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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Bath & North East Somerset Council

Improving People's Lives

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Housing Summary 1

- There were **79,250 households** in Bath & North East Somerset on Census Day 2021, 65% of households either owned their own home outright (36%) or owned with a mortgage or loan (29%). 33% of households either rent their homes from the private sector (19%) or rent their homes from a social landlord (14%). There were 2,085 households of multiple occupancy (HMO) representing 2.63% of total households in B&NES.
- Between 2014 (1,598) & 2024 (2,344) the number of vacant dwellings in B&NES increased by 47% and the number of long-term vacant dwellings increased by 97% (423 in 2014 to 833 in 2024). The comparable figure for England is 18% and 29%, respectively.
- Bath & North East Somerset 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.. The overall number of empty properties that have been brought back into use via the Local Empty Residential Property Policy (ERPP) during 1st April 2017 – 31st March 2025 is 825.

Housing (Homelessness)

- Between 2019/20 – 2023/24, the rate of initial homelessness assessments in B&NES has been consistently lower than national. However, the gap has narrowed, and we have seen notable increases for two consecutive years from 4.5 per 1,000 in 2021/22 to 9.9 in 2023/24, representing an increase of 120%.
- In 2023/24 the rate for households owed a Prevention Duty (risk of homelessness) in B&NES (6.5 per 1,000 households) is higher than the comparable rate for England (6.0). the rate increased from 3.5 to 6.5 in one year, representing an increase of 86**%.** This is the first time in the last five years that B&NES has seen a higher rate than national and regional figures (5.1).
- The top reason for households at risk of homelessness (Prevention Duty) & households already homes (Relief Duty) in B&NES during 2023/24 was end of private rented tenancy – assured shorthold & family & friends no longer willing or able to accommodate respectively, both trends can also be seen at a regional and national level.
- In 2023/24, 462 households that were either at risk of homelessness (Prevention Duty) or already homeless (Relief Duty) ended with a successful outcome securing settled accommodation for 6+ months.
- As of March 2024, there were 58 households in temporary accommodation. More recent local data indicates a further notable increase in this figure, a trend also observed nationally.
- In 2024 there were 11 people estimated to be sleeping rough on a single night in Autumn in B&NES, this is lower than the number estimated in 2023 (15).

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Housing Summary 2

Housing affordability

- House prices are considerably higher in B&NES than in England and the South West (median price paid in September 2024 in B&NES was £390,000 vs £289,995 and £302,000 respectively).
- The average monthly private rent is also considerably higher than in the South West and England. The average monthly private rent in March 2025 in B&NES was £1,734. compared to £1,386 in England and £1,168 in the South West.
- The ratio of house prices to earnings both residence-based, and workplace based continues to be higher than national (ratio in 2024, residence-based 9.7 x annual earnings and workplace based 10.7 x annual earnings vs 7.7 x nationally and 7.7 x nationally respectively).

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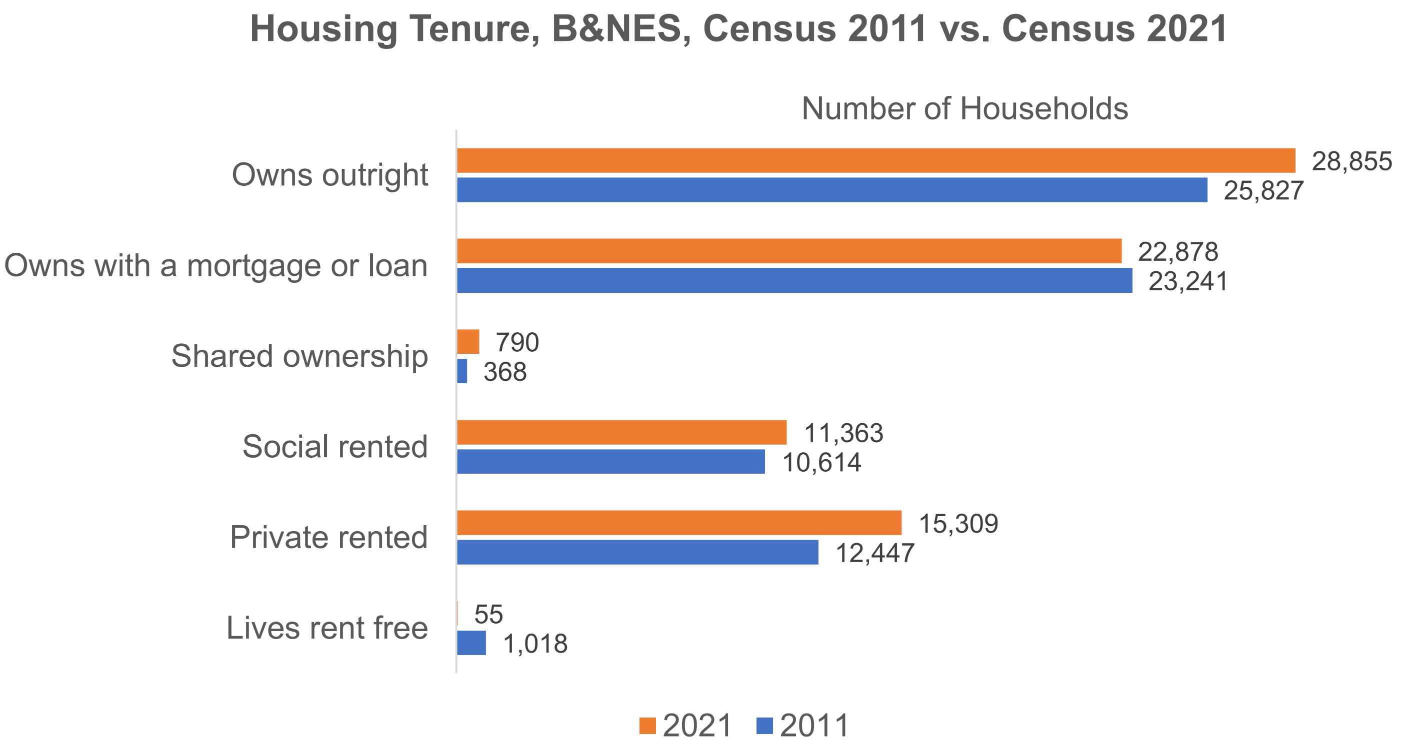
Housing Tenure



- 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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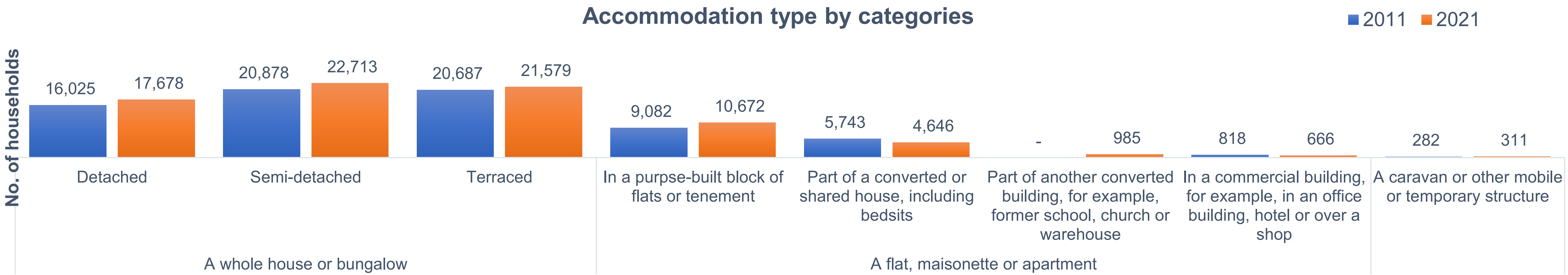
Households by Accommodation Type



