

# Housing conditions in Colchester - Amenities

## 1. Introduction

- 1.1 This report examines housing conditions in Colchester by small area (Lower Layer Super Output area)<sup>1</sup> and by ward. Both geographies are used as in some cases, the numbers in each small area are too small for robust comparisons to be made.
- 1.2 The data used is Census 2001 data from table UV60 and examines amenities in the form of central heating and the sole use of a bath/shower and toilet as proxy indicators for poor housing conditions. Although not updatable until the next Census and therefore difficult to use as a baseline for target setting, the data provides us with a snapshot of amenities in Colchester and how our small areas and wards compare to the Colchester, Essex, East of England and England averages. Our Private Sector House Conditions Survey is due to be completed in December 2006 and will be updated every three years. This will provide information about the condition of private sector dwellings by ward and will be more useful for setting targets.

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<sup>1</sup> 'Small areas' in the context of this report refer to Lower layer super output areas (L-SOAs). These are small areas contained within wards determined by the 2001 Census. There are 104 L-SOAs in the borough and 32,482 in England. L-SOAs have an average population of 1500 people and 'fit' into existing ward boundaries. Each of our wards has between one and six L-SOAs.

## **2. Executive Summary**

### **2.1 Wards without central heating (2001 Census)**

- The ward with the highest rate per thousand households without central heating was in New Town at 109 households per 1000. This was by far the highest rate, the next highest rate being in Castle at 63 per 1000, followed by St Anne's at 62 per 1000, Berechurch at 60 per 1000 and Harbour at 58 per 1000.
- The ward with the highest *numbers* of households without central heating was also New Town at 419 households. This was over 80% greater than the ward with the next highest number of households, Castle, with 230 households without central heating. Wivenhoe Cross ranked third in the borough at 199 households, followed by Berechurch at 192 and East Donyland at 127 households.

### **2.2 Small areas without central heating (2001 Census)**

- In relation to small areas, all five of New Town's small areas were within the highest 20% of small areas for households without central heating in the borough. As a proportion of small areas per ward, lack of central heating in New Town was more widespread than in any other ward.
- The top five small areas for rates of households without central heating were:
  - ❖ New Town Garrison (New Town ward) with 151 households per thousand (77 households),
  - ❖ Wimpole Central (New Town ward) with 139 households per 1000 (102 households),
  - ❖ New Town North (New Town ward) with 118 per 1000 households (90 households)
  - ❖ Winchester Road (New Town ward) with 101 households per 1000 (61 households).
  - ❖ Wivenhoe Boundary (Wivenhoe Cross ward) with 92 per thousand households (53 households).
- In number terms however, Castle Central was higher than Wivenhoe Boundary with 66 households without central heating.

### **2.3 Wards with central heating but without sole access to a bath/shower and toilet (Census 2001)**

- New Town ward as a whole also had the highest rates (15 per thousand) and numbers (59) of households with central heating but without sole access to a bath/shower and toilet followed by St Andrews (14 per thousand: 53 households).

## 2.4 Small areas without access to a bath/shower and toilet

- In relation to small areas without access to a bath/shower and a toilet<sup>2</sup>, the most notable area was Eastern Approaches (in St Andrew's ward) with 41 households. This amounted to 12% of all the households in the borough. New Town had three of its six small areas in the top 10% in the borough. These were, in rank order: New Town Garrison, New Town North and Paxmans. NB: Eastern approaches is adjacent to Paxmans in New Town ward.

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<sup>2</sup> In terms of data for the small areas, both the indicators representing households with central heating but without sole access to a bath/shower and toilet, and those without central and without sole access to a bath/shower and toilet were combined as the numbers were very small for the individual indicators.

