

# Ipswich Local Investment Plan 2010-2015



**IPSWICH**  
BOROUGH COUNCIL

# Ipswich Local Investment Plan 2010-2015

## Forward and introduction

Ipswich Borough Council is working with partners to improve the quality of life for all who live, work, or learn in Ipswich, and for visitors to Ipswich. The council does this by supporting growth, and ensuring that development happens in a sustainable manner so that the amenities enjoyed by local people are not harmed. We are proud of our achievements in Ipswich, which include the regeneration of the Waterfront, the largest single regeneration project in the East of England. Investment in the Waterfront has assisted in the provision of jobs, new housing and educational opportunities, including the new University Campus Suffolk, UCS.

But we have challenges too. The recent economic downturn threatens the livelihoods and homes of many in Ipswich, and the council and sub regional partners are working together to maximise employment and housing opportunities for our communities through the publicly funded Trailblazer initiative. Waterfront development has slowed with key developments in need of intervention if they are to be built out. In line with the rest of the UK Ipswich has an ageing population requiring joint planning and co-operation across the public, private and voluntary sectors to ensure that everyone in Ipswich remains healthy, included and appropriately housed as they grow older.

In 2009/10 the HCA initiated Local Investment Planning (LIP) processes with all housing authorities. Ipswich's LIP process began in April 2010, comprising a Core Group of strategic partners including representatives from the Homes and Communities Agency (HCA), officers from Ipswich Borough Council (IBC), Suffolk County Council (SCC), other public authorities, and the Haven Gateway Partnership (HGP). The LIP process covered all aspects of housing and regeneration in order to produce a clearly prioritised local investment plan for Ipswich, Ipswich LIP. The purpose of Ipswich LIP is to guide investment by the HCA, and other partners in housing and regeneration in the Ipswich area.

Ipswich Borough Council has welcomed this opportunity to work with the HCA, other public sector partners and stakeholders in the preparation of Ipswich LIP. The LIP will ensure that we continue to deliver our commitments with clearly identified and evidenced priorities for investment.

We would like to thank HCA and all our partners for their commitment and advice during the development of this LIP and we look forward to continuing our work together to deliver the key priorities identified within it.

*Richard Pope*  
*PH for housing*  
*Richard Atkins*  
*PH for planning.*

## Ipswich Local Investment Plan Agreement

- a) This Agreement is not legally binding upon the parties.
- b) Nothing contained in or carried out pursuant to this Agreement and no consents given by the Agency or the Council will prejudice the Agency's or the Council's (as appropriate) rights, powers or duties and/or obligations in the exercise of its functions or under any statutes, byelaws, instruments, orders or regulations.
- c) This Agreement is without prejudice to the Council's and/or the Agency's functions as a local planning authority and both parties may continue to exercise such functions as if they were not a party to this Agreement.
- d) This Agreement is subject to the constitutional right of any future Parliament and/or the Agency's Sponsor Department to determine the amount of money to be made available to the Agency in any year and the purpose for which such money can be used.
- e) This Agreement is also subject to the terms of the Framework Document between the Agency and its sponsor department, as the same may be amended or replaced from time to time.

Signed: .....

Signed: .....

Name: .....

Name: .....

Position: .....

Position: .....

For and on behalf of HCA

For and on behalf of Ipswich Borough Council

Date: .....

Date: .....

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# 1.0 Ipswich in context

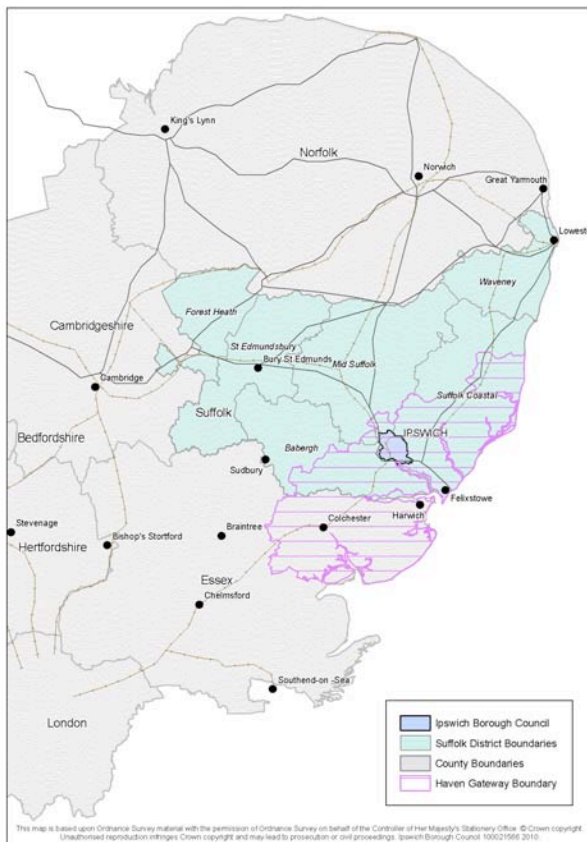
## 1.1 Ipswich a regional centre

Ipswich is the county town of Suffolk and a major centre of population, economic activity and growth in the Eastern Region. It is a member of Regional Cities East, an alliance of Ipswich, Norwich, Peterborough, Luton, Colchester and Southend-on-Sea. The towns and cities collaborate to deliver sustainable economic growth, examples of which include raising skills levels and improving infrastructure.

The town performs a regional role in delivering growth and performing as a major employment, shopping and service centre, and a focus for transportation. Ipswich also has an ongoing need for regeneration to address pockets of deprivation in some of the disadvantaged and physically more run down areas of the town.

Ipswich also lies within the Haven Gateway sub-region. The Haven Gateway is a sub-region based on the strength of the two main towns of Ipswich and Colchester together with the towns of Felixstowe, Clacton and Harwich, and the major ports at Felixstowe, Ipswich, and Harwich. Within this sub-region Ipswich is a key economic driver, delivering substantial housing and jobs growth.

**Map1.1 Ipswich in its sub regional context.**



## 1.2 Ipswich the town

As an engine of growth for the East of England, Ipswich has a thriving commercial sector, high levels of entrepreneurship and a wide range of skills within the workforce. However the range of types of employment has changed in recent years, with half the manufacturing jobs in Ipswich being lost between 2001 and 2007. Ipswich also has a variety of cultural, sporting and retail provision, which serves the needs of the sub-region. The town has a diverse and multi-cultural population, and is one of the fastest growing urban centres in the UK.

The economic structure of Ipswich is dominated by tertiary sector activities, which contribute more than 80% of the total employment. Finance, IT and business activities account for almost one-quarter of the workforce, with a similar proportion for distribution, hotels and restaurants, the latter demonstrating the role of Ipswich in sub-regional tourism and the strong night-time economy. As a university, maritime, telecoms and financial industries centre, Ipswich is developing dynamically and prosperously. This growth is supported at a central and local government level, enabling Ipswich to develop while acknowledging the sense of place established by many historic buildings and areas and its large landscaped parks.

The town has strong transport links. Train services provide access to London in just over an hour and links to Norwich, Cambridge and Peterborough. The network also serves the East Coast and Felixstowe, comprising essential routes for containerised freight. Ipswich is also closely connected to the trunk road network with the A12 giving access to London, the M25 and Stanstead Airport, and the A14 linking Ipswich to the Midlands and the Port of Felixstowe. Nevertheless, there are congestion problems within the town.

**Table 1.2 Ipswich's vital statistics:**

Population (2009)	126,600 (2009) (source ONS mid year population estimates)		
Numbers of Employed People (2009)	64,700 (source Nomis)		
Top Employment Sectors (2008)	21,600 (31.4%) Public admin, education & health 18,100 (26.3%) Banking, finance & insurance 15,600 (22.7%) Distribution, hotels & restaurants (source ONS ABI)		
Working Age Population (2008)	62.4 % (source ONS mid year population estimates)		
Unemployment (Oct 2008 to Sept 2009)	8.0% (East 6.0%. Great Britain 7.4%) (source Nomis)		
Workforce Qualifications (2008)	No qualifications	13.2 %	(East 11.8%)
	NVQ 1+	77.4 %	(East 78.8%)
	NVQ 2 +	53.8 %	(East 62.8%)
	NVQ 3 +	35.8 %	(East 43.4%)
	NVQ 4 +	15.3 %	(East 26.1%)
	Other qualifications	9.4 %	(East 9.3%)
	(source Nomis)		
School Year 13 Destinations	49.14% Higher Education		

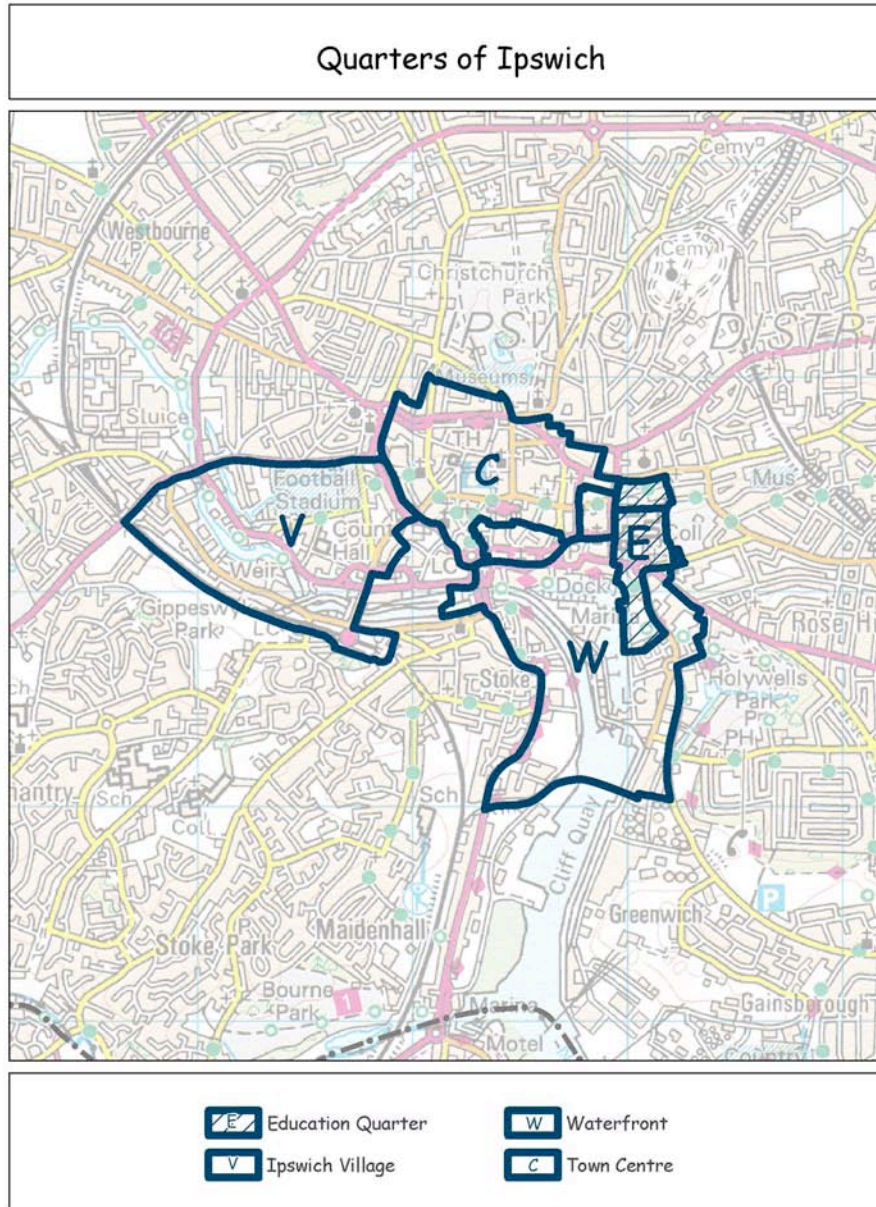
Ethnic Group (non white British) (2007)	10.7% (source ONS mid year population estimates)
Heritage	608 listed buildings, 10 scheduled monuments, 14 conservation areas and 3 registered parks, gardens and cemeteries.
Average Annual Housing Completions (2001 to 2010)	730 dwellings per annum source (IBC)
Average percentage of housing built on previously developed land (2001 to 2010)	95% source (IBC)
IMD average deprivation score (2007)	23.75 source ONS
Gross Value Added (GVA) per head (2007)	£23,000 (East £18,200) (source East of England Forecasting Model)
Median gross weekly wages for full-time employed residents (2009)	£431 (East £509) (source Nomis ASHE)
Total employment (2008) <i>Note that this is a measure of jobs, not workers, so if one person has two part-time jobs, they are counted twice. Total number of workers in 2008 was 64,200.</i>	68,700 (source Nomis ABI)
Average price of residential property (2010 Q1)	£123,500 (Suffolk £170,000) (source DCLG)
Ratio of median house price to median earnings (2009)	5.15 (Suffolk 6.40 and East 6.80) (source DCLG)
Homelessness presentations 2009/10	189 presentations and 99 acceptances
Housing register 1 April 2010	4900
Affordable homes let to new tenants 2009/10	707
Affordable home completions 2009/10	65 compared with 275 in 2008/9
Net <sup>1</sup> new affordable annual housing need	793 HNS 2005 708 SHMA 2008
Private sector stock condition	13.9% of private sector homes have a Category 1 hazard - Stock Condition Survey 2005

Much of the recent development in the town has been focused around four key central areas: the Waterfront, Ipswich Village, the town centre and Education Quarter.

