



IPSWICH HOUSING STRATEGY 2019-2024
IPSWICH HOUSING REPORT: 2019

APPENDIX 2

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Ipswich Housing Report 2019:

The Ipswich Housing Report is the data that has informed the development of Ipswich Borough Council's Housing Strategy 2019-2024 and supports the assertion that the priorities identified are the correct ones for Ipswich.

This report has a chapter for each of the priority areas and a further chapter detailing the demographics of Ipswich to provide background and context. Each chapter begins with a commentary highlighting key figures and interesting facts to put the data in to context.

The Housing Policy and Strategy team update the central Data Hub on a monthly basis; in order to keep abreast of emerging trends, to monitor and track changes within the town and to compare Ipswich with the local, regional and national picture. This document is a collation of the most current and up to date information that we hold and is the primary evidence document.

The figures in this document will be updated throughout the life of the strategy so that we can accurately measure the success of the Housing Strategy 2019-24 and continue to maintain a true picture of Ipswich; its residents, its challenges and its achievements.

Please note that the information and statistics held within this document are correct and true in relation to the official information and statistics that were available as of the 20th May 2019.

ABOUT IPSWICH: SETTING THE SCENE

Ipswich is the county town of Suffolk and is located on the estuary of the River Orwell, about 60 miles northeast of London. The town is a key employment centre with a University and a growing population. Ipswich currently has a population of 138,480¹ inhabiting 61,070 homes.²

The population has increased by more than 12% over the past decade; this is a larger increase than seen by Suffolk, the East of England and England as a whole³. Ipswich has a young age profile; with almost twice as many people aged under 25 than there are people aged over 65⁴. However, there is projected to be an 80% increase in the population aged 75 -84 over the next 25 years; and a 94% increase in those aged over 85.⁵

There are currently 61,070 dwellings in Ipswich, the majority of these, 78%, are in the private sector; this is less than the percentage nationally which stands at over 82%⁶. The overall housing supply in Ipswich has increased by 2310 dwellings since 2010.⁷

Ipswich Borough Council is one of only approximately 100 local authorities retaining their housing stock.⁸ Ipswich Borough Council currently owns and maintains 7794 properties. This equates to almost 13% of all the dwellings in Ipswich. Over 43% of all IBC stock are three bedroom general needs houses; 7% is sheltered housing and 33% are general needs flats.⁹ At the end of 2018, all IBC properties met the Decent Homes Standard and the enhanced 'Ipswich Standard' except where tenants had declined works.¹⁰

The health of the people of Ipswich is varied compared with the England average. About 18% (4900) of children live in low-income families. Life expectancy for both men and women is similar to the England average but life expectancy is 7.1 years lower for men and 5.3 years lower for women in the most deprived areas of Ipswich than in the least deprived areas.¹¹

¹ Office for National Statistics. People, population and community. 2017 Mid-year population estimates.

² Table 100; Number of dwellings by tenure and district. Gov.uk.

³ Office for National Statistics. People, population and Community. 2017 Mid-year population estimates.

⁴ Office for National Statistics. People, population and Community. 2017 Mid-year population estimates.

⁵ Office for National Statistics. Population Projections. Local Authorities England. Table 2.

⁶ Table 100; Number of dwellings by tenure and district. Gov.uk.

⁷ Table 100; Number of dwellings by tenure and district. Gov.uk.

⁸ Association of Retained Council Housing (ARCH).

⁹ Business Support Unit, Ipswich Borough Council, May 2019.

¹⁰ Principal Surveyor, Ipswich Borough Council.

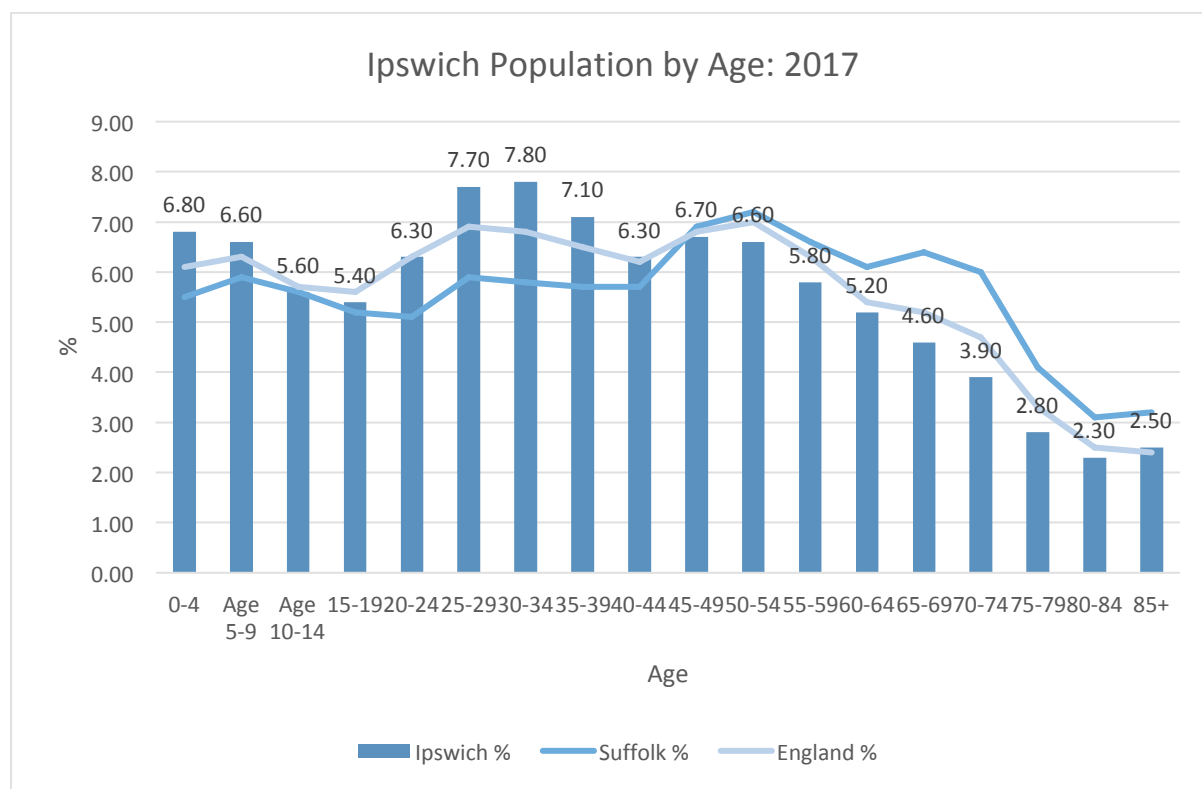
¹¹ Public Health England – Ipswich District-Health Summary for Ipswich – 3rd July 2018.