### 3. Households without central heating

**Figure 1: Colchester and comparators: Households without central heating**

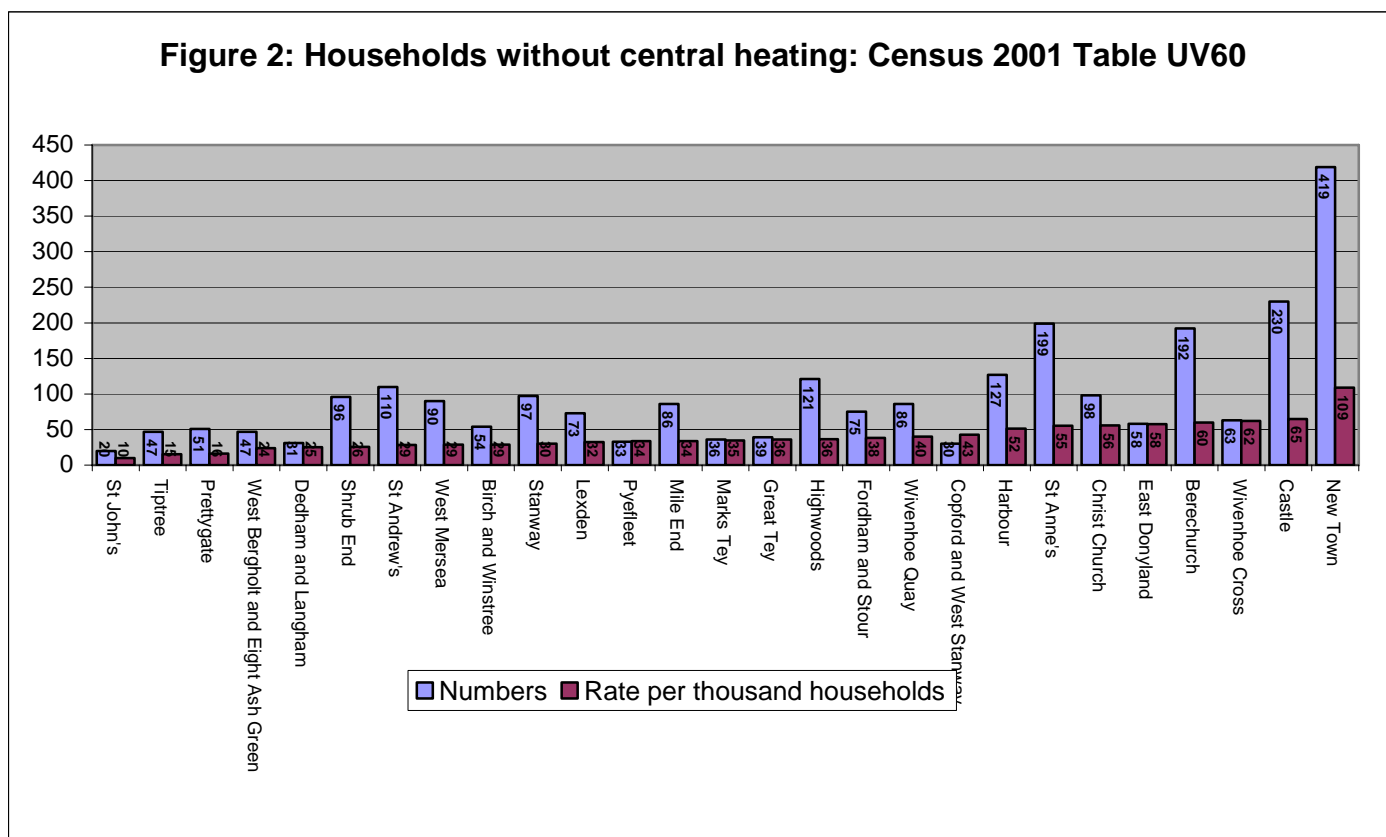
	<b>Numbers</b>	<b>Rate per thousand households</b>
Colchester	2603	41
Essex	22,126	41
East of England	115,808	52
England	1,744,144	85

Source: Table UV60, 2001 Census, ONS, © Crown Copyright, 2002.

- 3.1 As Figure 1 illustrates, for households without central heating, Colchester had a rate of 41 per thousand households, the same rate as Essex. Both Colchester and Essex were below the rates of the East of England (52 per thousand households) and England (85 per thousand households).

#### 4. Households without central heating by ward

Figure 2: Households without central heating: Census 2001 Table UV60



Source: Table UV60, Census 2001. © Crown Copyright, 2002.

Figure 3: Five wards with highest rates per thousand and highest numbers of households without central heating

Highest numbers		Highest Rates (per thousand households)	
New Town	419	New Town	109
Castle	230	Castle	65
Wivenhoe Cross	199	St Anne's	62
Berechurch	192	Berechurch	60
East Donyland	127	Harbour	58

Source: Table UV60, Census 2001. © Crown Copyright, 2002.

- 4.1 All of the five wards with the highest rates (as outlined in Figures 2 and 3), had higher rates than the averages for Colchester, Essex, East of England and England for households without central heating.
- 4.2 Both New Town and Castle ranked first and second highest for rates of households without central heating. New Town had the highest rate by far

with 109 per thousand households having no central heating, Castle, the ward with the next highest rate, had 65 households per thousand with no central heating. In actual numbers New Town had 419 households without central heating and Castle, the ward with the second highest number had 230 households without central heating.

