

## 1. Background

Using data provided by Registered Providers (RPs), the Council's Housing Enabling Team has collated a record of social housing units across the district<sup>1</sup>. This data has been mapped and analysed by the Corporate Research Team to identify particular geographical concentrations of social housing across the district. This short note summarises the key findings of this analysis.

## 2. Key findings

As at 12 Dec. 2013, there were a total of 11,335 RP properties in *South Gloucestershire*, accounting for 10% of the district's total housing stock<sup>2</sup>

Merlin is the largest of the eleven RPs in the district with 8,435 units (74% of the total social housing stock). The second largest provider is Knightstone, with 1,238 units (11% of the total social housing stock).

Provider	RP Units	% of total RP Units	% of total housing stock (LLPG) <sup>2</sup>
Merlin	8,435	74%	8%
Knightstone	1,238	11%	1%
Sovereign	589	5%	1%
Curo	293	3%	0%
Guinness	223	2%	0%
Bromford	193	2%	0%
Solon	175	2%	0%
United Communities	100	1%	0%
Places for People	65	1%	0%
SWHS	22	0%	0%
Riverside	2	0%	0%
<b>Grand Total</b>	<b>11,335</b>	<b>100%</b>	<b>10%</b>

*Table 1. Total RP Units (counts & proportions)*

## 3. Spatial Distribution

To facilitate analysis, address level data has been mapped (by postcode)<sup>3</sup> using GIS and is presented in this report by postcode, ward and priority neighbourhood. The data has also been mapped by Census Output Area and Lower Super Output Area (LSOA) for other analytical purposes e.g. the '*Health profiling in relation to social housing tenancies project*'.

<sup>1</sup> It should be noted that this information does not include 100% of housing association stock as some organisations did not respond to the request for information, and it does not include specialist accommodation such as Extracare housing'

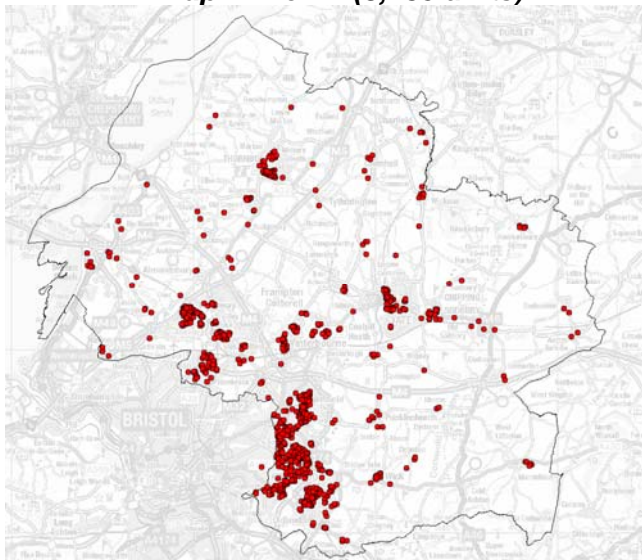
<sup>2</sup> 111,674 units (South Gloucestershire Council Local Land and Property Gazetteer - February 2014).

<sup>3</sup> Data is mapped by postcode - which means that the property is allocated to the central point of the postcode (the centroid) not the exact property address.

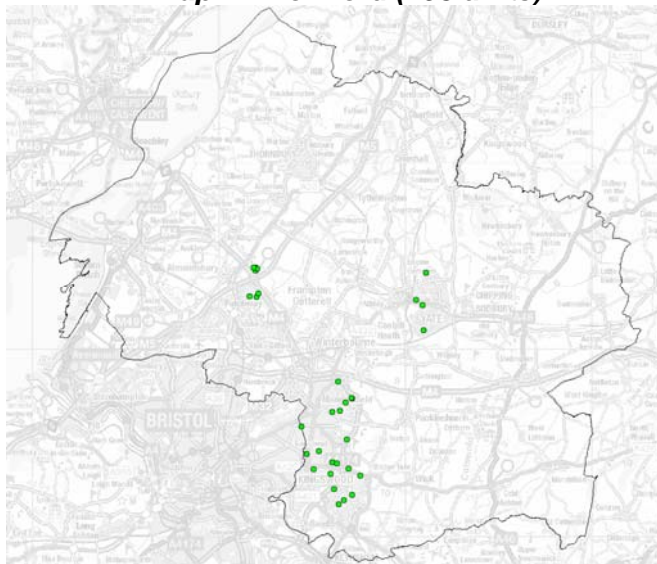
#### 4. Mapping by postcode

Mapping by postcode enables us to view the detailed distribution of social housing across the district (maps 1-11). As expected, for most RP's, the largest concentrations tend to be within the main urban areas of the district. The distribution of Merlin's stock covers a wider geographical area (Map 1).

