

Stoke Park and Chantry Neighbourhood Board Agenda and Supporting Documents

This agenda is published for information. Some supporting papers may not be publicly available where they contain personal, confidential, or commercially sensitive information.

Date:	Monday 17 August
Time:	15:30 – 17:00
Venue:	In person at Stoke Park, with a hybrid attendance option available via Microsoft Teams
Attendees to note that this meeting may be recorded	

STANDING ITEMS		
1.	Welcome and introductions (15:30 – 15:45)	1 minute for each Board Member to introduce themselves. Appendix A: Brief overview of Pride in Place
2.	Group guidelines and agreements (15:45 – 16:10)	<u>For discussion and approval:</u> Appendix B: Board Member Code of Conduct Appendix C: Terms of Reference. Appendix D: Conflict of Interest Policy - Meeting etiquette: attendance and participation <i>Please note that these documents are currently provided in draft form and remain subject to final review and approval by Ipswich Borough Council's legal team, as well as consideration by the Neighbourhood Board. Any amendments arising from these reviews will be clearly highlighted at the Neighbourhood Board meeting, and updated versions of the documents will be provided accordingly.</i>
3.	Financial Overview (16:10 – 16:15)	<u>For noting:</u> Revenue Funding: No expenditure to date. £135,000 currently available.

		- Capital Funding: No expenditure to date. £117,600 currently available. Approximately £2m will be allocated each year for the 10-years. This will be split: - Capital: £1.26 million per year (63%) - Revenue: £0.74 million per year (37%)
4.	Boundary extension (16:15 – 16:35)	<u>For discussion and a decision to be made:</u> - The Board to decide whether they would like to expand the Stoke Park Pride in Place area, to include part of Chantry too. Appendix E: Boundary extension maps Appendix F: Stoke Park Area Fact Sheets Appendix G: Resident Feedback Survey findings
5.	Training (16:35 – 16:45)	<u>To discuss</u> training opportunities and what the Board would like to be covered
6.	Comms (16:45 – 16:55)	<u>To discuss</u> internal (within the Board) and external communications (with the general public). - Launch / announcement of Neighbourhood Board and its members - Communicating with one another between meetings - Methods of communicating with the local community, e.g social media, website etc.
ROUND UP (16:55 – 17:00)		
7.	Future meetings	
8.	Any Other Business (AOB) and Action Points	
FUTURE MEETINGS		
TBC		

Appendix A: Brief overview of Pride in Place

PRIDE IN PLACE
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What is Pride in Place?

A chance for local people to shape the future of **our** community

Pride in Place is about giving local people real power over the future of their area.

Over the next ten years, up to £20 million will be invested in Stoke Park and Chantry.

Through Pride in Place, people who live and work locally decide how that money is spent, focusing on what matters most to our community.

This is about improving everyday life where you live, now and in the years ahead.



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How will Pride in Place work?

Decisions on how to spend this money is made locally, by the local community and not by government.

Strengthening communities



A Neighbourhood Board, made up of local people, will lead the work.

Building thriving places



The Board must listen to residents and involve the wider community in shaping priorities.

Empowering people



A move away from statutory led interventions to resident-led decision making



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What can the funding be used for?



Improving local buildings, or community spaces



Making homes warmer and more energy-efficient



Creating jobs, training, or opportunities for young people



Bringing people together through community events and activities



Supporting health, wellbeing, and access to green spaces



Making streets safer or improving transport and active travel

These are just examples; the community gets to decide what **Stoke Park and Chantry**

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Programme Timeline

Spring 2026: Funding confirmed
£20 million agreed for Whitehouse and Stoke Park, respectively (March 2026)

Summer 2026: Capacity building and community engagement
Recruitment, induction and mobilisation of Neighbourhood Boards
Consultation and engagement with local communities commences

Autumn & Winter 2026: Scoping
Neighbourhood Boards will be meeting regularly to decide local priorities and begin to scope potential projects
Development and Submission of Pride in Place Plan

Spring 2027: Delivery commences
The Neighbourhood Board will continue to involve smaller groups in driving forward projects

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Appendix B: Neighbourhood Board Code of Conduct

Neighbourhood Board Members Code of Conduct

Stoke Park and Chantry Pride in Place Neighbourhood Board

What this is about

Being a neighbourhood board member is a public role. This code sets out how you are expected to behave so that people can trust you, the board, and its decisions.

