

Key Housing Needs Statistics

April 2026
Colchester City

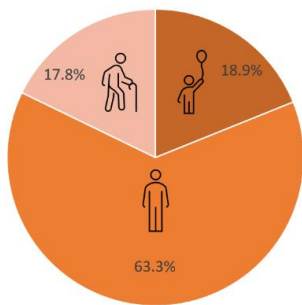
Key Statistics: Population (June 2022) **192,700** *Source: ONS issued Nov 2022*
Households (June 2022) **79,710** *Source: ONS issued Nov 2022*

Although official population figures are published only once every decade following the national census, the Office for National Statistics (ONS) produces interim population estimates and projections. These figures, presented below, indicate a projected increase in both the resident population and the number of households over the past five years.

Population (2026) **206,606 (estimated)**
Households (2026) **86,210 (estimated)**

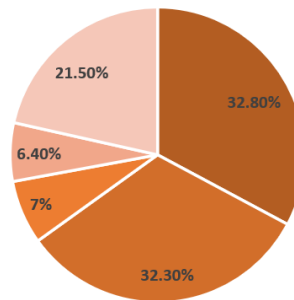
Population Profile: (census 2021)

0-15 Years 16-64 Years 65 Years & Over



Tenure of Housing (census 2021)

Owned Outright Owned with Mortgage, Loan or Shared Ownership
Rented from Colchester City Council Rented from a Registered Provider
Privately Rented or Rent Free



1. Low-Cost Rental Housing in Colchester City: There are **10,953** existing social and affordable homes to rent in the city of Colchester, as of 1st April 2026.

Stock by Size and Property Type - No.B in chart, refers to Bedroom size of property



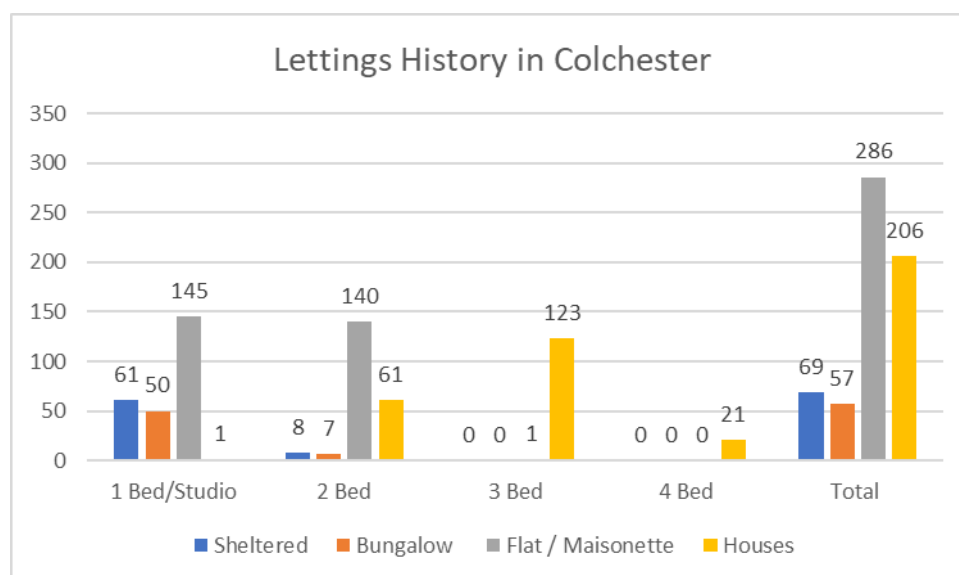
Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2026)

HA and CCC Homes by Size and Property Type:

	Bungalows			Flats			Houses		
	Bedsit	1 Bed	2+ Bed	Bedsit	1 Bed	2+ Bed	1 or 2 Bed	3 Bed	4+ Bed
CCC	13	527	178	125	1275	1155	367	1730	114
HA	0	6	84	14	665	1036	667	1352	240
	Supported				Sheltered			Other	
	Bedsit	1 Bed	2 Bed	3 Bed	Bedsit	1 Bed	2 Bed	3 Bed	all
CCC	23	12	0	0	37	406	106	3	36
HA	103	214	72	40	47	120	18	0	168
								Totals	
							Colchester City Council		6107
							Registered Provider		4846
								Total All	10953

Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2026)

2. Lettings history in Colchester: Number of Lettings in Colchester, via Gateway to Homechoice, from 1st April 2025 to 31st March 2026 (All bands including sheltered). There was a total of 618 lets in 25-26 compared to 743 lets in 24-25.



