

# Key Housing Needs Statistics

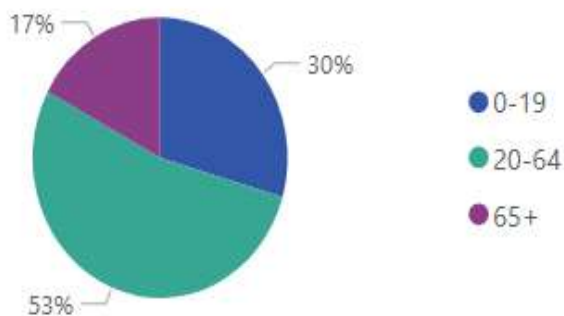
April 2025

Colchester City

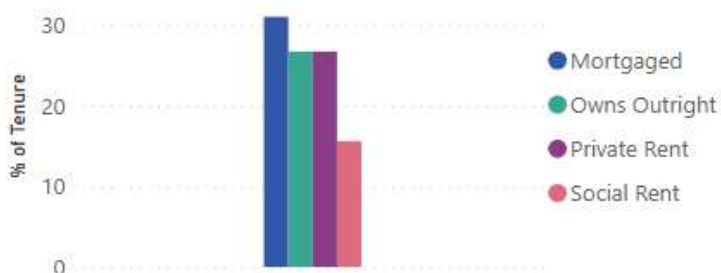
**Key Statistics:** Population (June 2022) **193k**  
Households (June 2022) **80k**

**Source: ONS issued 2021**  
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**Population Profile:** (census 2021)



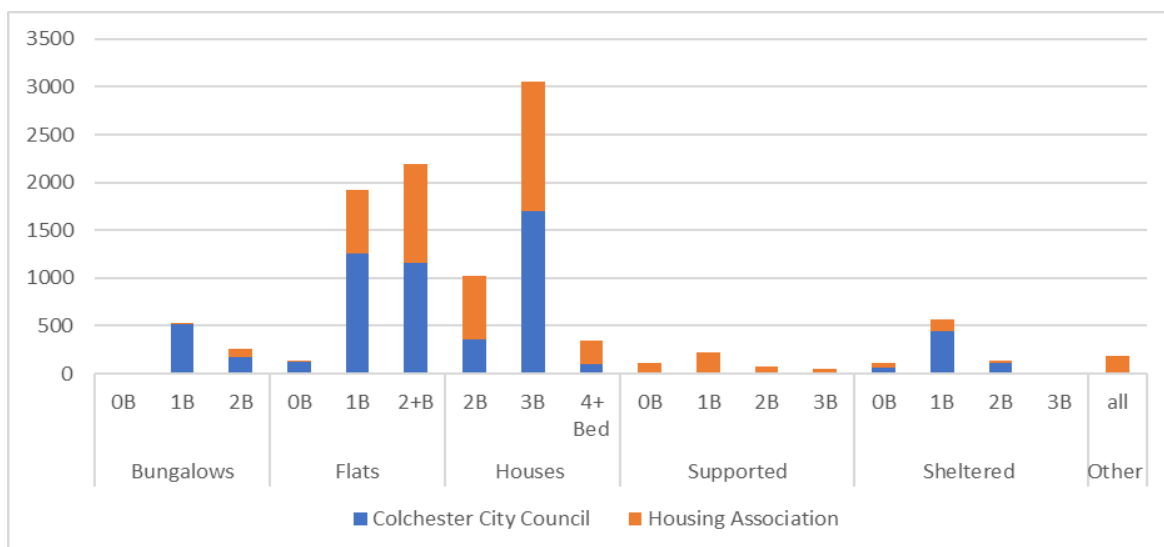
**Tenure of Housing** (census 2021)



Please note that the Census 2021 data is provided as context for the following statistics.

**1. Low-Cost Rental Housing in Colchester City:** There are **10,892** existing social and affordable homes to rent in the city of Colchester, as of 31<sup>st</sup> March 2025.