- 4.3 Wivenhoe Cross was the ward with the third highest rate of households with no central heating per thousand at 62. However, due to its small population, in number terms, Wivenhoe Cross ranked only 16th out of all 27 wards in the borough with only 63 households having no central heating.
- 4.4 St Anne's, although not in the highest five rates, had the third highest number of households without central heating at 199 households.
- 4.5 Berechurch had the fourth highest rate of 60 households per thousand without central heating and also the fourth highest number at 192 households.
- 4.6 East Donyland had the fifth highest rate at 58 households per thousand, but due to its relatively small population, it had lower numbers of households without central heating than most wards in the borough at 58.

## **5. Households without central heating by small area**

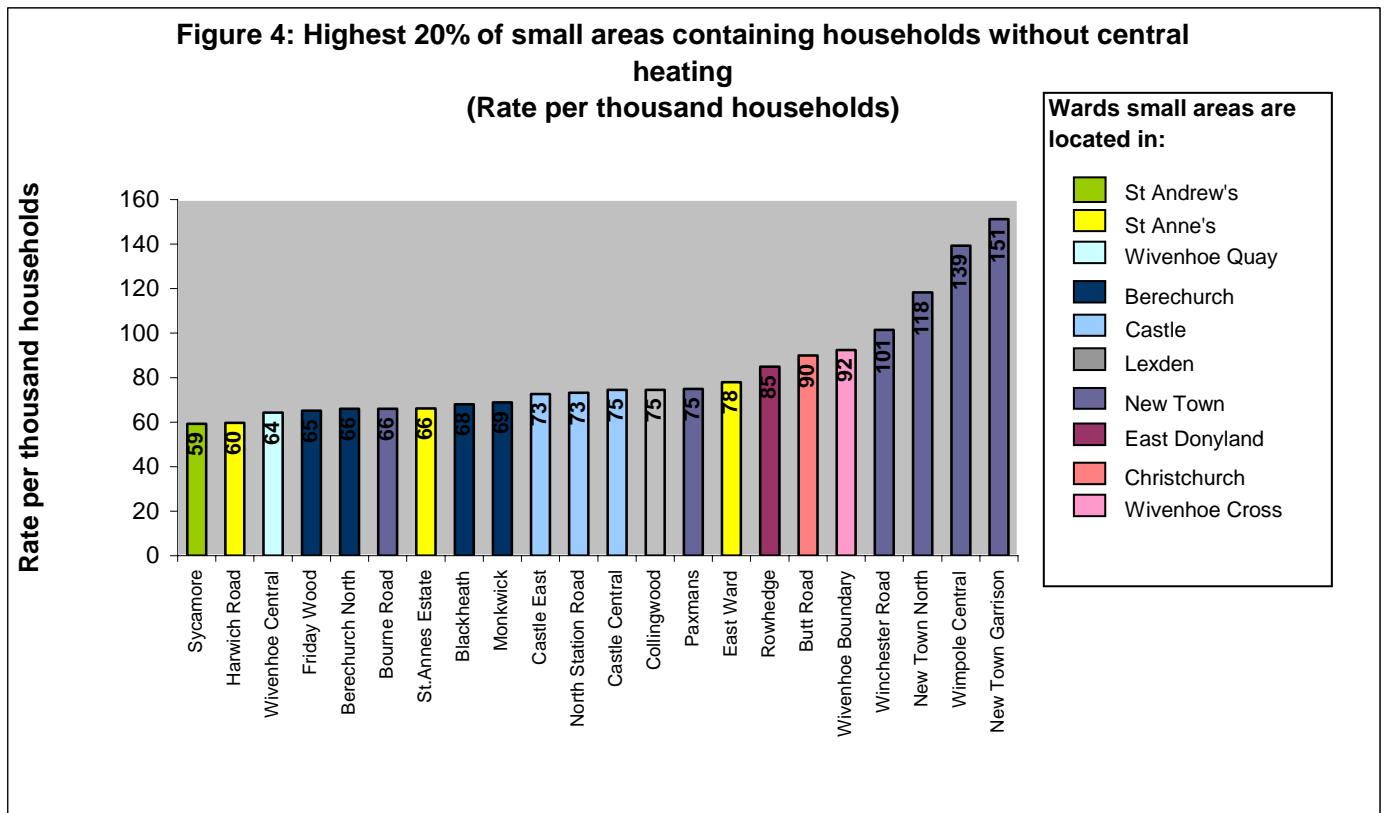
### **5.1 Range**

There was a wide range of rates per thousand for households without central heating between the small areas in Colchester. As Figure 4 shows, New Town Garrison in New Town had the highest rate with 151 households per thousand without central heating and James Carter and Baden Powell (both in Prettygate ward) had the lowest rate with no households without central heating.