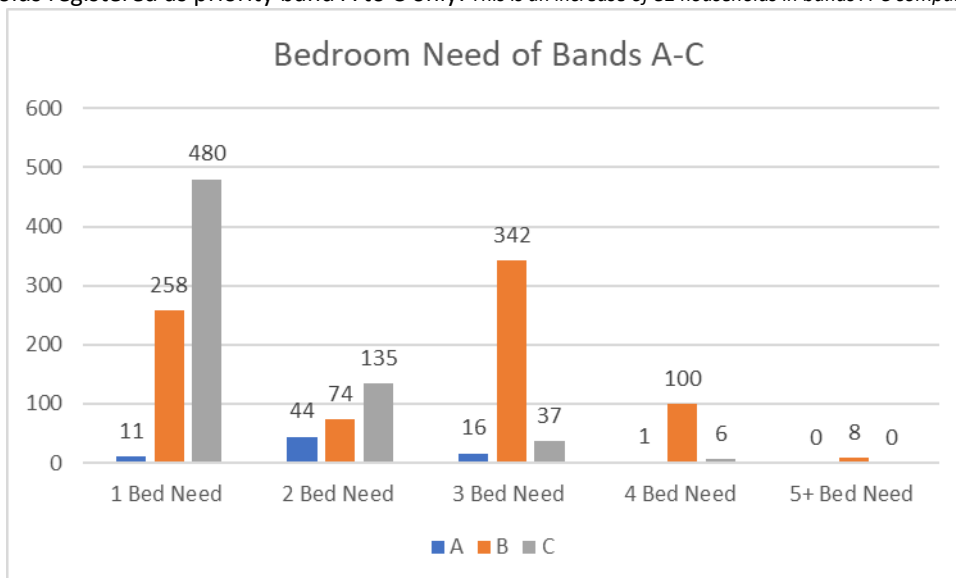
Source: G2H Civica April 2026

3. Applicants waiting for a home in the City of Colchester: There were 2,558 households registered on Gateway to Homechoice in Colchester waiting for a home on 1 April 2026. This is an increase of 151 households compared to 1 April 2025.

Priority A	Priority B	Priority C	Other bands D-F
72 applicants (+20)	782 applicants (+11)	658 applicants (+51)	1,046 applicants (+69)
2.8%	30.6%	25.7%	40.8%

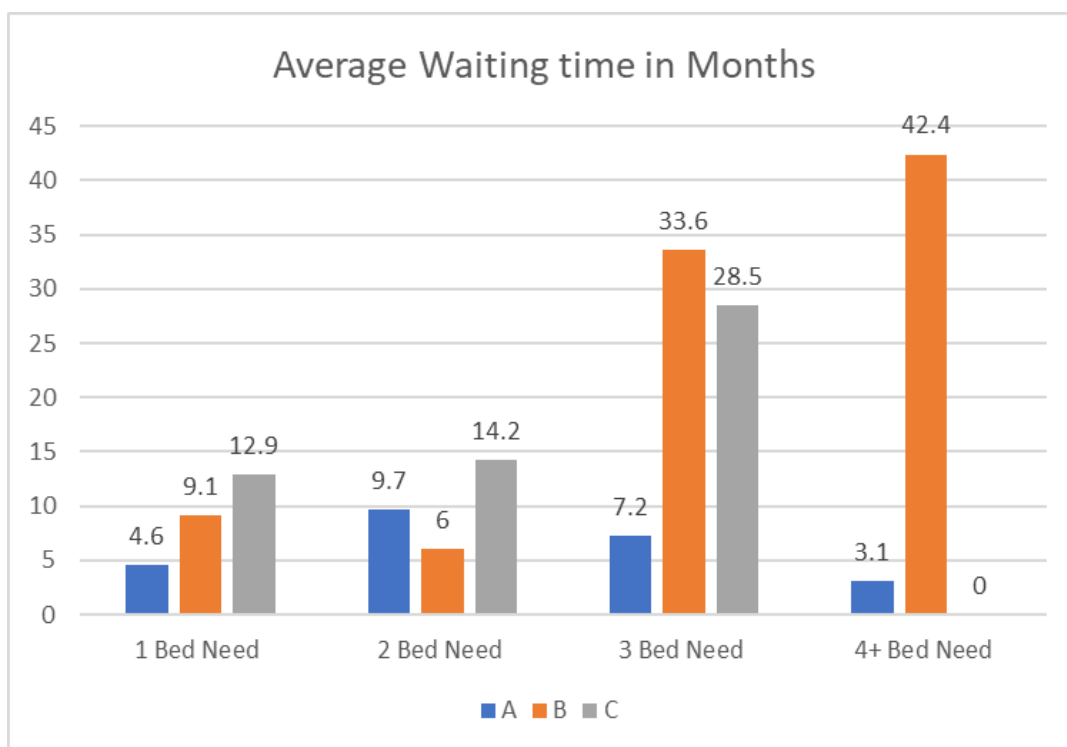
Source: G2H Civica April 2026

4. The property size (no. bedrooms) needed by the highest-need households: On 1 April 2026, there were 1,512 households registered as priority band A to C only: *This is an increase of 82 households in bands A-C compared to April 25 (1,430).*



