Key Housing Needs Statistics

May 2023
Colchester City
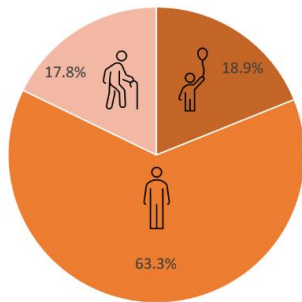
Colchester City Council

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

Population Profile: (census 2021)

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

18.9%
63.3%
17.8%

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

32.80%
32.30%
7%
6.40%
21.50%
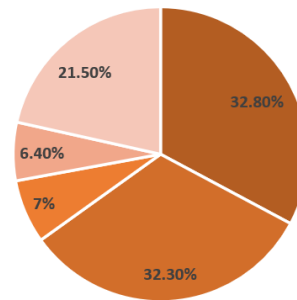
1. Low-Cost Rental Housing in Colchester City:
There are **10,782** existing social and affordable homes to rent in the city of Colchester, as of 31st March 2023. *This information will be updated in July 2023, following the completion of the Local Authority Data Return to government.*

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

Colchester City Council   Housing Association
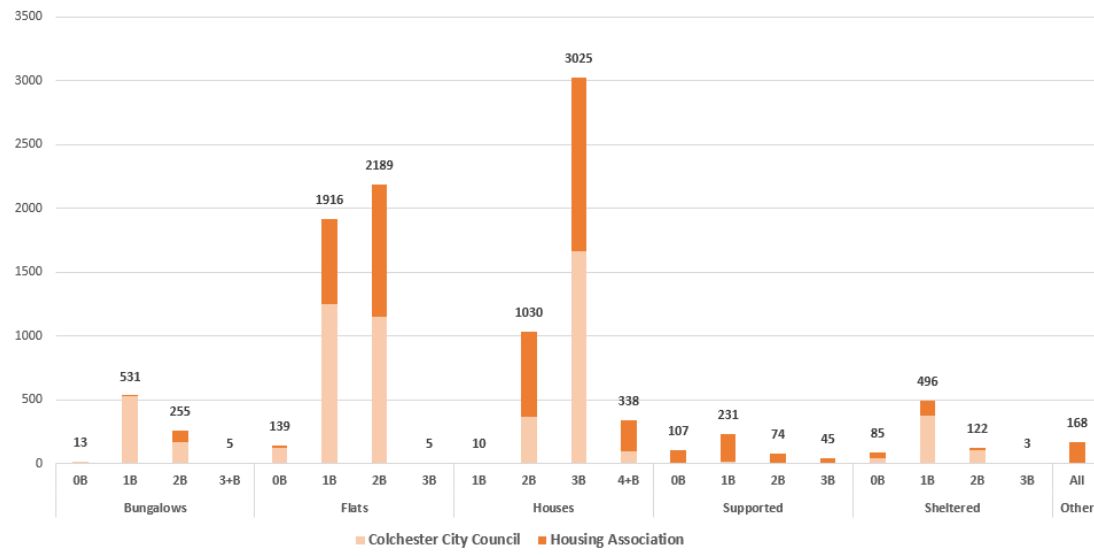
Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2023)

HA and CCC Homes by Size and Property Type:

	Bungalows				Flats				Houses			
	Studio	1 Bed	2 Bed	3+ Bed	Studio	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	4+ Bed
CBC	13	525	171	5	125	1251	1153	5	10	363	1668	98
HA	0	6	84	0	14	665	1036	0	0	667	1352	240

	Supported				Sheltered				Other
	Studio	1 Bed	2 Bed	3 Bed	Studio	1 Bed	2 Bed	3 Bed	All
CBC	4	17	2	5	38	376	104	3	
HA	103	214	72	40	47	120	18	0	168

Totals		
	Colchester City Council	5936
	Housing Association	4846
	Total All	**10782**

Source: Registered Provider Direct Returns (2021) and CCC Housing Stock Data (2023)