- 5.2 The small area with the highest number of households without central heating was Wimpole Central in New Town ward with 102 households (see Figure 5).

## Top five small areas

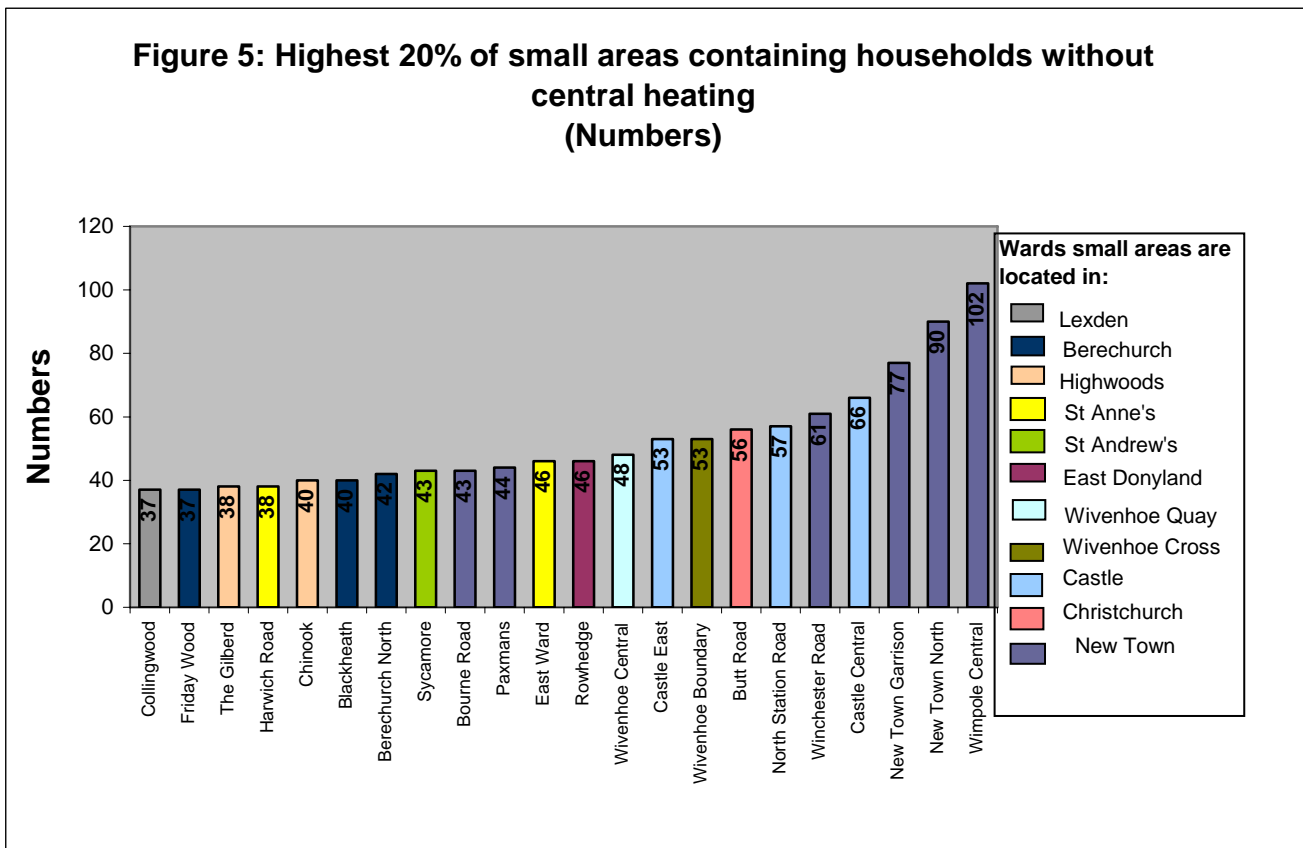
### Rates



Source: Table UV60, Census 2001. © Crown Copyright, 2002.

5.3 As Figure 4 illustrates, the five small areas with the highest rates of households without central heating included four small areas in New Town ward: New Town Garrison (151 per thousand households), Wimpole Central (139 per thousand households), New Town North (118 per thousand households) and Winchester Road (101 per thousand households). The small area with the fifth highest rate of households without central heating in the borough was Wivenhoe Boundary in Wivenhoe Cross with 92 households per thousand.