The Council is working on an IP-One area action plan as part of its local development framework, which focuses on the urban renaissance and regeneration of central Ipswich. The IP-One area includes the town centre, the Waterfront, Ipswich Village and the Education Quarter. Since the preferred options document was published for consultation, development has continued apace for example at the Waterfront, with an extension to a high quality hotel, a regional dance facility, two new university buildings and new halls of residence continuing throughout the Education Quarter to include Suffolk New College, all despite the economic recession

<sup>1</sup> Net need takes account of relets of affordable homes

**Map 1.2 The quarters of Ipswich**



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In the 19<sup>th</sup> Century Ipswich Waterfront was briefly the largest wet dock in England. Today it is the location for the largest single regeneration project in the East of England and the focus of significant commercial, cultural and institutional investment such as the regional home for Dance East and University Campus Suffolk. New buildings benefit from being immediately south of the town centre and connected to it by attractive historic streets. This investment has assisted in the provision of jobs, new housing, new cultural facilities and educational opportunities.



Progressive regeneration is creating space for a vibrant new cultural, residential, business and leisure areas at the Waterfront, complementing the existing marina facilities. Along the northern and eastern quays in particular, former industrial uses and tall storage silos are being replaced with new architecture in a variety of styles and materials and featuring some taller buildings. Generally the new buildings reflect a similar scale and do not detract from those parts of the historic core that extend down to the Waterfront. These strikingly scaled new buildings have largely created their own special character.

The large-scale regeneration of Ipswich Waterfront has also encouraged new interest from businesses. On the western bank of the river, Felaw Maltings and the IP-City business centre are both now in demand for their top quality business space, providing facilities for over 800 workers. On the Waterfront itself, one of the town's largest legal practices has chosen to relocate its offices into one of the converted 19<sup>th</sup> Century industrial buildings adjacent to the historic Old Custom House.

To the southwest of the town centre, Ipswich Village offers a further choice of employment and residential sites. This is already the new location of headquarters for Ipswich Borough Council and Suffolk County Council as well as Suffolk Life, Ipswich Crown Courts, Ipswich Town Football Club and AXA Insurance among others. This location is well placed for further commercial and institutional uses because of its close proximity to the town centre, the Waterfront and Ipswich railway station.

In April 2007 a town centre Business Improvement District (BID) was established, called Ipswich Central. The company has been established to manage the town centre in a new way and bring £3.2m of investment into the retail heart of Ipswich to benefit businesses, residents and visitors. BID improvement projects are grouped under 6 themes: Safe and Secure, Clean and Bright, Out and About, Target and Tell, Look and Feel, and Aims and Ambitions.

A particularly exciting development for Ipswich was the establishment in September 2007 of a new Education Quarter for the University Campus Suffolk, established on and closely related to the Waterfront. This area has been the focus of more than £150m investment and has brought a brand new campus to the centre of Ipswich in an innovative partnership between the University of Essex and University of East Anglia. Its landmark building on the Waterfront opened in 2008.

The development of this new higher education establishment has also enabled the complete rebuilding of Ipswich's further education facility - Suffolk College. A £59m development of the Suffolk New College was completed in 2009. Both these new education facilities will improve and increase the opportunities and choices for Ipswich. It is anticipated that these will spark further commercial, cultural and academic developments.

### **1.3 The Physical Development of Ipswich**

Ipswich is a large town of great historic importance. The town centre, by an accident of topography, retains the physical character of a much smaller market town. This is partly because the prevailing scale of the town centre is still predominantly that of its mediaeval and earlier origins - rarely exceeding four-stories in height - and partly

because the town centre sits in a shallow drainage basin of the River Gipping with well landscaped Victorian developments and large parks which disguise the extent of modern development which extends beyond it, especially to the east.

Although recent development of tall buildings around the Waterfront has emulated the height of late 19<sup>th</sup> and 20<sup>th</sup> Century industrial buildings, this has principally been confined to the area of the northern quays to the south of the historic core of the town centre.

Historically, drainage constraints have inhibited development to the north of Ipswich and the character of the surrounding countryside infiltrates into the built-up area where Christchurch Park extends southward to the northern edge of the mediaeval core of the town. The former tidal basin that became the 19<sup>th</sup> Century Wet Dock also constrained the development of Ipswich with houses fanning out westward along the Gipping valley and over a largely flat plateau to the east.

These physical constraints, including the historical form of Ipswich have significant consequences for modern day traffic movement, particularly the location of Christchurch Park to the north of the medieval core and the Wet Dock and river to the south. All of these features are important to the character of Ipswich and as conservation areas are also major protected heritage assets. They in effect confine traffic to only three 'crossing-points': Colchester Road north of the park; Crown Street north of the core; and Star Lane – College St/Key Street north of the dock. Opportunities to radically change the traffic patterns within Ipswich are therefore significantly restricted by existing development and physical features.

Beyond the inner Victorian suburbs, Ipswich has developed in the 20<sup>th</sup> Century through large scale, almost entirely two-storey inter-war and post war suburban development. Whilst there are some notable exceptions, much of it is of indifferent architectural quality and lacks the landscaping and open space that would have helped establish a strong localised sense of place.

#### **1.4 Ipswich's Housing stock**

On 1 April 2010 there were 58,414 homes in Ipswich; 8184 social rented council homes, 4483 homes owned by registered social landlords (RSLs), 160 homes owned by other public authorities (for school caretakers, nurses, police etc) and 45,587 private sector homes for rent and sale.

All council homes will meet the basic Decent Homes Standard by December 2010, apart from those properties where tenants have chosen not to have the work done and formerly Decent Homes reaching the end of a repairs cycle. The council is on target for all council homes to reach the Ipswich Standard, a post-Decent Homes Standard, by 2014 and has a proposed capital programme of £10.8M for 2011/12 (TBC), and a further £10M planned for 2012/13 (TBC).

The council works to modernise its stock to ensure it remains fit-for-purpose, for instance a number of hard-to-let bedsits have been converted to provide sheltered 1 bedroomed flats for older people, and 4 and 5 bedroomed family houses for larger households including Black and Minority Ethnic (BME) families.

As well this, the council endeavours to use existing affordable housing stock as efficiently as possible. This means helping people in housing need to access affordable homes of the right size, tenure and type and in the right locations, as well as helping them to transfer between homes to meet changing circumstances and needs.

Gateway to Homechoice (CBL) went live in Ipswich in May 2009, replacing the old district level housing register and allocations system. CBL is a new way of allocating council and partner housing association properties for rent across local authorities in the Greater Haven Gateway Housing Sub Region. The scheme gives priority to older people wishing to downsize as their children grow up and leave home.

The council also uses its own stock for a range of initiatives aimed at helping vulnerable people maintain their independence and employs specialist officers whose roles are focussed on special needs, community care, mental health and vulnerable single people. Initiatives include special arrangements for people moving on from supported housing, as well as leasing houses to Registered Social Landlords (RSLs) to deliver supported schemes. We also have a floating support scheme in council stock for young people recovering from their first psychotic episode, and we are considering designating some blocks of council flats for use by older residents.

The Council's 2005 Private Sector Stock Condition Survey found that

- 36.9% private sector homes in Ipswich do not meet the Decent Homes Standard, the main reason for failure being thermal comfort.
- 13.9% of private sector homes have a Category 1 hazard requiring a mandatory response, costing £13M to remedy.
- 47.8% of vulnerable households live in non-decent homes.

The council focus's on the 36.9% of private sector homes, which fail to meet the Decent Homes Standard, and in particular those occupied by vulnerable people, many of whom are single pensioners.

We offer a range of means-tested grants to people needing to repair or improve their homes. These include help towards the cost of work to improve energy efficiency, and Disabled Facilities Grants (DFGs) for aids and adaptations. The council runs a licensing scheme for Houses in Multiple Occupation (HMOs) to ensure these are managed properly and meet fire safety standards, and a Student Accommodation Accreditation Scheme in partnership with University Campus Suffolk (UCS). The scheme ensures that all student accommodation, whether it is newly developed halls of residence or shared houses in the private rented sector, meets the requirements for all HMOs and is managed according to good practice guidelines.

Orbit Housing runs our local Home Improvement Agency (HIA) and Handy Person Services (HP), which help vulnerable people to carry out essential repairs and improvements. Vulnerable people may access these services directly or through a range of agencies including Ipswich Borough Council's Private Sector Housing Team. The service is available for those assessed as eligible for a renovation grant or a DFG. We estimate that a minimum programme for DFG's and private sector renewal would cost around £1M per year.

## **1.5 Local economic assessment**

Ipswich Borough Council has been working closely with the other local authorities in Suffolk to produce a Countywide Economic Assessment. The outcome of the Local Economic Assessment in Suffolk will be a strategy for local authority investment, which sets out priorities for:

- Sector and supply chain development
- Small business support
- Developing and promoting Ipswich, Lowestoft and Bury St Edmunds and the market towns
- Increasing the prosperity of less wealthy areas
- Infrastructure provision, including employment land, transport and IT
- Improving skills

Assessments have been based on appropriate evidence, which has been collected by each authority to help identify gaps and opportunities for growth in the different sectors in Suffolk. After consultation with the private sector the final document will be completed early in 2011. Key areas, which have been identified as potential growth sectors in Ipswich are;

- The Creative Sector
- Energy
- Ports & logistics
- Tourism

## **2. The Ipswich vision**

### **2.1 The vision for the town.**

Our Vision is to improve the quality of life for all who live in, work in, learn in and visit Ipswich by supporting growth and ensuring that development happens in a sustainable manner so that the amenities enjoyed by local people are not harmed and the town is enhanced.

As a result, by 2026 Ipswich will be a more vibrant, active and attractive modern county town successfully combining modern development with historic character – a true focus for Suffolk and beyond. It will be a place where people aspire to live, work, learn, visit and invest – and it will have a reduced carbon footprint.

In spatial terms, there will be more people living and working in Ipswich town centre, which will be the focus for much of the new development. People will enjoy an extended and improved shopping centre that includes new stores on allocated sites, providing greater choice than at present, and improved cultural and sporting opportunities within the wider centre.

Pedestrian links between the central shopping area and the Waterfront, Village, Education Quarter and railway station will be direct, attractive, safe and well signed. Pedestrians, cyclists and public transport users will come first in Ipswich town centre.

Traffic management measures in conjunction with improvements for pedestrians, cyclists and buses will ensure effective links between the wider Ipswich area and the town centre and help keep congestion down and accessibility easy in the centre.

The distinctive network of stunning parks and open water will be enhanced by the completion of the river path, and additional tree planting and landscaping in new developments and on the streets.

As well as the concentration of jobs in the town centre, there will be new employment development at sites around the Borough including a strategic employment site at Cranes, together with the continued development of existing employment areas distributed across the town.

University Campus Suffolk will have progressed through phase 3 of its planned growth, to complete the new campus at the Waterfront and the adjacent Education Quarter.

The town's health will be cared for through strategic health services brought together at the Heath Road Hospital site and a strong network of local surgeries and health centres, including replacement or additional provision for Lattice Barn, Woodbridge Road and Deben Road surgeries.

In the latter part of the plan period, land will start to come forward for development at Ipswich's Northern Fringe, in conjunction with highway, water, energy, education, green and health infrastructure. Express bus services and pedestrian and cycle routes will connect the area to the town centre with a journey time of a few minutes. Outside central Ipswich, thriving district and local centres will provide local shopping and services close to people's homes and will be surrounded by strong and cohesive communities.

## 3.0 Strategic objectives

- 3.1. Ipswich's emerging Local Development Framework (LDF) identifies the following 12 strategic objectives will guide the development of the borough:<sup>2</sup>
- 1 High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
  2. Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.

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<sup>2</sup> As the LDF is still under discussion the objectives are subject to change. The LIP will be amended to remain in line with the LDF.