ABOUT IPSWICH

COMMENTARY

The population of Ipswich has grown by 12.5% between 2007 and 2017. This is a larger increase than seen in Suffolk, the East of England and England as a whole.¹²

Ipswich has a young age profile; at the 2011 Census there were twice as many people under 25 than there were people aged over 65.¹³ This trend is replicated in the Office for National Statistics 2017 Mid-Year population estimates, which estimates 30.7% of the Ipswich population is under 25 and only 16.1% over the age of 65.¹⁴



Suffolk, the East of England and England as a whole all had higher percentages of the population aged over 65 at both the 2011 Census and the ONS 2017 Mid-year estimates. However by 2039 Ipswich is projected to see an 80% rise in people aged 75-84 and a rise of 94% in people aged over 85.¹⁵ The projected rise in those aged 75-84 is similar to the rises projected for Suffolk and England. The projected rise in those aged over 85 is smaller than the projected rise for Suffolk and England; however, these rises are significant and present major challenges.

Ipswich is an ethnically diverse town with the proportion of the population from Black, Asian and Minority Ethnic (non-white) groups rising from 6.17% in 2001¹⁶ to 11.08% in 2011.¹⁷

¹² www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland.

¹³ Suffolk Observatory: population- 5 year age bands (percentage) – persons – Census.

¹⁴ www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

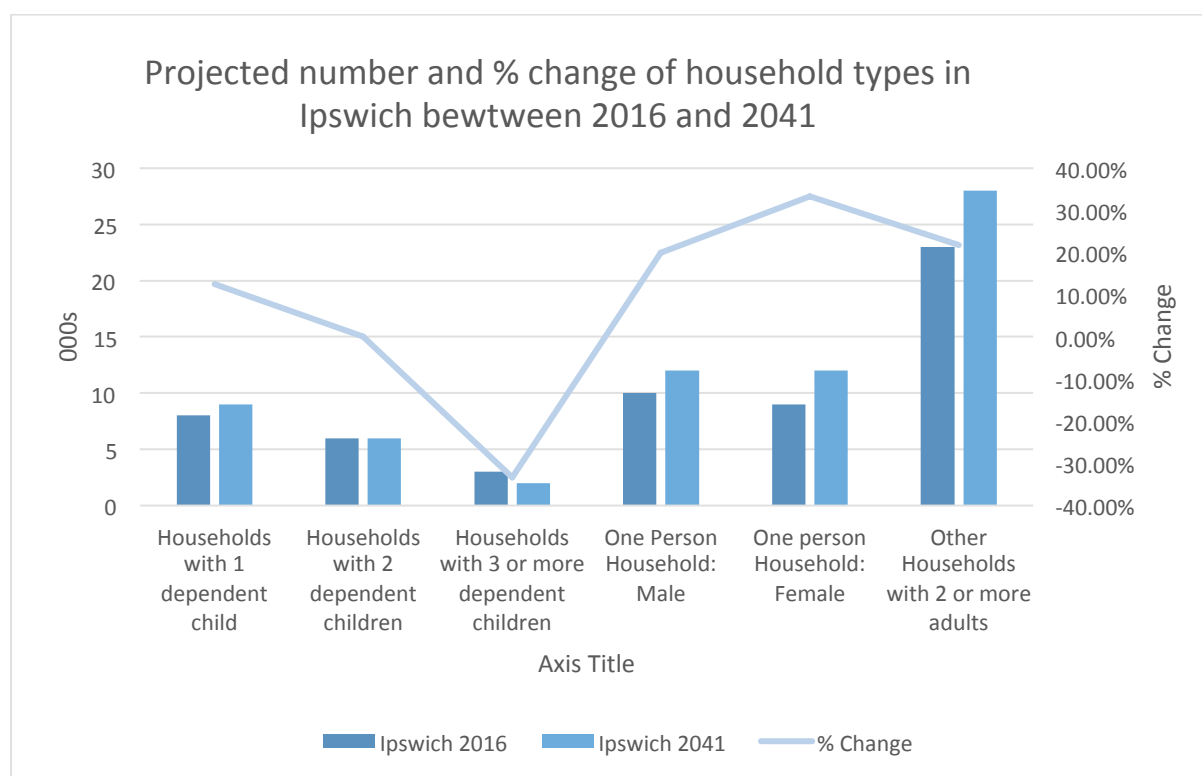
¹⁵ www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2

¹⁶ Suffolk Observatory: Ethnicity-2001 Baseline-Census.

¹⁷ Suffolk Observatory: Population-Ethnicity-2011-Census and Population-Total-males, females and persons.

At the 2011 Census, there were 57,298 households in Ipswich; almost 12% of these were one person households aged over 65 and 20% were one-person households under the age of 65. Ipswich has a higher proportion of lone parents with dependent children than England as a whole and the East of England.¹⁸

By 2041 the number of households in Ipswich is projected to increase to 69,000; this would be an increase of almost 17% from the 2016 baseline figure. This is marginally less than the 17.4% projected increase for England as a whole.¹⁹ In Ipswich, one-person male households are projected to increase by 20% and one-person female households are projected to increase by a third between 2016 and 2041. Households in Ipswich with one dependent child are projected to increase by over 12% for the same period of time, whilst households with 3 or more children are projected to fall by a third; this is significantly starker than the projected change in households with three or more children in England (-0.3%) and Suffolk (-8%).