## Numbers



Source: Table UV60, Census 2001. © Crown Copyright, 2002.

5.4 In number terms, a similar pattern existed to that examined **Rates** in the top five small areas, in relation to the small areas in New Town. Wimpole Central, however, was the highest in number terms at 102 households and New Town Garrison, the small area with the highest rates slipped to third place with 77 households, being overtaken for second place by New Town North, with 90 actual households without central heating (third place in rates). Winchester Road in New Town was fifth place with 61 actual households, whereas for rates it was fourth place. Castle Central was fourth in number terms with 66 households without central heating, whereas in terms of rates it ranked 11<sup>th</sup> place in the borough with 75 per thousand households (see Figure 5).

## 5.5 Wards with high proportions of small areas in highest 20% in Colchester

- **Rates**

All six of New Town's small areas were within the highest 20% of all small areas in Colchester for rates of households without central heating. The highest four areas in Colchester were all in New Town (See Figure 4 and Appendix A). Although lower in terms of rank, Berechurch had three quarters of its ward in the top 20%. Castle had three out of its five small areas in the top 20%. Wivenhoe Cross, ranked fifth highest had one small area out of the two in the ward in the top 20%, as did Christchurch and East Donyland. St Anne's also had half of the ward in the top 20%, but unlike the rural wards



above with less small areas, this amounted to three out of all six small areas in St Anne's.

- **Numbers**

As with rates, all six of New Town's small areas were within the highest 20% in the borough for the number of households without central heating. Castle had three out of five of its small areas in the top 20%, as with rates.

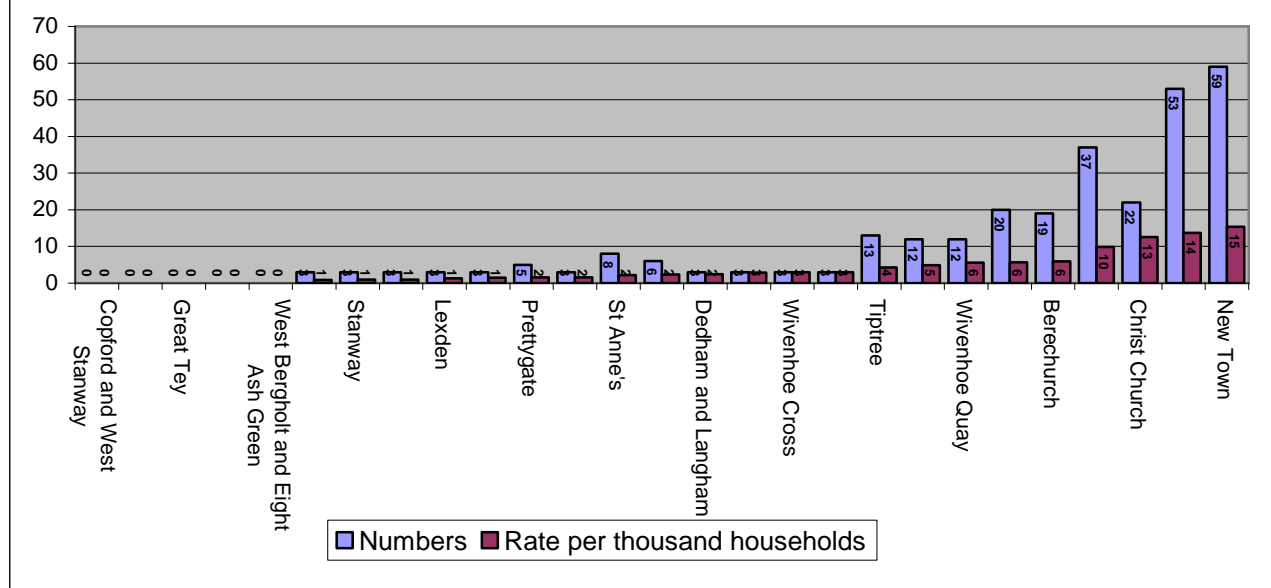
**6. Households with central heating, without sole use of bath/shower and toilet by ward**

**Figure 6: Colchester and comparators: Households with central heating, without sole use of bath/shower and toilet**

	Highest Numbers	Rates per thousand households
Colchester	293	5
Essex	1512	3
East of England	6061	3
England	66706	3

6.1 As Figure 6 shows Colchester had a higher rate per thousand households in relation to wards with central heating but without the sole use of a bath/shower and toilet at 5 per thousand households, than either Colchester, Essex, East of England and England who all had 3 households per thousand with central heating but without sole use of bath/shower and toilet.

