

In September 2016, a total of 114,234 residential properties in South Gloucestershire were on the Council Tax Register. 1,317 of these properties (1.2%) were vacant. This note presents a geographical analysis of the 'vacant' housing stock - in terms of both 'long-term' and 'short term' vacancy.

Long-term vacant housing

Long term vacant properties are those which have been unoccupied and unfurnished for 6 or more months. In September 2016, 396 properties in South Gloucestershire were 'long term' vacant (0.3% of the total housing stock). Fig 1 shows the distribution of these properties.

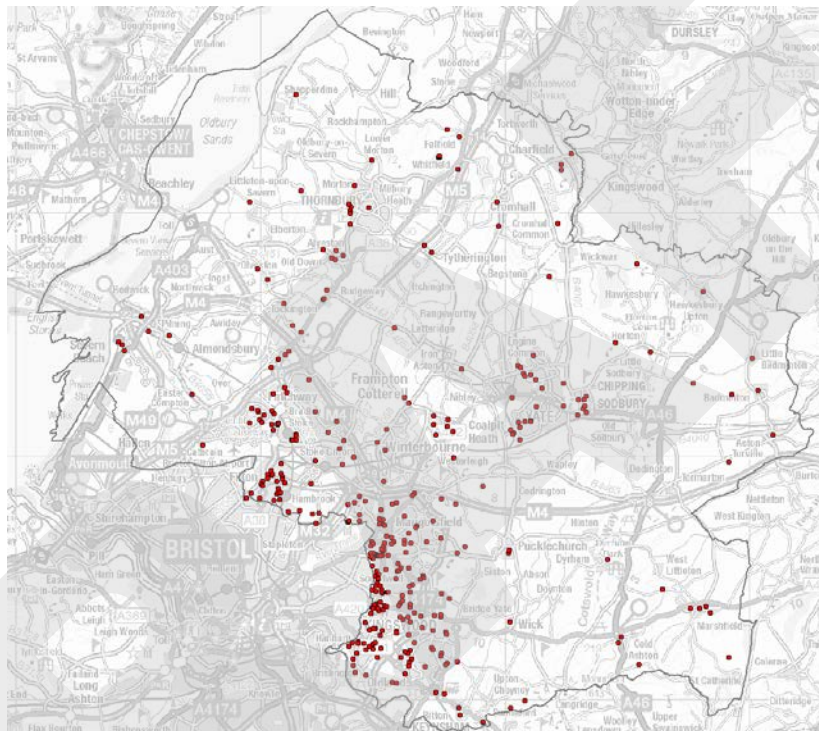


Fig 1. Distribution of long term vacant housing

Analysis by ward shows that the wards with the highest proportion of long-term vacant properties are: Piling and Severn Beach: 1.7% (26 properties), Charfield: 0.9% (14 properties), and Filton: 0.7% (34 properties). Fig 2 and Fig 3 show the proportion and number of long-term vacant properties in each ward.