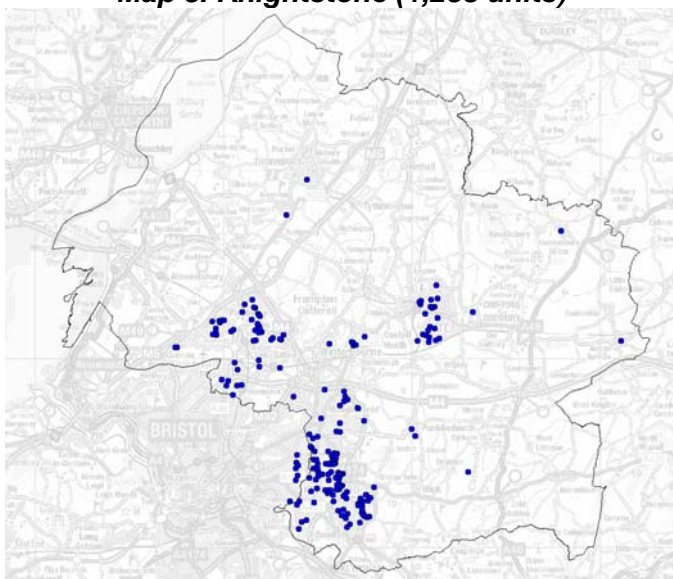
**Map 1. Merlin (8,435 units)**



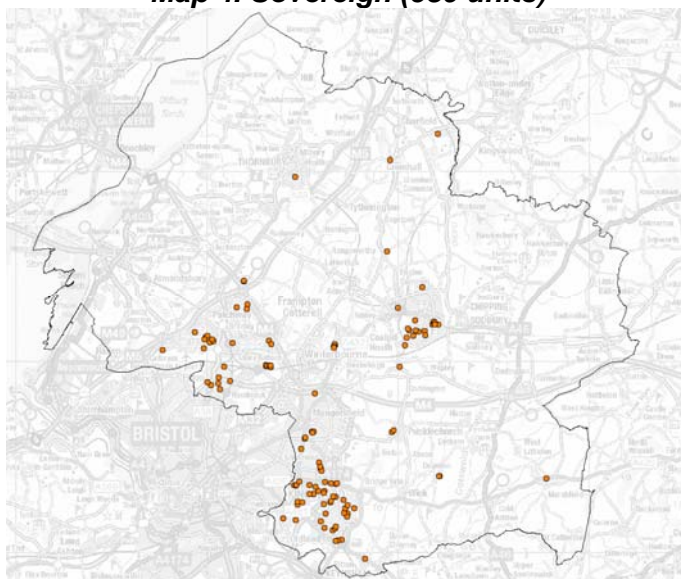
**Map 2. Bromford (193 units)**



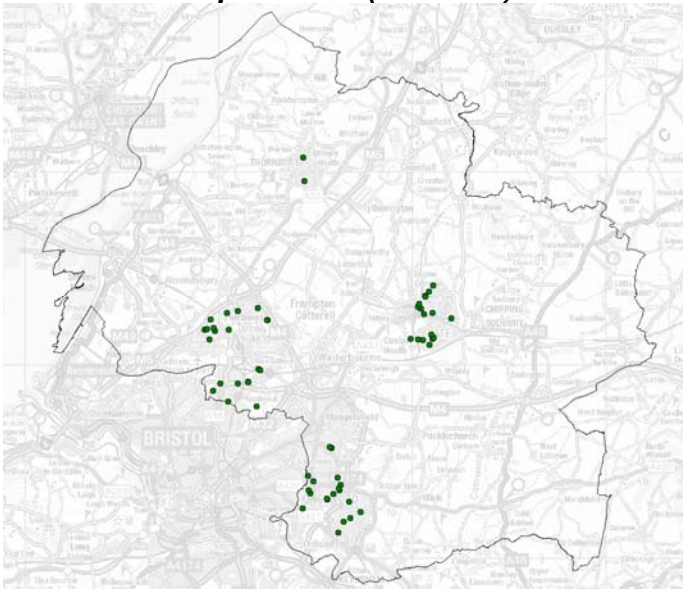
**Map 3. Knightstone (1,238 units)**