**Figure 7 :Households with central heating, without sole use of bath/shower and toilet: Census 2001 Table UV60**



**Figure 8: Five wards with highest rates per thousand and highest numbers with central heating but without sole use of bath/shower and toilet**

Highest numbers		Highest rates per thousand households	
New Town	59	New Town	15
St Andrew's	53	St Andrew's	14
Shrub End	37	Christ Church	13
Christ Church	22	Shrub End	10
Castle	20	Berechurch, Castle, Wivenhoe Quay.	6

6.2 As Figure 8 shows, all of the five wards with the highest rates for households with central heating but without the sole use of a bath/shower and toilet had higher rates than either the Colchester, Essex, East of England and England averages. New Town at 15 households per thousand, had three times the rate of Colchester (five households per thousand) and five times the rates of Essex, East of England and England, all with three households per thousand.

6.3 As illustrated in Figure 8, New Town and St Andrew's were the wards with the top two rates and numbers for households with central heating but without the sole use of a bath/shower and toilet.

6.4 Christ Church had the third highest rate per thousand at people with central heating but without sole use of bath/shower and toilet at 13 per thousand

households. In number terms it had the fourth highest number in the borough at 22 households. Shrub End had the fourth highest rate at 10 per thousand, but the third highest number at 37 households.

- 6.5 There were three wards with the fifth highest rate: Berechurch, Castle and Wivenhoe Quay, all with six households per thousand with central heating but without sole use of a bath/shower and toilet. Castle had the fifth highest number at 20 households and Berechurch had the next highest number at 19 households. Wivenhoe Quay, however ranked eighth in number terms, at only 12 households having central heating without the sole use of a bath/shower and toilet.

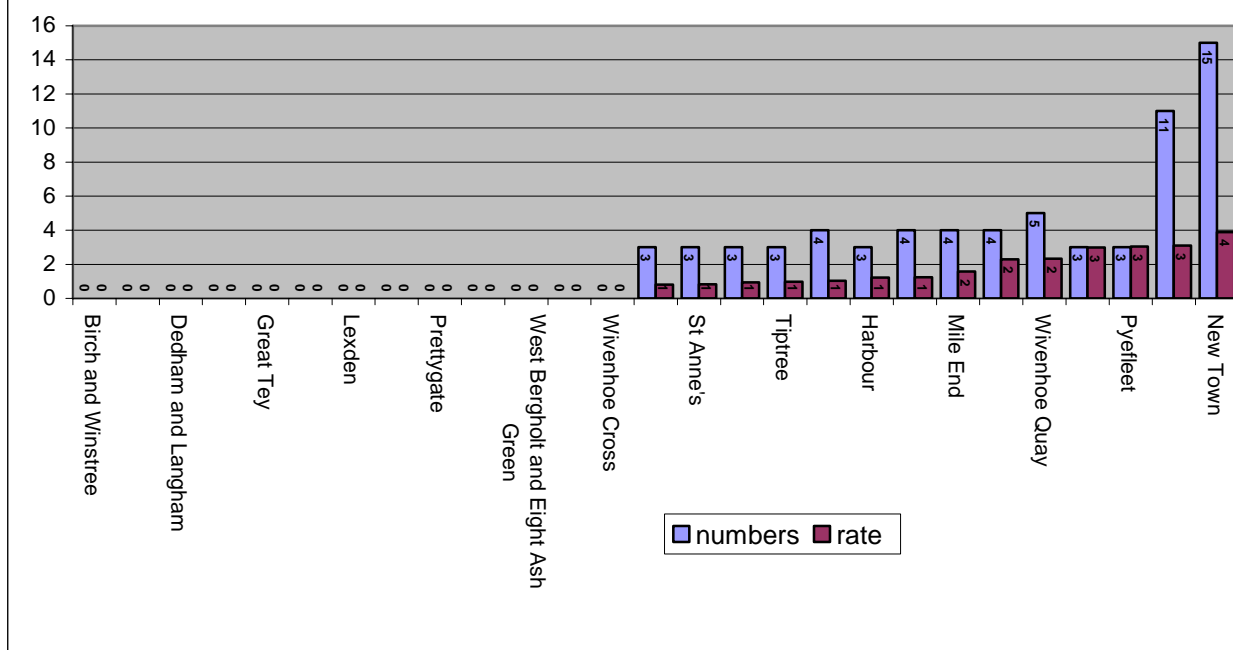
**7. Households without central heating and without sole use of bath/shower and toilet**

**Figure 9: Colchester and comparators: Households without central heating, without sole use of bath/shower and toilet**

	Highest numbers	Highest rates per thousand households
Colchester	63	1
Essex	365	1
East of England	1761	1
England	32739	2

- 7.1 There were only 63 households in Colchester without central heating and without the sole use of a bath/shower and toilet. This amounted to one household in every thousand, the same rate as Essex and the East of England. England, as a whole, had a higher rate at two households per one thousand.