It applies as soon as you accept your role and whenever you are acting as a board member (including the Chair) – including in meetings, emails, phone calls and on social media.

The basics – how you should behave

As a board member, you should always:

- Act honestly, fairly and within the law
- Treat everyone with respect
- Put the community first
- Avoid conflicts of interest
- Use public money and resources wisely
- Behave in a way that builds public trust

Respect and behaviour

You must:

- Treat board members, officers, partners, volunteers and the public politely
- Disagree or challenge ideas respectfully, without personal attacks
- Not bully, harass or discriminate against anyone
- You should stop and report behaviour if someone is being abusive or threatening towards you or others.

Equality, bullying and harassment

You must not:

- Bully or intimidate anyone
- Harass people, including online
- Discriminate against people based on protected characteristics (such as age, disability, race, sex, religion or sexual orientation)

Confidential information

You must:

- Keep confidential information private unless you are legally allowed or required to share it
- Not use information gained through your role for personal or business benefit
- Not block access to information that people are legally entitled to see

Reputation and honesty

You must:

- Not do anything that brings yourself or the neighbourhood board into disrepute
- Act with integrity and avoid dishonest or misleading behaviour
- You are allowed to raise concerns or challenge decisions, but you must still follow this code.

Using your position and board resources

You must not:

- Use your role to give yourself or others an unfair advantage
- Misuse board resources (such as equipment, staff time or money)
- Use board resources for personal or political purposes unless it relates directly to board business

Interests and conflicts

You must:

- Register your interests (such as jobs, property, contracts or roles in organisations)
- Declare interests at meetings when relevant
- Step back from discussions or decisions where you have a conflict of interest

If you are unsure, ask for advice.

Gifts and hospitality

You must:

- Not accept gifts or hospitality that could influence you
- Register any gifts or hospitality worth £50 or more
- Register significant offers even if you refuse them
- Normal expenses related to your role are allowed.

Following the code

You must:

- Attend code of conduct training
- Cooperate with any investigation
- Not intimidate anyone involved in a complaint
- Follow any sanctions if the code is breached

If you are unsure

If you are ever unsure about behaviour, interests, gifts or complaints, ask your accountable body (currently Ipswich Borough Council) for advice.

Approval

Approved by the Pride in Place Neighbourhood Board:

Name:

Position:

Signature:

Date:

Approved by Ipswich Borough Council (Accountable Body):

Name:

Position:

Signature:

Date:

Appendix C: Terms of Reference

Terms of Reference for Pride in Place Neighbourhood Board

1. Purpose

The Stoke Park Pride in Place Neighbourhood Board exists to provide community leadership, strategic direction and local oversight for the Pride in Place programme and investment in this locality.

The Board will bring together residents, community organisations, businesses, public sector partners and elected representatives to help shape the future of the neighbourhood over a ten-year period. The Board's role is to ensure that local people are at the heart of decision-making and that investment delivers lasting improvements for the community.

The Board will:

- Develop a shared long-term vision for the neighbourhood.
- Conduct deep-rooted engagement with residents and stakeholders to identify local priorities.
- Prepare and oversee delivery of a four-year investment plan and wider ten-year vision.
- Make decisions on the use of Pride in Place funding.
- Monitor the progress and impact of funded projects.
- Act in the best interests of the whole community.
- Support the development of a sustainable community-led organisation capable of continuing its work beyond the life of the programme

2. Membership

The Neighbourhood Board will comprise:

- An independent Chair.
- The local Member of Parliament.
- One local Ward Councillor.
- Additional Board Members drawn from the local community and other individuals with skills, experience or connections relevant to the neighbourhood. <https://www.ipswich.gov.uk/communities-and-health/join-pride-place-neighbourhood-board>

The Board must have at least eight members and the majority (at least 51%) of members should live or work within the neighbourhood boundary, ensuring that the Board is resident-led.

Membership should, as far as possible, reflect the diversity of the local community and include a broad range of lived experience, skills and perspectives.

The Board will initially be supported by Ipswich Borough Council, acting as the accountable body, and by the Pride in Place Programme Manager who will provide programme, governance and administrative support.

3. Responsibilities

The Board will be responsible for:

Strategic Leadership

- Developing and maintaining a shared vision for the neighbourhood.
- Identifying priorities through community engagement.
- Establishing clear outcomes and measures of success.
- Ensuring decisions contribute to long-term community benefit.