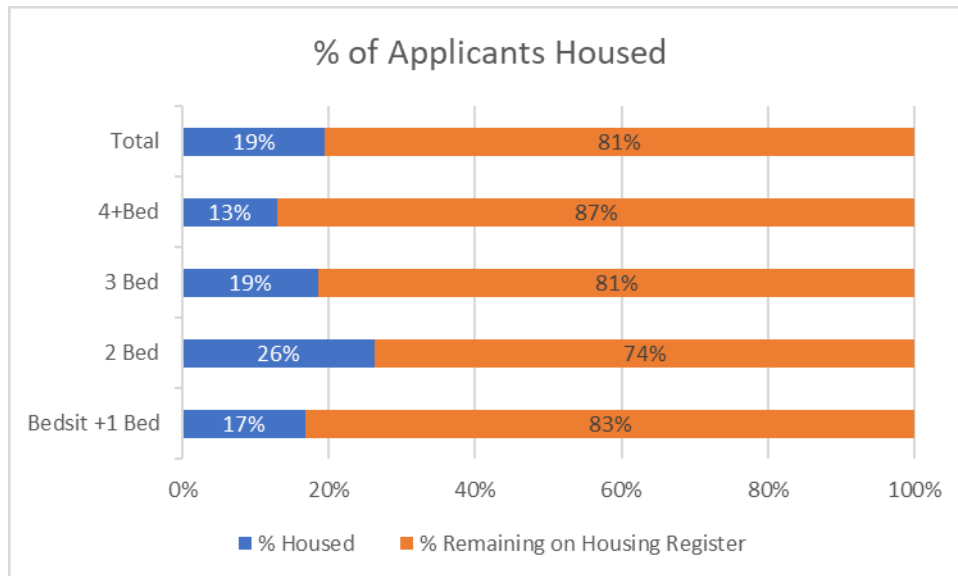
Source: G2H Civica April 2026

5. Average waiting times in months for a home in the City of Colchester: Average waiting time in months for general needs lets (by band and bedroom) which occurred 1st April 25 - 31st March 26 (bands A-C only). Only one let was made to a Band C applicant for a 3-bed property and no lets were made to Band C applicants for 4 bed properties.



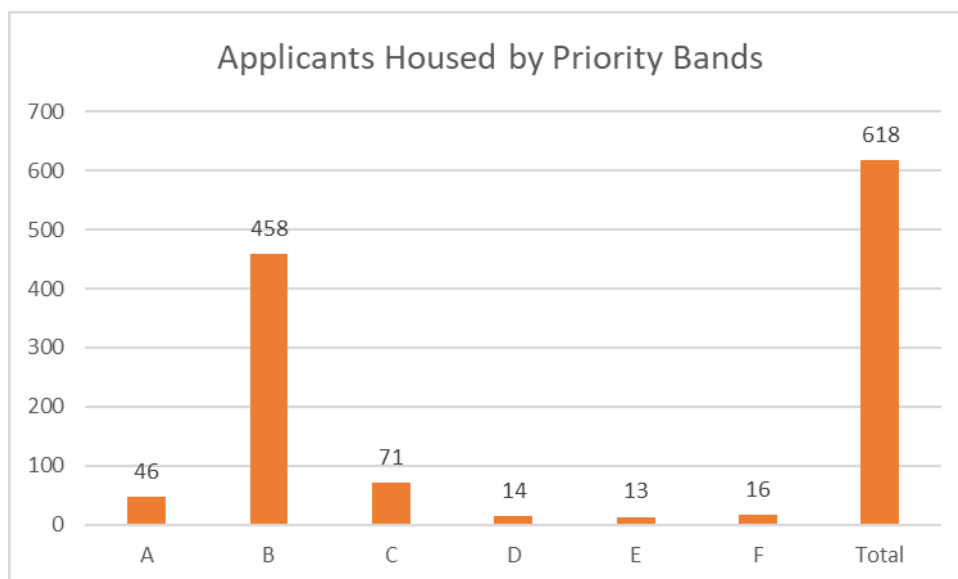
Source: G2H Civica April 2026

6. Proportion of applicants housed in the year: Comparing the number of people housed in Colchester between 1st April 25 and 31st March 26, with the total number of households registered on the housing register during this period. The total percentage of applicants housed in 25-26 was 19%.