**Figure 10: Households without central heating, without sole use of bath/shower and toilet: Census 2001 Table UV60**

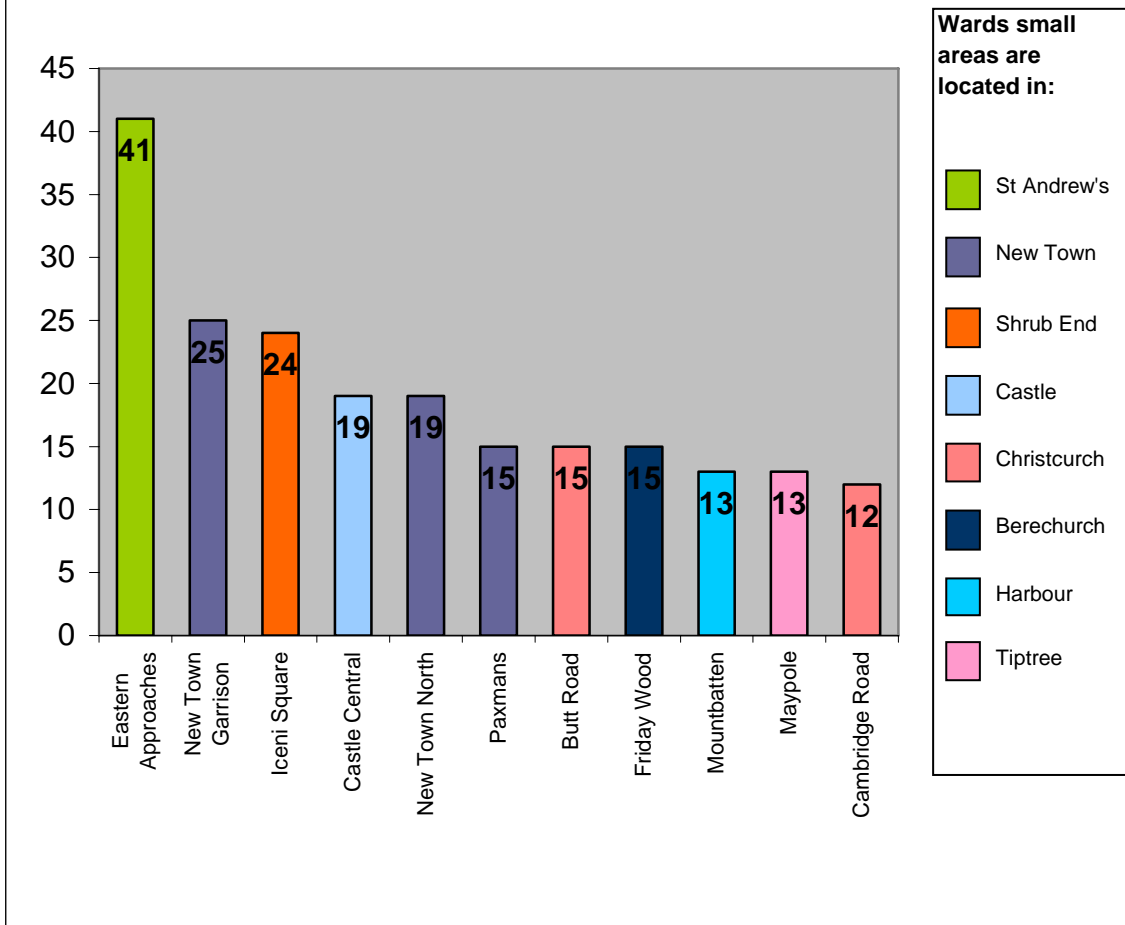


7.2 According to the Census, a quarter of all households without central heating and without the sole use of a bath/shower and toilet were located in New Town. New Town had 15 households without central heating and without sole use of bath/shower and toilet, out of all 63 households in Colchester. Castle had the next highest proportion of households without central heating and without the sole use of a bath/shower and toilet at 11 out of all 63 households, a rate of three households per thousand. The rest of the wards in Colchester all had five households or below without central heating and without sole use of a bath/shower or toilet.