Community Engagement

- Listening to residents, businesses and community groups.
- Ensuring a diverse range of voices are represented.
- Promoting participation in the development of plans and projects.
- Acting as ambassadors for the neighbourhood and the Pride in Place programme.

Investment and Delivery

- Reviewing and approving funding priorities and investment proposals.
- Overseeing delivery of funded projects and activities.
- Monitoring performance, risks, outcomes and value for money.
- Ensuring projects deliver measurable benefits for local people.
- Reviewing progress against agreed objectives and investment plans.

Governance

- Adhering to the Neighbourhood Board's Code of Conduct, Conflict of Interest policy and any locally agreed rules or guidelines.
- Maintaining transparency and accountability in decision-making.
- Declaring and managing conflicts of interest.
- Ensuring public funds are used appropriately and effectively.
- Supporting the establishment of a long-term community-led governance structure where appropriate.

4. Chair Responsibilities

The Chair will:

- Provide leadership to the Board.
- Ensure meetings are conducted fairly and effectively.
- Promote constructive discussion and consensus.
- Represent the Board externally where appropriate.
- Act as the primary link between the Board and the accountable body.
- Approve meeting agendas and minutes in consultation with the Programme Manager.
- Hold a casting vote where votes are tied.

The Board may decide to appoint a Deputy Chair to support the Chair and act in their absence when required.

5. Meetings

The Board will meet on a **monthly basis**, with additional meetings arranged as required to support programme delivery or funding decisions.

Meetings will:

- Normally be held in person within the neighbourhood.
- Be supported by an agenda and relevant papers circulated in advance.
- Be formally minuted. Board papers and minutes will be publicly available (unless there is a reason for them to be kept confidential with the Borough Council determining this in accordance with its normal 'Committee paper' rules).
- Encourage open discussion and participation from all members.

6. Decision-Making

The Board will aim to make decisions by consensus. Where a vote is required, each Board Member shall have one vote, with advisers and officers having no voting rights.

A quorum shall be at least 50% of appointed Board Members, including either the Chair or nominated deputy.

Where consensus cannot be reached:

- Decisions will be determined by a simple majority of members present and voting.
- The Chair shall have a casting vote in the event of a tie.
- Members with a declared conflict of interest must withdraw from the relevant discussion and decision.

As the Board is not a separate legal entity, Ipswich Borough Council will continue to fulfil its responsibilities as the accountable body and ensure compliance with all relevant legal, financial and governance requirements.

7. Standards of Conduct

Board Members must:

- Act honestly, fairly and within the law.
- Treat all Board members, officers, partners, volunteers and members of the public with respect, and challenge ideas constructively and professionally.
- Put the interests of the community before personal interests.
- Promote equality and inclusion, and not bully, harass, intimidate or discriminate against others.
- Maintain confidentiality where required and not use information obtained through their role for personal or business benefit.
- Act with integrity and avoid behaviour that could bring themselves or the Board into disrepute.
- Declare relevant interests, register interests where required, and manage conflicts of interest appropriately, including withdrawing from discussions and decisions where necessary.
- Use public funds and Board resources responsibly and only for legitimate Board purposes.
- Not use their position to secure an unfair advantage for themselves or others.

- Comply with requirements relating to gifts and hospitality.
- Follow all requirements set out in the Pride in Place Neighbourhood Board Members Code of Conduct.

A Register of Interests will be maintained and reviewed regularly.

8. Administration and Support

Ipswich Borough Council, as the current accountable body, will provide:

- Administration and stewardship of Pride in Place funding, including financial management, assurance, monitoring and compliance with government funding requirements.
- Secretariat support.
- Training and induction for Board Members.
- Access to specialist support where required, including Council services and specialist expertise to support the Neighbourhood Board in the scoping, development and delivery of projects, helping to ensure that projects are achievable, sustainable and aligned with local priorities.
- Support for the Neighbourhood Board to develop its long-term governance arrangements, including exploring the establishment of an independent legal entity to act as the accountable body in the future.

9. Review

These Terms of Reference will be reviewed annually, or sooner if required by changes in programme guidance, governance arrangements or Board requirements.

Any amendments must be approved by the Neighbourhood Board and the accountable body.

