide prices

Citywide the average house price in Bristol is £275,000 (April 2016). Currently in Southmead house prices are slightly lower than Bristol average with 2 beds at £195,000 and 3 beds at £220,000 (Rightmove and Zoopla 2016). However, few properties come to the market and nearly all of these are ex council stock. Anecdotally residents report that house sales are reaching unprecedented levels. Any new sale housing is likely to be very popular (both for home owners and for the buy to let market).

## 3. Profile of Southmead residents

### 3.1. Summary

11,956 people live in Southmead (Census 2011). Southmead has a higher than city average percentage of younger people (0-15) and a higher than city average percentage old people (65+). 16% of residents are from a Black or other Ethnic Minority background which is the same as the Bristol average and above the national average. Southmead has more than the city average number of residents who say that their day to day life is limited due to their long term health condition. Southmead has 1,261 carers. Of these 45.4 % (city average 36%) have caring responsibilities of over 20 hours, each week. Southmead has only slightly lower than average number of economically active working age adults. Southmead has a higher proportion of residents retired, caring for others or off long term sick than the city average.

Trymside and Southmead Central LSOA's both fall within the most deprived 10% in England in terms of multiple deprivation. These LSOA's also fall within the most deprived 20 % in England in terms of "Barriers to housing and services".

### 3.2. Profile

11,956 people live in Southmead (Census 2011).

**Table 7: Age Groups**

Age	Southmead	Bristol
0-15	23.8%	18.7%
16-24	11%	15.4%
25-39	21.2%	25.6%
40-54	18.8%	17.9%
55-64	9%	9%
65 +	16.2%	13.3%

Data source: Office for National Statistics 2014

Southmead has a higher than city average number of younger people and older people.

**Table 8: Identity**

Ethnic Group	Southmead	Bristol	England and Wales
White Total	10,069 (84.2%)	359,592 (84%)	86%
Black and Minority Ethnic Group Total	1,887 (15.8%)	68,642 (16%)	14%
<b>Migration</b>			
Born in UK	84.5%	85.3%	86.6%
Resident in UK: Less than 2 yrs.	1.8	2.2	1.7
Resident in the UK: More than 2 and less than 10	8.9%	6.7%	4.9%
Resident in UK: 10 years or more	4.8%	5.8%	6.8%

Southmead BME community has been growing particularly over the last 10 years and is now in line with city average.

**Table 9: Health and Care**

Limiting long-term illness	Southmead	Bristol	England & Wales
People whose day-to-day activities are limited a lot	1,359 (11.4%)	34,570 (8.1%)	8.5
People whose day-to-day activities are limited a little	1,222 (10.2%)	37,154 (8.7%)	9.4
People aged 16 to 64 whose day-to-day activities are limited a lot	617 (8.4%)	15,908 (5.4%)	5.8
People aged 16 to 64 whose day-to-day activities are limited a little	661 (9%)	20,499 (7%)	7.2

Southmead has more people whose day to day activities are limited because of a long term limiting long-term illness than city averages.



**Table 10: Carers**

All people who provide unpaid care	Southmead	%	Bristol	%	England & Wales
Total number of carers	1,261	100.0	40,138	100.0	100.0
1-19 hours a week	689	54.6	25,709	64.1	63.2
20-49 hours a week	213	16.9	5,253	13.1	13.4
50 or more hours a week	359	28.5	9,176	22.9	23.4

Source: Census 2011

Southmead has more carers and the city average and more carers who are full time carers.

**Table 11: Economic Activity**

Economic Activity	Southmead	%	Bristol	%	England & Wales
Total number of people aged 16-74	8,278	100	321,506	100	100
Total Economically active aged 16-74	5,650	68.3	227,119	70.6	69.7
Total Economically inactive aged 16 to 74	2,628	31.7	94,387	29.4	30.3
Retired	1,021	12.3	31,534	9.8	13.8
Student	355	4.3	28,932	9.0	5.8
Looking after home or family	453	5.5	12,556	3.9	4.3
Long-term sick or disabled	511	6.2	13,973	4.3	4.2
Other	288	3.5	7,392	2.3	2.2