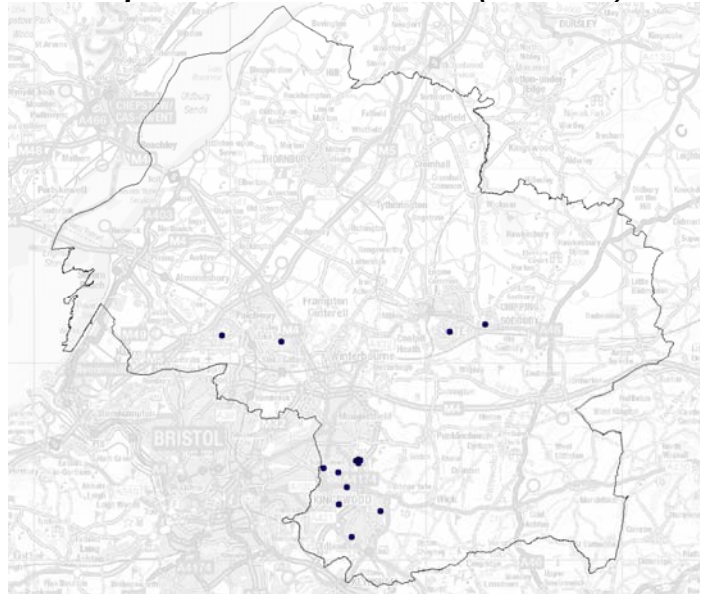
**Map 4. Sovereign (589 units)**



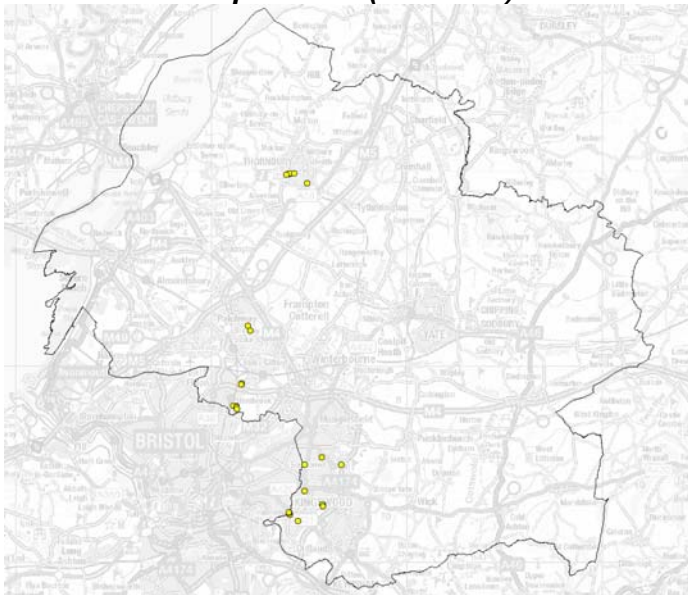
**Map 5. Solon (175 units)**



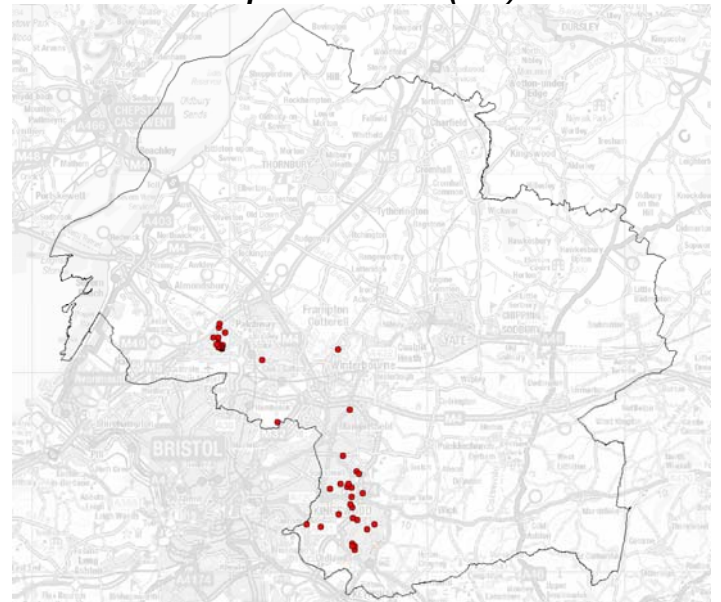
**Map 6. United Communities (100 units)**