10. Approval

Approved by the Pride in Place Neighbourhood Board:

Name: _____

Position: _____

Signature: _____

Date: _____

Approved by Ipswich Borough Council (Accountable Body):

Name: _____

Position: _____

Signature: _____

Date: _____

11. Effective Date

This Terms of Reference is effective as of **[insert date once agreed]**

Appendix D: Conflict of Interest Policy

Pride in Place Neighbourhood Board – Conflict of Interest Policy

1. Purpose

This policy supplements the Neighbourhood Board Code of Conduct and provides further guidance on conflicts of interest. Its purpose is to:

- Protect the integrity and reputation of the Neighbourhood Board.
- Ensure decisions are made fairly, transparently and in the best interests of the community.
- Help Board Members identify, declare and manage actual, potential and perceived conflicts of interest.
- Comply with the requirements of the Board's Code of Conduct.

2. Scope

Applies to all Board Members, Chairs, guests and advisors involved in Neighbourhood Board business.

3. Principles

Members must act in the public interest, be transparent, and put community benefit ahead of personal interests. Further information is set out within the Neighbourhood Board Member Code of Conduct.

4. Definition of a Conflict of Interest

A conflict may be actual, potential or perceived where personal interests could influence decision making.

- **Actual conflict:** where a personal interest is directly influencing, or has the potential to influence, decision-making.
- **Potential conflict:** where a personal interest could influence decision-making in the future.
- **Perceived conflict:** where it could reasonably appear to others that a personal interest may influence decision-making, regardless of whether this is the case.

5. Registerable Interests

Employment, voluntary roles, trusteeships, directorships, financial interests, related party interests, political interests and other relevant interests must be declared.

6. Declaring Interests

Members must complete a due diligence form on appointment, update it within 28 days of any changes and declare relevant interests at meetings.

7. Managing Conflicts

Depending on risk, members may declare the interest only, participate in discussion but not vote, or withdraw from discussion and decision making.

Where a conflict exists, the Chair will determine appropriate action. Actions may include:

- **Low Risk:** Interest declared and recorded.
- **Medium Risk:** Member participates in discussion but not decision-making.
- **High Risk:**
 - Member withdraws from discussion and voting.
 - Member is required to leave the meeting for the duration of the relevant agenda item.

The nature of the conflict and action taken must be recorded in the minutes.

8. Responsibilities

Members, Chairs and the Accountable Body share responsibility for compliance and record keeping.

Board Members

Responsible for:

- Identifying conflicts.
- Declaring conflicts promptly.
- Maintaining accurate declarations and keeping their due diligence forms up to date.
- Complying with decisions about conflict management.

Chair

Responsible for:

- Ensuring declarations are requested at meetings.
- Assessing declared conflicts of interest and determining the appropriate action based on the level of risk (low, medium, or high), ensuring any measures taken are proportionate and recorded.
- Managing conflicts fairly and consistently.
- Ensuring records are maintained.

Accountable Body

Responsible for:

- Maintaining the Register of Interests.
- Providing guidance where uncertainty exists.
- Monitoring compliance.

9. Breaches

Failure to disclose a relevant interest may constitute a breach of the Code of Conduct.

Where a breach is identified, appropriate action will be considered, taking into account the nature and seriousness of the breach. Potential actions may include:

- Formal advice or a written warning.
- Additional training or guidance.
- Removal from a specific discussion, decision-making process, or project.
- Recommendation for removal from Board membership, where appropriate.

10. Review

This policy will be reviewed annually or sooner if governance arrangements change.

11. Approval

Approved by the Pride in Place Neighbourhood Board:

Name: _____

Position: _____

Signature: _____

Date: _____

Approved by Ipswich Borough Council (Accountable Body):