Residence based median annual earnings have been less in Ipswich than in Suffolk, East of England and England as a whole every year from 2010 to 2017. (The residence based earnings for Ipswich for 2018 is not known). Workplace based median annual earnings have been less in Ipswich than in the East of England and England every year from 2010 to 2018 and have been of a broadly similar level to Suffolk. In Ipswich both residence based and workplace based median annual earnings have increased between 2010 and 2018 (2017 for residence based earnings) however, they are still below those of the East of England and England as a whole.²⁰

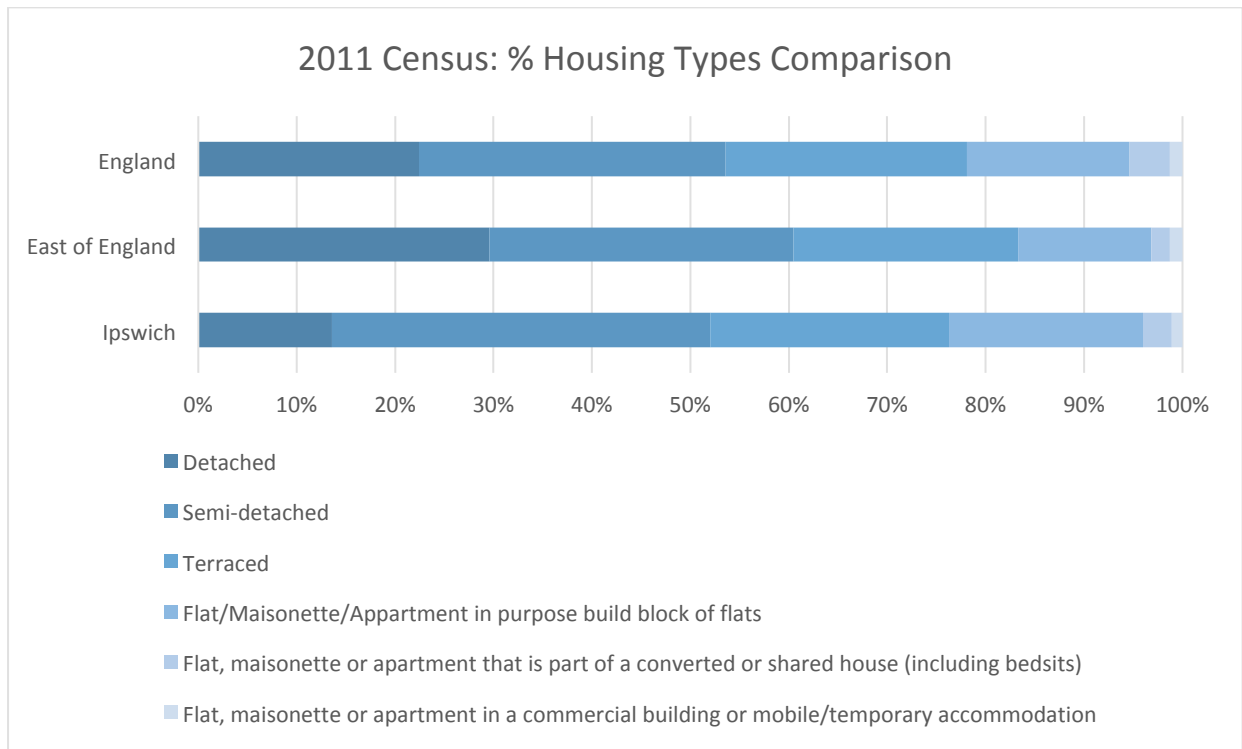
According to the 2011 Census Ipswich has proportionally more semi-detached and less detached housing than the East of England and England as a whole. Ipswich has a similar percentage of

¹⁸ Table DC4105EW1a – Tenure by occupancy rating (bedrooms) by household composition. Nomisweb. ONS. 2011 Census.

¹⁹ ONS Table 406: Household projections by region, county and Local Authority, England mid-2001 to mid-2041

²⁰ ONS ASHE: Place of residence by LA - ASHE Table 8.7a and Place of Work by LA- ASHE Table 7.7a.

terraced housing as the East of England and England as a whole. Ipswich has proportionally more housing in flats than both the East of England and England as a whole; and a greater proportion of these flats are in purpose built blocks of flats.



ABOUT IPSWICH

DATA HUB - EVIDENCE BASE

1. POPULATION

	Ipswich	Suffolk	East of England	England
2004	121,175	689,087	5,508,564	50,194,600
2005	124,028	697,837	5,562,653	50,606,034
2006	122,302	698,522	5,606,294	50,965,186
2007	123,086	704,841	5,653,534	51,381,093
2008	125,394	710,612	5,708,350	51,815,853
2009	126,563	713,973	5,751,443	52,196,381
2010	128,269	719,511	5,807,402	52,642,452
2011	133,729	730,133	5,862,418	53,107,169
2012	134,466	732,332	5,907,348	53,493,729
2013	134,701	734,466	5,954,169	53,865,817
2014	134,966	738,512	6,018,383	54,316,618
2015	135,600	741,895	6,076,451	54,786,327
2016*	135,908	745,274	6,130,542	55,268,067
2017*	138,480	756,978	6,168,432	55,619,430
% change 07-17	12.5%	7.4%	9.1%	8.2%
% change 12-17	3.0%	3.4%	4.4%	4.0%
% change 16-17	1.9%	1.6%	0.6%	0.6%
Source: Suffolk Observatory: Population-Total-Males & Females – ONS Estimates.				
*Source:https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland				

2. Age Distribution

Age of Population	Ipswich	Suffolk	England
2011 Census	%	%	%
0-4	6.93	5.80	6.26
Age 5-9	5.72	5.42	5.61
Age 10-14	5.66	5.81	5.81
15-19	6.47	5.89	6.30
20-24	7.17	5.56	6.78
25-29	8.15	5.86	6.89
30-34	7.47	5.62	6.62
35-39	6.84	6.09	6.69
40-44	7.07	7.10	7.33
45-49	6.74	7.23	7.32
50-54	6.14	6.51	6.41
55-59	5.42	6.10	5.65

60-64	5.35	7.09	5.98
65-69	3.93	5.74	4.73
70-74	3.27	4.59	3.86
75-79	2.91	3.79	3.15
80-84	2.42	2.94	2.37
85+	2.34	2.85	2.23
	100%	100%	100%
TOTAL IN FIGURES	133,384	728,163	53,012,456
Source: Suffolk Observatory: population – 5-year age bands (%) – persons – Census.			