## 8. Small areas without sole use of a bath/shower and a toilet

8.1 The ward based information above regarding households without the sole use of a bath/shower and a toilet is divided into households with central heating and those without. For small areas, using these two indicators is not valid for comparative purposes as the numbers are very small. Therefore, these two indicators have been combined to include households with central heating without the use of a bath/shower and toilet and those without central heating and without the sole use of a bath/shower and toilet. Even with aggregation the numbers for the new joint indicator are small and therefore a rate has not been used. In addition, only those in the top 10% in Colchester have been considered here.

**Figure 11: Highest 10% of small areas in Colchester without sole access to bath/shower and toilet**



8.2 There were a total of 356 households in the borough without sole access to a bath/shower and toilet. As Figure 10 shows, the Eastern Approaches small area had the highest number of households at 41. This amounted to 12% of all the households in the borough located in this one small area. More than half (59) of all the 104 small areas in Colchester had no households without sole access to a bath/shower and toilet and 84 out of the 104 small areas had less than five households without sole access to a bath/shower and toilet.

8.3 New Town had three of its six small areas in the top 10% on this indicator. It is also interesting to note that Eastern Approaches in St Andrew's is adjacent to Paxmans in New Town.

## Appendix A

### Households without central heating: Census 2001, Table UV 60: Rate per thousand households

Small area name	Rate per thousand of households	Ward small area located in	% of ward having small areas in top 20% in Colchester
New Town Garrison	151	New Town	100% (1 of 6)
Wimpole Central	139	New Town	100% (1 of 6)
New Town North	118	New Town	100% (1 of 6)
Winchester Road	101	New Town	100% (1 of 6)
Wivenhoe Boundary	92	Wivenhoe Cross	50% (1 of 2)
Butt Road	90	Christchurch	50% (1 of 2)
Rowhedge	85	East Donyland	50% (1 of 2)
East Ward	78	St Anne's	50% (3 of 6)
Paxmans	75	New Town	100% (6 of 6)
Collingwood	75	Lexden	25% (1 of 4)
Castle Central	75	Castle	60% (3 of 5)
Castle East	73	Castle	60% (3 of 5)
North Station Road	73	Castle	60% (3 of 5)
Monkwick	69	Berechurch	67% (4 of 6)
Blackheath	68	Berechurch	67% (4 of 6)
St.Annes Estate	66	St Anne's	50% (3 of 6)
Bourne Road	66	New Town	100% (6 of 6)
Berechurch North	66	Berechurch	67% (4 of 6)
Friday Wood	65	Berechurch	67% (4 of 6)
Wivenhoe Central	64	Wivenhoe Quay	33% (1 of 3)
Harwich Road	60	St Anne's	50% (3 of 6)
Sycamore	59	St Andrew's	17% (1 of 6)

Source: Table UV60, Census 2001, ONS. © Crown Copyright, 2002.

## Appendix B

### Households without central heating: Census 2001, Table UV 60: Numbers of households

Small area name	Numbers	Ward small area located in	% of ward having small areas in top 20% in Colchester
Wimpole Central	102	New Town	100% (6 of 6)
New Town North	90	New Town	100% (6 of 6)
New Town Garrison	77	New Town	100% (6 of 6)
Castle Central	66	Castle	60% (3 of 5)
Winchester Road	61	New Town	100% (6 of 6)
North Station Road	57	Castle	60% (3 of 5)
Butt Road	56	Christchurch	50% (1 of 2)
Wivenhoe Boundary	53	Wivenhoe Cross	50% (1 of 2)
Castle East	53	Castle	60% (3 of 5)
Wivenhoe Central	48	Wivenhoe Quay	33% (1 of 3)
Rowhedge	46	East Donyland	50% (1 of 2)
East Ward	46	St Anne's	50% (3 of 6)
Paxmans	44	New Town	100% (6 of 6)
Bourne Road	43	New Town	100% (6 of 6)
Sycamore	43	St Anne's	50% (3 of 6)
Berechurch North	42	Berechurch	50% (3 of 6)
Blackheath	40	Berechurch	50% (3 of 6)
Chinook	40	Highwoods	50% (2 of 5)
Harwich Road	38	St Anne's	50% (3 of 6)
The Gilberd	38	Highwoods	40% (2 of 5)
Friday Wood	37	Berechurch	50% (3 of 6)
Collingwood	37	Lexden	25% (1 of 4)

Source: Table UV60, Census 2001, ONS. © Crown Copyright, 2002.