Name: _____

Position: _____

Signature: _____

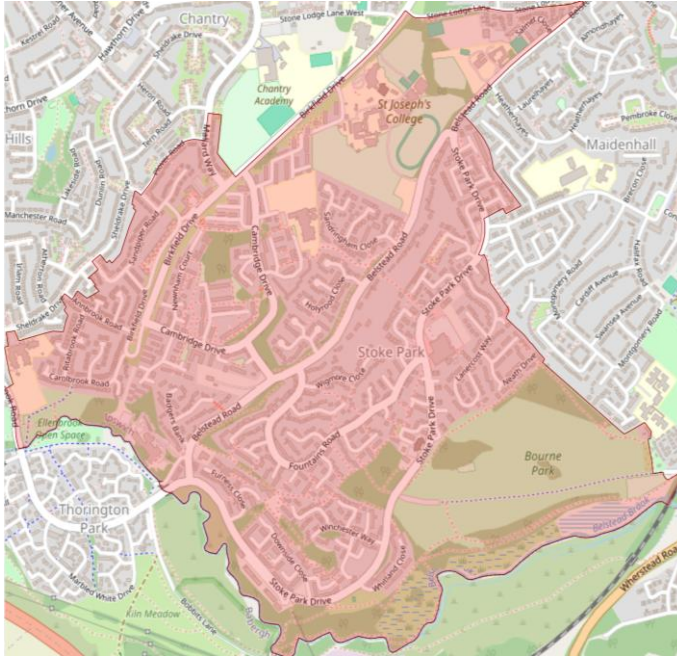
Date: _____

12. Effective Date

This Conflict of Interest Policy is effective as of **[insert date once agreed]**

Appendix E: Boundary extension maps

i. Stoke Park map (current Pride in Place area)



The area can be viewed digitally [here](#).

ii. Map displaying proposed boundary extension to include Chantry



The area can be viewed digitally [here](#).

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Appendix F: Stoke Park Area Fact Sheets



About this document

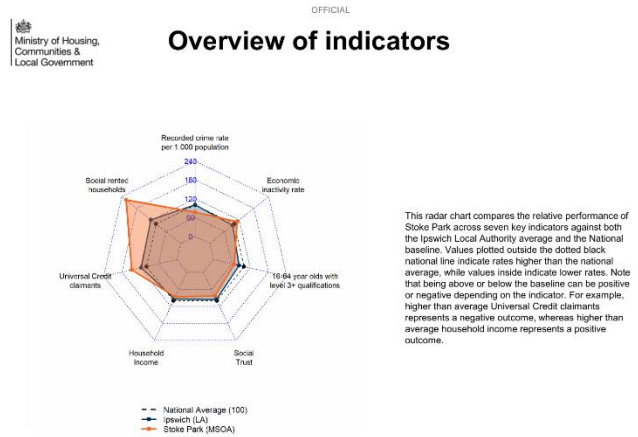
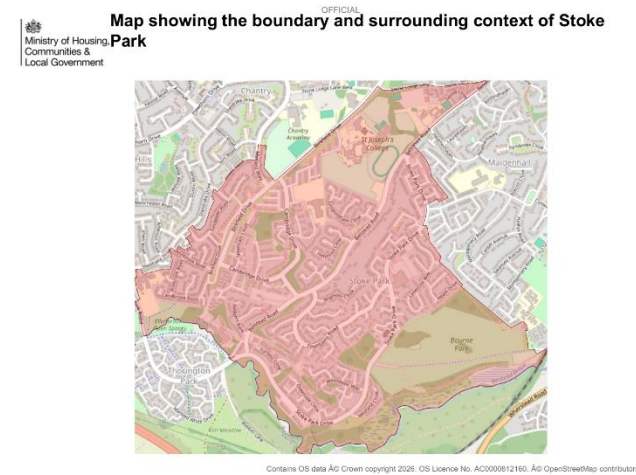
This document, produced by MHCLG, presents high-level data to support the Pride in Place Programme. It is intended to support Neighbourhood Boards in both identifying and evidencing local needs or trends. It does not make policy recommendations.

Background

- The Pride in Place Programme will provide 284 communities across the UK with up to £20 million of funding over the next decade. This support will help local people shape the future of their neighbourhood and deliver real change across the country.
- Data is presented across broad themes that Neighbourhood Boards may consider addressing through the programme.
- These packs do not take account of the implementation of current national or local policy interventions.
- These data packs can be used as a support tool, alongside existing data insights available to Local Authorities and Boards.

Data caveats

- The data sources in this pack are the latest available as of 1st January 2026. The metrics in this pack do not account for any boundary request changes submitted by places.
- Data supply issues within the Greater Manchester area mean that crime data figures are missing for MSAs that fall within this area.
- Lockdown restrictions and the furlough scheme were in place at the time Census 2021 was conducted, which significantly impacted 'travel to work methods' data. As such, the data are not reflective of current commuting patterns. We have therefore used Census Travel to work estimates using assumed pre-coronavirus travel behaviours - Office for National Statistics (June 2023).