Age of Population	Ipswich	Suffolk	England
2017 ONS mid-year estimates	%	%	%
0-4	6.8	5.5	6.1
Age 5-9	6.6	5.9	6.3
Age 10-14	5.6	5.6	5.7
15-19	5.4	5.2	5.6
20-24	6.3	5.1	6.3
25-29	7.7	5.9	6.9
30-34	7.8	5.8	6.8
35-39	7.1	5.7	6.5
40-44	6.3	5.7	6.2
45-49	6.7	6.9	6.8
50-54	6.6	7.2	7.0
55-59	5.8	6.6	6.3
60-64	5.2	6.1	5.4
65-69	4.6	6.4	5.2
70-74	3.9	6.0	4.7
75-79	2.8	4.1	3.3
80-84	2.3	3.1	2.5
85+	2.5	3.2	2.4
	100%	100%	100%
TOTAL IN FIGURES	138,480	756,978	55,619,430

Source:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalescotlandandnorthernireland>

3. Ageing Population

Under 25	25-34	35-44	45-54	55-64	65-74	75-84	85+
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England 2016	16,667,000	7,561,200	7,092,300	7,756,200	6,308,700	5,413,400	3,141,400	1,328,000
England 2041	17,378,600	7,849,700	7,016,300	7,596,900	7,117,200	6,740,600	5,493,400	2,759,600
% Increase	4.27%	3.82%	-1.07%	-2.05%	12.82%	24.52%	74.87%	108.00%
Suffolk 2016	205,900	88,200	85,800	106,800	94,400	92,900	53,200	24,000
Suffolk 2041	204,500	89,100	82,500	96,400	99,600	110,100	95,300	54,000
% Increase	-0.68%	1.02%	-3.85%	-9.74%	5.51%	18.51%	79.14%	125.00%
Ipswich 2016	42,800	21,700	18,300	18,400	15,000	11,800	7,000	3,400
Ipswich 2041	43,600	21,900	17,900	18,600	17,100	15,600	12,600	6,600
% Increase	1.87%	0.92%	-2.19%	1.09%	14.00%	32.20%	80.00%	94.12%

Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

4. Ethnicity

2011 Census	Ipswich	Suffolk	East of England	England
Total Population	133,384	728,163	5,846,965	53,012,456
	%	%	%	%
White:				
White British	82.94	90.84	85.3	79.8
White Irish	0.46	0.51	1	1
White Gypsy & Irish Traveller	0.11	0.08	0.1	0.1
White Other	5.41	3.76	4.5	4.6
Mixed:				
White & Black Caribbean	1.93	0.65	0.6	0.8
White & Black African	0.49	0.25	0.3	0.3
White & Asian	0.48	0.38	0.6	0.6
Other	0.71	0.43	0.5	0.5

Asian/ Asian British:				
Asian/ Asian British: Indian	1.35	0.55	1.5	2.6
Asian/ Asian British: Pakistani	0.18	0.1	1.1	2.1
Asian/ Asian British: Bangladeshi	1.26	0.31	0.6	0.8
Asian/ Asian British: Chinese	0.5	0.3	0.6	0.7
Asian/ Asian British: Other Asian	1.01	0.55	1	1.5
Black African/ Caribbean/ Black British				
Black/ Black British: African	0.77	0.36	1.2	1.8
Black/ Black British: Caribbean	1.17	0.34	0.6	1.1
Black/ Black British: Other Black	0.39	0.24	0.2	0.5
Other Ethnic Group				
Other Ethnic Group: Arab	0.1	0.04	0.2	0.4
Other Ethnic Group: Any other ethnic group	0.7	0.3	0.3	0.6
Source: Suffolk Observatory: Population-Ethnicity-2011-Census and Population – Total – males, females and persons – Census.				

5. Household Type

2011 Census	IPSWICH		EAST	ENGLAND
All categories: Household composition	57,298		2,423,035	22,063,368
	Numbers	%	%	%
One Person Household:				
Aged 65 and over	6,763	11.8	12.7	12.4
Other	11,744	20.5	15.8	17.9
One Family only:				
All aged 65 and over	4,052	7.1	9.4	8.1
One Family Only: Married or same sex civil partnership:				
No children	6,581	11.5	13.5	12.3

Dependent children	8,193	14.3	16.7	15.3
All children non dependent	2,879	5	5.9	5.6
One Family Only: Co-habiting Couple:				
No children:	3,663	6.4	5.4	5.3
Dependent children:	3,050	5.3	4.3	4
All children non-dependent:	334	0.6	0.5	0.5
One Family Only: Lone parent:				
Dependent children:	4,329	7.6	6.2	7.1
All children are non-dependent:	1,924	3.3	3.2	3.5
Other Household types				
With dependent children:	1,238	2.2	2.2	2.6
Other: incl. all full time students & all aged 65 & over:	2,548	4.4	4.2	5.4
Source: Table DC4105EW1a – Tenure by occupancy rating (bedrooms) by household composition. Nomisweb.co.uk. Office for National Statistics. 2011 Census.				

6. Projected Increase in Households

	Ipswich	Suffolk	England
2016	59,000	323,000	23,229,000
2017	60,000	325,000	23,464,000
2018	60,000	328,000	23,697,000
2019	61,000	330,000	23,927,000
2020	61,000	333,000	24,150,000
2021	61,000	335,000	24,371,000
2022	62,000	338,000	24,586,000
2023	62,000	340,000	24,800,000
2024	63,000	342,000	25,015,000
2025	63,000	345,000	25,228,000
2026	63,000	347,000	25,446,000
2027	64,000	349,000	25,661,000
2028	64,000	352,000	25,874,000
2029	64,000	354,000	26,083,000
2030	65,000	357,000	26,291,000
2031	65,000	359,000	26,499,000
2032	66,000	361,000	26,701,000

2033	66,000	363,000	26,898,000
2034	66,000	365,000	27,088,000
2035	67,000	368,000	27,275,000
2036	67,000	370,000	27,463,000
2037	68,000	372,000	27,650,000
2038	68,000	373,000	27,830,000
2039	68,000	375,000	28,004,000
Projected % Increase 2016 – 2021	3.39%	3.41%	3.49%
Projected % Increase 2016 – 2026	6.78%	7.45%	7.22%
Projected % Increase 2016 – 2039	16.94%	17.70%	17.35%
Source: gov.uk: table 406: Household projections by district, England 1991-2039.			