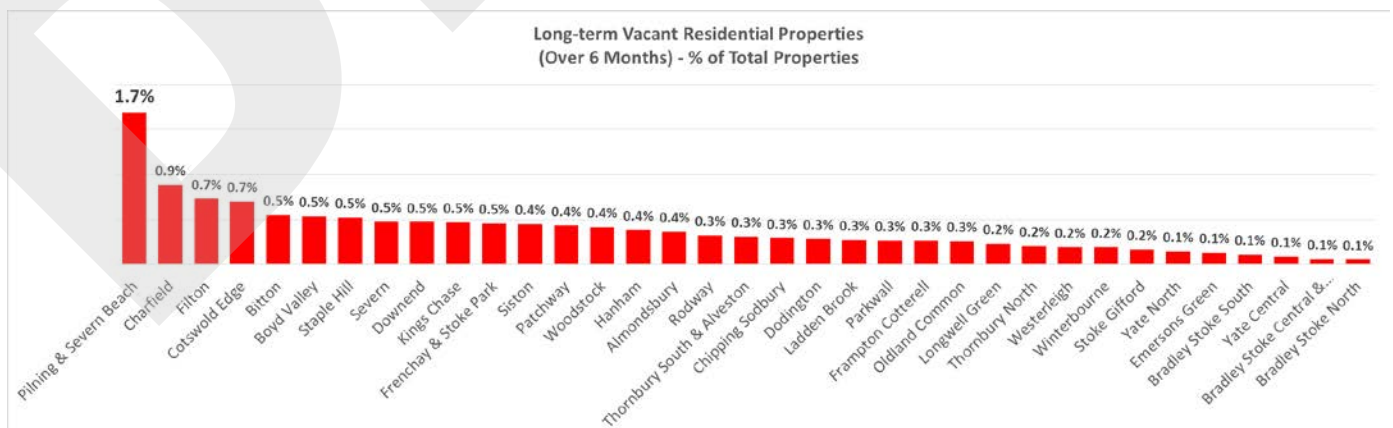


Fig 2. % of Long-term vacant properties by ward

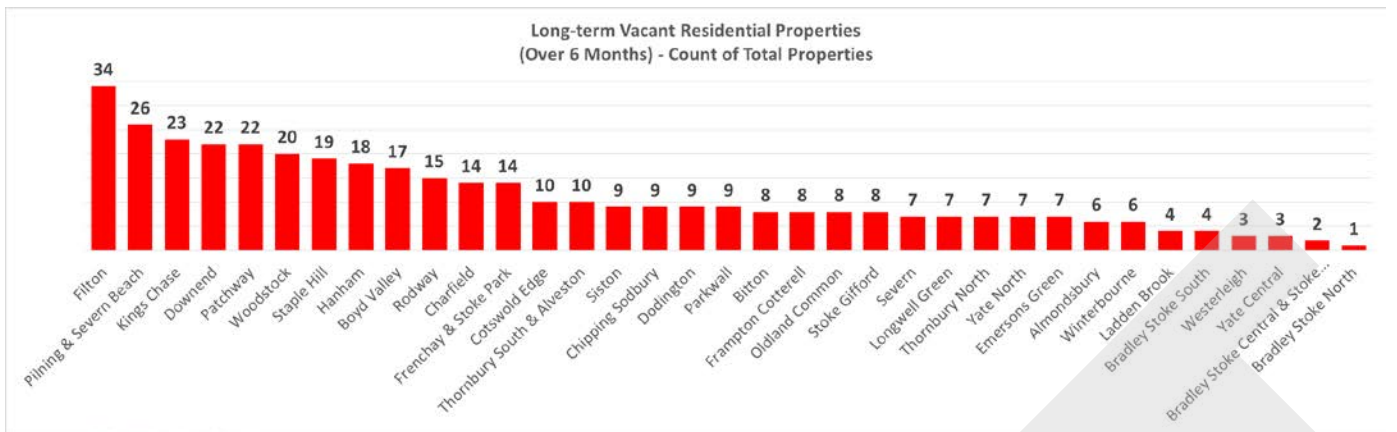
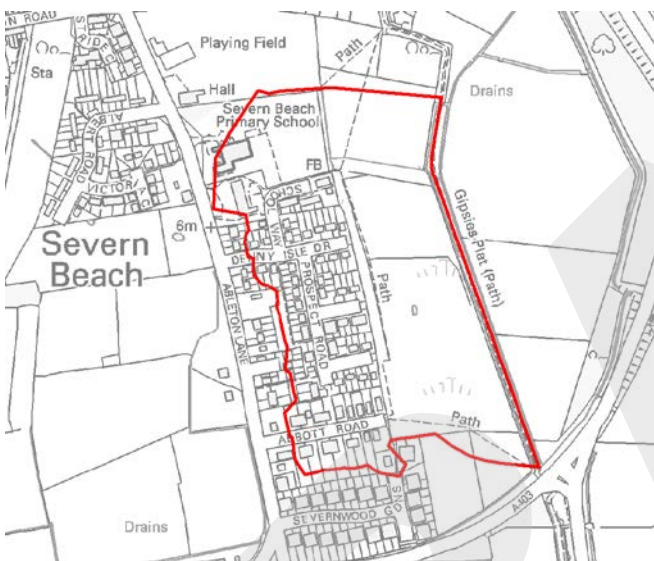


Fig 3. Number of Long-term vacant properties by ward

More detailed analysis by Census Output Area (COA) enables geographical areas with particularly high concentrations of vacant dwellings to be identified (without identifying individual properties). This analysis suggests that areas within: Severn Beach, Filton, Patchway and Falfield have the highest concentrations of long-term vacant properties (Fig 4).