3. At least (a) 15,400 new dwelling units shall be provided in Ipswich between 2001 and 2021 (18,720 to 2025) in a manner that addresses identified local housing needs and provides a decent home for everyone, with at least 70% of them being on previously developed land and at least 35% of them being affordable homes; and (b) 18,000 additional jobs shall be provided in Ipswich Policy Area between 2001 and 2025.<sup>3</sup>
4. The development of the Borough should be focused primarily within the central Ipswich “IP-One” area and within and adjacent to identified district centres (these areas are identified on the key diagram).
5. Opportunities shall be provided to improve strategic facilities in Ipswich by:
  - Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces;
  - Ensuring a new strategic employment site is developed in the Ipswich area by 2021;
  - Extending the strategic greenspace network; and
  - Continuing to support the development of University Campus Suffolk and Suffolk New College.
6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Ipswich Major Scheme and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity. Specifically:
  - Significant improvements should take place to the accessibility to and between the three key transport nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
  - Additional east-west highway capacity should be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space; and
  - Ipswich Borough Council aspires to an enhanced public transport system, such as guided bus, urban light railway, trams or monorail.

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<sup>3</sup> At the time of writing the council is considering its response to the revocation of regional strategies and the Regional Spatial Strategy housing targets.

7. Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.<sup>4</sup>
8. To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and protect the historic buildings and character of Ipswich.
9. To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.
10. To tackle deprivation and inequalities across the town.
11. To create a safer and more cohesive town.
12. To work with other local authorities in the Ipswich Policy Area and with LSP partners to ensure a co-ordinated approach to planning and development.

## 4.0 The challenges to be addressed by Ipswich LIP

Ipswich LDF and Ipswich Housing Strategy together provide a comprehensive view of the challenges faced by the Ipswich community and how these will be met. Ipswich LIP is the investment strategy for the 14 sites identified as crucial in meeting 5 key challenges, which crosscut the LDF and Housing Strategy.

### **Challenge 1: Stalled sites on the Waterfront, which blight the town centre and deter further development.**

The downturn in the economy in 2008/9 caused many high-density Brownfield developments in Ipswich to become unviable. As a result a number of landmark developments on Ipswich Waterfront have stalled, and in some cases developers are now in administration.

It is a priority for the Council to do all it can to attract investment to these sites so that they do not blight communities and deter further regeneration. At the same time it is important that, wherever possible, planning contributions promised to local communities are upheld.

The Council has been working with developers and administrators on a number of the stalled sites in the Waterfront. In some instances revised planning applications have

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<sup>4</sup> Phase 3 of the flood defence programme, the erection of the tidal surge barrier, is scheduled for 2013. Although we anticipate that this may be delayed to 2016, the council is reasonably confident that funding will be found subject to the comprehensive spending review. The barrier will protect developments at the Waterfront, Town Centre and Ipswich Village.

been submitted following discussions that seek to take account of the current economic situations and to ensure that schemes are economically viable. An example of this is the major Cranfields development where the Council approved a revised proposal in the light of an up-dated appraisal of the economic viability of the development.

Ipswich LIP includes the following Waterfront sites; Albion Wharf/Regatta Quay, St Peter's Warehouse, Cranfields Mill and Stoke Quays.

**Challenge 2 Continued supply of new affordable housing in the current housing market, and in particular, balancing the current oversupply of flats with more family homes, and meeting the needs of all communities.**

**Table 4.1 Net<sup>5</sup> new affordable annual housing need identified in recent housing studies**

Housing study	Number of new affordable homes needed each year
Ipswich Housing Needs Study 2005	798
Strategic Housing Market Assessment 2008	708
Strategic Housing Market Assessment (SHMA) update 2010	256

The reason the 2010 SHMA update shows such a low level of affordable housing need is because for a short period in 2008/9 property prices in Ipswich fell so low that had those in need been able to get mortgages they could have paid less per week for a market home than for a social rented home. In reality most people in housing need were either unemployed or on low incomes and stood no chance whatsoever of taking advantage of the situation. Nevertheless the council has rarely achieved the figure of 256 new affordable homes in any one year.

Ipswich Housing Needs Study 2005 and SHMA 2008 found a substantial need for smaller 1-2 bedroomed homes in Ipswich in both the owner occupied and social rented sectors to meet the needs of smaller households and an ageing population, as well as a continued need for larger, affordable 3-4+ bedroomed family houses.

**Table 4.2: Shortfall/ surplus of dwellings in Ipswich by tenure and size.**

Tenure	Total shortfall or (surplus)				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	121	328	(294)	3	158
Affordable housing	281	416	155	25	877
Private rented	(135)	(203)	(165)	(33)	(535)
<b>TOTAL</b>	<b>267</b>	<b>542</b>	<b>(303)</b>	<b>(5)</b>	<b>500</b>

Source Ipswich Housing Needs Study 2005

<sup>5</sup> Net need takes account of relets of affordable homes



Much of recent housing development in Ipswich, however, has been in the form of 1 and 2 bedroomed apartments and in the present economic climate there is an oversupply of flats. Housing register demand is 2, 3 and 4+ bedroomed family houses, flats being extremely hard to let to families with children.

Our housing studies show that people from some Black, Asian and Minority Ethnic (BME) backgrounds, are more likely to be overcrowded. For this reason we aim to ensure a supply of larger 4+ bedroomed houses including larger adapted properties. BME groups are consistently over represented on the housing register due to their relatively high levels of housing needs. The council does not operate a specific allocation policy for people from BME backgrounds. Instead the council's Choice Based Lettings scheme is monitored to ensure that lettings reflect the proportions of households from different ethnic backgrounds on the housing register.

Ipswich's GTAA revealed a need for 1-3 new residential pitches for Gypsies and Travellers by 2011, as well as a need for transit pitches. This is not yet a funding priority for the LIP, as a possible site has not been identified. Nevertheless a small family site for Gypsies and Travellers is identified in our list of other potential developments in section 7.

On 1 April 2010 there were 844 private sector homes in Ipswich that had been empty for more than 6 months.<sup>6</sup>

Ipswich Borough Council has an Empty Homes Policy for tackling this problem. [http://www.ipswich.gov.uk/site/scripts/documents\\_info.php?category1D=10027&documentID=220](http://www.ipswich.gov.uk/site/scripts/documents_info.php?category1D=10027&documentID=220). The council aims to bring 60 empty properties back into use each year, 30% (18) of which will be long term empties i.e. those that have been empty for 2 years or more. The other 70% will be private sector homes where the landlord agrees to house a person or family in need through our rent deposit scheme.

As well as this, the council has received a grant of £53 000 to facilitate the occupation of empty homes on the Waterfront without causing anti social behaviour. The plan, which is still at an early stage, is to work in partnership with stakeholders and local businesses to advertise the Waterfront as a place to live, work, study and socialise. Alongside this we are meeting with lettings agents to discuss the plan to find a landlord who will purchase 100 empty units.

The council also has its own capital programme for investment in new affordable housing of just under £1M for 2010-11. Although some key developments are already earmarked within the programme, this investment will also be influenced by LIP priorities, in particular the need for affordable family homes and adapted homes for older people and people with disabilities.

As well as this the council is using its own land to redevelop small infill sites. Two small sites programmes, Small Sites 2 (13 affordable homes) and Small Sites 3 (95 affordable homes approx)<sup>7</sup> are included in the LIP. Again these are focussed on providing family homes, bungalows and adapted properties. The council's residential land holdings are listed in Appendix 3.

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<sup>6</sup> HIPSSA 2010

<sup>7</sup> Small Sites 1 completed in 2010 delivering a total of 62 affordable houses.

The council's Decent Homes programme and CBL scheme ensure that its own stock remains fit for purpose and is used efficiently to meet housing need, including giving high priority to households wishing to downsize. Recently unpopular bedsit accommodation has been converted to provide sheltered 1 bedroomed flats for older people, and 4 and 5 bedroomed family homes, meeting the needs of larger families including BME families.

Ipswich LIP has the potential to deliver 530 affordable homes in total. The following sites providing affordable family homes; Hayhill Allotments, Ravenswood UVW, 178-184 Hadleigh Rd, Newnham Court, Small Sites 2 and 3, Stoke Quays, 411-417 Bramford Rd, and 611-615 Bramford Rd. These include 29 social rented homes with 4 or more bedrooms to meet the needs of communities with large family sizes, 15 bungalows including seven 2 and 3 bed bungalows built to wheelchair standard and 14 wheelchair standard flats to meet the needs of older people and people with disabilities living in families or with carers.

### **Challenge 3 Meeting the needs of a growing number of very elderly people and others with support needs and dealing with under occupation.**

Although Ipswich has a younger demographic profile than many parts of Suffolk, its population is ageing in line with national trends. Currently there are 10,100 people aged 75 or over living in Ipswich making up just over 8% of the population. ONS projections are that there will be around 15,200 people aged 75 and over in Ipswich by 2029, an increase of 50%.

Although many older people own their own homes, meeting the costs of heating and repairs may become increasingly difficult over time for people on fixed incomes. Ipswich Stock Condition Survey 2005 found that older person households were more likely to live in unfit housing and housing in a poor state of repair than any other household type and twice as likely to experience fuel poverty.<sup>8</sup>

Related to this is the tendency for older people under-occupy their homes often remaining in a family home for many years after their children have left. This is a problem both for older homeowners and tenants struggling to cope financially, and for those on the housing register for affordable housing, which is in short supply. We believe, however, that the best way of tackling under occupation by older people is by developing appropriate and attractive housing alternatives for them, and by offering help to minimise the logistical difficulties of moving to a new home. Gateway to Homechoice gives high priority to older households wishing to downsize.

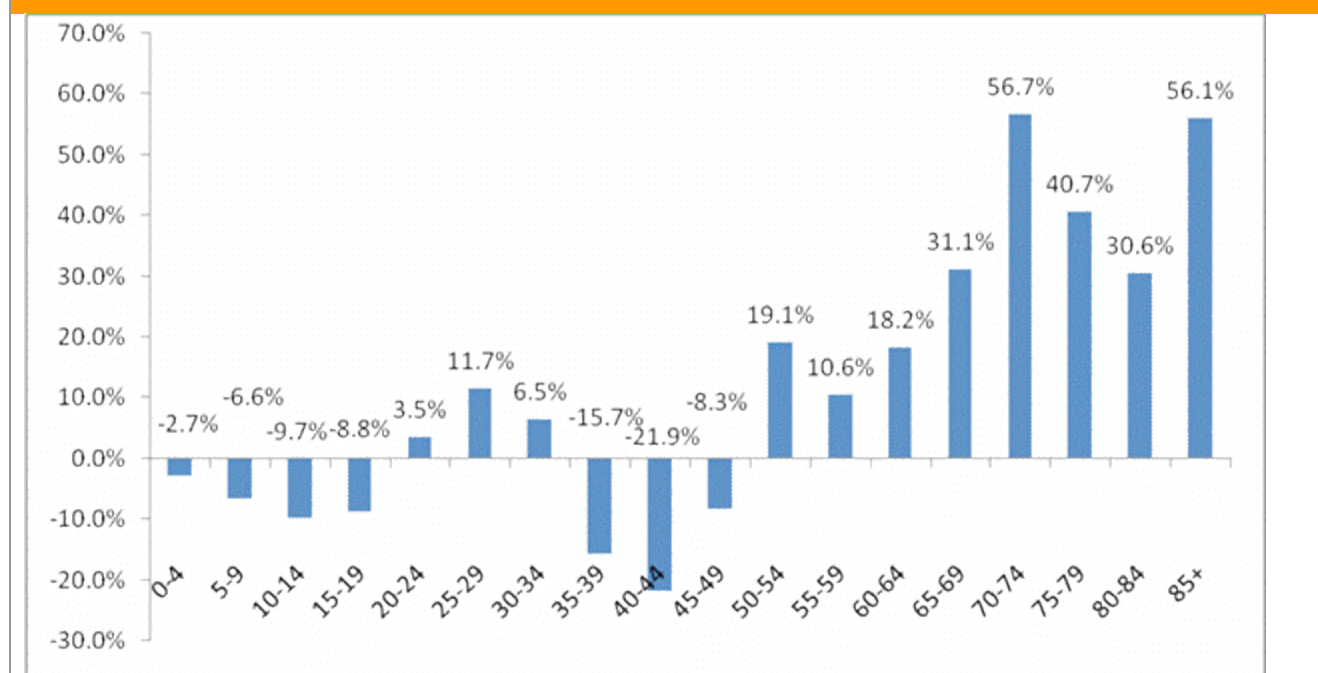
Ipswich Housing Needs Survey 2005 found that 3.7% of all older person only households (481 households) in Ipswich lived in unsuitable housing.

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<sup>8</sup> Fordham's 2005, Ipswich Private Sector Stock Condition Survey, chapter 12.

**Figure 4.1** below shows trends across the Ipswich, Babergh, Mid Suffolk and Suffolk Coastal council areas.

Figure 4.1: Population changes by age in the study area 2006-2021



Source: ONS Population Projections, 2004<sup>9</sup>

Suffolk County Council has started a consultation process to review the future of options for its residential home estate in Ipswich, which currently provides 90 places for frail/elderly and older people with dementia. The report will be available in October 2010 but the County Council is committed to working with Ipswich Borough Council to find the best long-term viable solutions for the older people of the town.