7. Projected changes in Household Type (Including households with dependent children)

000s	Households with 1 dependent child	Households with 2 dependent children	Households with 3 or more dependent children	One person household: Male	One person household: Female	Other households with 2 or more adults
England 2016	2,993	2,408	1,061	3,379	3,678	9,366
England 2041	3,152	2,416	1,058	4,202	4,689	11,338
% Change	5.31%	0.33%	-0.28%	24.36%	27.49%	21.05%
Suffolk 2016	38	32	13	44	52	143
Suffolk 2041	38	31	12	56	69	174
% Change	No change	-3.13%	-7.69%	27.27%	32.69%	21.68%
Ipswich 2016	8	6	3	10	9	23
Ipswich 2041	9	6	2	12	12	28
% Change	12.50%	No change	-33.33%	20%	33.33%	21.74%
Source: www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland						

8. Household Income

Median Annual Earnings		Ipswich	Suffolk	East of England	England
2010	Residence	£18,013	£19,738	£22,263	£21,564
	Workplace	£18,266	£19,238	£20,581	£21,555
2011	Residence	£17,664	£19,591	£22,284	£21,454
	Workplace	£17,962	18,872	£20,600	£21,458
2012	Residence	£18,647	£19,782	£22,553	£21,813
	Workplace	£20,364	£19,222	£20,806	£21,811
2013	Residence	£19,813	£20,316	£23,167	£22,168
	Workplace	£20,092	£19,402	£21,393	£22,160
2014	Residence	£19,282	£20,541	£23,259	£22,350
	Workplace	£20,899	£19,819	£21,686	£22,343
2015	Residence	£20,132	£21,133	£23,471	£22,654
	Workplace	£20,473	£20,134	£21,664	£22,656
2016	Residence	£20,876	£21,901	£24,218	£23,337
	Workplace	£21,515	£21,117	£22,330	£23,334
2017	Residence	£20,870	£22,476	£24,602	£23,743
	Workplace	£22,111	£21,558	£22,660	£23,744
2018	Residence	Not known	£23,144	£25,296	£24,298
	Workplace	£21,440	£22,189	£23,400	£24,299
% change from 2010-2018					
	Residence Based	Not Known	17.26%	13.62%	12.68%
% change from 2010-2018					
	Workplace Based	17.38%	15.34%	13.70%	12.73%
Source: ONS ASHE: Place of residence by LA - ASHE Table 8.7a and Place of Work by LA- ASHE Table 7.7a (Annual Pay – Gross for all employee jobs).					

9. Household Size

2011 Census	Ipswich		Suffolk		East of England		England	
All categories:	57,298		310,745		2,423,035		22,063,368	
Household Size		%		%		%		%
1 person in household	18,507	32.3	90,013	29	689,710	28.5	6,666,493	30.2
2 people in household	19,242	33.6	118,902	38.2	860,973	35.5	7,544,404	34.2
3 people in household	9,036	15.8	45,188	14.5	378,048	15.6	3,437,917	15.6
4 people in household	6,959	12.1	38,919	12.5	334,703	13.8	2,866,800	13
5 people in household	2,438	4.2	12,953	4.2	113,217	4.7	1,028,477	4.6

6 people in household	838	1.5	3,623	1.2	34,606	1.4	369,186	1.7
7 people in household	176	0.3	812	0.3	7,468	0.3	88,823	0.4
8 + people in household	102	0.2	335	0.1	4,310	0.2	61,268	0.3

Source: Table Q5406EW – Household Size - Nomisweb.co.uk. Office for National Statistics. 2011 Census.

10. Housing Types

2011 - CENSUS	Ipswich		East of England		England	
		%		%		%
Detached	7,796	13.6	716,565	29.6	4,949,982	22.4
Semi-detached	22,025	38.4	748,302	30.9	6,890,813	31.2
Terraced	13,893	24.3	553,000	22.8	5,397,400	24.5
Flat, maisonette or apartment in a purpose built block of flats or tenement	11,307	19.7	327,228	13.5	3,640,082	16.5
Flat, maisonette or apartment that is part of a converted or shared house (including bedsits)	1,677	2.9	46,370	1.9	892,816	4.1
Flat, maisonette or apartment in a commercial building or mobile/temporary accommodation	600	1.1	31,570	1.3	292,275	1.3
TOTAL	57,298	100	2,423,035	100	22,063,368	100

Source: Table DC4402EW – Accommodation type by tenure – Nomisweb.co.uk. Office for National Statistics. 2011 Census.

11. Proportion of Properties within each Council Tax Band: 2018

	IPSWICH		Suffolk		East		England	
	Number and % of total:							
A	19,050	31.29	68,400	20.05	383,170	14.33	5,905,960	24.40
B	22,850	37.53	104,620	30.67	566,290	21.17	4,749,200	19.62
C	11,130	18.27	67,380	19.76	694,670	25.97	5,277,640	21.82
D	4,290	7.05	47,940	14.06	469,600	17.56	3,740,220	15.45
E	2,280	3.75	29,510	8.65	286,490	10.71	2,313,670	9.56
F	910	1.49	14,060	4.12	156,150	5.84	1,223,210	5.05
G	360	0.59	8,440	2.47	104,460	3.91	850,300	3.51
H	20	0.03	740	0.22	13,560	0.51	142,860	0.59

ALL	60,880	100%	341,080	100%	2,674,390	100%	24,203,070	100%
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Source: Table CTSOP1.0: Number of properties by Council Tax Band and region, county and local authority district. (GOV.UK website).