- 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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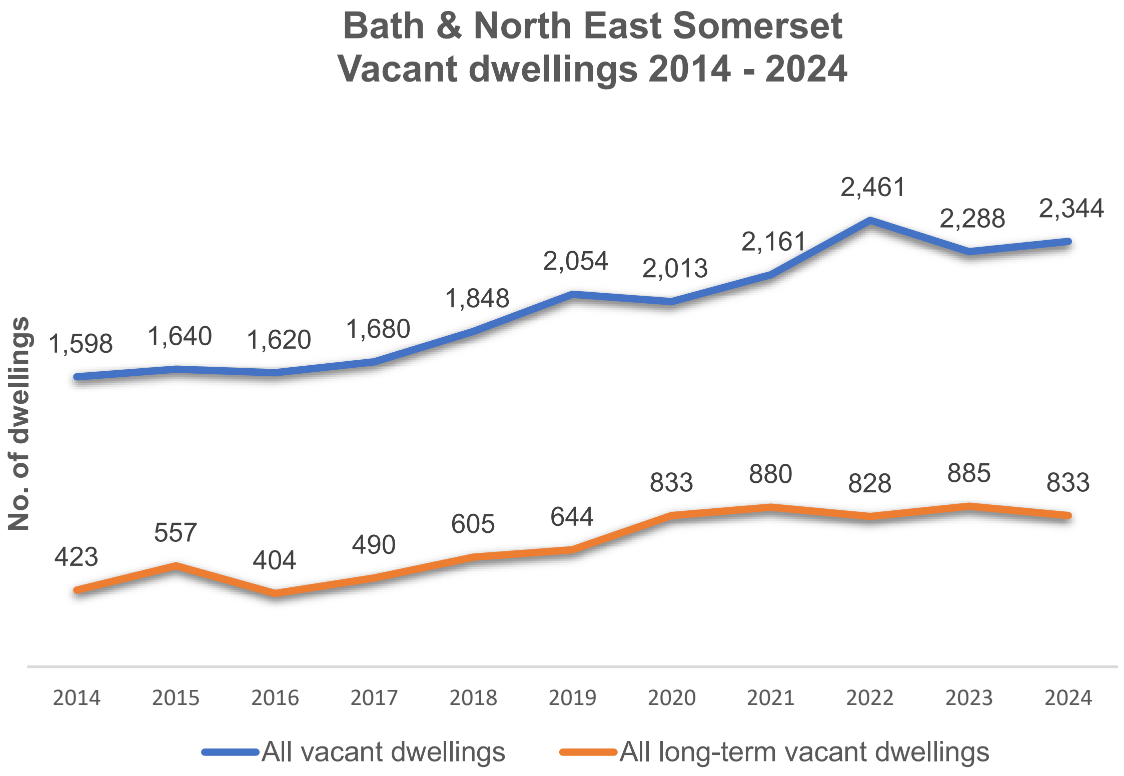
Vacant Dwellings



- During the period between 2014 (1,598) & 2024 (2,344) there has been an **increase** of **746 vacant dwellings** in Bath & North East Somerset, representing a **47% increase.** In October 2024 there was a **2% increase (+56 dwellings)** when compared to October 2023 (2,288 v 2,344).[1]
- In October 2024 there were **833 long-term vacant dwellings** in B&NES, a **6%** decrease (**-52 dwellings**) when compared to October 2023 (885). This is the same figure reported in 2020. During the period between 2014 (423) & 2024 (833) there has been an increase of **410 long-term vacant dwellings,** representing a **97% increase.**[1]
- Between 2014 & 2024 the number of **vacant dwellings** in B&NES **increased** by **47%** (1,598 in 2014 to 2,344 in 2024). The comparable figure for England is 18%. The number of **long-term vacant dwellings increased** by **97%** (423 in 2014 to 833 in 2024). The comparable figure for England is **29%.** Meanwhile the estimated number of dwelling stock has **increased** by only **11%** over the same period (77,519 in 2014 to 85,820 [p] in 2024).[1]
- During the period 1st April 2024 to 31st March 2025, **96 empty properties** [2] have been brought back into use in B&NES via the Local Empty Residential Property Policy (ERPP).[3]
- The recent rise in empty properties is driven by challenging market conditions, rising labour and material costs, and a shortage of skilled construction workers. These issues are worsened by the cost-of-living crisis. Legal delays, including backlogs in the UK court system and probate process, are also contributing factors. Homes tied up in complex legal matters remain vacant longer, and local authorities face difficulties reclaiming them. These combined challenges hinder efforts to reduce the number of empty homes, resulting in properties staying unoccupied for extended periods across the country

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 is now 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 2024 [p] - this figure is provisional and subject to scheduled revision and revisions pending the release of future census dwelling stock data. Next update to include 2025 data: May 2026.
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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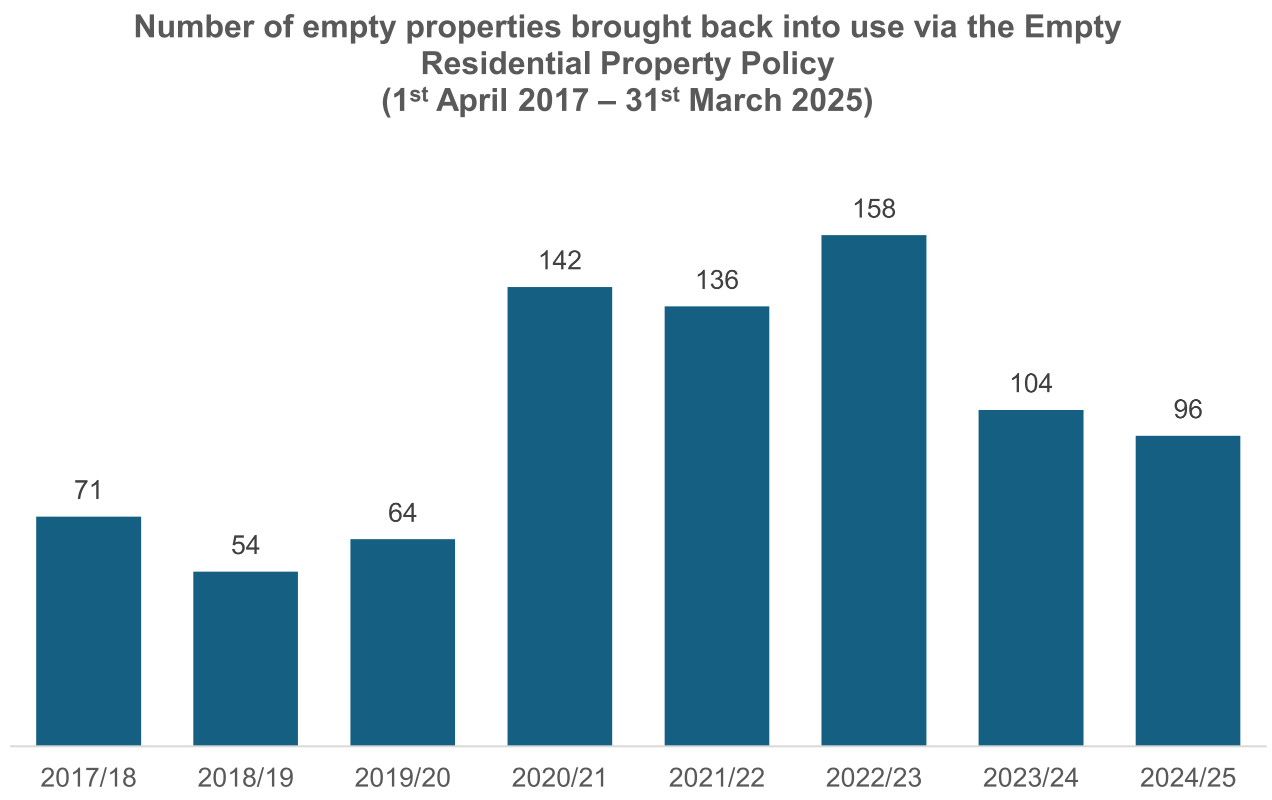
Empty Properties Brought Back Into Use