2. Lettings history in Colchester: Number of Lettings in Colchester, via Gateway to Homechoice, from 1st April 2022 to 31st March 2023 (All bands including sheltered). *There was a total of 702 lets in 22-23 compared to 644 lets in 21-22.*


Lettings History in Colchester
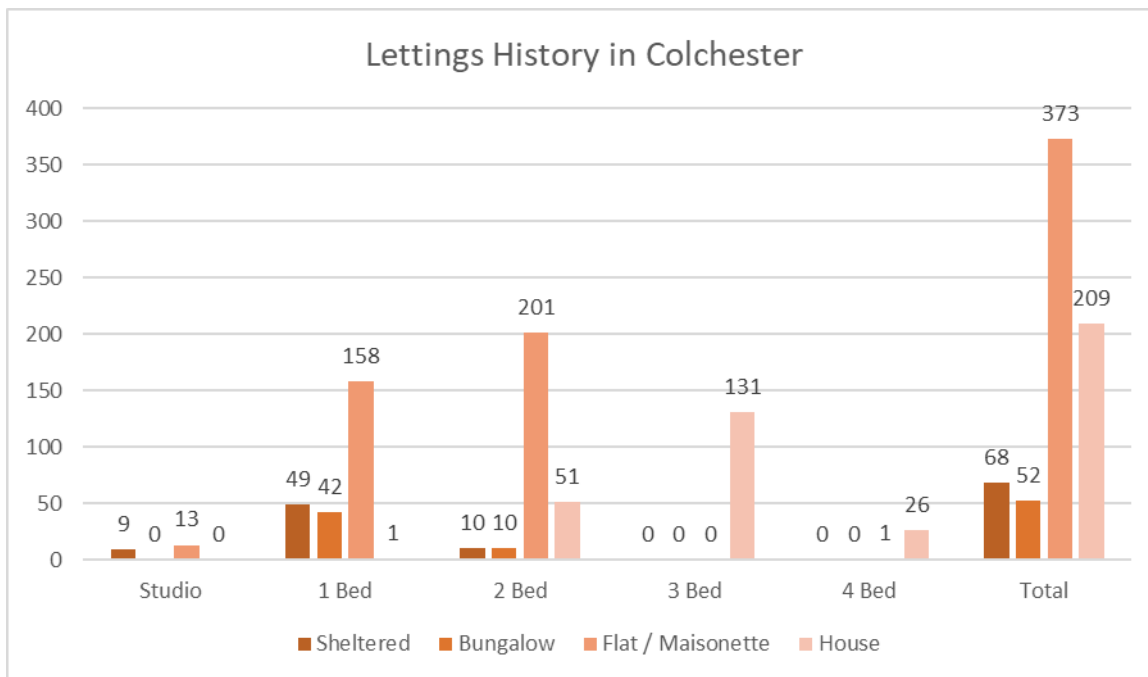
Source: G2H Civica April 2023

3. Applicants waiting for a home in the City of Colchester: There were **2,561** households registered on Gateway to Homechoice in Colchester waiting for a home on 31 March 2023. *This is a decrease of 294 households compared to 31 March 22.*

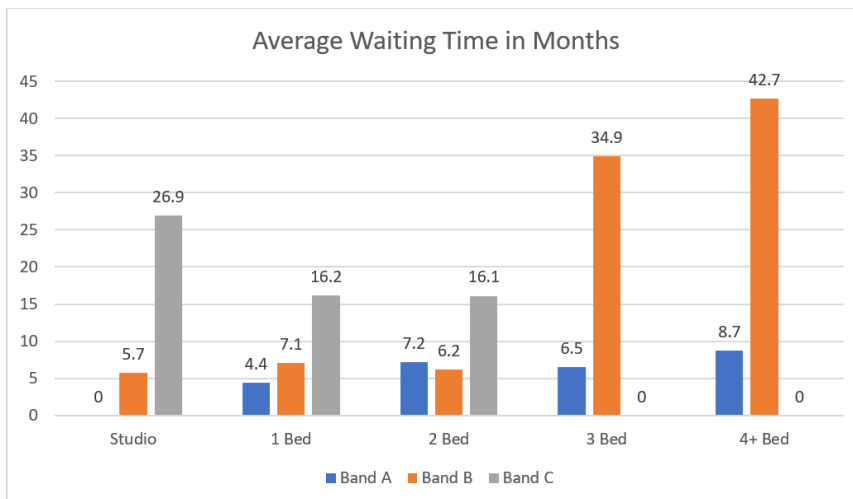| Priority A	Priority B	Priority C	Other bands D-F
88 applicants (+14)	646 applicants (-3)	748 applicants (-99)	1,079 applicants (-206)
2.6%	22.7%	29.7%	45%