In the light of this we propose a provisional target of 80 additional very sheltered bedspaces (1-2 schemes) in the next 5 years to make good any loss of residential care beds. This will include VSH for people with dementia. This target will be kept under review as the need for VSH rather than home care is still being quantified for Suffolk Flexicare. It should be noted that Ipswich has a younger demographic profile than other parts of Suffolk, and there is currently an estimated over-provision of sheltered housing.

As well as older people needing high levels of care and support in specialist schemes we are aware that older people need a range of options for housing and support in order to remain independent, well and engaged in their communities. These options are identified in Ipswich Housing Strategy and Suffolk Flexicare and include:

<sup>9</sup> Fordham's, 2008, Ipswich housing Market Area, Strategic Housing Market Assessment, page 219

- The Putting People First programme, through which older people are supported to live longer in their own homes through high levels of care, support and home adaptations. This personalisation supports individual choice and control and statutory services remain committed to the process. If budgets allow there is an expectation that a greater number of older people will remain in their own homes rather than move to residential or nursing care.
- Home Improvement Agency (HIA) and Handy Person Services (HP).
- DFGs are accessed via the Council's Private Sector Housing Team and require assessment by an occupational therapist. There are similar arrangements for aids and adaptations for council tenants.
- Emergency help and assistive technology.
- Services aimed at identifying older vulnerable people in need of help such as Homeshield, a Suffolk-wide partnership involving local authorities, police, pensions service and health services, and voluntary agencies.

As well as this, older social housing tenants wishing to downsize or who are interested in moving to sheltered housing are given priority under Choice Based Lettings (CBL), and the council is encouraging developers to address the needs of older homes owners wishing to downsize.

We are also aware of gaps in provision for people with learning disabilities and others with support needs such as people with mental health needs. These needs are picked up through our main Housing Strategy, but the development of all new very sheltered provision is future proofed with the needs of anyone who may need this level of support and care ie not just elderly people.

Ipswich LIP includes plans to provide very sheltered housing (VSH) at Felixstowe Road and Stoke Quays, which will also include 14 wheel chair standard flats. The Council will also endeavour to enable a town centre VSH scheme, which will be added to the LIP as work progresses. Small Sites 2 and 3 include provision of 15 bungalows, 7 of which will be built to wheelchair standard, for older people and others in need of adapted property.

#### **Challenge 4 Tackling deprivation, unemployment and poor skills levels.**

Ipswich had 3,792 Job Seekers Allowance claimants in December 2009, which equates to 5 % of the working age population. This is a higher proportion than Suffolk (3.1%), the East of England (3.3%) and UK (4.1%). Between 2007 and 2009 this count rate increased from 2.7% to 5.0%. The rate of unemployment for Ipswich (8.0%) is above the rates for the region and country. These figures show that unemployment is a significant issue for Ipswich.

Using Insight East's East of England Forecasting Model, employment in Ipswich is projected to fall slightly between 2008 and 2013 but to grow by 2,900 over the longer, 10-year period of 2008 to 2018. The increase between 2008 and 2018 of 3.9 per cent is lower than that projected in the East of England (5.0 per cent) but above the projection for the UK as a whole (2.1 per cent).

**Table 4.3 Projected Net Employment Growth, 2008-13 and 2008-18**

	2008 to 2013		2008 to 2018	
	Net Change	Per Cent Change	Net Change	Per Cent Change
Ipswich	-1,100	-1.5	2,900	3.9
Suffolk	-1,900	-0.5	17,500	4.9
East of England	-21,900	-0.8	142,300	5.0
UK	-745,100	-2.4	663,100	2.1

Source: Insight East EEFM

Qualification levels for the adult population in Ipswich are as follows:

- 11.7 per cent of those aged between 19 and retirement have no qualifications – a higher rate than the East of England but lower than England.
- 60.4 per cent have qualifications at Level 2 or above – equivalent to 5 GCSEs A\*-C. This is a much lower proportion than both the East of England and England.
- Just 17.0 per cent have qualifications at Level 4 or above – equivalent to degree level. Again this is well below the East of England and England averages.

**Table 4.4 Qualifications held by 19-59/64 Year Olds (Per Cent), 2008**

	No Qualifications	NVQ Level 2 or above	NVQ Level 4 or above
Ipswich	11.7	60.4	17.0
Suffolk	12.9	63.7	23.0
East of England	11.5	67.6	27.8
England	11.9	69.4	30.5

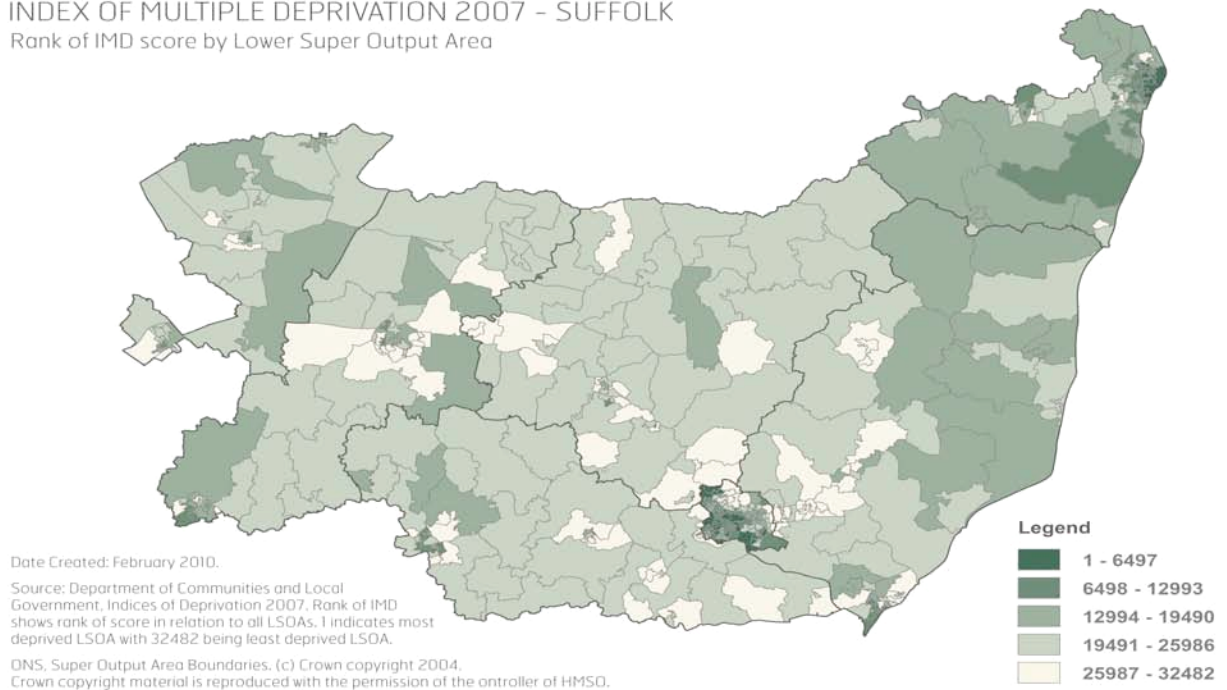
Source: DCSF

The Index of Multiple Deprivation ranks England's 32,482 lower super output areas against one another to show where levels of deprivation are most strongly concentrated. Ipswich is made up of 79 lower super output areas, of which:

- 8 (10%) are in England's 10% most deprived.
- 20 (25%) are in England's 20% most deprived.

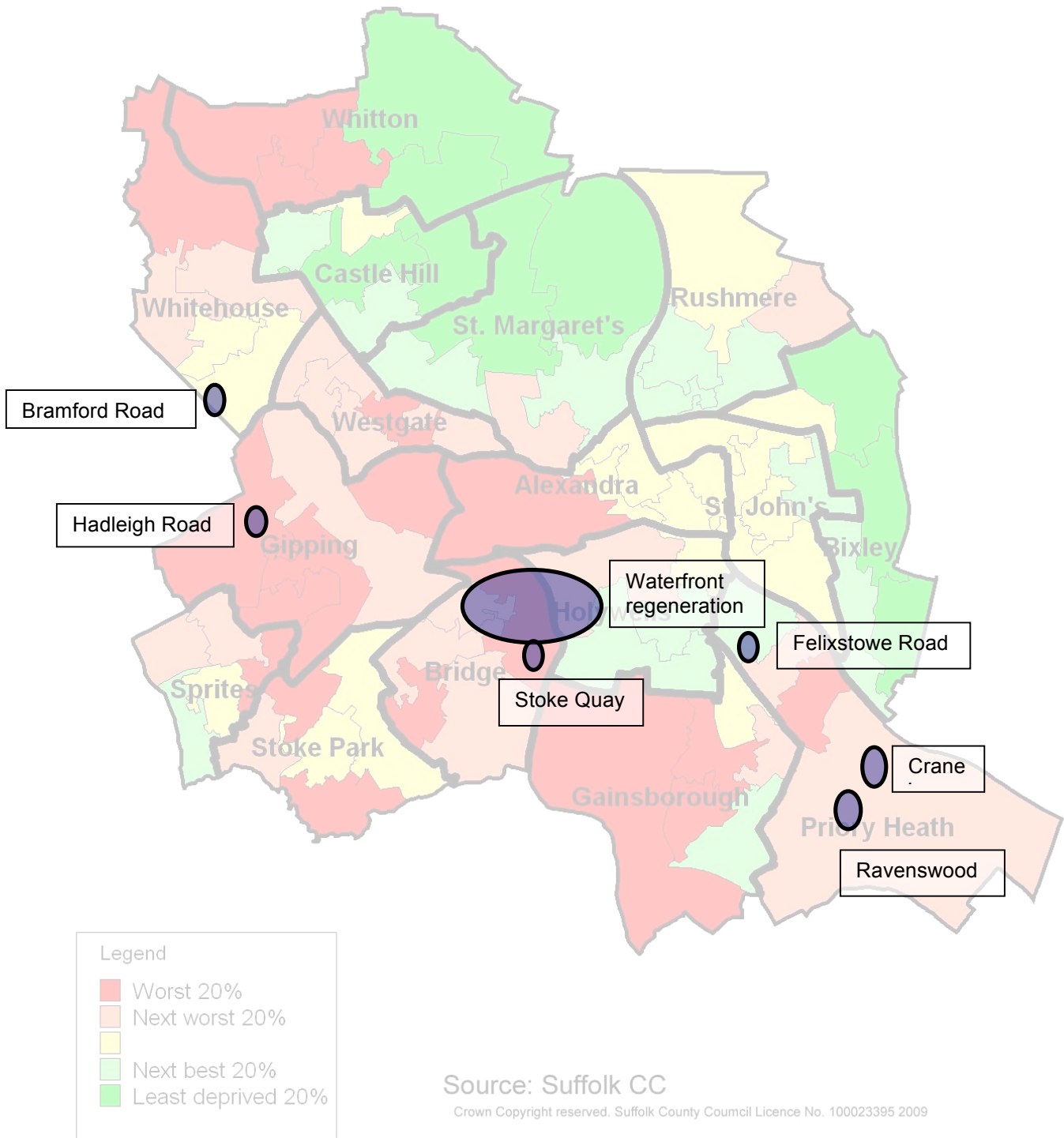
**Map 4.1.** The map below provides an overview of where levels of deprivation are concentrated in Suffolk. The areas of darkest shading are the areas with the highest levels of deprivation.

INDEX OF MULTIPLE DEPRIVATION 2007 - SUFFOLK  
Rank of IMD score by Lower Super Output Area



In 2007 Ipswich was ranked 99th in the indices of deprivation. It is the worst district for deprivation in Suffolk and the fifth worst in the Eastern Region behind Great Yarmouth, Norwich, Luton and Peterborough. Ipswich is a town of contrast, with high levels of deprivation concentrated into the northwest, west and south of the borough, and low levels of deprivation in the northeast and east of the Borough.

**Map 4.2 (below) Deprivation at ward level with an overlay of priority sites identified for investment in Ipswich**



Combinations of indicators of deprivation vary from one electoral ward to another, but will have implications for the location of, for example, types of educational provision, play-space, jobs and healthcare.