12. Financial Support from Welfare Benefits

Universal Credit Claimants

	Ipswich	East	England
March 2017	737	30,420	417,049
June 2017	743	32,775	458,866
September 2017	786	35,159	494,256
December 2017	821	43,461	568,273
March 2018	772	54,068	653,864
June 2018	1,439	64,610	751,912

Source: <https://stat-xplore.dwp.gov.uk/webapi/jsf/tableView/tableView.xhtml>

Claimant Count: Job Seekers Allowance and Universal Credit

	Ipswich	Suffolk	East	England
March 2017	1,865	6,625	51,215	658,310
June 2017	1,745	6,400	49,460	650,045
September 2017	1,720	6,325	48,140	648,890
December 2017	1,710	6,650	49,700	654,630
March 2018	1,885	7,505	57,135	730,930
June 2018	1,925	7,480	58,510	737,955
September 2018	2,305	8,155	60,660	764,530
December 2018	2,400	8,410	63,435	796,815
March 2019	2,615	9,415	74,135	908,265

Source: <https://www.nomisweb.co.uk/query/asv2htm.aspx>

Disability Living Allowance Claimants

	Ipswich	Suffolk	East	England
November 2013	5,940	32,320	245,600	2,701,510
November 2014	5,700	31,370	240,550	2,631,920
November 2015	4,890	27,520	224,470	2,467,980
November 2016	4,340	24,270	194,520	2,125,300
November 2017	3,700	20,680	161,570	1,722,120
November 2018	3,090	17,580	139,970	1,425,330

Source: <https://www.nomisweb.co.uk/query/asv2htm.aspx>

Employment and Support Allowance Claimants

	Ipswich	Suffolk	East	England
November 2013	4,650	18,350	142,890	1,628,190
November 2014	5,340	20,590	162,380	1,872,740
November 2015	5,590	21,540	171,050	1,943,580
November 2016	5,640	21,740	176,350	1,961,930
November 2017	5,570	20,620	170,100	1,893,290
November 2018	4,100	18,590	157,540	1,745,240

Source: <https://www.nomisweb.co.uk/query/asv2htm.aspx>

Income Support Claimants

	Ipswich	Suffolk	East	England
November 2013	2,120	7,410	69,180	774,900
November 2014	1,910	6,700	60,140	668,270
November 2015	1,730	5,960	53,220	589,630
November 2016	1,640	5,340	47,860	532,410
November 2017	1,500	4,750	44,190	488,070
November 2018	1,180	3,910	37,450	413,660

Source: <https://www.nomisweb.co.uk/query/asv2htm.aspx>

State Pension Claimants

	Ipswich	Suffolk	East	England
November 2013	22,900	169,990	1,199,360	10,026,680
November 2014	22,920	171,560	1,207,630	10,078,840
November 2015	22,770	171,320	1,205,310	10,049,810
November 2016	22,770	172,250	1,207,030	10,050,240
November 2017	22,470	171,730	1,199,980	9,982,650
November 2018	22,100	170,780	1,190,870	9,910,880

Source: <https://www.nomisweb.co.uk/query/asv2htm.aspx>

13. Housing Benefit Claimants

	Ipswich	East	Great Britain
April 2012	13,089	390,633	5,012,695
April 2013	13,213	397,021	5,062,172
April 2014	12,739	388,466	4,976,777
April 2015	12,417	378,451	4,866,412
April 2016	12,067	365,627	4,681,714
April 2017	11,475	347,963	4,470,575
April 2018	11,111	324,802	4,177,820

Source: <https://www.gov.uk/government/statistics/housing-benefit-caseload-statistics>

14. Discretionary Housing Payments

2017/18 DHP Expenditure by purpose of DHP	Ipswich £	Ipswich % of total spend	Great Britain £	Great Britain % of total spend
Benefit Cap	32,974	7.83%	38,607,090	28.18%
Removal of the Spare Room Subsidy	74,716	17.73%	37,486,400	27.36%
LHA Reforms	20,315	4.82%	17,265,654	12.60%
Combination of reforms	0	0	4,438,715	3.24%
Other (non- welfare reform)	293,382	69.62%	39,220,486	28.62%

TOTAL:	421,387	100%	137,018,345	100%
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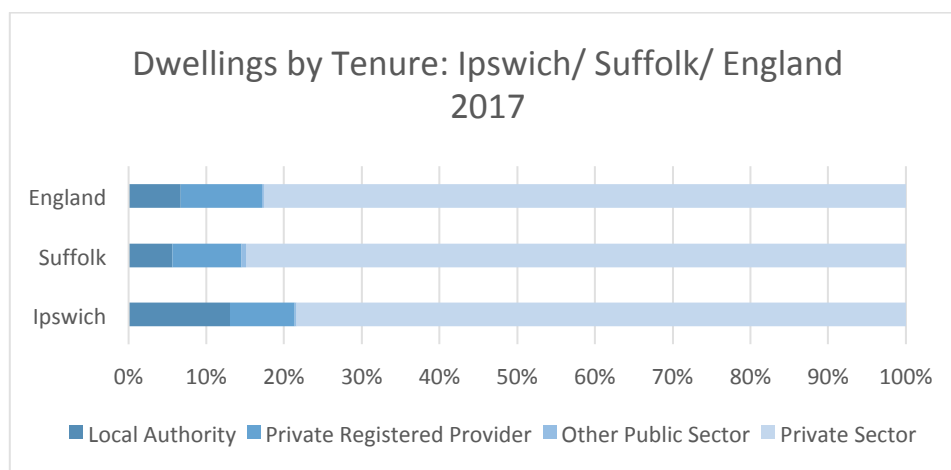
Source: Data tables; Use of Discretionary Housing Payments, GB: analysis of end of year returns from Local Authorities: April 2017 to March 2018; Table 5: Proportion of DHP expenditure on each welfare reform for both Great Britain and Great Britain excluding Scotland & Monitoring returns 2017-2018. (GOV.UK website).