Source: G2H Civica April 2023

4. The property size (no. bedrooms) needed by the highest-need households: Priority band A to C only: *This is a decrease of 88 households bands A-C compared to April 22.*
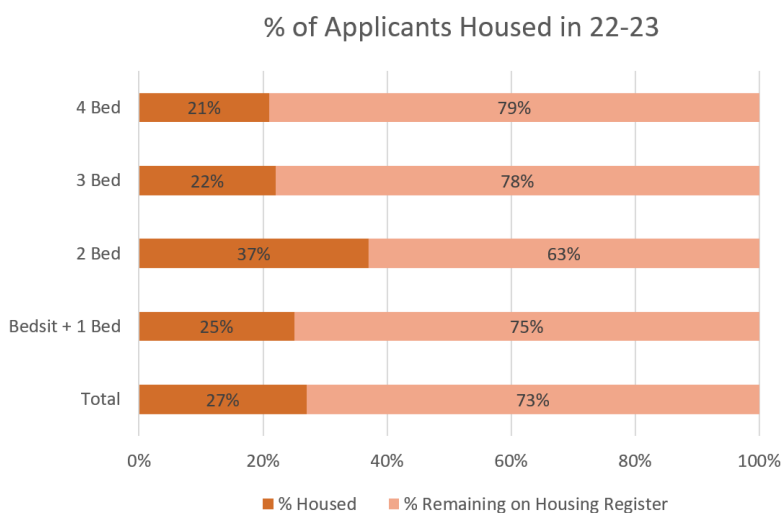

Bedroom Need of Bands A-C
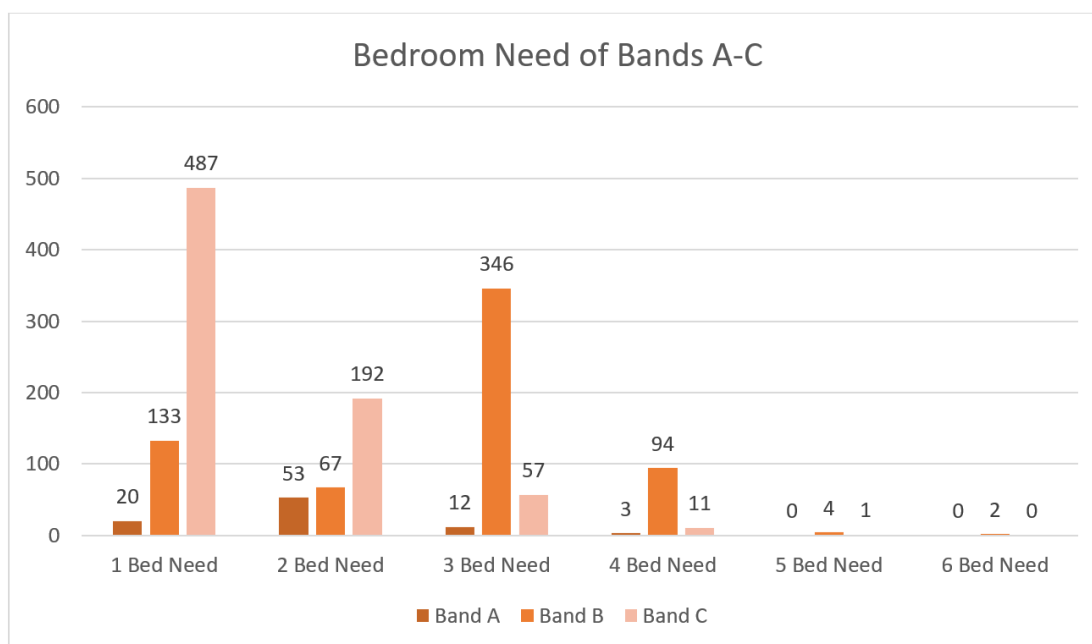
Source: G2H Civica April 2023