**Map 7. Curo (293 units)**



**Map 8. Guinness (223)**



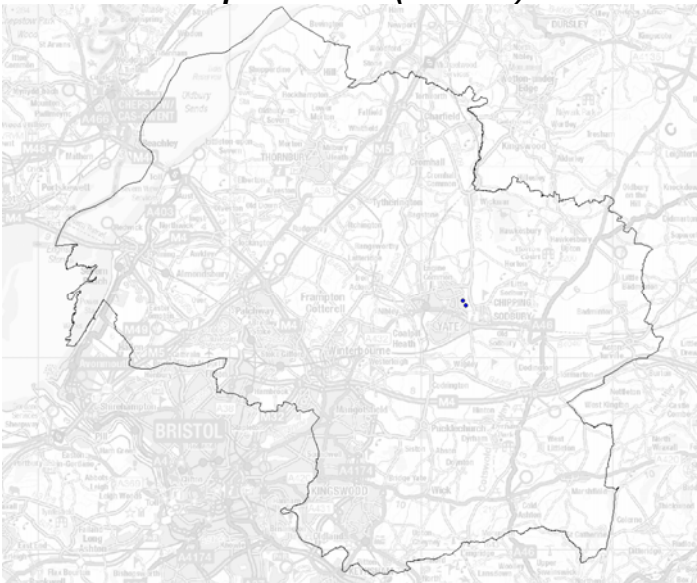
**Map 9. Places for People (65 units)**



**Map 10. Riverside (2 units)**

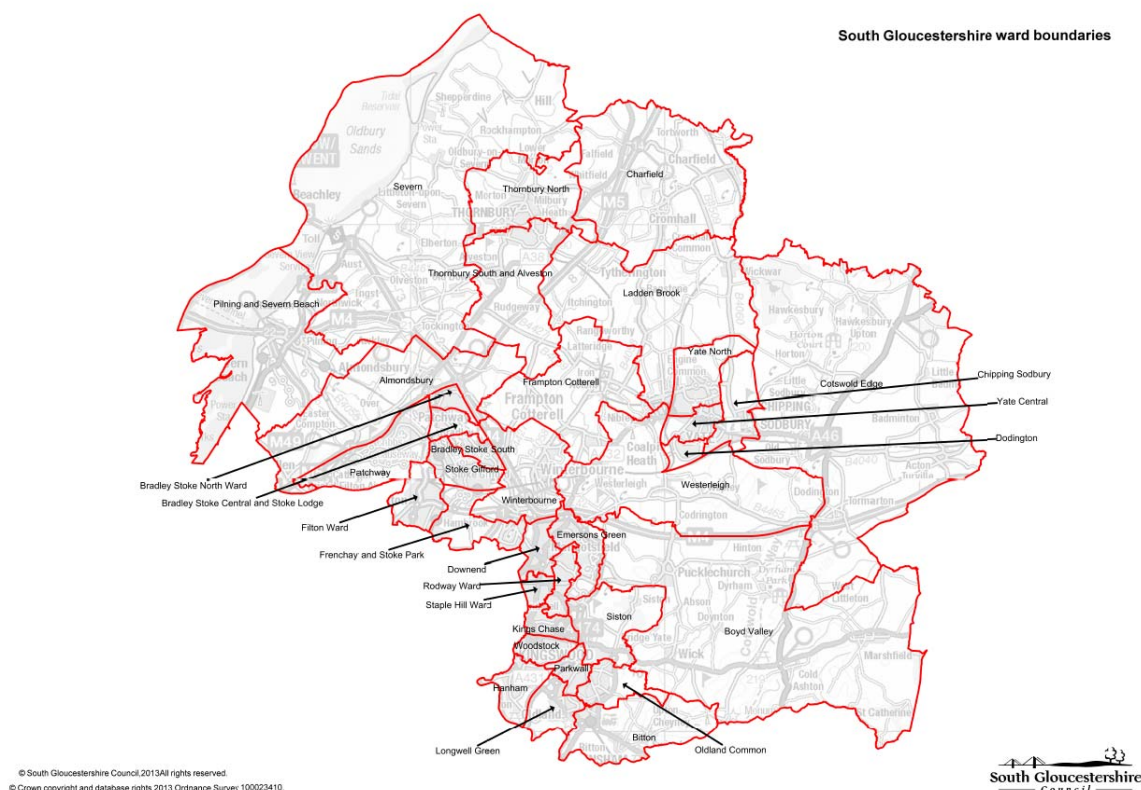


**Map 11. SWHS (22 units)**



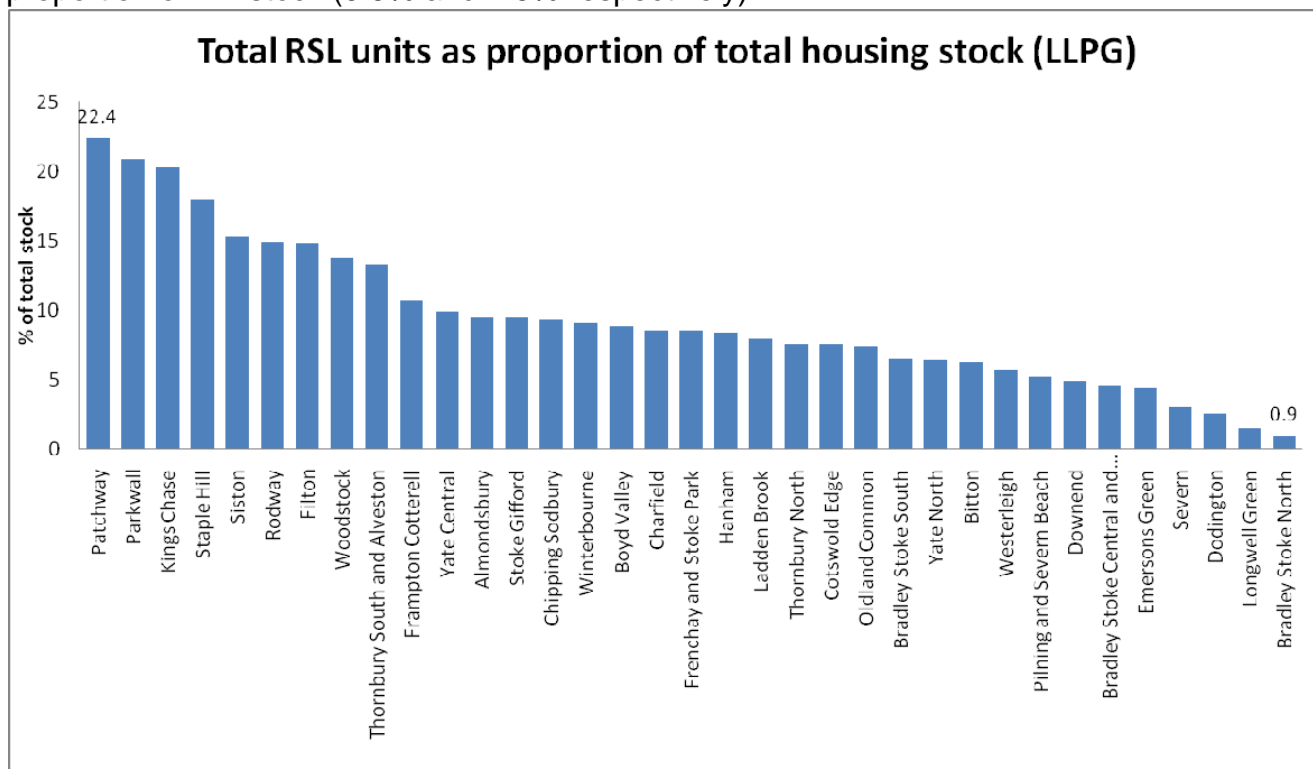
## 5. Mapping by ward

There are 35 administrative wards in South Gloucestershire. Analysis by ward enables broad trends to be observed that may not be apparent if the data is viewed on a more detailed area basis; for example the new 'Filton Northfield' development is within Patchway ward, but is not within the Patchway priority neighbourhood.



**Map 12: South Gloucestershire wards**

At 22.4% (999 units), Patchway is the ward with the highest proportion of social housing (as a proportion of all domestic premises), followed by Parkwall (20.8% - 721 units) and Kings Chase (20.2% - 998 units). Bradley Stoke North and Longwell Green are the wards with the lowest proportion of RP stock (0.9% and 1.5% respectively).