**Table 12: Unemployment**

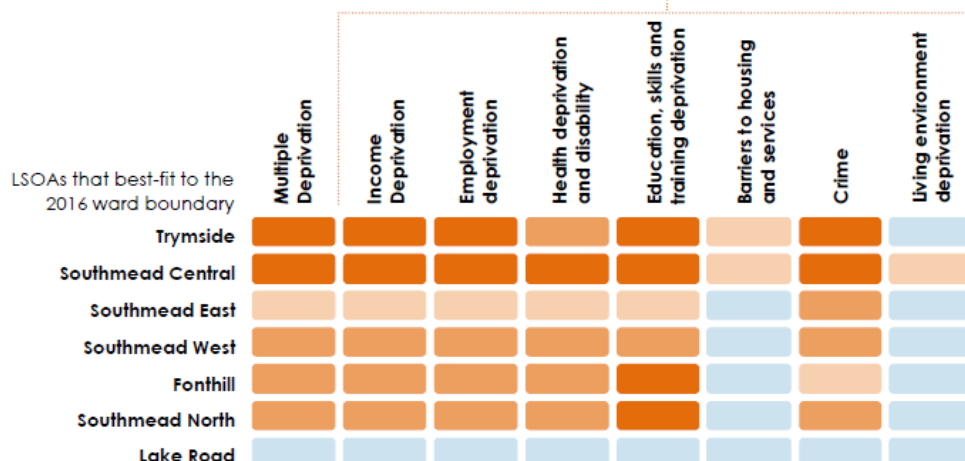
Unemployment	Southmead	%	Bristol	%	England & Wales
Total Unemployed aged 16-74	453	100	13,817	100	100
Aged 16 - 24	140	30.9	3,752	27.2	27.9
Aged 50 – 74	63	13.9	2,179	15.8	18.5
Who have never worked	85	18.8	2,095	15.2	16.2
Who are long term unemployed	195	43	5,134	37.2	39.3

Southmead has only slightly lower than average number of economically active working age adults.

Southmead has a higher proportion of residents retired, caring for others or off long term sick than the city average.

### 3.3. Deprivation in Southmead 2015

Multiple Deprivation is split into the following separate dimensions, or 'domains' of deprivation:



Source: Indices of Deprivation 2015  
Deprivation in Bristol 2015 report  
(Bristol City Council).



Trymside and Southmead Central LSOA's both fall within the most deprived 10% in England in terms of multiple deprivation (including income deprivation, employment deprivation, health deprivation and disability, Education, skill and training deprivation and Crime deprivation<sup>2</sup>). These LSOA's also fall within the most deprived 20 % in England in terms of "Barriers to housing and services".

<sup>2</sup> The level of deprivation in each LSOA based on its England rank. Generally those LSOAs which fall within the most deprived 10% in England are regarded as the most deprived areas nationally.

## 4. Housing need in Bristol and Southmead

### 4.1. Summary

The Wider Bristol HMA Strategic Housing Market Assessment recommends the need to deliver of 85,000 new homes over the 20 year period 2016-36. Of these 29,100 will be affordable homes. The Mayor has pledged that the city will be delivering 2,000 new homes a year by 2020 of which 800 will be affordable.

There are around 10,000 people registered with HomeChoice (2015/2016) of which approximately 250 are Southmead residents currently living in Southmead. On average 60 re lets become available each year in Southmead. The demand for social housing is greatest for 1 and 2 bedroom properties.

Satisfaction with housing of BCC tenants is higher in Southmead than in other parts of Bristol.

### 4.2. Wider Bristol HMA Strategic Housing Market Assessment<sup>3</sup>

“The population projections (West of England) based on long-term migration trends identified that the population was likely to increase from 936,900 persons to 1,083,100 persons over the 20-year period 2016-36; a 20-year increase of 146,100 persons, equivalent to an average of around 7,300 persons each year. The trend-based household projections identified a growth of 75,800 households based on the previous population projections, which yielded a housing need of 78,500 dwellings with the Full Objectively Assessed Need (OAN) established to be 85,000 dwellings over the 20-year Plan period 2016-36. Of these the report recommends that 29,100 should be affordable housing.”