5. Average waiting times in months for a home in the City of Colchester: Average waiting time in months for general needs lets which occured 1st April 22 - 31st March 23 (bands A-C only). No lets were made to Band C applicants for either 3 bed or 4 bed properties. *The overall average for 22-23 was 14 months compared to 21-22 overall average of 14 months.*


Average Waiting Time in Months

	Studio	1 Bed	2 Bed	3 Bed	4+ Bed
Band A	0	4.4	7.2	6.5	8.7
Band B	5.7	7.1	6.2	34.9	42.7
Band C	26.9	16.2	16.1	0	0

Source: G2H Civica April 2023

6. Proportion of applicants housed in the year: Comparing the number of people housed in Colchester between 1st April 22 and 31st March 23, with the total number of households registered on the housing register during this period (not including Sheltered). The total percentage of applicants housed in 22-23 was 27%, compared to 16% in 21-22.

% of Applicants Housed in 22-23

	% Housed	% Remaining on Housing Register
4 Bed	21%	79%
3 Bed	22%	78%
2 Bed	37%	63%
Bedsit + 1 Bed	25%	75%
Total	27%	73%

Source: G2H Civica April 2023

7. Applicants housed by priority band: Comparing the number of people housed in Colchester between 1st April 22 and 31st March 23 by priority band.
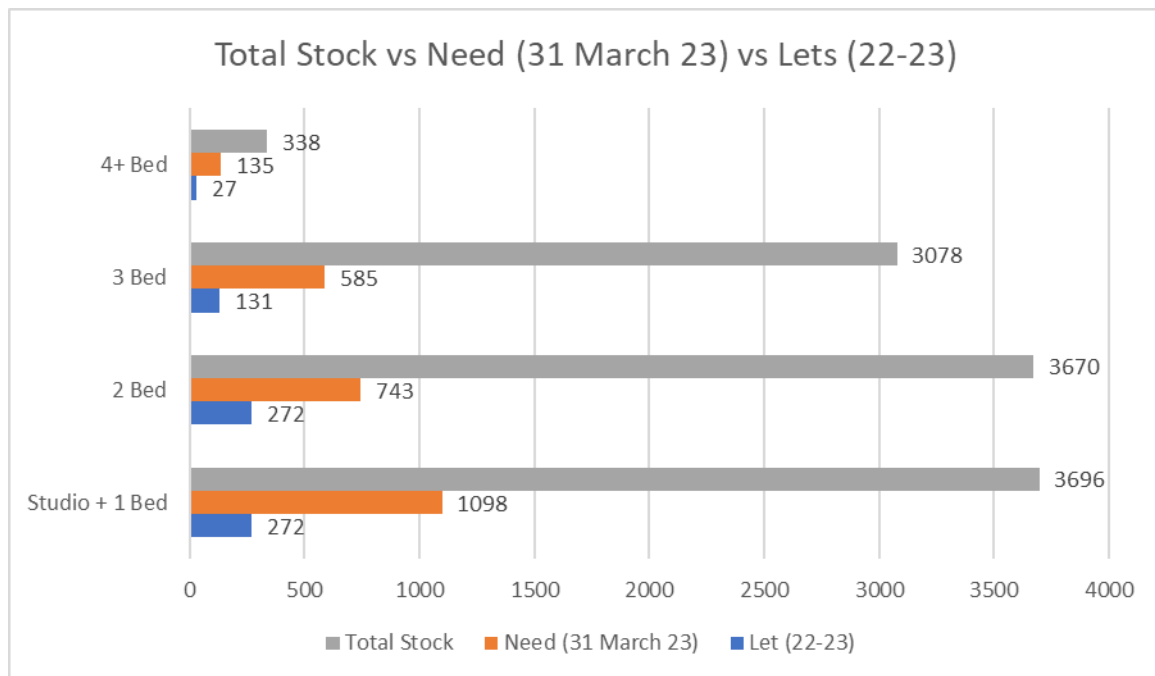