**Fig1. RSL units as a proportion of total housing stock**

Appendix A shows the distribution of social housing by ward and provider. Key findings are set out below:

## 5.1 Analysis by ward

**Patchway** is the ward with the highest number of RP properties (999 units). The RP's with the largest stock in this ward are:

- Merlin - 651 units (65.2% of the ward's total social housing stock)
- Knightstone - 125 units (12.5% of the ward's total social housing stock)
- Sovereign - 115 units (11.5% of the ward's total social housing stock)

**Kings Chase** is the ward with the second highest number of RP properties (998 units). The RP's with the largest stock in this ward are:

- Merlin - 778 units (78.0% of the ward's total social housing stock)
- Knightstone - 148 units (14.8% of the ward's total social housing stock)
- Guinness - 21 units (2.1% of the ward's total social housing stock)

**Filton** is the ward with the third highest number of RP properties (694 units). The RP's with the largest stock in this ward are:

- Merlin – 552 units (79.5% of the ward's total social housing stock)
- Knightstone - 105 units (15.1% of the ward's total social housing stock)
- Sovereign -24 units (3.5% of the ward's total social housing stock)

## 5.2 Analysis by RSL provider

With 8,435 units, **Merlin** is the largest RP in South Gloucestershire. Their stock is more widely distributed across the district than other providers. The highest proportion of their stock is within in the following wards:

- Kingschase: 9.2% of their stock (778 units)
- Patchway: 7.7% of their stock (651 units)
- Parkwall: 7.2% of their stock (609 units)
- Rodway: 7.2% of their stock (606 units)

With 1,238 units, **Knightstone** is the second largest RP in South Gloucestershire. The highest proportion of their stock is within the following wards:

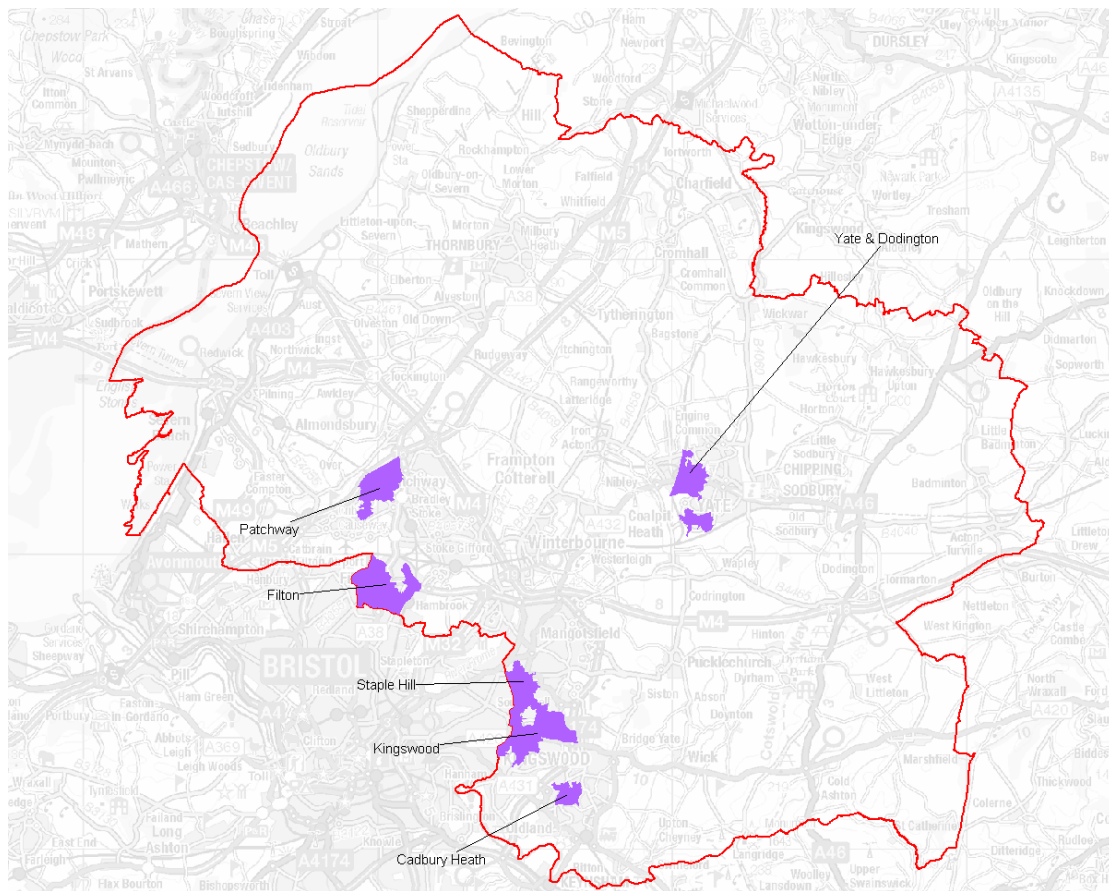
- Bradley Stoke South: 18.4% of their stock (228 units)
- Kings Chase: 12.0% of their stock (148 units)
- Patchway: 10.1% of their stock (125 units)
- Filton: 8.5% of their stock (105 units)