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



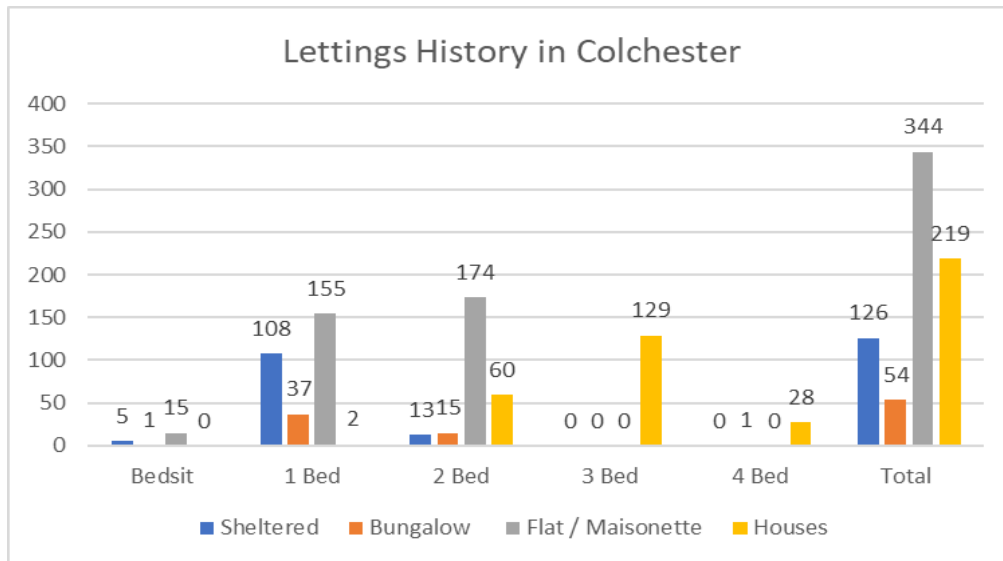
Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2025)

**HA and CCC Homes by Size and Property Type:**

	Bungalows				Flats				Houses			
	Bedsit	1 Bed	2+ Bed		Bedsit	1 Bed	2+ Bed		2 Bed	3 Bed	4+ Bed	
CCC	13	519	172		121	1251	1153		358	1699	104	
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	4	9	1	5		63	445		112	2	15	
HA	103	214	72	40		47	120		18	0	168	
												Totals
												Colchester City Council
												6046

Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2025)

**2. Lettings history in Colchester:** Number of Lettings in Colchester, via Gateway to Homechoice, from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 (All bands including sheltered). *There was a total of 743 lets in 24-25 compared to 714 lets in 23-24.*