Applicants Housed By Priority Bands

A	B	C	D	E	F
57	429	157	9	15	35
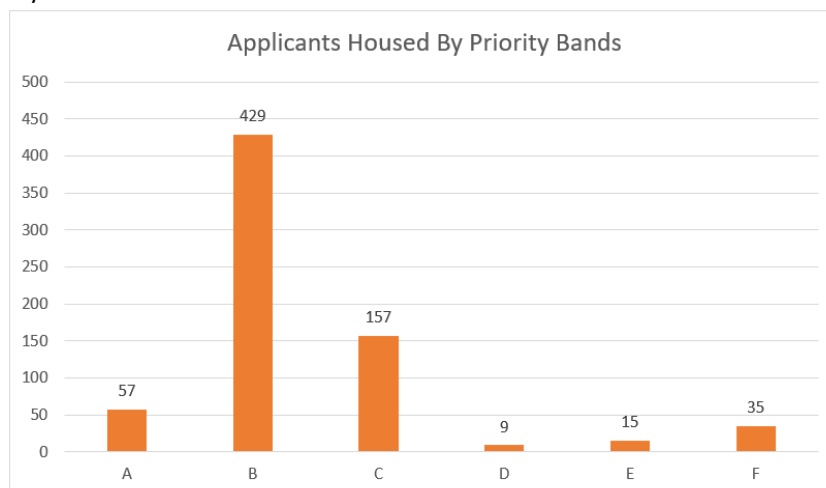
Source: G2H Civica April 2023

8. Analysis of Housing figures: The summary of housing need, all priority bands (April 22 to March 2023). *Breakdown in table format:*

	0 + 1 Bed	2 Bed	3 Bed	4+ Bed	Total
Colchester City Council	2359	1793	1686	98	5936
% stock	40%	30%	28%	2%	
Housing Association	1337	1877	1392	240	4846
% stock	27%	39%	29%	5%	
Total stock	3696	3670	3078	338	10782
% stock	34%	34%	29%	3%	
Letting History (22/23)	272	272	131	27	702
% lets of available stock	7%	7%	4%	8%	7%
Housing Need	1098	743	585	135	2561
% of total need	43%	29%	23%	5%	

Source: G2H Civica April 2023

Breakdown of Analysis of Housing Figures in Chart Format:

Source: G2H Civica April 2023, Registered Provider direct returns (2021) and CCC Housing Stock Data (2023)

9. Accessible Homes Need: Summary of the housing need for Code 1 applicants (full time wheelchair adaptation required) in all priority bands as of 31st March 2023.

	1 bed	2 bed	3 bed	4+ bed	Total
Code 1 – Full-time wheelchair adaption required	14 (no change)	4 (-1)	9 (+2)	4 (+1)	31 (+2)
Total Housing Need	**1,098** (+264)	**743** (-398)	**585** (-140)	**135** (-20)	**2,591** (-294)
% Need	1%	0.5%	1.5%	3%	1%

Source: G2H Civica April 2023

10. Strategic Housing Market Assessment (SHMA) Update – 2015: Annual requirement for all new housing in Colchester

SHMA Update 2015 recommendations: Annual Housing Requirement by Tenure/size				
	1 bed	**2 bed**	**3 bed**	**4 bed**
Social & Affordable rent sector	31%	32%	23%	14%
Shared Ownership	75%	25%	0%	
Market	4%	26%	46%	24%