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 2024 to 31st March 2025, 96 **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 four years and on a downward trend since 2022/23. Factors contributing to the decrease in properties being brought back into use for two consecutive years reflects the challenging market conditions making it unrealistic to exceed the target (**100** empty properties being brought back into use per year) 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 8-year reporting period, 1st April 2017 – 31st March 2025 is 825. [1] An average of **103 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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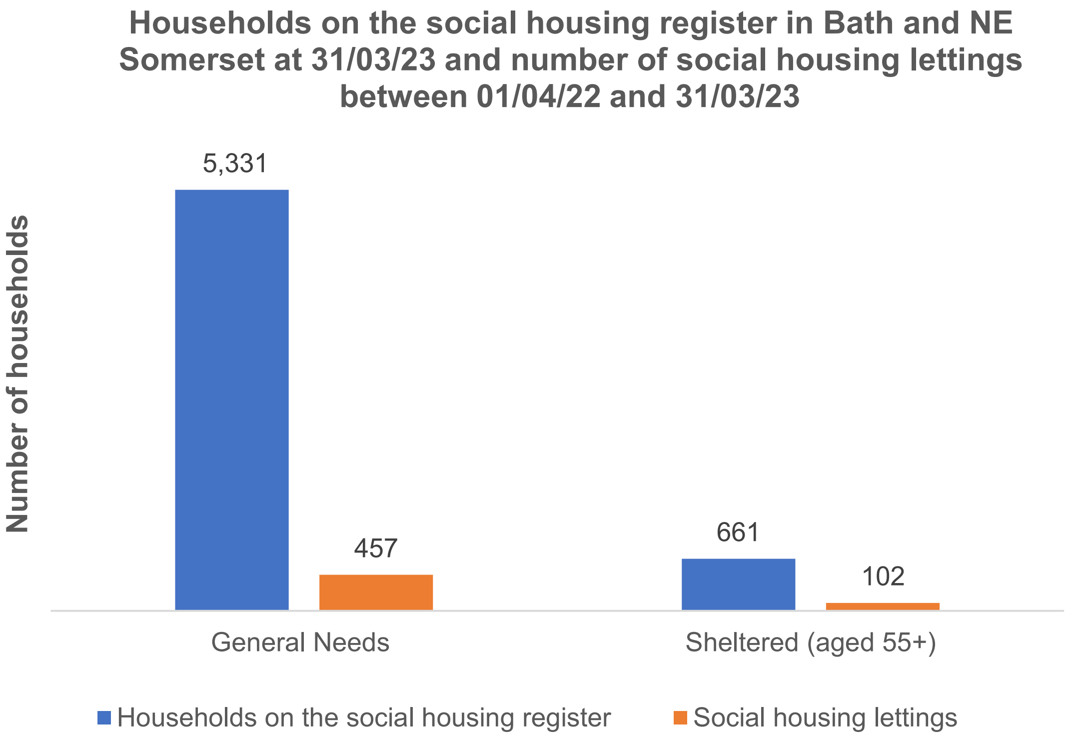
Social Housing Register (Homesearch)



- 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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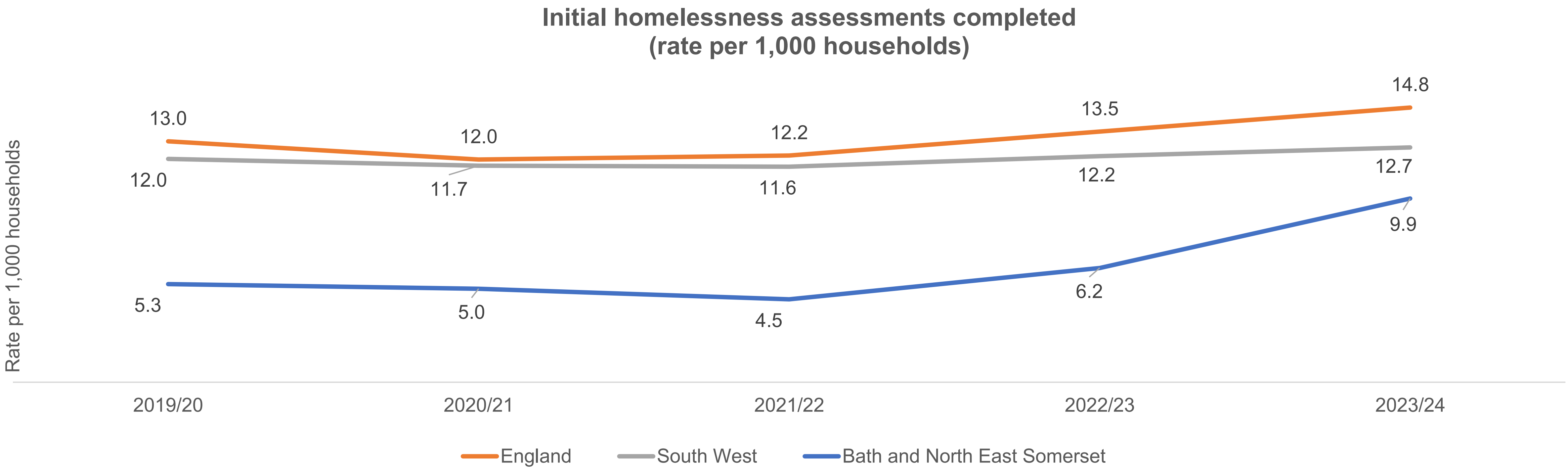
Homelessness – Initial assessments



- The rate of initial homelessness assessments in 2023/24 for Bath & North East Somerset (9.9 per 1,000 households) is roughly two-thirds of the comparable rate for England (14.8). However, the rate of initial assessments in B&NES increased from 4.5 per 1,000 in 2021/22 to 9.9 in 2023/24, representing an increase of 120% (450 additional households).
- Between 2019/20 and 2023/23, B&NES has seen an 87% increase compared to England a 14% increase over the same period.