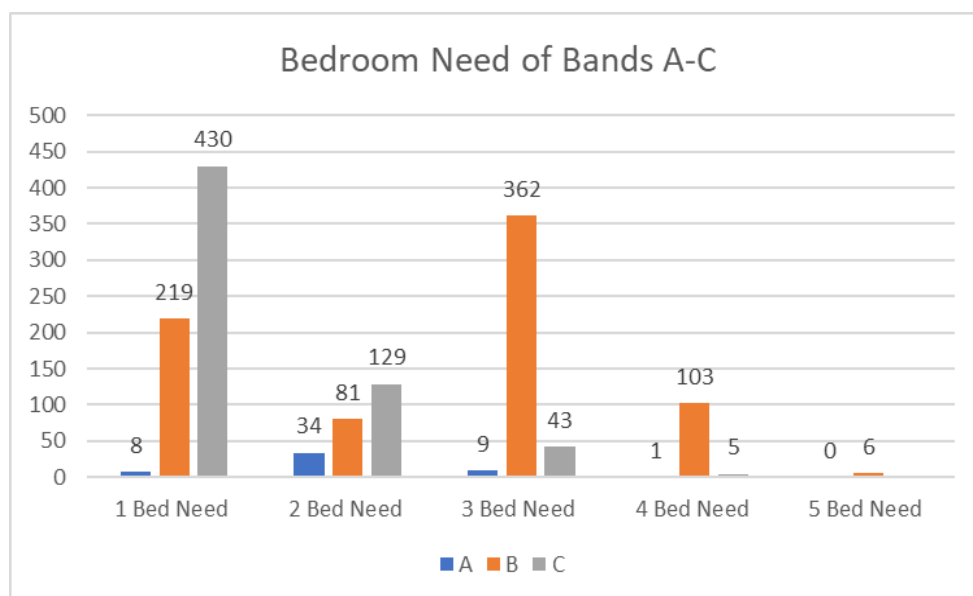
Source: G2H Civica April 2025

**3. Applicants waiting for a home in the City of Colchester:** There were **2,407** households registered on Gateway to Homechoice in Colchester waiting for a home on 01 April 2025. *This is a decrease of 150 households compared to 31 March 24.*

Priority A	Priority B	Priority C	Other bands D-F
52 applicants	771 applicants	607 applicants	977 applicants
2.2%	32%	25.2%	40.6%

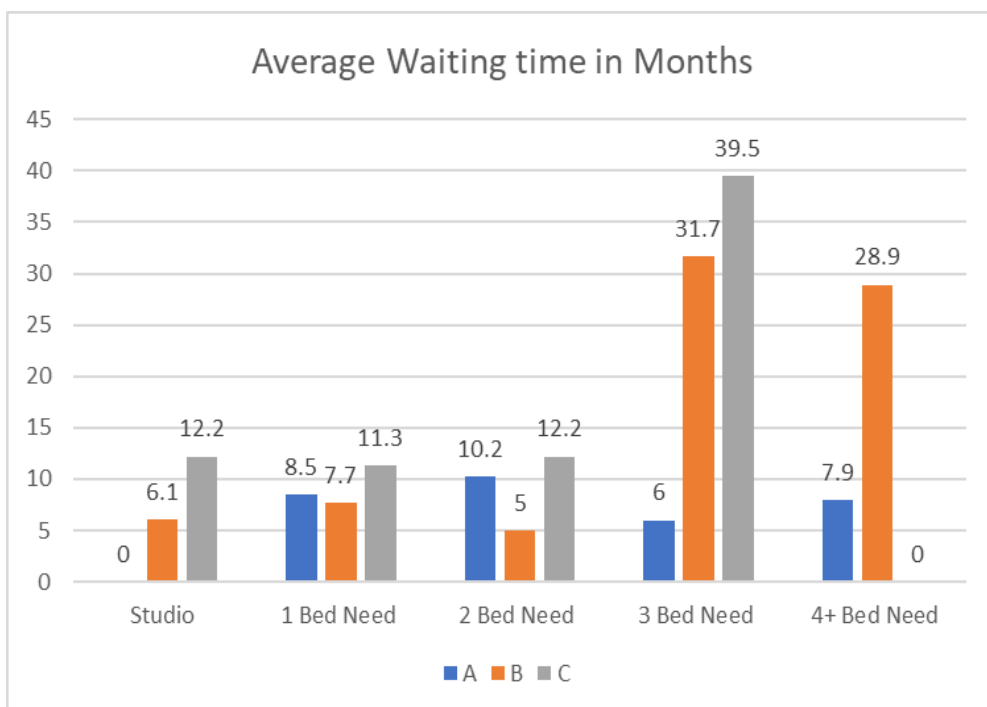
Source: G2H Civica April 2025

**4. The property size (no. bedrooms) needed by the highest-need households:** On 1 April 2025, there were 1,430 households registered as priority band A to C only: *This is a decrease of 27 households in bands A-C compared to April 24 (1,457).*