Safety, Security and Cohesion

Recorded crime type per 1,000 population			
Category	Stoke Park	Ipswich	National
Burglary	1.2	2.4	3.9
Criminal damage and arson	7.7	8.7	7.4
Drugs	2.6	3.1	3.6
Other crime	3.3	2.3	2.2
Other theft	4.5	6.8	7.0
Possession of weapons	1.2	1.6	1.0
Public order	4.5	7.1	7.0
Robbery	0.1	0.9	1.4
Shoplifting	0.8	13.3	8.6
Theft from the person	0.5	0.7	2.2
Vehicle crime	2.1	5.6	5.4
Violence and sexual offences	44.9	42.5	35.8

Headlines

Crime rates in Stoke Park are higher than the national average for 4 categories, specifically: Criminal damage and arson, Other crime, Possession of weapons and Violence and sexual offences. Compared to the local authority average (Ipswich), this area sees higher rates of Other crime and Violence and sexual offences.

Category	Stoke Park	Local Authority	National
Social Trust	-19.6	-6.9	-3.1

Net social trust is defined as the estimated proportion of people who say they generally trust others. According to Onward (2023), Stoke Park has a social trust score of -19.6%, which is lower than the England average of -3%.



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Transport and Connectivity in Stoke Park

Headlines

Travel times to key services in Stoke Park are strong, with access to Food Store, Secondary School being faster than national averages.
The most popular employment destination for residents in Stoke Park is Ipswich Central (Ipswich) (26.9%), followed by Gipping & Chantry Park (Ipswich) (19.1%).

Commuter destinations

Rank	Destination	Number
1	Ipswich Central (Ipswich)	401
2	Gipping & Chantry Park (Ipswich)	265
3	Prity Heath (Ipswich)	161
4	Sproughton, Washbrook & Hordlesham (Bakerly)	131
5	Brook Hall (Ipswich)	125
6	Whitehouse (Ipswich)	110
7	Kesgrave East & Martlesham (East Suffolk)	81
8	Westgate (Ipswich)	78
9	Needham Market South & Great Blakenham (Mid Suffolk)	66
10	Maldenham, Stoke & Port (Ipswich)	53

Travel time to services (mins)

Service	Stoke Park	Ipswich	National
Employment (500+)	13.6	9.2	11.7
Food Store	6.8	6.4	7.1
Further Education	22.8	19.3	22.2
GP Surgery	19.2	12.5	13.3
Hospital	47.8	33.7	41.6
Primary School	9.2	8.3	9.1
Secondary School	13.8	14.9	18.5
Town Centre	24.4	22.3	20.8

Source: ONS Census (2021) Travel to Work estimates.



Education and Employment in Stoke Park

Headlines

Residents in Stoke Park with no formal qualifications (24.6%) are higher than the national average (18.1%). UC claimant rates (22.9%) are higher than national averages (15.4%) and above the wider Ipswich rate (18%). The total economic inactivity rate is higher than the Ipswich average.

Qualifications (16-64) (%)

Category	Stoke Park	Ipswich	National
Level 3 Qualifications or above	34.5	42.5	50.8
No Qualifications	24.6	21.7	18.1

Universal Credit Claimants (%)

Area	Value
Stoke Park	22.9%
Ipswich	18.0%
England	15.4%

Inactivity by reason (%)

Category	Stoke Park	Ipswich	National
Retired	24.7	19.6	21.5
Student	3.0	4.1	5.6
Looking after home or family	6.5	5.1	4.8
Long-term sick or disabled	5.4	4.5	4.1
Other	4.1	3.1	3.1
TOTAL INACTIVITY	43.7	36.4	39.1

Source: ONS Census (2021) and DWP (2024).

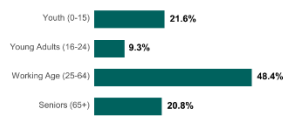


Health and Demographics in Stoke Park

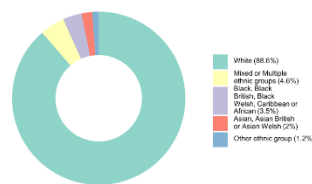
Demographics & Health Overview

The largest age group in Stoke Park is Working Age (25-64) (48.4%). The most prominent ethnic group is White (88.6%). Overall, 79.2% of residents report having 'Very Good' or 'Good' health, which is lower than the national average of 82.2%.