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, *Live tables on homelessness*, (Local Authority financial years 2019-20 – 2023-24), available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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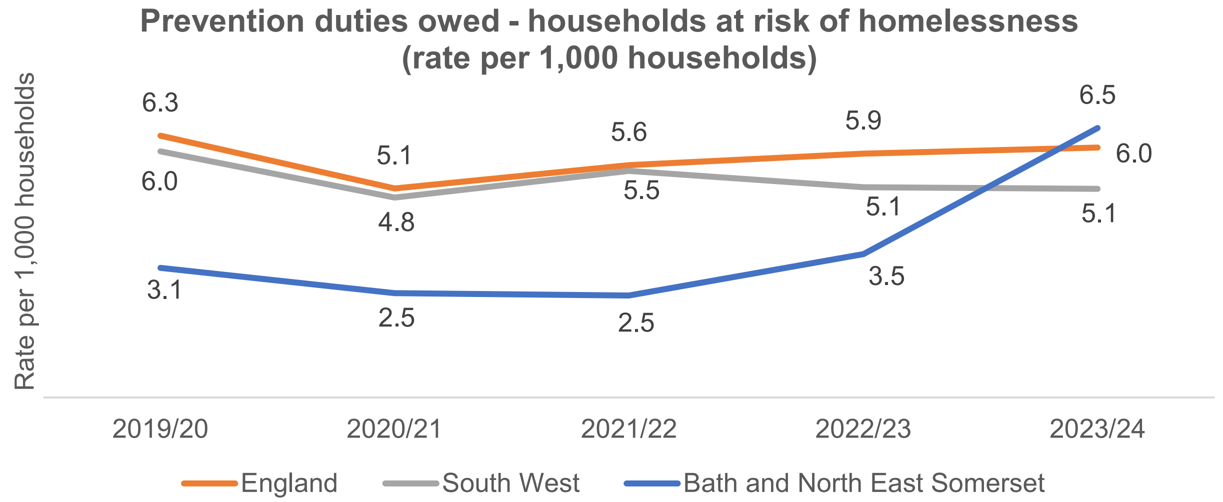
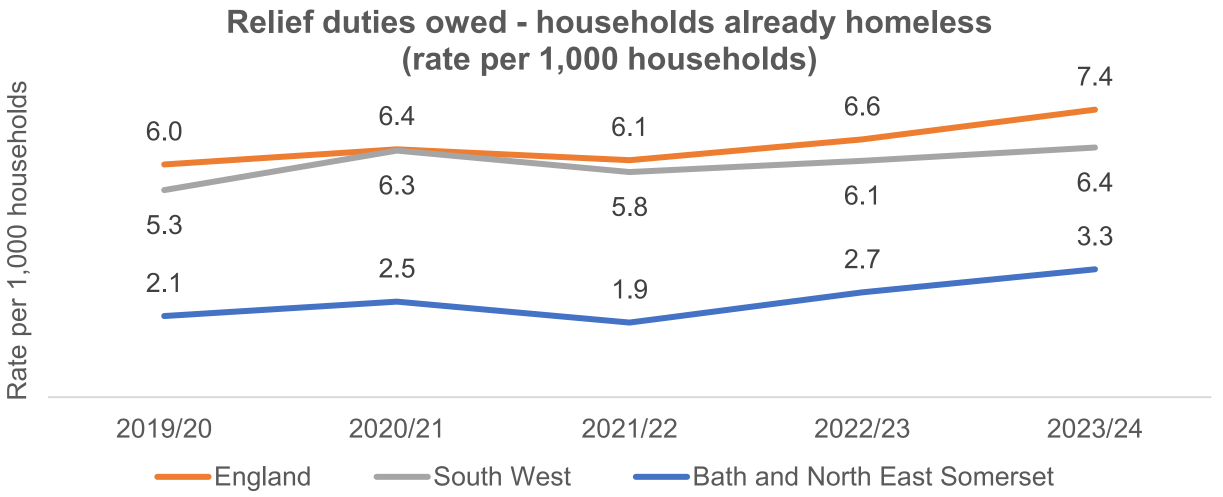
Homelessness – Prevention and Relief duties owed





Prevention duties

- In 2023/24 the rate of households owed a prevention duty (risk of homelessness) in Bath & North East Somerset (6.5 per 1,000 | 535 households) is higher than **the comparable rate for England** (6.0), the rate increased from 3.5 to 6.5 in one year, representing an **increase** of 85.7**%** (254 additional households). This is the first time in the last 5 years that B&NES has seen a higher rate than national and regional figures.
- B&NES has seen a **more than two-fold increase** (109.7%) between 2019/20 and 2023/24. England has seen a 4.8% decrease over the same period.

Relief duties

- Over the last 5 years Bath & North East Somerset has had a consistently **lower rate** of households owed a relief duty (already homeless) than England. However, Increases can be observed for two consecutive years between 2022/23 and 2023/24.
- Although the rate of households in B&NES (3.3 per 1,000 | 269 households) is less than half **of the comparable rate for England** (7.4) in 2023/24; it increased from 2.7 to 3.3 in one year, representing an **increase** of 22.2**%** (51 additional households).
- Between 2019/20 and 2023/24, B&NES has seen a **57.1%** increase compared to England a **23.3%** increase over the same period.

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, *Live tables on homelessness*, (Local Authority financial years 2019-20 – 2023-24) available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

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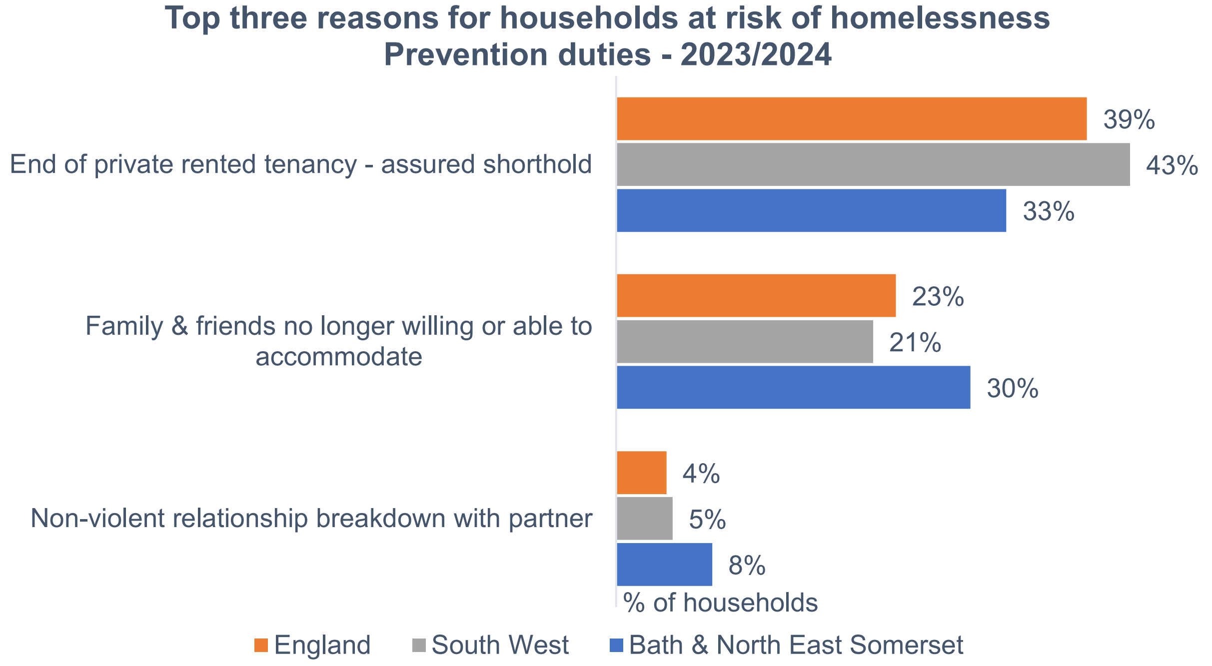
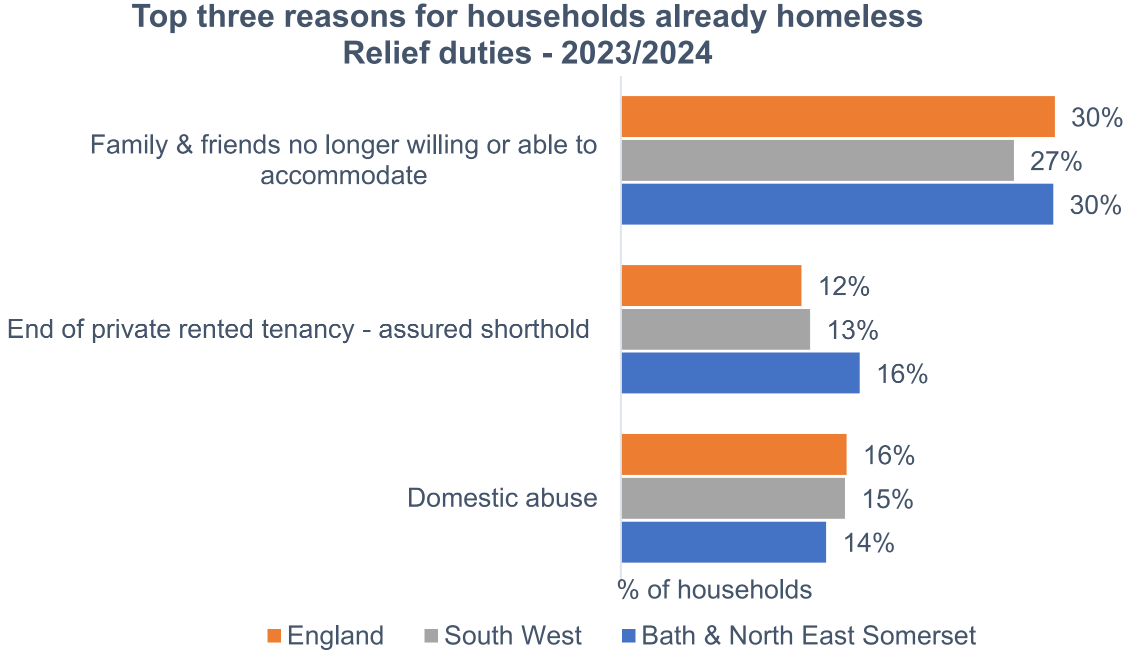
Homelessness - Main reasons, Prevention and Relief duties