**Table 13: Market and affordable housing mix for Wider Bristol 2016-2036 (draft figures)**

		Housing Need		Net Change 2016-36	Impact of OAN Uplift	TOTAL CHANGE 2016-36
		2016	2036			
<b>MARKET HOUSING</b>						
Flat	1 bedroom	27,900	31,300	3,400	100	3,500
	2+ bedrooms	43,200	49,000	5,800	400	6,300
House	2 bedrooms	46,400	53,000	6,700	600	7,300
	3 bedrooms	176,900	205,700	28,800	2,500	31,200
	4 bedrooms	56,900	63,200	6,200	600	6,900
	5+ bedrooms	8,900	9,600	700	100	800
<b>Total Market Housing</b>		<b>354,700</b>	<b>406,300</b>	<b>51,600</b>	<b>4,400</b>	<b>55,900</b>
<b>AFFORDABLE HOUSING</b>						
Flat	1 bedroom	15,200	20,600	5,400	600	6,100
	2+ bedrooms	14,000	19,100	5,100	500	5,500
House	2 bedrooms	9,500	14,100	4,600	300	4,900
	3 bedrooms	17,400	26,600	9,200	700	9,900
	4+ bedrooms	1,900	4,500	2,600	100	2,700
<b>Total Affordable Housing</b>		<b>58,000</b>	<b>84,900</b>	<b>26,900</b>	<b>2,100</b>	<b>29,100</b>
<b>TOTAL</b>		<b>412,700</b>	<b>491,200</b>	<b>78,500</b>	<b>6,500</b>	<b>85,000</b>

Source: Wider Bristol HMA Volume 2 (draft)

<sup>3</sup> Jointly commissioned by the West of England local authorities (Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire) to identify the functional Housing Market Areas (HMAs) covered by the four local authorities, in particular to establish the extent of the Wider Bristol HMA, and subsequently prepare a Strategic Housing Market Assessment (SHMA) for the Wider Bristol HMA.

### 4.3. More than a Roof Bristol's Housing Strategy 2016-2020

The strategy identifies the need for affordable housing at 18,800 which equates to 940 homes per year. The Mayor has pledged to work with city partners to try and achieve 2,000 new homes to be built each year in Bristol by 2020 of which 800 will be affordable.

### 4.4. HomeChoice Bristol Housing register

In 2015 there were 9,389 households registered on HomeChoice Bristol, but only 8,157 of those were active and able to bid. 256 (3.1%) of all active applications were from households living in Southmead with the following housing needs. In 2016 there were 9,101 households registered on HomeChoice Bristol with 211 (2.4%) active applicants from people living in Southmead. The table below does not in itself demonstrate the need for social housing in Southmead. As is shown in Table 15 and Table 16 there are very few re lets becoming available in Southmead and thus few opportunities exist to bid on properties.

**Table 14: Housing register 2016**

Housing register	1 bed need	2 bed need	3 bed need	4 bed need	5 bed need	6 bed +
Bristol 2015	3929	2721	1184	239	57	9
Bristol 2016	3748	2481	1141	233	55	12
Southmead 2015	117	81	44	11	2	0
Southmead 2016	106	57	38	8	2	0

### 4.5. Supply of available social housing (relets) 2013 - 2016:

**Table 15: Supply of available social housing (relets)**

Supply of available social housing (relets)	HA & BCC relets in Bristol (HCB)	BCC in Southmead	HA in Southmead
2013/14	2090	71	9
2014/15	1948	54	12
2015/16	1996	60	9

The number of homes available each year is very low with demand outstripping supply several times over. So for example, in 2015/2016 60 relets became available in Southmead. During 2016 221 Southmead residents were active and bidding on the HomeChoice Bristol register. The 221 figure will not include people from Southmead currently living outside of the area but wishing to move back to Southmead (see Case Studies).

**Table 16: Bedroom size of homes relets in 2013-2016**

Year	Area	0/1 bed	2 bed	3 bed	4 bed	5 bed
2013/2014	Bristol	882	812	369	27	0
	Southmead	27	17	38	0	0
2014/2015	Bristol	821	748	352	26	1
	Southmead	25	11	31	1	0
2015/2016	Bristol	930	719	320	22	5
	Southmead	40	10	19	0	0

Table 16 clearly illustrates that 1 and 2 bed properties are in highest demand followed by 3 bed properties.

**Table 17: Band of households who successfully bid for BCC homes 2014/16**

		Band 1	Band 2	Band 3	Band 4	Band 5
2014/2015	Bristol	120	604	796	264	164
	Southmead	7	21	33	5	2
2015/2016	Bristol	257	1263	269	207	257
	Southmead	13	39	6	11	13

For context bands 1-3 households awarded for reasons including priority for homelessness, severe harassment or being 2 or more bedrooms short/excess of requirement. The most common reason for being awarded band 4 is, in order: one bedroom short of requirements, social need or health reasons.