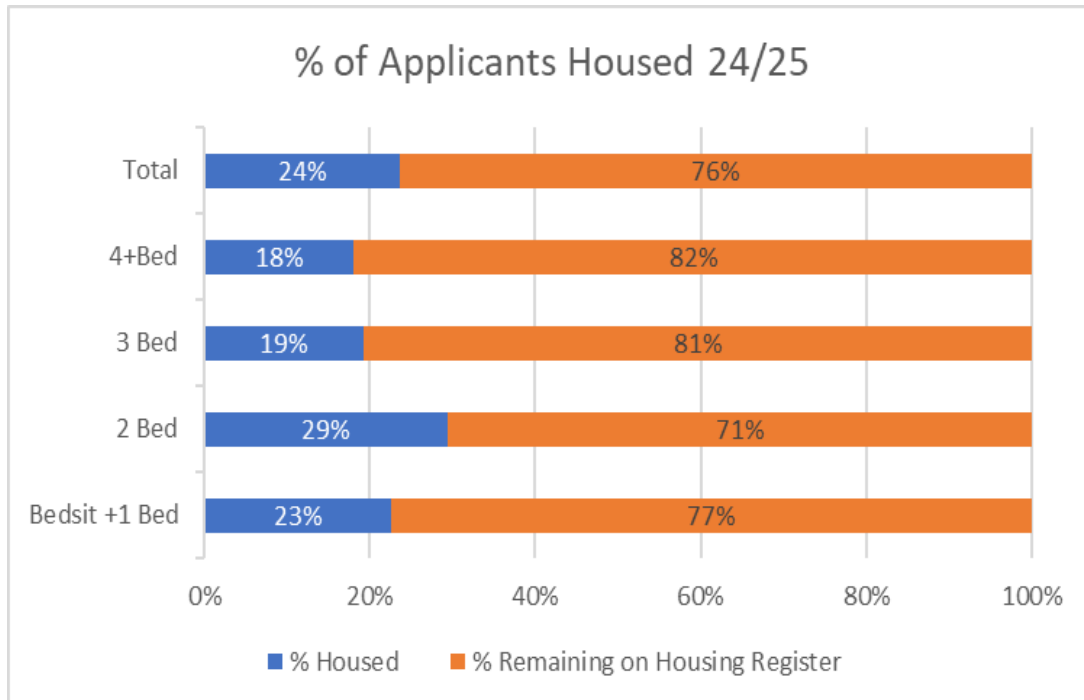
Source: G2H Civica April 2025

**5. Average waiting times in months for a home in the City of Colchester:** Average waiting time in months (by band and by bedroom) for general needs lets which occurred 1<sup>st</sup> April 24 - 31<sup>st</sup> March 25.



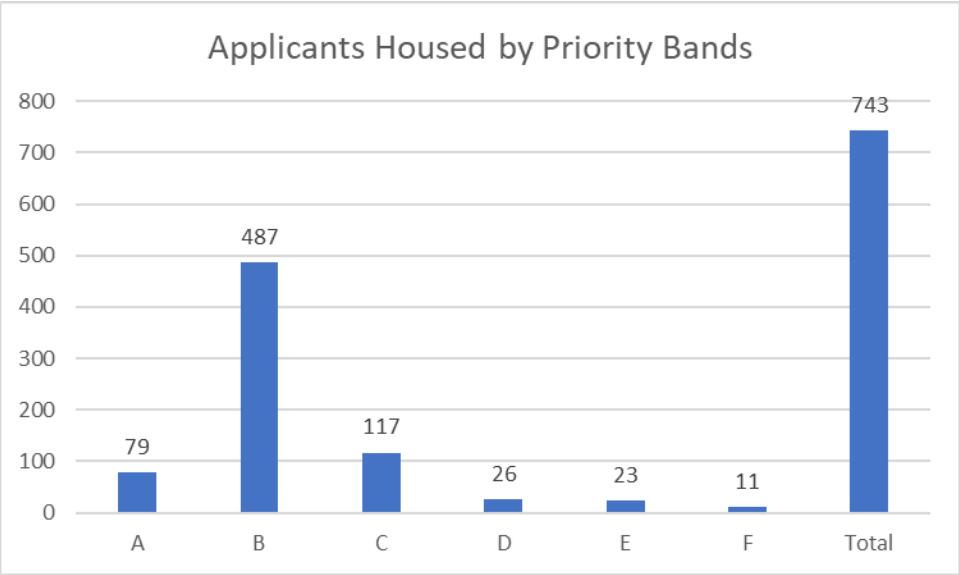
Source: G2H Civica April 2025

**6. Proportion of applicants housed in the year:** Comparing the number of people housed in Colchester between 1<sup>st</sup> April 24 and 31<sup>st</sup> March 25, with the total number of households registered on the housing register during this period.