**Table 4.5 Challenges for individual wards.**

<b>Ward</b>	<b>Deprivation challenges</b>	<b>LIP intervention priority</b>
Alexandra	concerns about crime, deprivation among older households and higher than average unemployment	Waterfront regeneration
Bixley	a high proportion of older households but especially one- person pensioner households	Felixstowe Road VSH
Bridge	above average crime rates; low-waged and low-skilled households and relatively high unemployment	Waterfront regeneration
Castle Hill	a high proportion of older households and average or below average skill levels	N/A
Gainsborough	low-skilled households, income deprivation, and low education and qualification	Employment opportunities at Felixstowe Road and Cranes sites
Gipping	the ward with the highest overall deprivation rate in Ipswich and with high levels of crime	Hadleigh Road housing development
Holywells	highly skilled employees but with high vehicle and cycle crime	Waterfront regeneration
Priory Heath	low levels of qualifications and low incomes and with a higher than average crime rate	Employment opportunities at Felixstowe Road and Cranes sites
Rushmere	issues of long-term unemployment; one-person pensioner households but with the highest rate of 18-20 year-olds entering higher education	N/A
Sprites	low-skilled households; pockets of deprivation and a generally older population	N/A
St John's	a high proportion of one-person pensioner households	Felixstowe Road VSH
St Margaret's	an older than average population	Stoke Quays (town centre) VSH
Stoke Park	ranked second in terms of child and employment deprivation and higher than average vehicle crime	Stoke Quays developments
Westgate	high levels of unemployment; low proportions of young people in education and higher than average rates of crime	(non LIP developments: UCS, New Suffolk College, Suffolk One)
Whitehouse	low levels of qualifications at all levels, long-term unemployment and crime	Bramford Road affordable housing developments.
Whitton	generally low-skilled, significant proportion of the ward suffers from crosscutting deprivation issues	N/A



University Campus Suffolk (UCS) is crucial to addressing poor levels of educational attainment in Ipswich. The aims of UCS include increasing the numbers of local students who go on to University as well as the retention of graduates in the local area. The achievement of these aims will significantly increase skills levels and earnings, and makes the success of the UCS project a key strategic priority for the town.

Our sub regional enhanced housing options Trailblazer initiative is being developed to assist people joining the housing register to access employment, training and education opportunities

Sites linked to employment in the LIP are Cranes and Felixstowe Rd. The Cranes site is close to Ravenswood offering opportunities for synergy with this new and growing community.

#### **Challenge 5 Assisting in site preparation to unlock land for development.**

We have identified two sites, Cranes and Felixstowe Rd with the potential to provide employment and/or housing. The LIP prioritises these for investment for site preparation. This includes clearing old industrial units and contamination, and at Felixstowe Road providing a footbridge over the railway to open pedestrian access to the district centre.

Cranes is identified in the submitted Core Strategy as a strategic employment site. It represents a key opportunity to provide employment land close to the growing community at Ravenswood. It will also act as a second phase to the successful Ransomes Business Park site, which is nearing completion. However the site is occupied by heavy industry and therefore site preparation will be costly, particularly in the current market.

Felixstowe Road was identified as a potential housing site at the preferred options stage of the LDF. The site comprises a number of vacant buildings, including a former depot, as well as land to the rear of the district centre. It represents a good opportunity to bring forward underused and vacant land and buildings to provide affordable housing and to create linkage across the railway opening up the facilities, including the nearby primary school to residents to the north.

#### **4.4 Where to find the evidence base**

The evidence base for LDF, Ipswich Housing Strategy and Ipswich LIP comprises: -

- Ipswich Housing Needs Assessment 2005.  
[http://www.ipswich.gov.uk/site/scripts/download\\_info.php?fileID=263&categoryID=868](http://www.ipswich.gov.uk/site/scripts/download_info.php?fileID=263&categoryID=868)
- Ipswich Stock Condition Survey 2005.  
<http://www.ipswich.gov.uk/downloads/IpswichStockConditionReport.pdf>
- Suffolk 5 District Gypsy and Traveller Accommodation Assessment (GTAA) 2007. [http://www.ipswich.gov.uk/downloads/Suffolk\\_Cross-Boundary\\_Gypsy\\_and\\_Traveller\\_Accommodation\\_Assessment\\_-\\_Final\\_Report.pdf](http://www.ipswich.gov.uk/downloads/Suffolk_Cross-Boundary_Gypsy_and_Traveller_Accommodation_Assessment_-_Final_Report.pdf)
- Ipswich Housing Market Area Strategic Housing Market Assessment 2008 (SHMA).

[http://www.ipswich.gov.uk/site/scripts/download\\_info.php?categoryID=1004&fileID=348](http://www.ipswich.gov.uk/site/scripts/download_info.php?categoryID=1004&fileID=348)

- SHMA update January 2010.  
[http://www.ipswich.gov.uk/downloads/SHMA\\_Review\\_-\\_January\\_2010.pdf](http://www.ipswich.gov.uk/downloads/SHMA_Review_-_January_2010.pdf)
- Ipswich Housing Market Area Sites Viability Report June 2009.  
[http://www.ipswich.gov.uk/downloads/Final\\_Ipswich\\_et\\_al\\_Viability\\_Study.pdf](http://www.ipswich.gov.uk/downloads/Final_Ipswich_et_al_Viability_Study.pdf)
- The Joint Strategic Needs Assessment for Suffolk 2008-2011.  
<http://www.sccpolicies.info/downlaod.php?view.1108>
- Housing Services statistical monitoring of people seeking advice and using or requesting services.
- Ipswich Strategic Land Assessment, March 2010  
[http://www.ipswich.gov.uk/site/scripts/documents\\_info.php?categoryID=1004&documentID=629](http://www.ipswich.gov.uk/site/scripts/documents_info.php?categoryID=1004&documentID=629)

## 5.0 Investments between 2005 and 2010

Key investments in Ipswich over the past 5 years are shown in the tables below.

**Table 5.1 Investment in the delivery of new homes**

Investor	Capital funding	Outputs/projects delivered
HCA	£17 944 712	727 homes
Joint IBC and HCA	£3 025 175 £3 763 338	119
S106 nil grant		209

**Table 5.2 Investment in local regeneration/infrastructure**

Investor	Capital funding	Outputs/projects delivered
Defra (via Environment Agency) CLG (via Growth Point funding)	£12 700 000	Ipswich Strategic Flood Defence Management Plan – first phase delivered, phase 2 in progress, phase 3, the erection of the tidal surge barrier, is scheduled for 2013. <sup>10</sup>
CLG (via Growth Point funding)	£804 274	Relocation of underground electricity cable to deliver development site
IBC EEDA	£700 000 £400 000	Refurbishment of St Lawrence's Church.

<sup>10</sup> Phase 3, the tidal surge barrier is planned for 2013, but we anticipate this may be delayed to 2016. The council is confident, however, that funding for this will be found. The tidal surge barrier affects developments at the Waterfront, Town Centre and Ipswich Village.

**Table 5.3 Investment to assist education, skills and employment**

Investor	Funding	Outputs/projects delivered
CLG	£214 000 for Greater Haven Gateway (GHG) housing sub region	Trailblazer: subregional enhanced housing options including signposting to employment help and advice.
IBC	£5,000 per year (2005-8) Land	IPSENTA for business start ups and business advice and the creation of 250 jobs
EEDA	£9 500 000	IPSENTA
IBC	£3,600 per year (2005-11)	Princes Trust For business start ups and business advice
HEFCE <sup>11</sup> and others	£150 000 000 £59 000 000	UCS Suffolk New College
EEDA and others	£7 200 000	Dance East

In addition development partners were encouraged to use local contractors for the development of a new community at Ravenswood.

## 6.0 Investment and intervention priorities 2010 to 2015

Our investment and intervention priorities are set out in the tables below. The schemes have been assessed and prioritised using the Homes and Communities Agency's Deliverability Calculator. The assessment methodology is explained more fully in Appendix 2.

**Table 6.1 Order of priority according to start on site year**

Start on site year	Scheme	Score	Challenge site responds to	Affordable housing total	Market housing total	Intervention funding needed/£M
2010	Hayhill Allotments	106	2. Affordable family homes, some 4 bed+	106	197	2.2 <sup>12</sup>
	Cranfields Mill	25	1. Stalled site on Waterfront 4. Employment in commercial elements	0	126	5.0
	Small Sites 2	21	2. Affordable family homes, some 4 bed+. 3. Bungalows, some adapted for older people and others needing adapted property.	13	0	0.8

<sup>11</sup> Higher Education Funding Council for England (HEFCE)

<sup>12</sup> Comprising current bids for £1.77M SHG, £341,000 Kickstart, and a previous allocation for £65,574.

Start on site year	Scheme	Score	Challenge site responds to	Affordable housing total	Market housing total	Intervention funding needed/£M
2011	Ravenswood UVW	49	2. Family homes including affordable family homes, some 4 bed+. 3. Bungalows, some adapted for older people and others. 4. Employment during phased development	23	54	1.2
	Newnham Court	37	2. Self contained temporary family homes for homeless households	19	0	1.2
	611-615 Bramford Rd	30	2. Affordable family homes, some 4 bed+.	12	0	0.8
	411-417 Bramford Rd	25	2. Affordable family homes, some 4 bed+.	34	0	3.4
	178-184 Hadleigh Rd	24	2. Affordable family homes, some 4 bed+.	18	0	1.9
	Albion Wharf/Regatta Quay	21	1. Stalled site on Waterfront 4. Employment in commercial elements	33 onsite representing 10% the other 25% as commuted sums or offsite	259	11.0
2012	Small Sites 3	39	2. Affordable family homes, some 4 bed+. 3. Bungalows/some adapted for older people and others	20 est.	0	1.4
	Stoke Quays	38	1. Waterfront regeneration 2. Family homes including affordable family homes, some 4 bed+. 3. Affordable VSH for older people 4. Employment in commercial elements	130	266	10.0
2013	Felixstowe Rd	99	5. Unlocks land for development 4. Tackles deprivation and unemployment 3. Provides VSH for older people	28	82	1.2
	Cranes	40	5. Unlocks land for development 4. Tackles deprivation and unemployment	0	0	4.1
	St Peters Warehouse	29	1. Stalled site on Waterfront 4. Employment in commercial elements	16	48	1.7

**Table 6.2 Developments in descending order of priority based on deliverability calculator**

Scheme	Market homes	Affordable Homes	Challenges addressed	Funding gap/£M	Relative score	VFM
Hayhill Allotments	197	106	2. Family homes including affordable family homes, some 4 bed	2.2	68	Good
Felixstowe Rd – site clearance	82	28	5. Unlocks land for development 4. Tackles deprivation and unemployment 3. Provides VSH for older people	1.2	99	
Ravenswood UVW	54	23	2. Family homes including affordable family homes, some 4 bed+. 3. Bungalows, some adapted for older people and others. 4. Employment during phased development	1.2	49	Good
Cranes – site clearance	0	0	5. Unlocks land for development 4. Tackles deprivation and unemployment	4.1	40	Good
Small Sites 3 on HRA land	0	20	2. Affordable family homes, some 4 bed+. 3. Bungalows, some adapted for older people and others needing adapted property	1.4	39	Good
Stoke Quays	266	130	1. Waterfront regeneration 2. Family homes including affordable family homes, some 4 bed+. 3. Affordable VSH for older people and wheelchair standard properties 4. Employment in commercial elements	10.0	38	Good
Newnham Court	0	19	2. Temporary family homes for homeless households	1.2	37	Good
611-615 Bramford Rd	0	12	2. Affordable family homes, some 4 bed+.	0.79	30	Good
St Peters Warehouse - Waterfront	48	16	1. Stalled site on Waterfront 4. Employment in commercial elements	1.74	29	Medium
411-417 Bramford Rd	0	34	2. Affordable family homes, some 4 bed+.	3.4	25	Medium
Cranfields Mill - Waterfront	126	0	1. Stalled site on Waterfront 4. Employment in commercial elements	5.0	25	Medium
178-184 Hadleigh Rd	0	18	2. Affordable family homes, some 4 bed+.	1.6	24	Medium

Scheme	Market homes	Affordable Homes	Challenges addressed	Funding gap/£M	Relative score	VFM
Small Sites 2 – on HRA land	0	13	2. Affordable family homes, some 4 bed+. 3. Bungalows, some adapted for older people and others needing adapted property	0.76 HCA grant now at risk	21	Medium
Albion Wharf - Waterfront	258	33 on site representing 10%, other 15% a commuted sum or off site	1. Stalled site on Waterfront 4. Employment in commercial elements	11	21	Medium

### 6.3 Investment priorities: Scheme details

<b>Scheme: Cranfields Mill</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Housing Growth Employment in ground floor commercial elements
LDF	IP1 Area Action Plan Stalled landmark site on the Waterfront
Housing Strategy	Housing growth. Completion would raise values on entire Waterfront allowing the development of further affordable housing. Employment opportunities in ground floor commercial elements.
<b>Project status</b>	Full planning granted. Market homes partly built out but now in administration and being dealt with by the National Asset Management Agency (NAMA).
<b>Project description</b>	126 market flats, now no affordable housing contribution, but possibility of affordable housing on triangle site behind main development. Other S106 obligations to be upheld.
<b>Lead organisation</b>	Administrators: Savills acting for Baker Tilley's
<b>Partners</b>	Original developer: Wharfside Administrators: Baker Tilley's Savills EEDA (own triangle site)