Households in housing need, especially those in band 4, often choose to bid for homes they have a realistic chance of being offered, even if they are not in their preferred locality.

**Table 18: No's of bids for relets 2014-2016**

		0-10	11-25	26-50	51-75	76-100	100+
2014/2015	Bristol	450	95	126	181	186	910
	Southmead	15	6	4	9	7	27
2015/2016	Bristol	516	117	167	146	172	878
	Southmead	16	7	4	2	1	39

Table 18 shows the number of bids (expressions of interest) from households on HomeChoice Bristol for empty BCC homes being let. This information can be used as an indication of demand for individual properties or considered collectively to establish demand for certain localities or properties. So this table tells us that there were more than 100 bids on 39 of the properties that became available in Southmead in 2015/2016.

**Table 19: Types of homes receiving high/low bids**

	1-10	76+
Bristol	Sheltered	Bungalows, 2 bed houses
Southmead	Sheltered	Bungalows, 3 bed houses

Table 19 illustrates the high demand for bungalows, 2 and 3 bed properties.

#### 4.6. Housing needs of specific groups

Information about the housing needs of specific groups is limited, what is known is as follows:

- BCC know how many older people are on the housing register but despite an aging population demand for most types of housing specifically for older people is in decline (extra care housing and bungalows tend to be the exception). Location is important to older people most of whom need to be close to amenities and local connections.
- Anecdotally BCC say that BME households prefer central locations but there is an increase in BME households moving to non-central locations. The BME Housing Needs in Bristol is now 9 years out of date and contains little practical information.

- Anecdotally the community report that young families are struggling to find accommodation in Southmead and are having to locate to other parts of the cities away from family connections and support networks.

#### 4.7. Satisfaction levels of BCC residents

BCC carry out an annual survey of all their residents to assess satisfaction levels with both their homes and their services. The table below looks at the responses from different neighbourhood areas. Southmead is logged with Henbury but tends to show a positive response to the survey compared to other areas of the city. The table shows number of respondents and overall percentages.

**Table 20:** Satisfaction levels BCC residents

	Overall	Quality of home	Neighbourhood	Rent	Service charges	Repairs	Listening and responding
Shirehampton & Ridingleaze	77% (109)	77% (111)	82% (105)	72% (104)	73% (33)	82% (111)	55% (110)
<b>Southmead &amp; Henbury</b>	<b>84% (126)</b>	<b>85% (126)</b>	<b>86% (109)</b>	<b>73% (117)</b>	<b>73% (30)</b>	<b>83% (126)</b>	<b>59% (126)</b>
Horfield	73% (71)	81% (74)	76% (70)	72% (69)	56% (9)	73% (74)	73% (55)
Ashley	82% (33)	73% (33)	81% (27)	75% (32)	69% (16)	84% (31)	53% (34)
Fishponds	80% (92)	82% (96)	77% (83)	74% (90)	65% (31)	80% (90)	56% (94)
Easton	76% (58)	76% (63)	72% (50)	69% (59)	63% (38)	77% (61)	53% (60)
St George & Barton Hill	79% (94)	84% (95)	79% (80)	78% (90)	79% (29)	83% (94)	53% (88)
Knowle & Stockwood	77% (149)	81% (156)	80% (143)	74% (145)	80% (20)	83% (151)	58% (153)
Bedminster	83% (131)	81% (131)	89% (115)	78% (125)	76% (79)	84% (128)	58% (130)
Withywood	73% (59)	72% (58)	75% (51)	67% (55)	60% (10)	84% (58)	49% (57)
Hartcliffe	81% (68)	77% (73)	88% (65)	71% (66)	84% (25)	82% (71)	55% (69)



## 5. Community aspirations for new homes in Southmead

### 5.1. Summary

Since 2013 there have been a number of consultation events and a detailed community survey carried out to inform the development of a Community Plan. There have also been a number of specific site consultation events to inform the proposed housing development on the Dunmail site. In addition there has been community consultation on a proposed community led development at Glencoyne Square and Arneside. Residents are keen to see the delivery of council, housing association and private homes. They are also keen to see a local lettings policy alongside this. There is growing interest in community led housing with assets retained for the benefit of local projects.