Age Profile: Stoke Park



Ethnicity Profile: Stoke Park



General Health Profile (%)

Status	Stoke Park	Ipswich	National
Very Good	43.0	45.6	48.5
Good	36.2	35.8	33.7
Fair	15.0	13.5	12.7
Bad	4.4	4.0	4.0
Very Bad	1.3	1.1	1.2

Source: ONS Census (2021).

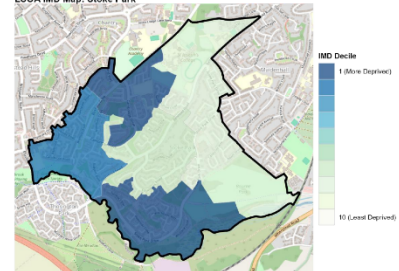


Deprivation Overview: Stoke Park

Headlines

This area of Stoke Park comprises 5 LSOAs. Overall, these fall into Decile(s) 1, 2, 7 and 8. The area faces significant challenges in Employment and Education, Skills & Training and Income.

LSOA IMD Map: Stoke Park



Source: MIMCLG - Index of Multiple Deprivation (2025).



Deprivation Overview: Stoke Park

Understanding the Chart

This chart illustrates the relative level of deprivation for Stoke Park in comparison to all other MSOAs nationally. Scores range from 1 (most deprived) to 10 (least deprived) across various domains. These figures have been recalculated and population-weighted from the standard LSOA-level Index of Multiple Deprivation to provide an aggregated MSOA score.



Source: MIMCLG - Index of Multiple Deprivation (2025).



Deprivation Domain Matrix: Stoke Park

The table below details the specific decile ranking for each Output Area (OA - small neighbourhood) within Stoke Park. The values represent the count of OAs falling into each decile.

Notably, within the 'Employment' domain, 15 out of 25 Output Areas fall into the most deprived 10% nationally (Decile 1).

Decile	Overall IMD	Crime	Employment	Education, Skills & Training	Health	Income	Housing	Living Environment
1	10	10	15	15	0	10	5	0
2	5	5	0	0	15	5	0	0
3	0	0	0	0	0	0	15	0
4	0	0	0	5	0	0	0	0
5	0	0	0	5	0	0	0	0
6	0	0	5	0	10	5	5	5
7	5	0	5	0	0	5	5	5
8	5	10	0	0	0	0	0	0
9	0	0	0	0	0	0	0	15
10	0	0	0	0	0	0	0	0

Source: MIMCLG (2025).

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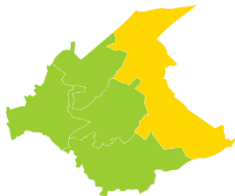
Housing: Quality and Age

Highlights

The maps below provide a granular view of the housing characteristics within the LSOAs of Stoke Park. The map on the left displays the most common Energy Performance Certificate (EPC) rating, indicating energy efficiency. The map on the right illustrates the most common property age band, highlighting the historical development of the area.

Most Common EPC Rating

Housing Quality (EPC)



Most Common Property Age

Typical Building Age



Source: MHCLG (2025), Office for National Statistics (2021).

Data Sources

Demographics, Health & Society

- ONS Census 2021: Age profiles, Ethnicity profiles, and General health status.
- Onward (2023): Net social trust scores.

Economy, Education & Employment

- ONS Census 2021: Level 3+ qualifications, Economic inactivity by reason, and Commuting destinations (TTWA).
- DWP (2024): Universal Credit claimant rates.
- ONS (2023): Disposable Net Annual Income.

Crime & Safety

- Data.police.uk (2025): Recorded crime rates per 1,000 population, broken down by category.

Housing & Deprivation

- MHCLG (2025): Index of Multiple Deprivation (IMD) including Overall and Indoor Housing Quality sub-domains.
- MHCLG: Energy Performance Certificate (EPC) API for efficiency and age ratings.
- HM Land Registry / ONS: Median house prices paid and historical trends.
- ONS Census 2021: Housing stock summary.