In total there were 804 households assessed as owed a duty in Bath & North East Somerset during 2023/24:

- **535 (66.5%)** households were assessed as being threatened with homelessness and owed a **prevention duty**;
  The top three reasons were end of private rented tenancy – assured shorthold (**33%**), followed by family & friends no longer willing to or able to accommodate (30**%**), a trend which was also seen across England and the South West. The third reason was 'Non-violent relationship breakdown (8**%**).
- **269 (33.5%)** households were initially assessed as being homeless and owed a **relief duty**;
  The top three reasons were family & friends no longer willing to or able to accommodate (30**%**), and end of private rented tenancy – assured shorthold (**16%**) and domestic abuse (**14%**), a trend which was also seen across England and the South West. 55.4**%** of main applicants owed a relief duty were single adult males.

Of the 804 households owed a prevention or relief duty, almost two-thirds, 514 households (64%) had additional support needs: this a 53.4% increase from 2022/23. 30% were for physical ill health and disability and 29.6% for a history of mental health issues (29.6%).

[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 (2023/2024), *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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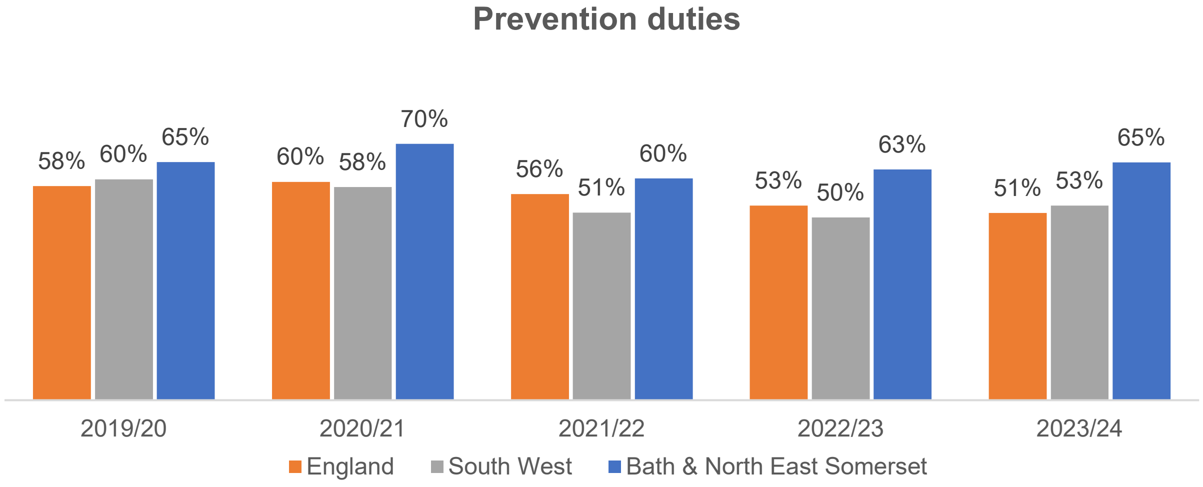
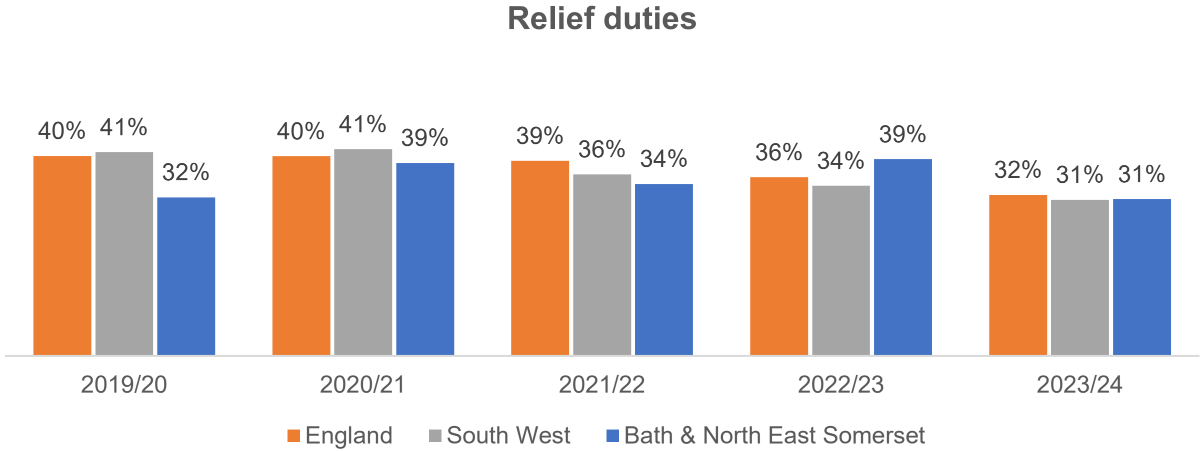
Homelessness – Outcomes, Prevention and Relief duties

% 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 2023/24, this figure was 65% in B&NES (348 of 537 households) compared to 51% and 53% 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 three consecutive years.

Of the 348 households with successful prevention outcomes in 2023/24:

- 49% (172) moved to alternative accommodation, of which 91% (157) were accommodated within B%NES.
- The main type of accommodation secured was private rented sector 43% (150), followed by staying with friends 22% (78) and social rented sector 22% (76).
- 32% (111) were single adult males.

Relief duties
In 2023/24 B&NES had a lower level of successful outcomes for households that are already homeless (relief duties) at 31% (114 of 364 households) a **21% decrease** from 39% in 2022/23 . This figure is similar to England (32%) and the South West (31%).

This is the lowest level reported over the 5-year period. Decreases across England and the South West can be observed for three consecutive years.