With 589 units, **Sovereign** is the third largest RP in South Gloucestershire. The highest proportion of their stock is within the following wards:

- Patchway: 19.5% of their stock (115 units)
- Yate Central: 9.5% of their stock (56 units)
- Stoke Gifford: 8.5% of their stock (50 units)

## 6 Mapping by Priority Neighbourhood

There are six priority neighbourhoods in South Gloucestershire. These areas were defined using the English Indices of Deprivation as areas where higher concentrations of people do not achieve their full potential, have poorer health outcomes, are employed in less well paid jobs or are unemployed and there are higher levels of crime.



Map 13 – Priority Neighbourhoods (statistical boundaries)

The number of domestic premises in South Gloucestershire's priority neighbourhoods varies considerably. Kingswood is the largest priority neighbourhood with approx. 6,600 domestic premises, whilst Cadbury Heath is the smallest with approx. 1,300.

Priority Neighbourhood	Approx. Total domestic premises (SGlos. LLPG)
Cadbury Heath PN	1,300
Filton PN	3,400
Kingswood PN	6,600
Patchway PN	2,100
Staple Hill PN	2,900
Yate & Dodington PN	3,300
Not within a Priority Neighbourhood	92,000
<b>Grand Total</b>	<b>111,700</b>

Table 2. Total domestic premises by priority neighbourhood  
(Source: South Gloucestershire LLPG, Feb. 2014)

## 6.1 Analysis by Priority Neighbourhood (by area)

Analysis of the total RP stock by Priority Neighbourhood (Fig 2) shows that:

- Cadbury Heath is the PN with the highest proportion of social housing (567 units, 43% of all domestic properties in the PN).
- Patchway is the PN with the second highest proportion of social housing (801 units, 39% of all domestic properties in the PN)
- Staple Hill is the PN with the third highest proportion of social housing (643 units, 22% of all domestic properties in the PN)