<b>Impact</b>	Waterfront regeneration:- Completion of landmark site, currently blighting the Waterfront, will raise values on entire Waterfront encouraging further development and opening up further housing, employment, education and cultural opportunities. Housing growth. Sustainable communities. Employment.
<b>Key outputs</b>	126 market homes Employment in commercial units
<b>Funding gap/deliverability barriers</b>	£5.04M
<b>Risks/mitigation</b>	Scale of funding needed. Savills working with partners to discharge planning obligations and if possible achieve some affordable housing.
<b>Intervention funding</b>	To be established
<b>Timescales</b>	Partners working towards discharge of S106 obligations and completion of market units as soon as possible.
<b>Performance indicators</b>	LI110, NI154, NI151

<b>Scheme: Small Sites 2</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Affordable family homes. Bungalows, some adapted to meet needs of older people and others needing adapted property, including those with disabilities living in larger families.
LDF	Affordable housing growth
Housing Strategy	Affordable family homes and adapted bungalows including larger adapted bungalows to meet the needs of older people and others with disabilities living in larger families.
<b>Project status</b>	About to go on site but held up due to archaeological finds and additional costs. Project risks losing £760,000 HCVA funding if it does not complete by end March 2011
<b>Project description</b>	13 family sized affordable homes comprising: 4 two bed houses, 4 two bed bungalows, 2 two bed adapted bungalows and 3 three bed adapted bungalows.
<b>Lead organisation</b>	Orwell Housing Association
<b>Partners</b>	Orwell Housing Association IBC HCA

<b>Impact</b>	Meets affordable housing needs Meets needs of those needing adapted property including those living in larger families such as members of some BME communities. Sustainable communities
<b>Key outputs</b>	13 affordable homes; 4 houses and 9 bungalows, 5 of which are adapted
<b>Funding gap/deliverability barriers</b>	£760,000 HCA funding at risk
<b>Risks/mitigation</b>	May need to resecure HCA grant if delays due to archaeology prevent completion by 31 March 2011
<b>Intervention funding</b>	None needed if HCA grant can be secured.
<b>Timescales</b>	2010-2011
<b>Performance indicators</b>	NI155, NI154, LI110

<b>Scheme: Ravenswood UVW</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Family housing including affordable family housing, some 4 bed+ Bungalows some adapted Employment during phased development
LDF	Housing growth
Housing Strategy	Affordable family housing, some 4 bed+, built to Lifetime Homes standards, and Sustainability Code level 4. Employment opportunities during phased development. Sustainable communities
<b>Project status</b>	Scheme in process of being tendered to development partners
<b>Project description</b>	Final phase of Ravenswood development on airport site. 77 new homes, 23 social rented houses, 54 market houses.
<b>Lead organisation</b>	Development partner yet to be selected
<b>Partners</b>	IBC Development partner HCA
<b>Impact</b>	Completion of new sustainable community at Ravenswood. Housing growth. Affordable family housing, some 4 bed+, built to Ravenswood design standards. Employment opportunities during phased development.
<b>Key outputs</b>	23 social rented family houses, 54 market houses
<b>Funding gap/deliverability barriers</b>	£1.2 M



<b>Risks/mitigation</b>	Delay in tender process risks future funding if protracted. Viability problems as public funding is reduced.
<b>Intervention funding</b>	IBC may contribute £966K TBC
<b>Timescales</b>	2011-2013
<b>Performance indicators</b>	NI155,LI110, NI154

<b>Scheme: Hayhill Allotments</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Family housing including affordable family housing, some 4 bed+
LDF	Housing growth
Housing Strategy	Affordable family housing, some 4 bed
<b>Project status</b>	17 Affordable homes (15 LCHO, 2 social rent) have completed. The 2 social rented homes received HCA funding of £65,574. 4 social rented affordable homes are on site and a further 66 social rented homes (including four 3 bed houses and six 4 bed houses) are about to go on site, necessitating the current bid to HCA for £1.77M. A Kickstart bid for £341K to convert 19 market homes to Homebuy direct has been submitted. Market housing has stalled.
<b>Project description</b>	197 market homes, 87 affordable homes (17 completed) and 19 Homebuy direct LCHO homes.
<b>Lead organisation</b>	Flagship Housing Group
<b>Partners</b>	Flagship Housing Group Crest Nicholson HCA
<b>Impact</b>	Housing growth. Affordable family housing, some 4 bed+
<b>Key outputs</b>	106 affordable homes (72 social rented, 34 LCHO). 197 market homes
<b>Funding gap/deliverability barriers</b>	Current bids for £1.77 M + £341K Kickstart + previous award of £65 574 = £2.2M
<b>Risks/mitigation</b>	Stalled market housing. Uncertainty around outcomes for Kickstart bid and current bid.
<b>Intervention funding</b>	IBC may contribute £966K TBC
<b>Timescales</b>	2011-2013
<b>Performance indicators</b>	NI155,LI110, NI154

<b>Scheme: Newnham Court</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Self contained temporary accommodation for homeless households
LDF	
Housing Strategy	Self contained temporary accommodation for homeless households
<b>Project status</b>	Lease from IBC under negotiation
<b>Project description</b>	Change of use of old style sheltered block to provide 19 self-contained temporary family homes
<b>Lead organisation</b>	Orwell HA
<b>Partners</b>	Orwell HA IBC
<b>Impact</b>	Self contained temporary accommodation for homeless households
<b>Key outputs</b>	19 self-contained temporary family homes
<b>Funding gap/deliverability barriers</b>	£1.2M
<b>Risks/mitigation</b>	100 year lease necessary to attract HCA funding
<b>Intervention funding</b>	None identified
<b>Timescales</b>	2011-2012
<b>Performance indicators</b>	NI156, LI095

<b>Scheme: 611-615 Bramford Rd</b>	
<b>Need for project</b>	
Community Strategy/Flexicare/ SP strategy/dementia Strategy	Affordable family homes, some 4 bed
LDF	Housing growth
Housing Strategy	Affordable family homes, some 4bed Sustainable communities
<b>Project status</b>	Preplanning discussions
<b>Project description</b>	100% affordable housing on back land owned by housing association.
<b>Lead organisation</b>	Riverside Housing Association
<b>Partners</b>	Riverside Housing Association IBC

<b>Impact</b>	Additional affordable family homes including larger family homes.
<b>Key outputs</b>	12 affordable family houses: 6 two beds, 4 three beds and 2 four beds
<b>Funding gap/deliverability barriers</b>	£790,000
<b>Risks/mitigation</b>	Unviable without public sector subsidy
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2011-2012
<b>Performance indicators</b>	NI155, NI154, LI110

<b>Scheme: 178-184 Hadleigh Rd</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Affordable family homes, some 4 bed
LDF	Housing growth
Housing Strategy	Affordable family homes some 4bed Sustainable communities
<b>Project status</b>	Planning application under consideration, number of flats may reduce
<b>Project description</b>	100% affordable housing on infill site
<b>Lead organisation</b>	Flagship
<b>Partners</b>	Flagship IBC Haymills
<b>Impact</b>	Affordable family homes including larger family homes suitable for some BME households
<b>Key outputs</b>	18 houses and flats; 3 one and two bed flats, 9 two bed houses, 3 three bed houses, and 3 four bed houses.
<b>Funding gap/deliverability barriers</b>	£1 870 000 estimate
<b>Risks/mitigation</b>	Better information required from partners with respect to funding needed.
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2011-2012
<b>Performance indicators</b>	NI155, NI154, LI110

<b>Scheme: 411-417 Bramford Rd</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia	Affordable homes, 1 four bed

Strategy	
LDF	Housing growth
Housing Strategy	Affordable family homes some 4bed+ Sustainable communities
<b>Project status</b>	A new application would be needed as lead RSL has withdrawn
<b>Project description</b>	100% affordable housing on infill site
<b>Lead organisation</b>	RSL partners sought
<b>Partners</b>	RSL IBC
<b>Impact</b>	Affordable family homes including larger family homes suitable for some BME households
<b>Key outputs</b>	34 affordable homes; 11 one and two bed flats, 2 two bed houses, 20 three bed houses, 1 four bed house.
<b>Funding gap/deliverability barriers</b>	£3 400 000 estimate
<b>Risks/mitigation</b>	Better information required regarding funding needed from RSL partner
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2011-2012
<b>Performance indicators</b>	NI155, NI154, LI110

<b>Scheme: Albion Wharf/Regatta Quay</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Housing Growth Affordable housing Employment in ground floor commercial elements
LDF	IP1 Area Action Plan Stalled landmark site on the Waterfront
Housing Strategy	Housing growth. Completion would raise values on entire Waterfront allowing the development of further affordable housing. Employment opportunities in ground floor commercial elements
<b>Project status</b>	Full planning permission given in 2005. Landmark scheme partially built out but in administration. Negotiations underway to get scheme built out and enforce planning obligations
<b>Project description</b>	258 market homes with 33 affordable homes on site. HCA had awarded £600K to switch these from shared ownership to social rented but money will not be spent elsewhere

<b>Lead organisation</b>	City living/Anglo Irish Bank Administrators: Grant Thornton
<b>Partners</b>	City living/Anglo Irish Bank Administrators: Grant Thornton IBC
<b>Impact</b>	Waterfront regeneration:- Completion of landmark site, currently blighting the Waterfront, will raise values on entire Waterfront encouraging further development and opening up further housing, employment, education and cultural opportunities. Housing growth. Sustainable communities. Employment.
<b>Key outputs</b>	258 market homes 33 affordable shared ownership homes employment in commercial space
<b>Funding gap/deliverability barriers</b>	£11 000 000 estimated
<b>Risks/mitigation</b>	Scale of funding needed
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2011-2014
<b>Performance indicators</b>	L1110, NI154, NI151

<b>Scheme: Small Sites 3</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Affordable family homes, some 4bed+ Bungalows, some adapted to meet needs of older people and others needing adapted property, including those with disabilities living in larger families.
LDF	Affordable housing growth
Housing Strategy	Affordable family homes and adapted bungalows including larger adapted bungalows to meet the needs of older people and others with disabilities living in larger families.
<b>Project status</b>	A number of HRA garage sites are being investigated. IBC owned land at Bader Close could deliver 80+ homes
<b>Project description</b>	TBA
<b>Lead organisation</b>	TBA
<b>Partners</b>	IBC

<b>Impact</b>	Meets affordable housing needs Meets needs of those needing adapted property including those living in larger families such as members of some BME communities. Sustainable communities
<b>Key outputs</b>	Approximately 95 affordable homes including larger family homes to meet the needs of BME communities, bungalows and adapted properties to meet the needs of older people and people with physical disabilities.
<b>Funding gap/deliverability barriers</b>	£6 900 000 estimated
<b>Risks/mitigation</b>	Scale of funding needed
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2012-2013
<b>Performance indicators</b>	NI155, NI154, LI110

<b>Scheme: Stoke Quays</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Family homes including affordable family homes, some 4 bed+. Affordable VSH for older people Employment in commercial elements
LDF	IP1 Area Action Plan Stalled landmark site on the Waterfront regeneration
Housing Strategy	Family homes including affordable family homes, some 4 bed+. Affordable VSH for older people
<b>Project status</b>	Detailed planning application under consideration
<b>Project description</b>	Currently 130 affordable homes including family houses and 30 VSH units and 14 wheelchair units. 266 Market homes also including VSH
<b>Lead organisation</b>	Genesis
<b>Partners</b>	RSL: Genesis Care provider: Springboard HA IBC HCA

<b>Impact</b>	Waterfront regeneration Housing growth Affordable housing including family houses Affordable VSH Affordable wheelchair standard properties Employment in commercial elements
<b>Key outputs</b>	266 market homes 130 affordable flats and family houses including 30 VSH and 14 wheelchair standard properties
<b>Funding gap/deliverability barriers</b>	£10 000 000
<b>Risks/mitigation</b>	Scale of funding Need/demand for VSH uncertain Revenue funding for VSH uncertain
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2012-2015
<b>Performance indicators</b>	NI155, LI110, NI154, NI151

<b>Scheme: Felixstowe Road</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Affordable VSH for older people
LDF	Unblocks land for development Housing growth
Housing Strategy	Affordable VSH for older people
<b>Project status</b>	Pre-development
<b>Project description</b>	Clearance of 3.88 Ha and provision of footbridge over the railway line in preparation for development of commercial and housing elements.
<b>Lead organisation</b>	IBC
<b>Partners</b>	IBC Co-op
<b>Impact</b>	Unlocks land for development Tackles deprivation and unemployment Provides market housing Provides affordable VSH for older people
<b>Key outputs</b>	Commercial development 82 market houses 28 affordable VSH
<b>Funding gap/deliverability barriers</b>	£950,000 for land remediation plus estimated cost of footbridge £225,000 = £1,175,000
<b>Risks/mitigation</b>	All costs estimated
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2013-2015