Of the 114 households with successful relief outcomes in 2023/24:

- 66% (75) moved into accommodation in the social rented sector and 17% (19) moved into private rented accommodation.
- 89% (101) were accommodated within B&NES.
- 43% (49) 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 homeless.
Source: DLUHC, *Live tables on homelessness* (Local Authority financial years 2019-20 – 2023-24) available from: https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables

Homelessness – Temporary accommodation

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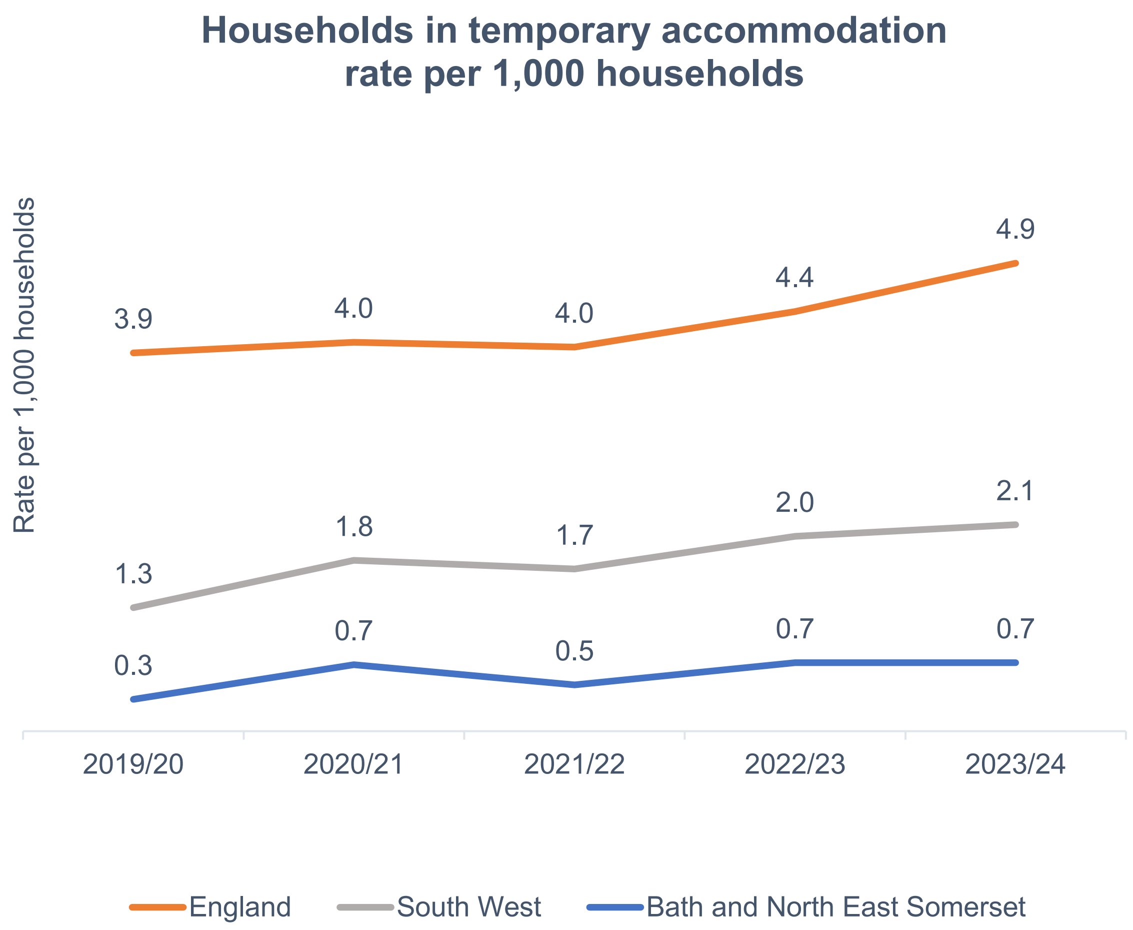

Bath & North East Somerset has had a **consistently lower rate for households in temporary accommodation** per 1,000 households than England and the South West in the last five years.

At the end of March 2024:

- The rate of households in temporary accommodation was **0.7** (**58 households**), compared to England (4.9) and the South West (2.1). The rate for B&NES has remained the same for two consecutive years. Increases in rates between 2022/23 and 2023/24 can be observed across England (11%) and the South West (5%).
- B&NES had a **higher** percentage of single households in temporary accommodation 74**% (43 households).** 47% were single adult males / 24% were single adult females compared to England (**17%**) and the South West (**30%**) and a **lower** percentage of households with children **26%** (**15 households**). The comparable percentages for England and the South West are **64%** and **48%** respectively.
- The main types of accommodation provided for the 58 households in temporary accommodation were local authority or housing association (LA/HA) **47% (27)**, hostels (including reception centres, emergency units and refuges) **29% (17)** and bed & breakfast hotels (including shared annexe) **22% (13).**
- The average number of nights spent in temporary accommodation was **117** for these 58 households. This represents a **36% increase** when compared to the **86** nights at the end of March 2023 (Source B&NES CIVICA in-house system).

Internal data would appear to show an increase in the number of homeless households in temporary accommodation between 1st April 2024 - 31st March 2025 when compared to the end of March 2024.

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 31st December 2024. In house data system CIVICA data is available up to the 31st March 2025.

Source: DLUHC Live *tables on homelessness* (Local Authority financial years 2019-20 – 2023-24) available from: www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#statutory-homelessness-live-tables and B&NES CIVICA In-house system

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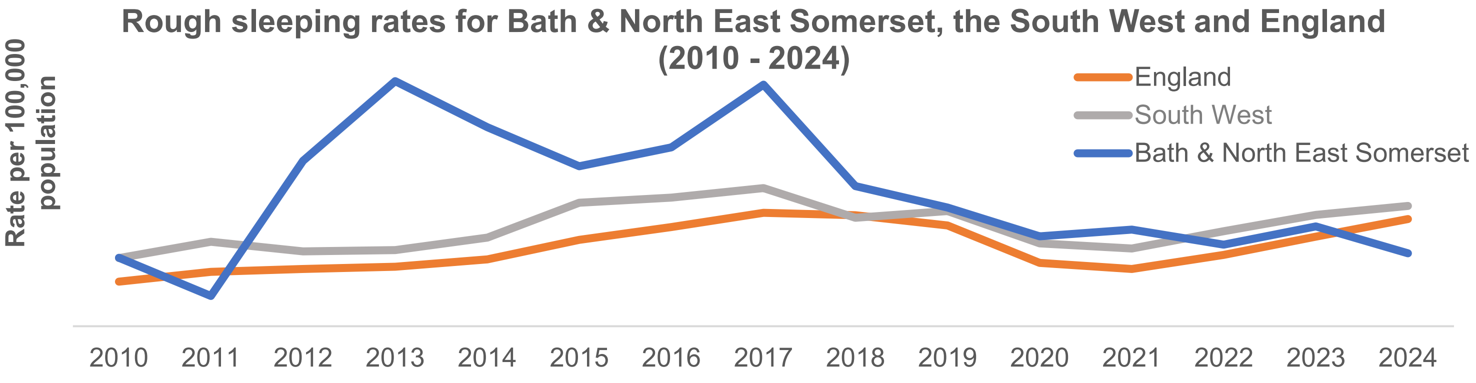
Rough Sleeping



Number of people sleeping rough in Bath & North East Somerset (January – December 2024) In-house reported data

2024	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Single night snapshot	15	11	9	13	13	13	18	12	11	11	**11**	12
Over the course of the month	51	39	29	33	38	36	49	45	36	36	40	49

- In 2024, there were **11** people estimated to be sleeping rough on a single night in Autumn in Bath & North East Somerset, this is **lower** than the number estimated in 2023 **(15)**, representing a **27% decrease**.
- 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 2024, the number increased by **769 & 39** respectively. **Increases** can be observed in both England and the South West for three consecutive years, but overall **decreases** when compared to the **peak in 2017**.
- The rough sleeping rate for 2024 in Bath & North East Somerset is **5.5 per 100,000 population.** The comparable rates for England and the South West are 8.1 and 9.1 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 note: 2024 Rough sleeping rates were populated using 2023 Mid-Year population estimates for another year to provide a baseline.
Source: DLUHC Rough sleeping annual snapshot: Autumn 2024
2011-2023 ONS (2022), Mid-year population estimates
2010 ONS Mid-year population estimates for the UK and its constituent countries
2024 In-house reported data (Delta returns): No. of people sleeping rough on a typical night (Snapshot), (same methodology used for the Autumn Count) & No. of people sleeping rough over the course of the month in B&NES (Someone may sleep rough on 1 night or several over the course of the month).