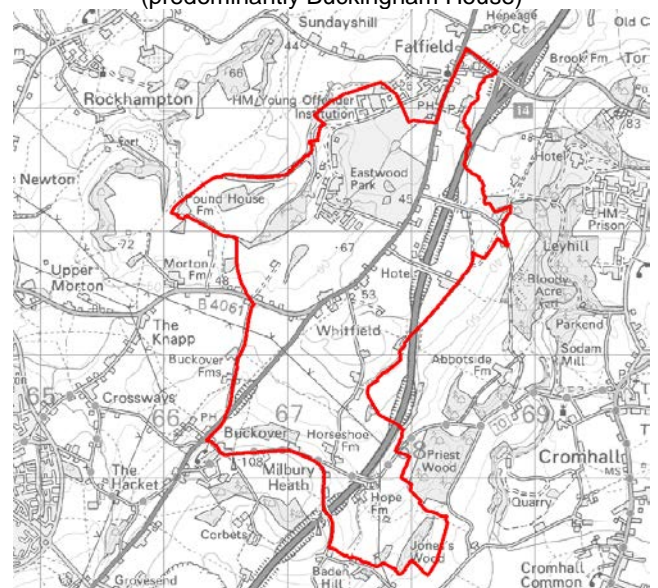
E00075557 (Severn Beach): 22 Long term vacant properties (predominantly Ableton court)



E00075325 (Filton): 11 Long term vacant properties (predominantly Buckingham House)



E00075531 (Patchway): 7 long-term vacant properties (predominantly Langdale court)



E00075710 (Falfield): 7 long term vacant properties

Fig 4: COAs with the highest number of long-term vacant premises

Short-term vacant housing

Short term vacant properties are those which have been unoccupied and unfurnished for less than 6 months. In September 2016, 921 properties in South Gloucestershire were 'short term' vacant (0.8% of the total housing stock). Fig 5 shows the distribution of these properties.

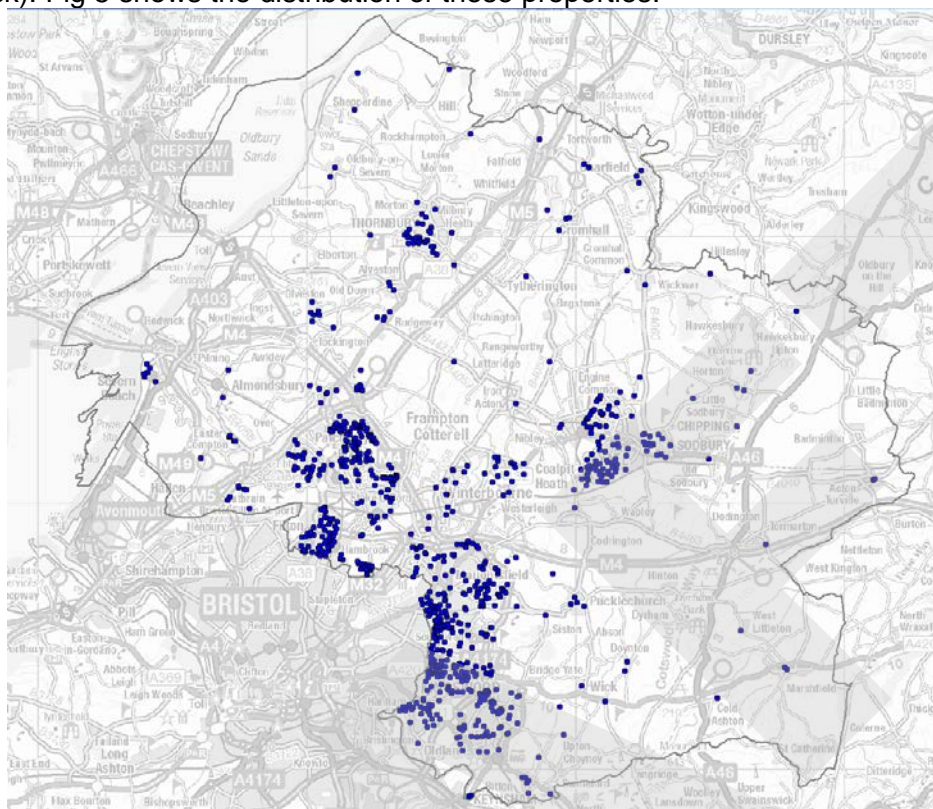


Fig 5. Distribution of short-term vacant housing

Analysis by ward shows that the wards with the highest proportion of short-term vacant properties are: Bradley Stoke North: 2.1% (38 properties), Frenchay & Stoke Park: 1.5% (45 properties), and Staple Hill: 1.5% (53 properties). Whilst the wards with the highest numbers of short-term vacant properties are: Filton (64 properties), Staple Hill (53) and Bradley Stoke Central & Stoke Lodge (49). Fig 6 and Fig 7 show the proportion and count of long-term vacant properties in each ward.