Source: G2H Civica April 2026

7. Applicants housed by priority band: Comparing the number of people housed in Colchester between 1st April 25 and 31st March 26 by priority band.



Source: G2H Civica April 2026

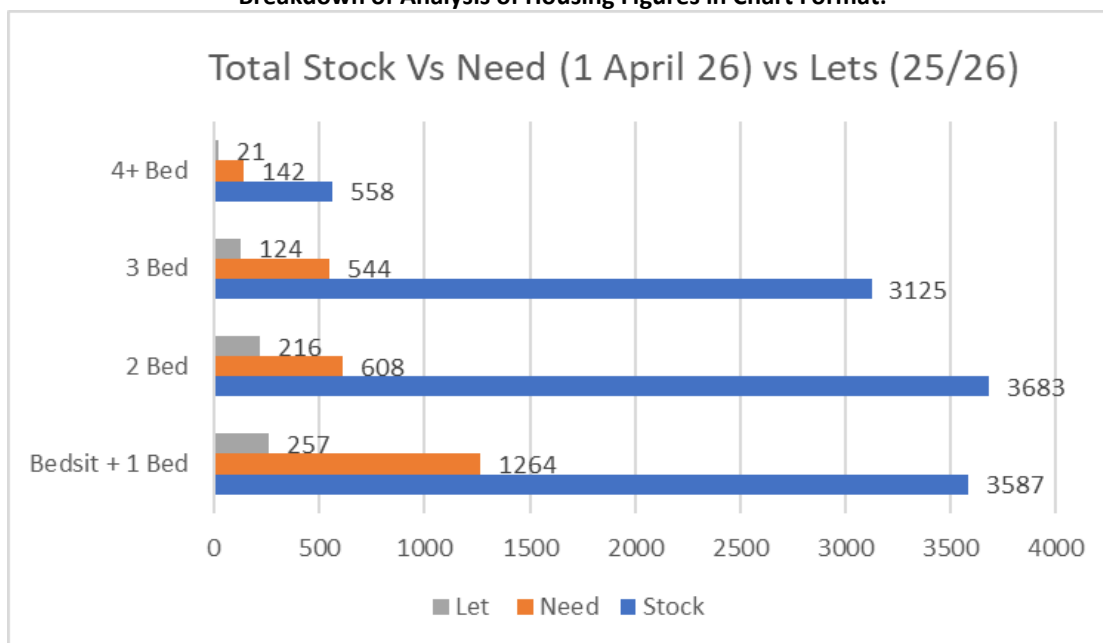
8. Analysis of Housing figures: The summary of housing need, all priority bands (April 25 to March 2026).

Breakdown in table format:

	0+ 1 Bed	2 Bed	3 Bed	4+ Bed (inc other)	Total
Colchester City Council	2418	1806	1733	150	6107
% stock	40%	30%	28%	2%	
Housing Association	1169	1877	1392	408	4846
% stock	24%	39%	29%	8%	
Total stock	3587	3683	3125	558	10953
% stock	33%	34%	29%	5%	
Letting History (25/26)	257	216	124	21	618
% lets of available stock	7%	6%	4%	4%	6%
Housing Need	1264	608	544	142	2558
% need	49%	24%	21%	6%	
Housed %	17%	26%	19%	13%	19%
Not Housed %	83%	74%	81%	87%	81%

Source: G2H Civica April 2026

Breakdown of Analysis of Housing Figures in Chart Format:



Source: G2H Civica April 2026, Registered Provider direct returns (2021) and CCC Housing Stock Data (2026)

9. Accessible Homes Need: Summary of the housing need for Code 1-3 applicants in all priority bands as of 1st April 2026 (code 1 = full time wheelchair adaptation required, code 2 = level access shower required, code 3 = ground floor required).

	1 bed	2 bed	3 bed	4+ bed	Total
Code 1 – Full-time Wheelchair Adaptation Required	18	8	7	0	33
Code 2 – Level Access Shower Required	131	36	24	5	196
Code 3 – Ground Floor Required	91	24	6	1	122
Total	240	68	37	6	= 351

Source: G2H Civica April 2026

10. Colchester Local Housing Needs Assessment (LHNA) Update – 2024: Assessment was undertaken to inform the Local Plan for Colchester.

LHMA Update 2024 Recommendations: Annual Housing Requirement by Tenure/size				
	Market	Affordable Home Ownership	Affordable Housing (Rented)	
			General Needs	Older Persons
1 Bed	30%	20%	20%	60%
2 Bed		45%	35%	40%
3 Bed	45%	35%	35%	
4+ Bed	25%		10%	

Source: G2H Civica April 2026