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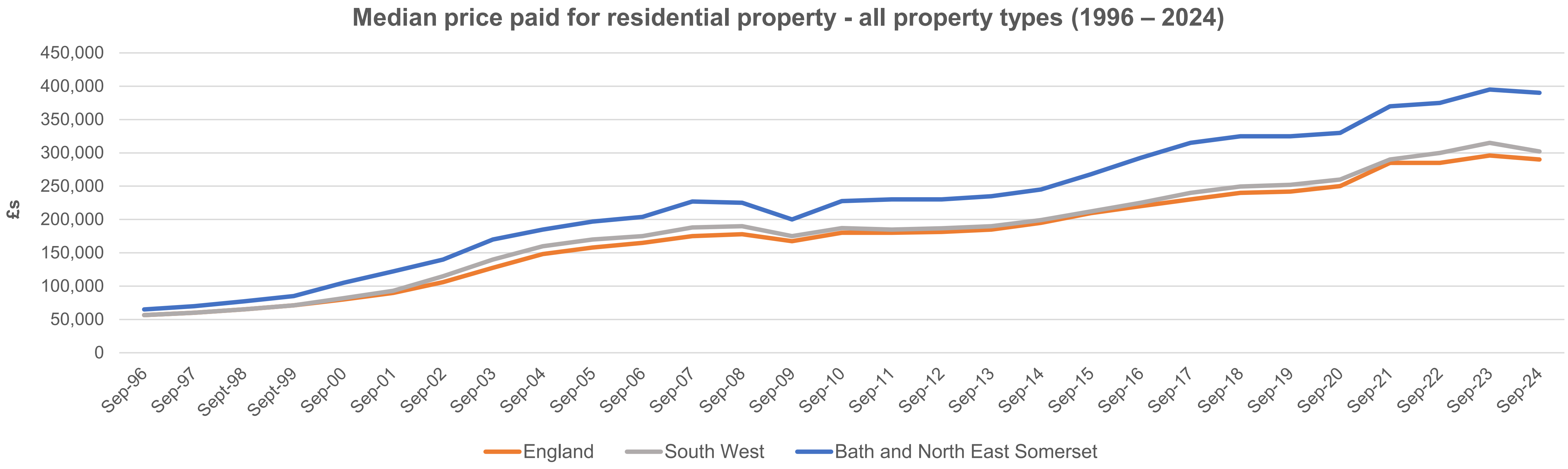
House Prices



- **Median house prices are considerably higher** in Bath & North East Somerset than England and in the South West (median price paid in September 2024 was £390,000 vs £289,995 & £302,000 respectively).
- In September 2024 B&NES had the 3rd highest median house price in the South West.
- B&NES mirrored the national and South West trend that saw house prices drop between 2023 and 2024 (from £395,000 to £390,000).
- The fall in the median price paid for a residential property in B&NES in September 2024 was less (-1.27%) than the South West (-4.13%) and nationally (-2.03%).

Source: ONS (2024), Median house prices for administrative geographies, available from: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricesforadministrativegeographies

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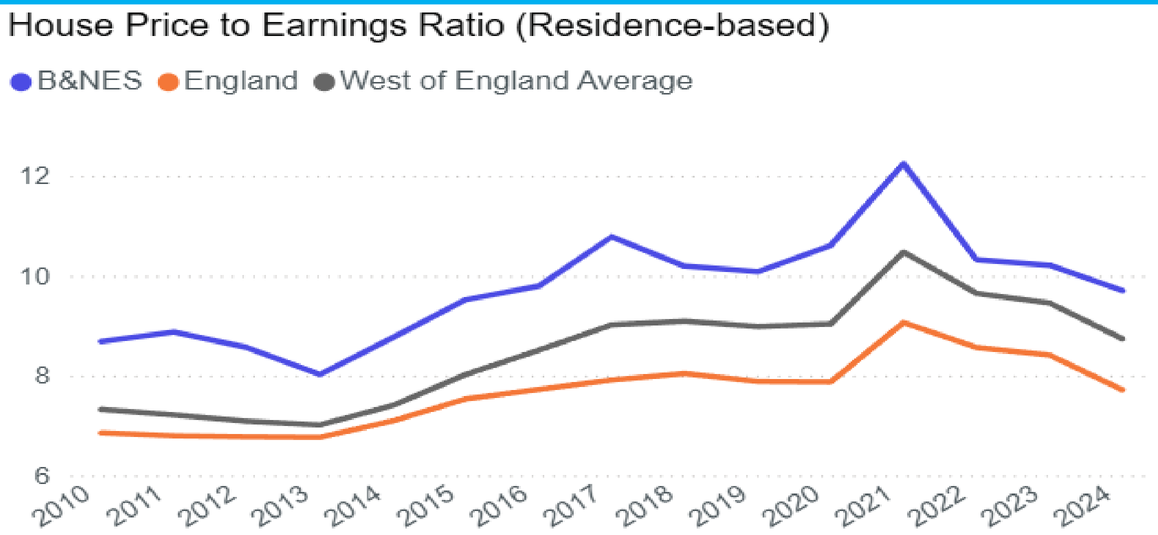
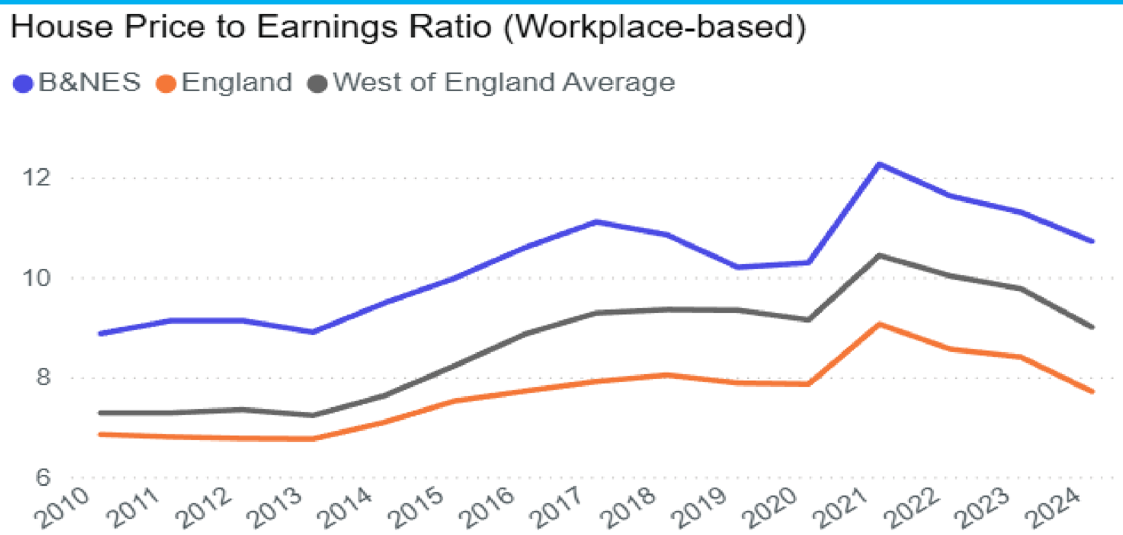
House Price to Earnings Ratio