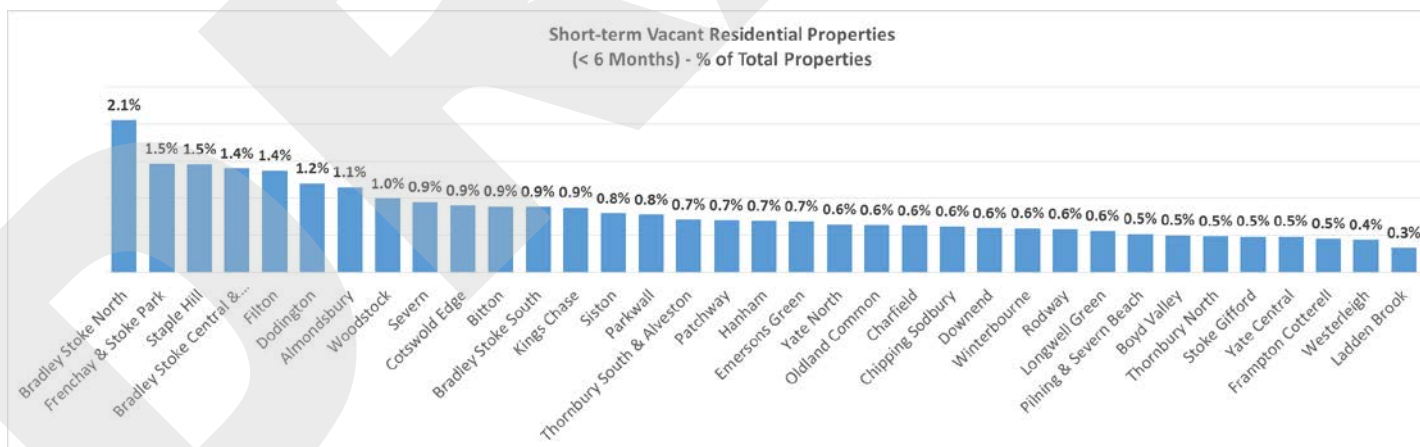


Fig 6. % of Long-term vacant properties by ward

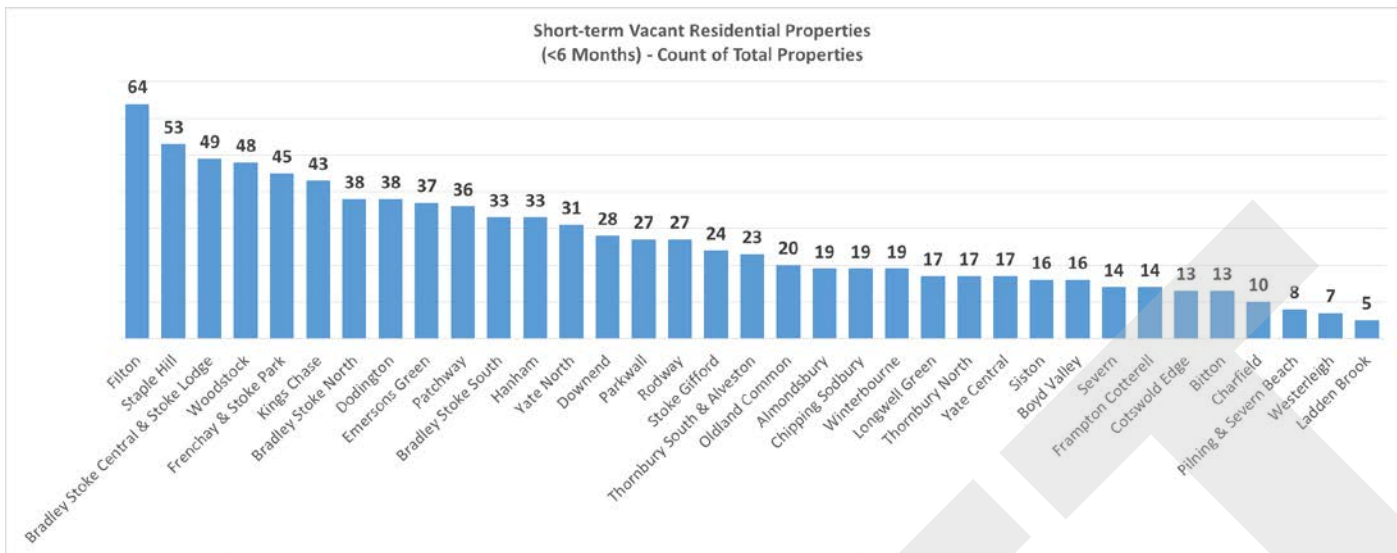
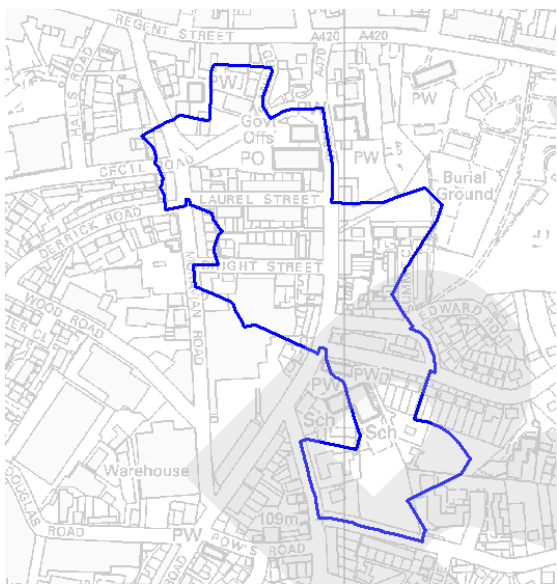
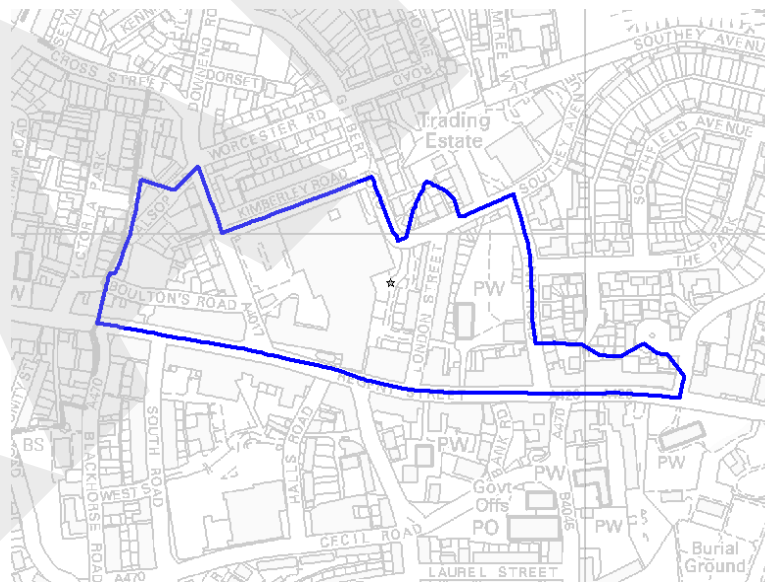


Fig 7. Number of Long-term vacant properties by ward

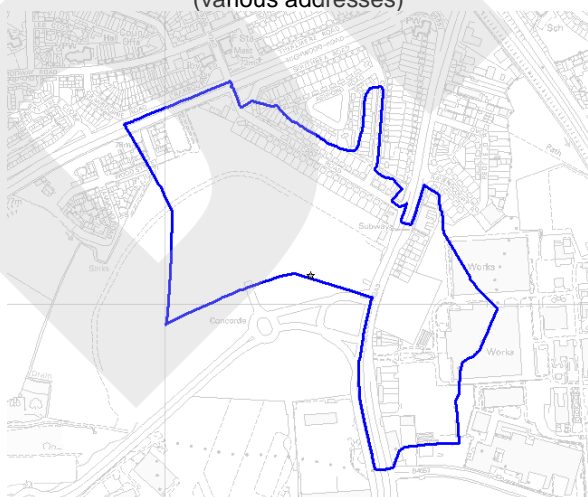
More detailed analysis by Census Output Area (COA) enables geographical areas with particularly high concentrations of vacant dwellings to be identified (without identifying individual properties). This analysis suggests that areas within: Woodstock, Kings Chase, Patchway and Staple Hill have the highest concentrations of short-term vacant properties (Fig 8).