ENABLING BUILDING OF HOUSES OF ALL TENURES

COMMENTARY

Ipswich's housing supply is increasing. There has been an almost 4% increase in the total number of dwellings in the seven year period from 2010-2017. In the same period, England as a whole saw an increase of 4.86%.²¹

Ipswich has a significantly greater percentage of properties owned by the Local Authority than both Suffolk and England. Ipswich's Local Authority stock accounted for over 41% of the Local Authority owned properties in Suffolk in 2017.²²



Between the 2001 Census and the 2011, Census Ipswich has seen a drop in home ownership and a rise in private renting. The figure for Social rented has remained static. This broadly mirrors the national picture; however the fall in home ownership is starker in Ipswich than the county as a whole; Ipswich saw a drop of 7.75% in home ownership whereas nationally there was a drop of 4.52%.²³

At the last Census in 2011, Ipswich had a greater proportion of semi-detached properties and flats than the East of England and England as a whole. Ipswich had a broadly similar proportion of terraced houses as the East of England and England but far fewer detached properties. Over 85% of all the detached properties in Ipswich were owned outright (48.4%) or with a mortgage (37.3%). 18.75% of all the dwelling stock in Ipswich was rented from private landlords or letting agents.²⁴ As the Census was 8 years ago and there is no district level, updated data regarding the level of Private Rented Sector use we have modelled a projection based on the national increase in the private rented sector. We estimate that in 2017 between 20% and 20.5% of dwellings in Ipswich are now rented from Private Landlords or Lettings Agents.

In October 2018, there were 368 long-term vacant dwellings in Ipswich; these are dwellings that have been unoccupied and substantially unfurnished for over 6 months. This is a decrease of almost 61% since October 2012.²⁵

House prices are increasing; Ipswich is broadly following the national trend in both mean house

²¹ Table 100; Number of dwellings by tenure and district, England. Gov.uk.

²² Table 100; Number of dwellings by tenure and district, England. Gov.uk.

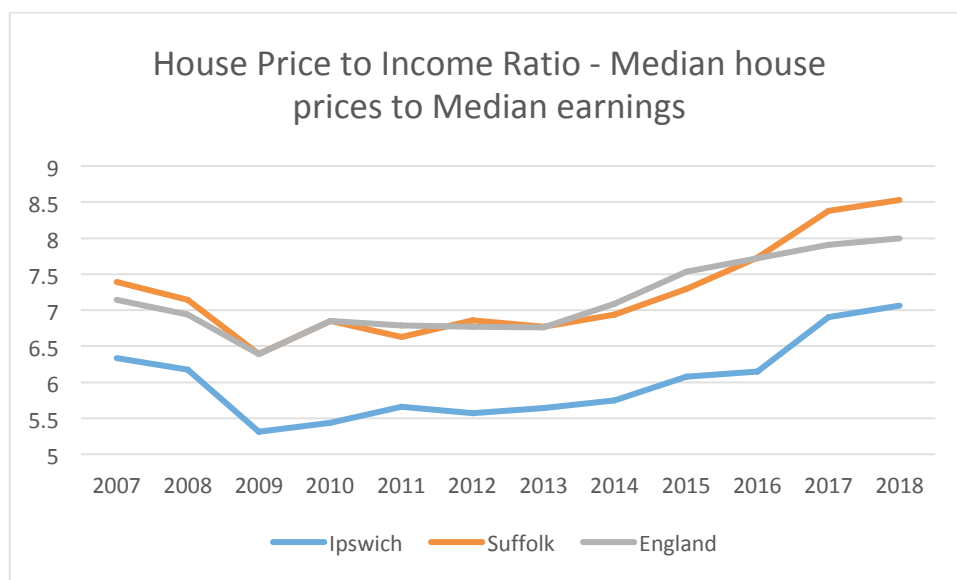
²³ Suffolk Observatory – Household – Tenure % - Census.

²⁴ Table DC4402EW – Accommodation type by Tenure – Nomisweb. ONS.

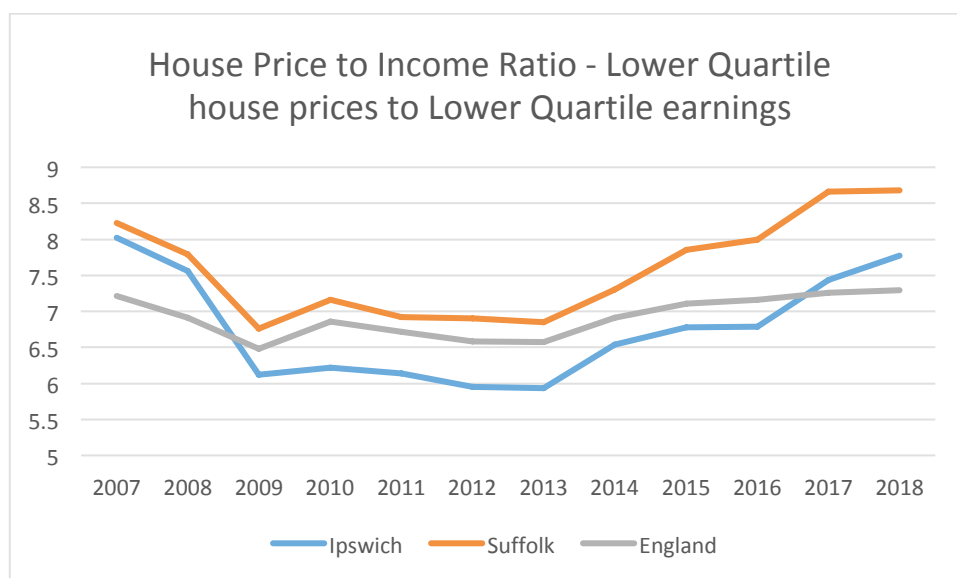
²⁵ Table 615; vacant dwellings by Local Authority District; England from 2004. Gov.uk.

prices and lower quartile house prices. However the gap in mean house prices between Ipswich and England is larger than it was before the economic downturn. In the lower quartile house price market, nationally these prices did not see the same level of decline as Ipswich did in 2009.²⁶

The house price to income ratio is rising for median house prices to median earnings; this is true both locally and nationally. There was an improvement in these ratios following the economic downturn in 2009 but ratios are now on an upward trend; Ipswich surpassed the peak ratio of 6.33 in 2007; in 2018, the ratio of median house price to median income was 7.06.²⁷



Lower Quartile to income ratios were higher in Ipswich pre-economic downturn than they were in England as a whole; between 2009 and 2016 ratios were below those of both Suffolk and England but in 2018 the ratio has surpassed that of England and currently is 7.77.²⁸