- The **ratio of house prices to earnings (Residence-based)** in Bath & North East Somerset continues to be **higher** than national and West of England[1] (WoE) levels. In 2024, the house price to earnings ratio was **9.7x annual earnings** in B&NES compared to **7.7x** nationally and **8.7x** in WoE. These ratios have **decreased** from 10.2x (B&NES), 8.4x (England) and 9.5x (WoE) annual earnings respectively in 2023. This marks three consecutive years of decreases in B&NES, England, and WoE following the **peak in 2021**.
- The **ratio of house prices to earnings (Workplace-based)** in B&NES continues to be **higher** than national and West of England[1] (WoE) levels. In 2024, the house price to earnings ratio was **10.7x annual earnings** in B&NES compared to **7.7x** nationally and **9x** in WoE. These ratios have **decreased** from 11.3x (B&NES), 8.4x (England) and 9.8x (WoE) annual earnings respectively in 2023. This marks three consecutive years of decreases in B&NES, England, and WoE following the **peak in 2021**.
- In 2024, the ratio of house prices to earnings (Residence-based) & the ratio of house prices to earnings (Workplace-based) in Bath & North East Somerset was at a similar level reported in 2016 a trend also observed in England and West of England (WoE).
- Note: caution should be used in interpreting this indicator: Ratio does not account for mortgage interest rates, which significantly affect monthly housing costs. Between 2022 and 2023, rising mortgage rates increased the cost of borrowing, reducing real affordability despite improvements in the earnings-to-price ratio. In 2024, easing rates and continued wage growth contributed to improved affordability.

Source: Data derived from national statistics published via LG Inform. Annual Survey of Hours and Earnings

Data Notes: [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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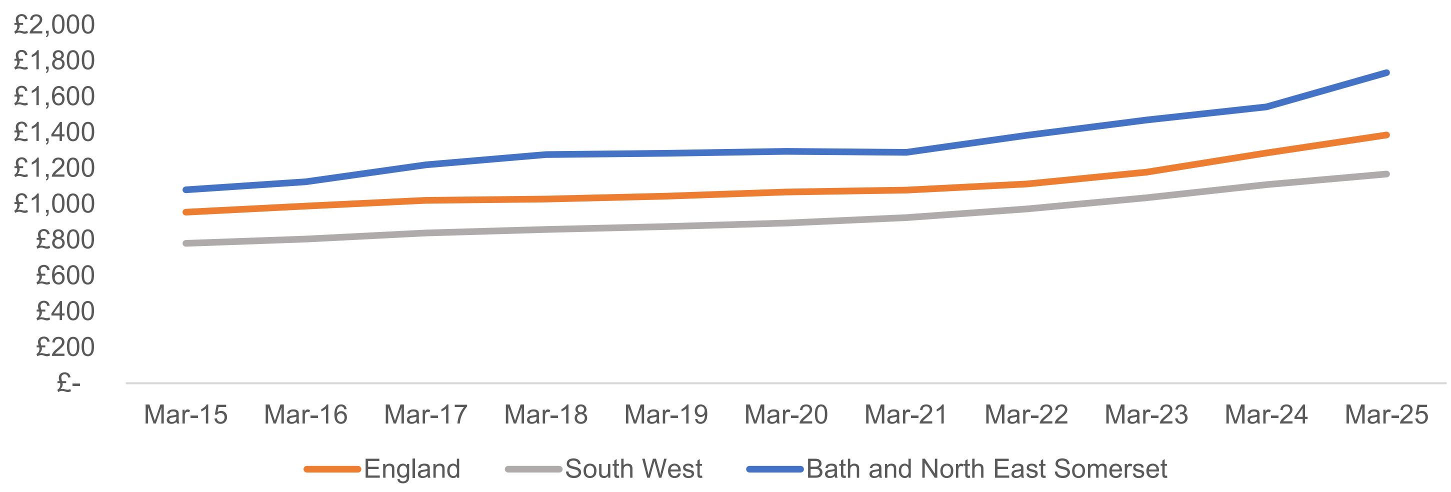
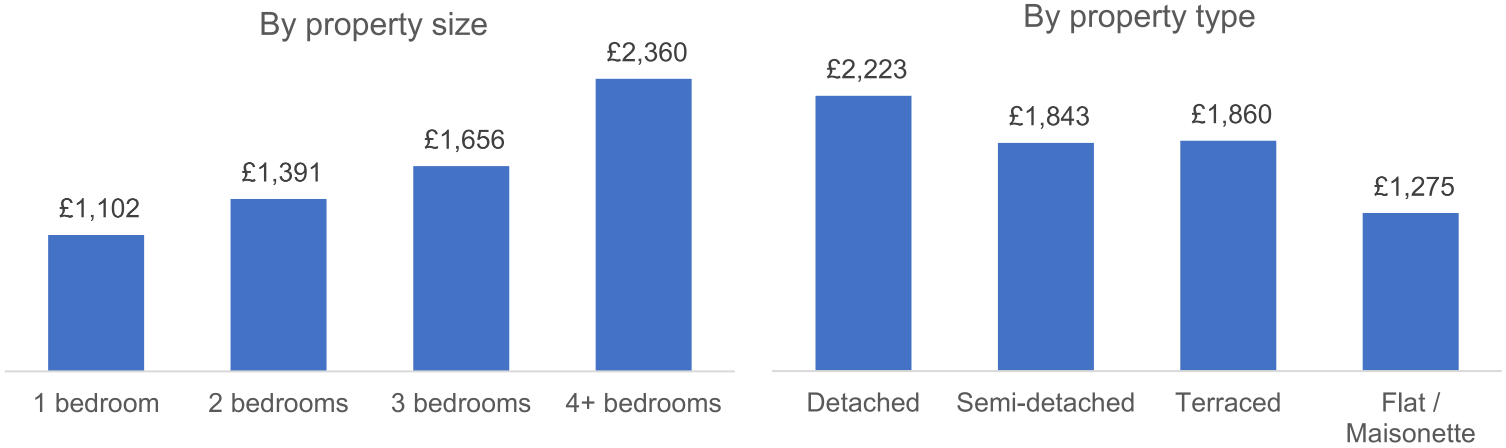
Private Rents and Affordability

Average private rent – All categories (March 2015 - March 2025)
Bath & North East Somerset, South West and England



Average private rent (March 2025)
Bath & North East Somerset



- 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 2025 in B&NES was £1,734. compared to £1,168 in the South West and £1,386 in England.[1]
- The average monthly private rental price increased in B&NES to an average of £1,734 in March 2025 an annual increase of 12.5% from £1,542 in March 2024. This was higher than the rise in the South West (5.4%) and England (7.9%).[1]
- Between 2015 & 2025 the average monthly private rent in B&NES **increased** by **60.6%** (£1,080 in 2015 to £1,734 in 2025). The comparable figure for the South West is **+49.6%** and for England **+45.1**.[1]
- Bath & North East Somerset was among the Local Authorities reported with the least "affordable" average rents in each region in 2023.[3]
- 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]

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/may2025

[2] https://beta.bathnes.gov.uk/local-housing-allowance-lha

[3] https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalaffordabilityengland/2023