<b>Performance indicators</b>	NI155, LI110, NI154, NI159, NI155
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<b>Scheme: Cranes</b>	
<b>Need for project</b>	
Community Strategy/Flexicare/ SP strategy/dementia Strategy	
LDF	Unblocks land for development Employment site
Housing Strategy	
<b>Project status</b>	The site is currently in administration, and there is an exclusivity arrangement with a developer
<b>Project description</b>	Clearance of 16.7Ha of land
<b>Lead organisation</b>	IBC
<b>Partners</b>	See 'Project Status'
<b>Impact</b>	Unblocks land for development of employment site
<b>Key outputs</b>	Employment close to Ravenswood community
<b>Funding gap/deliverability barriers</b>	£4 100 000
<b>Risks/mitigation</b>	All costs estimated
<b>Intervention funding</b>	TBA
<b>Timescales</b>	2013-2014
<b>Performance indicators</b>	NI159, NI151

<b>Scheme: St Peter Warehouse</b>	
<b>Need for project</b>	
Community Strategy/Suffolk Flexicare/ Supporting People Strategy/Suffolk Dementia Strategy	Housing Growth Employment in ground floor commercial elements
LDF	IP1 Area Action Plan Stalled landmark site on the Waterfront
Housing Strategy	Housing growth. Completion would raise values on entire Waterfront allowing the development of further affordable housing. Employment opportunities in ground floor commercial elements.
<b>Project status</b>	Full planning granted. But site has stalled
<b>Project description</b>	48 market flats, 16 affordable flats



<b>Lead organisation</b>	TBA
<b>Partners</b>	TBA
<b>Impact</b>	Waterfront regeneration:- Completion of landmark site, currently blighting the Waterfront, will raise values on entire Waterfront encouraging further development and opening up further housing, employment, education and cultural opportunities. Housing growth. Sustainable communities. Employment.
<b>Key outputs</b>	48 market homes, 16 affordable homes Employment in commercial units
<b>Funding gap/deliverability barriers</b>	£1 740 000 est.
<b>Risks/mitigation</b>	Scale of funding needed.
<b>Intervention funding</b>	To be established
<b>Timescales</b>	2016-2018
<b>Performance indicators</b>	NI155, LI110, NI154, NI151

## 7.0 Other potential sites

Ipswich LIP does not include the entire delivery pipeline for Ipswich, which is constantly changing. Some sites do not as yet appear in Ipswich LIP for reasons including, the site has not yet been sold and/or all partners have withdrawn, or we believe that market recovery would resolve viability issues allowing affordable housing to be delivered through S106 for nil grant, or only the market housing element has stalled and there is little prospect of further HCA funding. These sites are shown in Table 7.1 below.

Ipswich's LIP must remain flexible, however, so that the council can respond to changes in funding streams, new information and windfall opportunities. The sites shown below and new sites in need of public subsidy and which represent good value for money may be added to the LIP as circumstances change and reliable information emerges. For instance we are at an early stage in assessing community infrastructure needs, such as doctors' surgeries, through our LDF.

**Table 7.1. Other potential sites that should be deliverable through S106 for nil grant or which may require public subsidy but currently have lower priority.**

Site name	Market dwellings	Affordable dwellings on-site	Total dwellings	Comments	Reason not currently included on main list of priorities
St Clements Hospital – Foxhall Road	Indicative capacity 350 <sup>13</sup>	TBA	TBA	Part Brownfield and part Greenfield site to the east of the town centre currently in the ownership of Suffolk Mental Health Partnership. SMHP are looking to consolidate their operation within the town and release the majority of the site for housing led residential development.	Market recovery should resolve any viability issues. Affordable housing should be delivered through S106.
Northern Fringe	3086 TBC	1661 TBC	4747 TBC	Large Greenfield site to the north of Ipswich identified in the LDF. Not due to start until 2016.	Market recovery should resolve any viability issues and Affordable housing should be delivered through S106. The site is outside the timeframe for LIP as it is not due to start until 2016 and Core Strategy is not yet adopted and subject to change.
Europa Way – Spinner Close	91	9	100	Site off Bramford Road on the western edge of the town adjacent to Crest Nicholson's Blakenham Park development with detailed planning permission. Planning permission now expired. Site stalled because affordable housing element was unviable in the current market.	Land not yet sold to a developer. All partners have pulled out due to current market. Market recovery should resolve viability issues. Affordable housing should be delivered through S106.
Gypsy & Travellers pitches	N/A	1-3 pitches	1-3 pitches	Suffolk GTAA found a need for an additional 1-3 pitches in Ipswich by 2011.	Gypsy sites grant has been suspended as well as the former RSS target of 15 pitches in Ipswich by 2011.
Westgate Street/Old Civic Centre site	TBA	TBA	TBA	Redevelopment of part of town centre for mixed use. As such the site offers future development opportunities for retail, business, cultural facilities and housing and includes higher density replacement of housing to Civic Drive, Gt Gipping Street and Curriers Lane (4 – 6 storeys).	No development partners at present
Elton Park, Hadleigh Road	83	47	130	A large former industrial site (now vacant) on the west side of the town crossing the borough boundary. IBC has housing element and Babergh has the employment element. . Outline planning permission granted. Housing element currently includes a 70-bed care home (not part of affordable housing element).	Market recovery should resolve viability issues. Affordable housing should be delivered through S106.
BOCM Paul's	172	39	211	One of the key (Brownfield) sites between the Waterfront and the town centre – just to the rear of the Old Custom House with planning permission. Mixed-use scheme including retail, commercial and car parking with residential component flats. Planning permission now expired.	May now be progressed as student housing

<sup>13</sup> SHLAA estimate

Site name	Market dwellings	Affordable dwellings on-site	Total dwellings	Comments	Reason not currently included on main list of priorities
14-22 Stoke Street (Riverside)	25	8	33	Land (largely) owned by RSL now looking to dispose of the site. Planning permission for student housing now expired. The site may be suitable for other residential uses.	No partners to future scheme Market recovery should resolve viability issues. Affordable housing should be delivered through S106.
Burrell Road – Co-op Garages	25	9	34	Brownfield site adjacent to the river and near station now cleared. Suitable for all forms of residential use – could be a row of town houses with gardens sloping down to the river. Available site and attractive location.	No partners to the development as yet
Tooks Bakery and King George V Playing Fields	165	55	220	A large site predominantly for houses plus some retained sports uses plus possibly a relocated doctors surgery.	No partners to development as yet. Market recovery should resolve viability issues. Affordable housing should be delivered through S106.
Bramford Road (Redrow)	73	24	97	Affordable Housing units will complete in June 2010. Kickstart bid unsuccessful. Not known if all market units completed.	Affordable homes have completed. Further funding from HCA unlikely.
Griffin Wharf (Persimmon)	362	102	464	Persimmon stopped work on this site last year – as part of their national consolidation. They have not put in for Kickstart funding. Guinness developing 2nd phase of affordable housing element comprising 102 homes which should all be delivered by February 2011. A health centre was included in phase 1 of the development. Persimmon still to complete some infrastructure i.e. roads.	Affordable housing to be delivered by February 2011. Market recovery should resolve viability issues for market dwellings. HCA unlikely to fund market dwellings except via Kickstart money, which has not been sought and no further bid rounds have been announced.
Off the shelf affordable family homes		2	2	Orwell Housing are considering purchasing 2 four bedroomed former council properties for approximately £90K each. These represent good value for money but may require subsidy in the form of a commuted sum of approximately £20K per home.	Viable without HCA input

It should be noted, however, that some very prominent landmark sites on the northern quays of the Waterfront where all these issues apply have still been included in the LIP because of their potential damaging effect on the entire Waterfront.

## 8.0 Next steps, governance and review

The Council's Executive Committee and HCA will formally sign off Ipswich LIP in November 2010.

IBC officers will meet with HCA quarterly as a Review Board to monitor and review the LIP, and to update its projects as additional information or funding opportunities become available. Other stakeholders will be invited to these meetings when major changes are being considered. A lead officer in IBC will co-ordinate work on the LIP between Review

Board meetings. The Review Board will report regularly to IBC portfolio holders and the Executive Committee as appropriate.

Follow up stakeholder meetings with RSLs will be held when necessary and the first is planned for early December 2010 to discuss Ipswich LIP in the light of the Comprehensive Spending Review 2010.

A full Equality Impact Assessment of the LIP will be undertaken. Any adjustments to mitigate any negative impacts will be discussed with HCA and other stakeholders at quarterly Review Board meetings and reported to IBC Executive Committee as necessary.

# Glossary

## **ACS**

Adult Care Services.

## **Affordability**

A measure of whether households can access and sustain the costs of private sector housing. There are two main types of affordability measure: mortgage and rental. Mortgage affordability assesses whether households would be eligible for a mortgage; rental affordability measures whether a household can afford private rental. Mortgage affordability is based on conditions set by mortgage lenders, usually 2.9 times a joint income or 3.5 times a single income. Rental affordability is defined as the rent being less than 25% of a household's gross income.

## **Affordable housing**

This includes social rented and intermediate housing provided to specified eligible households whose needs cannot be met by the market. Affordable housing should cost less than similar sized housing on the open market and be available at a sub market price in perpetuity.

## **Bedroom Standard**

This states that the following groups within a family should have separate bedrooms:

- A married or cohabiting couple.
- Each pair of people aged 10-20 of the same sex.
- Each pair of children under 10.

Overcrowded homes fall short of this standard.

## **BAME/BME**

Black, Asian and Minority Ethnic/Black and Minority Ethnic : people who would not describe themselves as being of White British origin.

## **Brownfield land**

Previously developed land including both vacant and derelict land.

## **CBL**

Choice Based Lettings: the aim is to allow households on the housing register to make informed choices regarding their future homes. Homes are advertised to eligible households people on the waiting list who bid for homes they would like to live in. Ipswich Borough Council participates in Gateway to Homechoice a sub regional CBL scheme.

## **CLG**

Department for Communities and Local Government.

## **Dwelling**

A self-contained unit of accommodation where all the rooms and facilities available for the use of the occupants are behind a front door.

## **GTAA**

Gypsy and Traveller Accommodation Assessment: a study of Gypsy and Traveller accommodation needs including new pitches.

**Haven Gateway Partnership (HGP)**

The Partnership brings together the ports of Felixstowe, Harwich, Ipswich, Mistley and the surrounding areas and focuses on promoting economic growth.

**Greater Haven Gateway Housing Sub Region (GHG)**

The Haven Gateway Housing Sub Region comprises 8 Councils: Ipswich, Colchester, Suffolk Coastal, Mid Suffolk, Babergh, Maldon, Braintree and Tendring. It focuses on the delivery of the Regional Housing Strategy.

**Household**

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

**Housing Associations**

Independent not for profit organisations registered with and regulated by the Housing Corporation. Also known as Registered Social Landlords or RSLs, and Registered Providers (RPs)

**HCA**

Homes and Communities Agency (HCA): the single national housing and regeneration agency for England.

**Housing need**

The situations in which households lack their own housing or are living in housing which is inadequate or unsuitable and are unlikely to be able to meet their needs in the housing market without some assistance.

**Housing Register**

A database of all individuals or households who have applied to a local authority or RSL for a social tenancy or access to some other form of affordable housing.

**IBC**

Ipswich Borough Council.

**Intermediate housing**

A generic term for a number of different types of housing which lie between social rented housing and market housing in terms of costs to the householder. Shared equity, sub market rent and low cost homes for sale are examples of intermediate housing.

**LDF**

Local Development Framework: a portfolio of development documents which collectively deliver the spatial planning strategy for the local planning authority's area.

**Net annual affordable housing need**

The difference between the annual housing need and the expected annual supply of available affordable housing units (e.g. from the re-letting of existing social rented dwellings).

**RSL**

Registered Social Landlord: a landlord who has met HCA registration requirements – usually a housing association.

**RP**

Registered provider of housing: a landlord who has met HCA registration requirements – usually a housing association.

**Relets**

Social rented housing units, which are vacated during a period and become potentially available for letting to new tenants.

**Shared equity**

A means of helping people into home ownership. The buyer purchases a share of their home, with the remaining share being held by another party, usually a housing association. The other party will redeem their share when the home is sold.

**SHLAA**

Strategic Housing Land Availability Assessment.

**SHMA**

Strategic Housing Market Assessment

**Social rented housing**

Decent homes provided to rent at below market cost for households in need by Local Authorities or Registered Social Landlords (RSLs).

**Supporting People**

Supporting People is a partnership programme that was set up in April 2003 to fund, commission and monitor the quality of existing housing-related support services for vulnerable adults.