Mapping, Geography & Infrastructure

- Ordnance Survey (OS) / Crown Copyright (2026): OS Places API (Community/Health/Leisure assets) and geographic boundaries.
- OpenStreetMap Contributors: Background basemap tiles.
- CACI / Acorn: Retail hierarchy and high street bounds.
- House of Commons Library (HoCL): 'Pretty' MSA names dictionary.
- Department for Transport (DfT): Travel times to key services.

Housing Market Overview

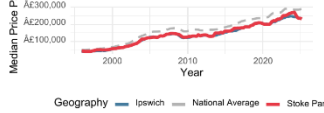
Headlines

Housing is less affordable than the wider Local Authority, with an affordability ratio of 6.9 compared to 6.6. Over the observed period, local house price growth has lagged behind the Local Authority average (4.16% vs 4.33%).

Median House Price Trend

Median House Price Trend: Stoke Park

Comparison with Ipswich and National averages



Housing Stock Summary (%)

Category	Stoke Park	Ipswich	National
Owned: Owns outright	31.3	28.2	32.5
Owned: Owns with a mortgage or loan	20.6	27.2	28.8
Shared ownership: Shared ownership	6.3	0.6	1.3
Social rented: Rents from council or Local Authority	15.1	12.8	8.3
Social rented: Other social rented	23.0	8.0	8.8
Private rented: Private landlord or letting agency	7.0	21.1	18.2
Private rented: Other private rented	1.4	1.8	2.2
Lives rent free	0.3	0.2	0.1

Affordability Ratios

Geography	Disposable Net Income	Avg House Price	Affordability Ratio
National Average	£39,478	£260,250	7.4
Ipswich	£37,270	£245,900	6.6
Stoke Park	£36,512	£253,500	6.9

Source: Office for National Statistics (2025).

Appendix G: Resident Feedback Survey findings

From Volunteering Matters:

In Stoke Park there has been some hesitancy from residents and we have taken more time speaking to people with a relaxed engagement to build trust. People appear to feel that they are being approached as they are being sold something or signing up to something. This is now working and people have started to open up a little more and complete the forms. Fliers have been left in places that people trust and information given to trusted members of those organisations who have been actively encouraging their communities to get involved.

The general feedback to begin with was around a lack of general maintenance of facilities across the area and that they felt nothing was going to get done as they are regularly asked and never see any changes. Shop owners, schools, GP surgeries are helping to spread the work with social prescribers giving out leaflets to those that are referred to them.

We have felt that the residents in Stoke Park need a little more guidance and so there will be a continuous supply of printed forms at Asda where people can complete forms and leave them whilst they have a chat.

Resident survey feedback (105 responses to date)

Residents in Stoke Park enjoy the area's green spaces, particularly Bourne Park, Chantry Park, local walks, community spirit, good transport links, and access to shops and amenities. Many respondents described the area as friendly, peaceful, and well-connected.

Key Themes

1. Parks and Green Spaces

The most common theme was the desire for investment in parks and open spaces. Residents repeatedly highlighted:

- Improvements to Bourne Park, including toilets, cafés, seating, lighting, play equipment and maintenance.
- Better upkeep of paths, grass verges, weeds, litter and overgrown vegetation.
- More facilities for children and teenagers, including play areas, skate facilities, basketball courts and youth-focused spaces.
- Improved accessibility for wheelchair users and people with mobility challenges.

2. Safety and Community Concerns

Many residents raised concerns about:

- Speeding vehicles and dangerous driving.
- Antisocial behaviour, vandalism and drug-related activity.
- Requests for increased police visibility, CCTV and improved lighting.
- Road safety measures including crossings, traffic calming and parking management.

3. Young People and Youth Provision

A significant proportion of respondents felt there is insufficient provision for young people. Suggestions included:

- Dedicated youth clubs and youth hubs.
- More organised activities and sports programmes.
- Safe spaces for teenagers to meet and socialise.
- Activities targeted at older children and teenagers rather than younger children only.

4. Community Facilities and Services

Residents identified a need for:

- Community hubs and cafés.
- Support services for carers, people with dementia, SEND families and disabled residents.
- Better public transport and community transport options.
- Greater promotion of local events and volunteering opportunities.

Spending priorities — ranked

The strongest priorities emerging from the feedback are:

1. Improvements to parks and green spaces.
2. Youth activities and facilities.
3. Safety and neighbourhood improvements.
4. Community hubs, cafés and local services.
5. Better maintenance of roads, pavements and public spaces.