Source: G2H Civica April 2025

**7. Lettings by priority band:** Comparing the number of people housed in Colchester between 1<sup>st</sup> April 24 and 31<sup>st</sup> March 25 by priority band.



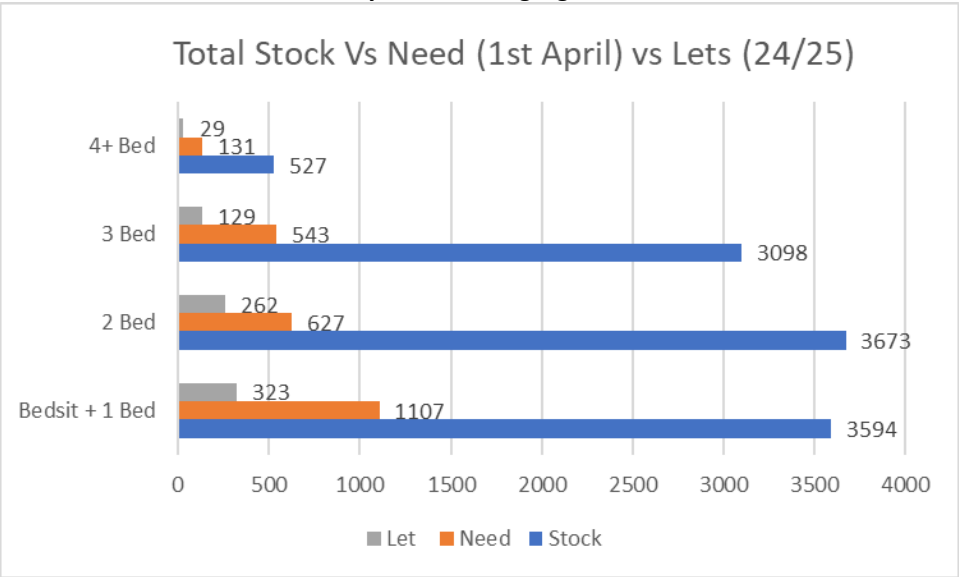
Source: G2H Civica April 2025

**8. Analysis of Housing figures:** The summary of housing need, all priority bands (March 2025). *Breakdown in table format:*

	0+ 1 Bed	2 Bed	3 Bed	4+ Bed (inc other)	Total
Colchester City Council	2425	1796	1706	119	6046
% stock	40%	30%	28%	2%	
Housing Association	1169	1877	1392	408	4846
% stock	24%	39%	29%	8%	
Total stock	3594	3673	3098	527	10892
% stock	33%	34%	28%	5%	
Letting History (20/21) gen needs only	323	262	129	29	743
% lets of available stock	9%	7%	4%	6%	7%
Housing Need	1107	627	543	131	2408
% need	46%	26%	23%	5%	
Housed %	23%	29%	19%	18%	24%
Not Housed %	77%	71%	81%	82%	76%

Source: G2H Civica April 2025

**Breakdown of Analysis of Housing Figures in Chart Format:**



Source: G2H Civica April 2025, Registered Provider direct returns (2021) and CCC Housing Stock Data (2025)

## 9. Accessible Homes Need:

Summary of the housing need for Codes 1-3 applicants in all priority bands as of 1st April 2025. (code 1 – full time wheelchair adaption 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 Need	19	10	21	4	54
yearly change Code 1	-1	5	16	1	21
Code 2 Level Access Shower need	100	62	72	13	247
Code 3 Ground Floor need	79	50	24		153
<b>Total</b>	<b>197</b>	<b>127</b>	<b>133</b>	<b>18</b>	<b>475</b>

Source: G2H Civica April 2025

## 10. Colchester Local Housing Needs Assessment (LHNA) Update – 2024: Annual requirement for all new housing in Colchester.

LHNA Update 2024 Recommendations – 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%	