### 5.2. Results of the Southmead Survey

During 2013 879 Southmead residents completed a Southmead Survey. The survey asked about all aspects of living in Southmead. The results were used to develop a community plan. For detailed results visit <http://www.southmeadcommunityplan.co.uk/download-southmead-community-plan/>.

There were two questions within the survey regarding housing. Full results are included in [Appendix 1](#) with summary results as follows:

#### a. Housing is likely to be built as part of a development. What would you want to see?

Residents expressed a desire to see council/housing association homes, community owned housing and private housing. People were keen to see a diversity of housing types with a strong desire for smaller houses, retirement bungalows and houses adapted for disabled people.

#### b. If you wanted to move, are there any barriers which would prevent you from moving?

658 people answered this question. 40% of residents said they couldn't afford a different home, 31% said they would not want to move away from family ties and 24% said that a suitable home was not available.

### 5.3. Other consultation feedback

- Residents talk of the challenges facing young families who face being housed in other parts of the city away from their families, social and support networks
- Residents are concerned about pressure on school places associated with an increase in the population
- The need is felt to be greatest for two and three bedroom homes
- Preferred tenure type is home ownership or renting from the Council
- In focus groups when asked why residents preferred BCC to other social housing providers the main reason given was rental costs
- There are older people living in three bedroom homes wishing to down-size but who cannot afford to move
- Residents talked of negligent landlords, poorly maintained properties and rising private rental rates
- Residents talked of having to move to other parts of the city because the private rents were becoming unmanageable in Southmead with residents citing the expansion of Southmead Hospital as a key issue in relation to the increased demand for private rented homes.

## **6. Southmead sites**

There is one sizable site (Dunmail school site – see [Appendix 3](#)) available for the delivery of new homes. Approximately 150 homes are proposed for this site of which one third will be affordable homes. A planning application will be submitted during 2016 with work on site planned for 2017.

Aside from Dunmail there are a small number of other sites being considered for housing. The first is at Penpole. The second, Glencoyne Square/Arnside (see [Appendix 4](#)), is a community led proposal at very early consultation stage.

Together these sites could deliver in the region of 350 new homes for Southmead.

Over the city boundary and into South Gloucestershire lies the now redundant Filton Airfield. This site is 141.79 ha (350.35 acres) with outline planning consent for 2,675 Residential Units and 25 ha (62 acres) of Employment Land. The development will also deliver new Community, Health and Educational Facilities.

## 7. Key findings

- i. More homes of all types are needed across Bristol and evidence from this report demonstrates that there is considerable need for new homes for Southmead residents.
- ii. Delivering new homes in Southmead will help to address the chronic housing need in Bristol and, where possible, those in housing need in Southmead. An additional benefit of new homes will be the increase in the local population which could make the provision of services, shops and amenities more attractive and viable. There is a perception that there is inadequate school place provision in Southmead to meet the needs of new families, however this is not borne out by data on school places and the issue is probably more in relation to school choices rather than overall school places.
- iii. It would be beneficial to increase the range of tenure types in the area to help to create diversity and, in turn, sustainable communities. There is demand for social housing in the area but the range of property types and sizes needs to be increased. The area is predominantly made up of three bedroom houses and there needs to be an increase in smaller homes and flats/apartments. There is a need for accommodation suitable for older and disabled people. Priority should be given to the delivery of 1 and 2 bedroom homes (both for social rent and for sale) though there will continue to be growing demand for 3 bedroom properties with some demand still for 4 and 5 bedroom homes.
- iv. Consideration needs to be given to the design, quality and energy efficiency of new homes regardless of tenure type. Southmead residents are keen to see Southmead take a lead in championing “accessibility” for disabled people within new developments and any new developments should address this.
- v. Anecdotal evidence suggests that there are groups of residents who consider themselves to be in housing need who are less likely to be able to access new homes. The first group is older owner occupiers without enough equity to move. The second is social housing tenants who are considered adequately housed but would prefer to move to a larger or smaller home or a different location.
- vi. Housing for older people: further work is required to assess the need for extra care / supported housing and Southmead should be considered in relation to the proposed commissioning of extra care housing schemes, as part of BCC’s Bristol Retirement Living plan (set to deliver a total of 222 affordable flats and 764 flats for private sale to older people by 2023)<sup>4</sup>.
- vii. Meeting the needs of BME residents: Addressing the housing needs of BME families requires a city wide approach and work is required to refresh data on housing needs for BME communities with actions for Southmead identified and addressed.
- viii. There is community aspiration that a local lettings policy is created for any new social homes to ensure that local people in housing need benefit from developments; where “local” is defined as having a connection (living, caring or working in Southmead). BCC have indicated a local lettings level of 20% of new affordable homes with Housing Associations and community members expressing a preference for a higher percentage at least 30%. Work is ongoing to negotiate and finalise the policy.
- ix. Residents are concerned about negligent landlords, poorly maintained private rented homes and insecure tenancies. The Southmead community could consider developing an ethical lettings charter for the area, in partnership with Acorn for example.
- x. Residents are keen that any for sale homes are marketed at “Southmead” as this provides an opportunity to increase pride and promote a positive image for the area. Developers should be encouraged to market all homes for sale as “Southmead homes”.