**Sustainable communities**

Places where people want to live and work, now and in the future. They meet the diverse need of existing and future residents, are sensitive to the environment, and contribute to a high quality of life. They are safe, inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

**Temporary Accommodation**

Accommodation arranged by the local authority in order to meet a homelessness duty.

**UCS**

University Campus Suffolk

**Under-occupation**

An under-occupied dwelling is one which exceeds the bedroom standard by two or more bedrooms.

**VSH**

Very Sheltered Housing: self-contained housing with care for older people requiring at least 4 hours care per day. Also known as Extra Care Housing.



## Appendix 1 Consultation

A consultation event involving Registered Social Landlords (RSLs), public sector partners and councillors was held on 10 September 2010. Full public consultation was felt to be unnecessary as the LIP contains nothing new in policy terms, and because full public consultation has already taken place in relation to the evidence base and other policies such as LDF and Housing Strategy.

20 people attended the event from the following organisations:

Organisation
Circle Anglia
Sanctuary Housing Group
Orwell Housing Association
Flagship Housing Group
Iceni Homes
Lawson Planning Partnership
Suffolk County Council (SCC)
Colchester Borough Council
Ipswich Borough Council (IBC)

### Feedback on venue, organisation and usefulness of the event as a whole

Only 3 feedback sheets were received giving ratings of 'good' or 'excellent'.

### Discussion points and questions on the 5 challenges

Q Has IBC relaxed planning (S106) obligations to help bring forward stalled sites, particularly on the Waterfront?

A Yes, for instance there is now no affordable housing requirement on the Cranfields site.

Also, as the LDF is not yet agreed, we have reverted to our existing policy aspiration for 25% affordable on Brownfield sites and 30% affordable housing on Greenfield sites.

Our requirements are also subject to viability testing.

Q Isn't there a conflict between the challenge of bringing forward Waterfront sites, which are apartment blocks, and the challenge of enabling more affordable family homes?

A These are 2 different challenges. The HCA deliverability calculator allows us to rank sites in order of value for money. Also, although at the moment we are short of family homes, Ipswich's demography shows that the need for smaller homes will increase over the years.

Q Is your target of 80 Very Sheltered Housing (VSH) bedspaces, 80 in all or just 80 affordable VSH bedspaces?

- A 80 Affordable VSH bedspaces is the maximum, 80 mixed tenure VSH bedspaces is the minimum.
- Q What is the role of the LIP? Is it meant to encompass the entire aspirations of a locality, or is it limited to affordable housing? What about the English Partnerships role of HCA? The Haven Gateway Partnership has investigated the needs for employment and office sites. What about the Town Centre? Could HCA help with that? What about education and low attainment and the loss of the 'building schools for the future' programme, and what about investment in transport and the Transport Strategy.
- Q Isn't the LIP to do with housing? There are 2 different issues. Schemes on the Waterfront have stalled because of the downturn in the economy. This is different from housing for people. If what you need is to bid for money for housing, then maybe we should focus on this.
- A HCA is a combination of the Housing Corporation and English Partnerships. The HCA encouraged us to look more widely than affordable housing, at the same time HCA may not have much money after the Comprehensive Spending Review in the autumn, and IBC will have to compete with city councils like Norwich who have put in large amounts of land for free as well as money.
- Q Why did we only start in April this year?
- A Some authorities began their LIP process before us, but many Suffolk authorities began at about the same time. The timetable has been extremely tight. The key thing is to have a well-evidenced list of priorities for spending.

### **Comments on challenges made on feedback sheets (3 respondents)**

None (ie no comments) other than recognising the need to be flexible in terms of planning policy/S106 requirements in relation to the availability of funding and likely cuts to HCA funding.

The LIP needs to focus on more than just housing – regeneration, employment and leisure are equally important.

Whilst not wishing to discount any of the challenges already identified, I would like to see affordable housing for young people given greater priority, but this is based upon personal experience rather than evidence. In my personal experience although there are many flats that I can afford to rent, there are none that I can afford to buy. There are part buy/part rent schemes, but they require permanent contracts, which are becoming rarer for young people.

### **LIP priorities**

The workshop divided into 4 groups to select schemes to be prioritised in the LIP and to try out the deliverability calculator.

The workshop followed the process undertaken by the LIP Core Group in order to prioritise schemes for funding.

The Groups were asked to prioritise schemes into high, medium and low priority using the following criteria

- Will development of the site address one or more of the challenges?
- Will market recovery address delivery problems without the need for intervention?
- Would investment in the site represent good value for money?

Groups were invited to use the deliverability calculator to rank their high priority schemes.

### High priority schemes.

The table below compares the schemes selected as high priority with those selected by the Core Group.

Core Group	Group 1	Group 2	Group 3	Group 4	Votes
Hayhill Allotments				Yes	2
Felixstowe Rd	Yes		Yes		3
Ravenswood UVW	Yes		Yes	Yes	4
Cranes					1
Small Sites 3	Yes		Yes		3
Stoke Quays					1
Newnham Crt				Yes	2
611-615 Bramford Rd	Yes			Yes	3
St Peters Warehouse	Yes				2
411-417 Bramford Rd			Yes		2
Cranfields mill		Yes			2
178-184 Hadleigh Rd					1
Small sites 2				Yes	2
Albion Wharf		Yes			2
	Griffin Wharf	Yes		Yes	3
	BOCM Pauls				1
	Off the shelf family homes			Yes	2
			333-413 Bramford Rd		1

Core Group	Group 1	Group 2	Group 3	Group 4	Votes
			St Clements Hospital		1
				Tooks bakery	1
				Burrell Rd Co-op garages	1
				Northern fringe	1

Top scoring schemes with 3 or more votes are:

All groups	Votes
Ravenswood UVW	4
Felixstowe Rd	3
Small Sites 3	3
611-615 Bramford Rd	3
Griffin wharf	3

Although all groups explored the deliverability calculator the results were not useful.

One group commented that they had used the following criteria to prioritise schemes: -

- Cost
- Deliverability – whether or not partners are in place and planning permission given
- Will the market deliver the scheme eventually?

#### **Comments on priorities on the feedback sheets (1 respondent)**

One person commented that they thought the deliverability calculator was very good

#### **Main messages from feedback sheets (2 respondents)**

Space was allowed for attendees to write the main messages they wanted to give the council about the LIP. These were: -

- Deliverability of the LIP in terms of availability of HCA funding – council should consider land at nil value to reduce grant bids.
- Supported housing may not be supported by the HCA due to high levels of grant required and uncertainty of revenue funding
- Need to remember the government priority of 'The Big Society' when considering the priority for developments. Wider regeneration will support people to stay healthy and independent longer.
- The level of personal budgets may not be sufficient to encourage people to move to VSH.

**Follow up**

The consultation report was sent to all those invited to the consultation event including Suffolk Health Partnerships and PCT. A follow up meeting with RSL partners is planned for early December to discuss Ipswich LIP in the light of the Comprehensive Spending Review.

## Appendix 2 Methodology and governance

In 2009/10 the HCA initiated a 'Local Investment Planning (LIP) process' with all housing authorities. The LIP process covered all aspects of housing and regeneration in a local area in order to produce a clearly prioritised Local Investment Plan (LIP). The purpose of Ipswich LIP is to guide investment by HCA in housing and regeneration in Ipswich area.

### Process and development of Ipswich LIP

Led and managed by Strategic Housing and Planning Officers, Ipswich's LIP process began in April 2010, comprising a Core Group of strategic partners including representatives from HCA, officers from Ipswich Borough Council (IBC), Suffolk County Council (SCC), other public authorities, and the Haven Gateway Partnership (HGP). A working group of IBC officers met more regularly to oversee and undertake work.

Registered Providers of housing (RPs) were not directly involved in the Core Group, but (were) invited to a consultation event (held) in September 2010 to discuss intervention priorities. The LIP will remain a living document, and as it progresses individual RPs will be able to contribute information relating to schemes, in which they have an interest. The LIP will also be an agenda item for Ipswich's Registered Provider Forum.

Public bodies, such as Ipswich PCT, Health Trust, and Greater Haven Gateway Housing Sub-region Partners who did not attend Core Group meetings (were) invited to the consultation event.

5 key challenges for Ipswich to be addressed through the LIP were identified from Ipswich's LDF and Housing Strategy:

- |             |   |
|-------------|---|
| Challenge 1 | Stalled sites on the Waterfront, which blight the town centre and deter further development.  |
| Challenge 2 | Continued supply of new affordable housing in the current housing market and in particular, balancing the current oversupply of flats with more family homes, and meeting the needs of all communities. |
| Challenge 3 | Meeting the needs of a growing number of very elderly people, and others with support needs and dealing with under occupation.  |
| Challenge 4 | Tackling deprivation, unemployment and poor skills levels.  |
| Challenge 5 | Assisting in site preparation to unlock land for development.   |

As part of the LIP process a long list of key development sites was drawn up from existing commitments in IBC's Local Plan, emerging Local Development Framework and affordable housing supply chain. Stalled sites were then identified from the list, along with the intervention funding required, and these were prioritised according to the extent they helped address the 5 challenges and represented good value for money, using the HCA's deliverability calculator.

Ipswich LIP is underpinned by the principles of community and environmental sustainability, and these have been built into the deliverability calculator, which generates a score representing outputs and impacts against financial inputs and timing, to give an indication of value for money. Waterfront regeneration was given an additional

weighting in the light of local priorities. The knowledge and experience of the Core Group (and portfolio holders) was also brought to bear on the selection of developments to be prioritised.

**Deliverability calculator: Methodology for determining sequencing of priorities**

Development sites were ranked and scored using a matrix first developed by HCA and St Edmundsbury Borough Council. The matrix used the following formula:

$$VFM = \frac{impact}{timex\ cost}$$

Using the following weightings: -

<b>Unit Type</b>		<b>Score</b>
Affordable Housing Unit		1.50
Market Housing Unit		1.00
S106 Affordable Housing Units		1.00
Supported Housing		1.75
Gypsy & Traveller Pitches		2.00
<b>Weighting Type</b>		<b>Weighting score</b>
Waterfront Regeneration		1.50
Housing Regeneration		1.10
Larger Homes		1.10
Design & Quality above Minimum Standards	Code 4	1.10
	Code 5	1.20
	Code 6	1.30
Provides access to Health Services		1.05
Provides access to Education		1.05
Provides access to Retail		1.05
Provides access to Employment		1.05
Provides access to Public transport		1.05
Provides access to Public Open Space		1.05
<b>Additional Benefit</b>		<b>Additional benefit score</b>
Employment Floorspace Created (p/m <sup>2</sup> )	Retail	0.001
	Office/Manufacturing	0.001
	R&D	0.001
	Industrial	0.001
	Restaurants	0.002
Jobs Created or Safeguarded (Construction)	Construction/non-Construction	0.032
Apprenticeships Created or Safeguarded		0.30

The deliverability calculator generated the table of priorities (Table 6.2) which has been reproduced in the LIP

**Estimating intervention funding needed.**

Wherever possible advice has been sought from development partners regarding funding gaps. Where this was not possible, gaps were estimated using the Three Dragons economic assessment tool-kit. In the case of site clearance a ballpark figure of £250K per hectare was used based on recent costs of clearing similar sites and pending detailed surveys to reveal the degree of remediation needed.



## Appendix 3: Public landholdings

### IBC potential residential landholdings

Address	Description	Area	Status
Bader Close	Land	6 acres	Open market sale subject to market/planning
Belstead Road	Site	1 dwelling	Open market sale subject to market/planning
Bramford Road	Land	5.5 acres	Open market sale subject to market/planning
West End Road (Village Car Park)	Car Park		No proposal
Ulster Ave Land r/o shops plus garage site?	Land		No proposal
Woodbridge Road Caribbean Centre plus car park	Community Centre		No proposal
South Street Car Park	Car Park		No proposal

### SCC land assets in Ipswich

Ipswich Playing fields Maryon Road	Land
Ipswich Jackson House Sandy Hill Lane	Vacated Delete
Ipswich Land at Tackett Street	Land
Ipswich Car Park Chancery Road	Land
Ipswich Land at Kelly Road	Land
Ipswich Land at Cottingham Road	Land
Ipswich Belstead School Access Road	Land

## Appendix 4: Equality impact

Ipswich LIP will help meet the housing needs of families with children, larger families (more prevalent among some Black and Minority Ethnic groups in Ipswich as evidenced in the Council's Housing Needs Study 2005 and SHMA 2008), older people and others with disabilities and care needs.

Ipswich LIP has been screened for its equality impact. Screening revealed that although the LIP should have a positive impact on the groups mentioned above, the housing needs of young people and Gypsies and Travellers have been neglected. A full equality impact assessment will be necessary to determine whether prioritising the groups we have chosen over others is justified in terms of relative housing need in Ipswich. Equality impact assessments will also be necessary for the individual projects within the LIP in order to ensure its positive impact on all groups of people.