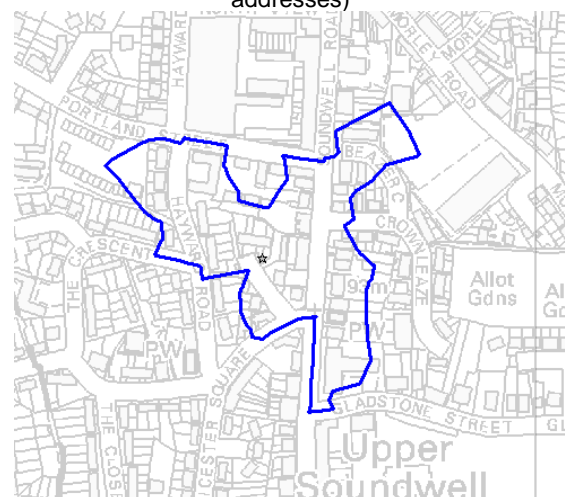
E00075815 (Woodstock): 10 short-term vacant properties (various addresses)



E00075410 (Kings Chase): 9 short-term vacant properties (various addresses)



E00075541 (Patchway): 8 short-term vacant properties (various addresses within new development)



E00075672 (Staple Hill): 8 short-term vacant properties (concentrated within Clements Court and St Martins Court)

Fig 8: COAs with the highest number of short-term vacant properties

Appendix A. Summary data tables by Ward

Ward	Counts (residential properties)				% of total number of residential properties			
	Long-term Vacant (Over 6 Months)	Short-term Vacant (Under 6 months)	Occupied	Total	Long-term Vacant (Over 6 Months)	Short-term Vacant (Under 6 months)	Occupied	Total
Almondsbury	6	19	1628	1653	0.4%	1.1%	98.5%	100%
Bitton	8	13	1437	1458	0.5%	0.9%	98.6%	100%
Boyd Valley	17	16	3159	3192	0.5%	0.5%	99.0%	100%
Bradley Stoke Central & Stoke Lodge	2	49	3444	3495	0.1%	1.4%	98.5%	100%
Bradley Stoke North	1	38	1812	1851	0.1%	2.1%	97.9%	100%
Bradley Stoke South	4	33	3679	3716	0.1%	0.9%	99.0%	100%
Charfield	14	10	1556	1580	0.9%	0.6%	98.5%	100%
Chipping Sodbury	9	19	3053	3081	0.3%	0.6%	99.1%	100%
Cotswold Edge	10	13	1412	1435	0.7%	0.9%	98.4%	100%
Dodington	9	38	3130	3177	0.3%	1.2%	98.5%	100%
Downend	22	28	4623	4673	0.5%	0.6%	98.9%	100%
Emersons Green	7	37	5325	5369	0.1%	0.7%	99.2%	100%
Filton	34	64	4567	4665	0.7%	1.4%	97.9%	100%
Frampton Cotterell	8	14	3053	3075	0.3%	0.5%	99.3%	100%
Frenchay & Stoke Park	14	45	3013	3072	0.5%	1.5%	98.1%	100%
Hanham	18	33	4693	4744	0.4%	0.7%	98.9%	100%
Kings Chase	23	43	4858	4924	0.5%	0.9%	98.7%	100%
Ladden Brook	4	5	1485	1494	0.3%	0.3%	99.4%	100%
Longwell Green	7	17	3011	3035	0.2%	0.6%	99.2%	100%
Oldland Common	8	20	3108	3136	0.3%	0.6%	99.1%	100%
Parkwall	9	27	3422	3458	0.3%	0.8%	99.0%	100%
Patchway	22	36	5045	5103	0.4%	0.7%	98.9%	100%
Pilning & Severn Beach	26	8	1508	1542	1.7%	0.5%	97.8%	100%
Rodway	15	27	4585	4627	0.3%	0.6%	99.1%	100%
Severn	7	14	1454	1475	0.5%	0.9%	98.6%	100%
Siston	9	16	1979	2004	0.4%	0.8%	98.8%	100%
Staple Hill	19	53	3559	3631	0.5%	1.5%	98.0%	100%
Stoke Gifford	8	24	4901	4933	0.2%	0.5%	99.4%	100%
Thornbury North	7	17	3459	3483	0.2%	0.5%	99.3%	100%
Thornbury South & Alveston	10	23	3197	3230	0.3%	0.7%	99.0%	100%
Westerleigh	3	7	1575	1585	0.2%	0.4%	99.4%	100%
Winterbourne	6	19	3185	3210	0.2%	0.6%	99.2%	100%
Woodstock	20	48	4766	4834	0.4%	1.0%	98.6%	100%
Yate Central	3	17	3477	3497	0.1%	0.5%	99.4%	100%
Yate North	7	31	4757	4795	0.1%	0.6%	99.2%	100%
<i>Not matched</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>2</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>	<i>100%</i>
South Gloucestershire	396	921	112917	114234	0.3%	0.8%	98.8%	100%