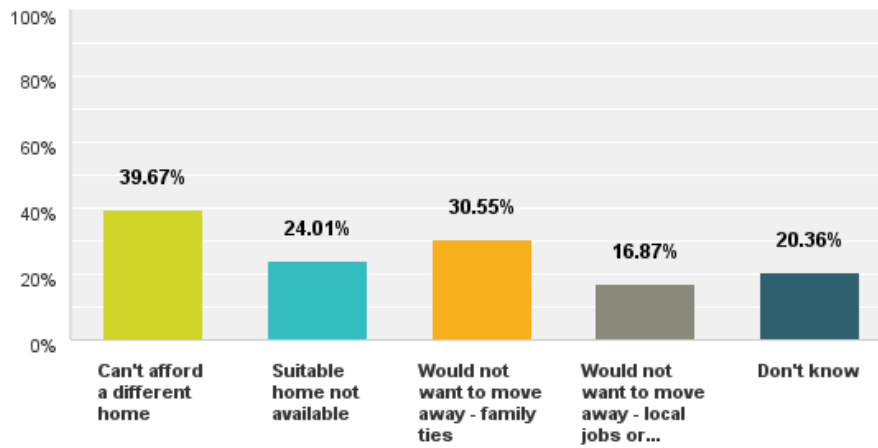
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<sup>4</sup> More than a Roof Bristol’s Housing Strategy 2016-2020