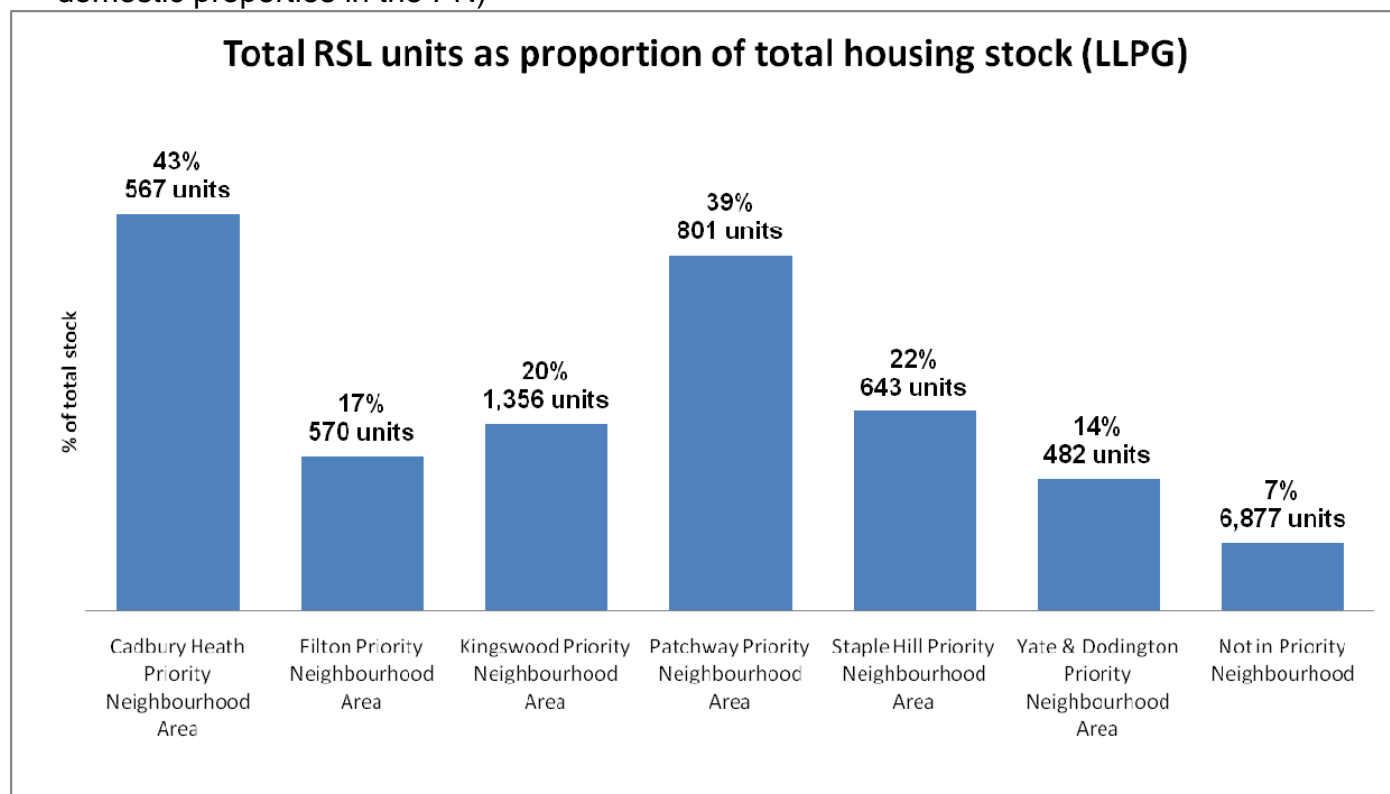


Fig 2: Total RP units by priority neighbourhood

## 6.2 Analysis of Priority Neighbourhood (by provider)

Appendix B. shows the distribution of RP stock by priority neighbourhood. Key findings are set out below:

- **Merlin:** Over half of Merlin's stock 57% (4,836 units) is not within a Priority Neighbourhood. The priority neighbourhood with the highest proportion of their stock is Kingswood (12% of their stock - 1,032 units).
- **Knightstone:** Nearly two thirds of Knightstone's stock (64% / 793 units) is not with the Priority Neighbourhoods. The priority neighbourhood with the highest proportion of stock is Kingswood (14% of their stock - 173 units).
- **Sovereign:** 87% (515 units) of their stock is not within the Priority Neighbourhoods, 6% (37 units) is within the Kingswood PN.

None of Riverside's or SWHS' housing stock is within a priority neighbourhood.



## Appendix A – Split by Ward (counts)

Count by RSL												
	BROMFORD	CURO	GUINNESS	KNIGHTSTONE	MERLIN	PLACES FOR PEOPLE	RIVERSIDE	SOLON	SOVEREIGN	SWHS	UNITED COMMUNITIES	Grand Total
Almondsbury	40				79				40			159
Bitton					78				11			89
Boyd Valley				3	230				31			264
Bradley Stoke Central and Stoke Lodge		34		99	24			2				159
Bradley Stoke North	3			2				3	7			15
Bradley Stoke South				228					8		2	238
Charfield					119				11			130
Chipping Sodbury				1	271				1		2	275
Cotswold Edge				11	91							102
Dodington	1			22	46			6	5			80
Downend				18	180	8			22			228
Emersons Green	4		10	12	188							214
Filton				105	552			13	24			694
Frampton Cotterell				44	249				40			333
Frenchay and Stoke Park		129	10	21	53			33				246
Hanham		6	2	69	291			1	18			387
Kings Chase	20	14	21	148	778			6	5		6	998
Ladden Brook					106				7			113
Longwell Green			5	3	18			1	4		13	44
Oldland Common	1		1	71	93	28		1	23		11	229
Parkwall	51		3	34	609	5		3	16			721
Patchway			91	125	651			16	115		1	999
Pilning and Severn Beach					79							79
Rodway	2	9	18	9	606	6		26	1			677
Severn					42							42
Siston	40	3	49	11	131				9		62	305
Staple Hill	1			43	595				18			657
Stoke Gifford			7	34	373		1	2	50			467
Thornbury North					243		1	4				248
Thornbury South and Alveston		45		2	369			1	1			418
Westerleigh					76				12			88
Winterbourne			1	3	275							279
Woodstock	27	47	3	60	444	2		35	41		1	660
Yate Central	1			11	219	14		11	56	22	1	335
Yate North	2			23	261	2		11	2			301
Unable to map	0	6	2	26	16	0	0	0	11	0	1	62
<b>Grand Total</b>	<b>193</b>	<b>293</b>	<b>223</b>	<b>1238</b>	<b>8435</b>	<b>65</b>	<b>2</b>	<b>175</b>	<b>589</b>	<b>22</b>	<b>100</b>	<b>11335</b>