## Appendix 1: Results of the Southmead Survey

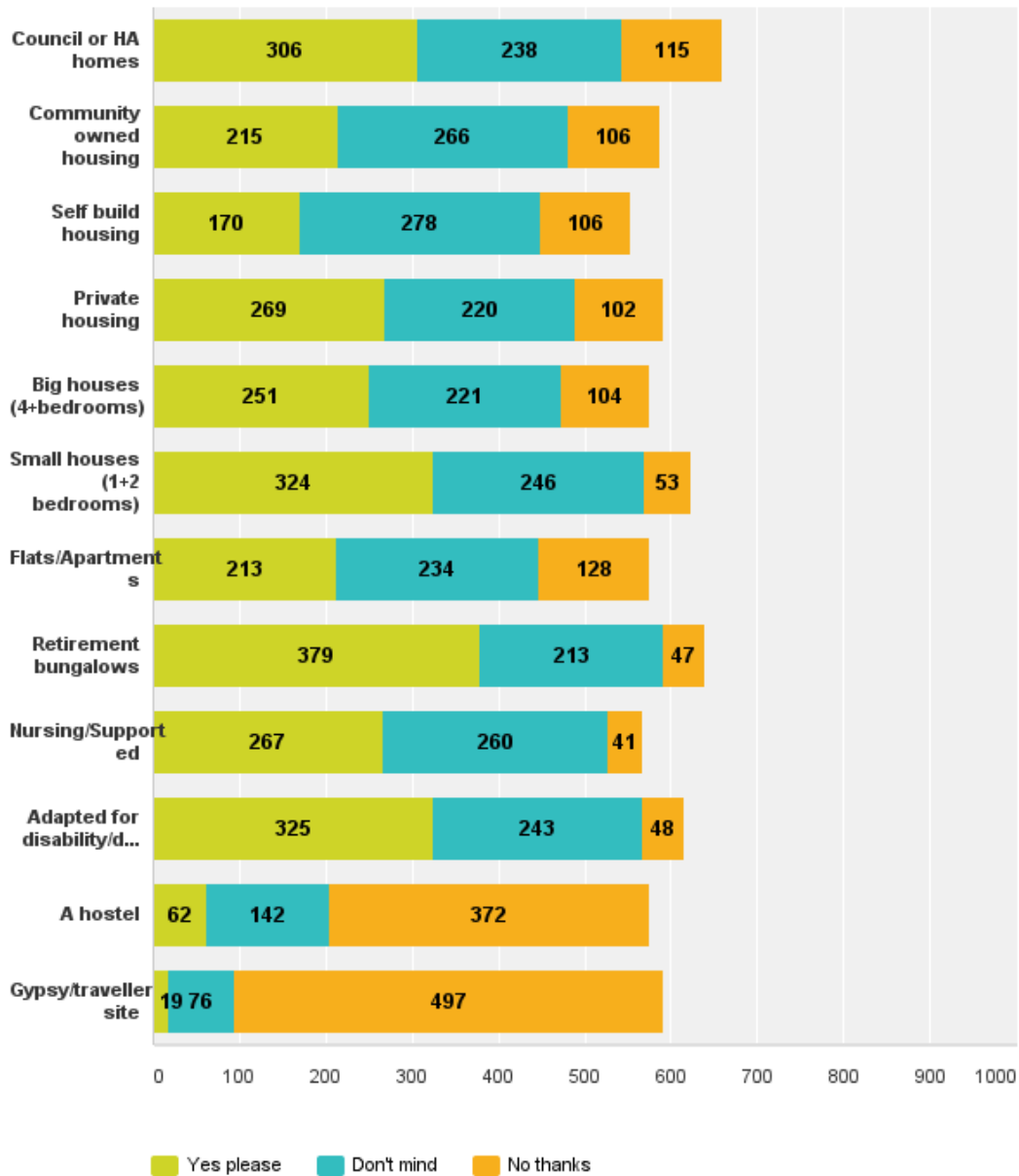
**Q29 If you wanted to move, are there any barriers which would prevent you from moving? (tick all that apply)**

Answered: 658 Skipped: 221



## Q28 Housing is likely to be built as part of a development. Would you want to see:

Answered: 746 Skipped: 133



## Appendix 2: Case Studies

Case Study A	Resident A has lived in Southmead all of her life and has always been active in the community. She has one daughter still living at home with her children having moved into their own homes outside of Southmead due to the lack of appropriate housing locally. Resident A has lived in private rented for many years. Recently, her landlord gave her notice to quit. Resident A is now unable to afford Southmead private rental rates and has had to move her and her family to another neighbourhood in North Bristol.
Case Study B	Resident B is a young professional single person. She grew up in Southmead and would like to buy a home and live with friends. She is saving for a deposit. There are not suitable 1 or 2 bed flats to buy in Southmead and so though she loves Southmead and wants to be near her family and friends, she will most likely have to buy outside of the area.
Case Study C	Resident C has four children. One of her children has special needs and requires their own room. Resident C has had to leave the area and has moved to Lockleaze as there was no suitable housing in Southmead. Resident C has carers from Southmead who provide support. They now have to travel to Lockleaze.
Case Study D	Resident D is divorced from his wife and they share responsibility for their children. Resident D would like to stay in Southmead so that he can take the children to school and be around as much as possible. However, he rents privately and has had to rent outside of Southmead.
Case Study E	Residents E are a couple living in a 3 bed council house. The house has too many stairs both in the property and up to the front door. There are unable to get in or out of the house with their electric mobility scooter. They feel isolated. They would like a smaller 1 or 2 bed home.
Case Study F	Resident F has a small baby and is currently living with her parents but needs to move. She has had to accept an offer on a house in South Bristol as this was the only 2 bed home available to her. She wants to move back to Southmead to be near her family and in particular her elderly grandparents.
Case Study G	Residents G lives in a housing association home but is working and would like to buy a home. They were unable to find a home in Southmead and have bought in Southmead having to move their children to a new school.



### Appendix 3: Dunmail

Site location of Dunmail and early architects sketch of proposed scheme.

Images c/o United Communities





## Appendix 4: Glencoyne Square/Arneside

Southmead Development Trust and BS10 Park and Planning Group are currently carrying out a first stage consulting on the potential development of new homes and new retail space at Arneside and Glencoyne Square.

Image: Town Centred 2016