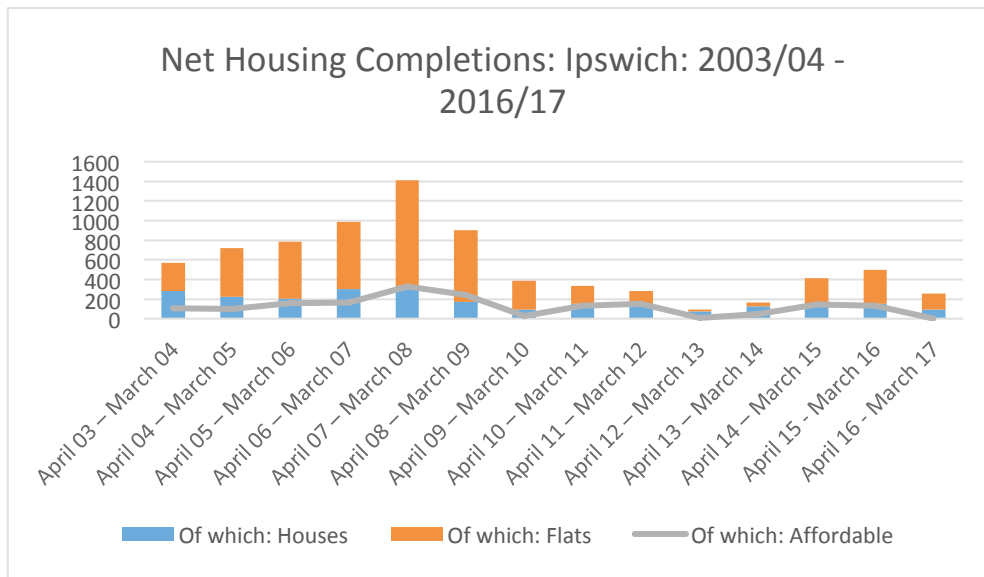
²⁶ ONS. House Price Statistics for small areas. Datasets 15, 9 and 14.

²⁷ ONS. Housing Datasets; ratio of house price to residence-based earnings; median.

²⁸ ONS. Housing Datasets; ratio of house price to residence-based earnings; lower quartile.

The Private Rented Sector is also seeing rises in rent levels. In Ipswich the Local Housing Allowance rate is lower than the mean, lower quartile, median and upper quartile rent for all housing types except for studio accommodation where it is marginally more than the lower quartile rent levels (as long as there are no shared facilities in which case the shared room rate Local Housing Allowance would apply).²⁹

House building in Ipswich is increasing following the economic downturn; but levels are still far behind the 2007/08 high of 1413 net housing completions. In the 15-year period from 1st April 2003 – 31st March 2018 there have been 7938 new dwellings completed. However there were only 141 net completions in 2017/18, this is a 45% decrease compared to the previous year.³⁰



There was an increase of 7,429 households in the ten years between the 2001 and 2011 Census³¹ and the number of households is projected to increase by a further 6% over the next decade.³² Housing Supply needs to keep pace with the demand that these increases will produce.

²⁹ Private Rental Market Summary Statistics and LHA rates. Gov.uk.

³⁰ Housing Land Availability/ Planning Policy. IBC.

³¹ ONS. 2001 and 2011 Census.

³² Table 406; Household projections by region, county and local authority, England mid 2001 – mid 2041. ONS.

ENABLING BUILDING OF HOUSES OF ALL TENURES

DATA HUB – EVIDENCE BASE

1. Tenure Mix

YEAR	LOCAL AUTHORITY (including owned by other LA's).	PRIVATE REGISTERED PROVIDER	OTHER PUBLIC SECTOR	PRIVATE SECTOR	TOTAL
2010	8184	4570	160	45840	58,760
2011	8174	4599	160	46370	59,300
2012	8160	4730	160	46530	59,580
2013	8110	4770	160	46650	59,690
2014	8050	4800	160	46840	59,850
2015	7990	5050	160	47120	60,320
2016	8040	5000	160	47620	60,810
2017	7960	5070	160	47880	61,070

Source: Table 100: Number of dwellings by tenure and district, England. GOV.UK website.

2017	LOCAL AUTHORITY (including owned by other LA's).	PRIVATE REGISTERED PROVIDER	OTHER PUBLIC SECTOR	PRIVATE SECTOR	TOTAL
IPSWICH	7,960 13.03%	5,070 8.30%	160 0.26%	47,880 78.41%	61,070 100%
SUFFOLK	19,100 5.62%	30,370 8.93%	1,810 0.53%	288,680 84.92%	339,960 100%
ENGLAND	1,602,000 6.69%	2,511,000 10.48%	56,000 0.23%	19,781,000 82.60%	23,950,000 100%

Source: Table 100: Number of dwellings by tenure and district, England. GOV.UK website.

2. Changes in Tenure Profile

	Ipswich		Suffolk		East of England		England	
	2001	2011	2001	2011	2001	2011	2001	2011
	%		%		%		%	
Owned Outright		25.7		35.7		32.9		30.6
Owned with mortgage or loan	65.05	31	71.45	31.5	72.71	34.7	68.72	32.8

Shared Ownership: Part owned/ Part rent		0.6		0.7		0.7		0.8
Social Rented: From the Council (Local Authority)	21.95	14.2	15.36	7.6	16.52	7.8	19.27	9.4
Social Rented: Other		7.4		7.2		7.9		8.3
Private Rented: Private landlord or letting agency	13	18.7	13.19	14	10.77	13.3	12.01	15.4
Private rented: Other		1.2		1.6		1.4		1.4
Living rent free		1.2		1.6		1.3		1.3
Source: Suffolk Observatory – Household –Tenure% -Census								

3. Housing Types

2011 - CENSUS	Ipswich		East of England		England	
		%		%		%
Detached	7,796	13.6	716,565	29.6	4,949,982	22.4
Semi-detached	22,025	38.4	748,302	30.9	6,890,813	31.2
Terraced	13,893	24.3	553,000	22.8	5,397,400	24.5
Flat, maisonette or apartment in a purpose built block of flats or tenement	11,307	19.7	327,228	13.5	3,640,082	16.5
Flat, maisonette or apartment that is part of a converted or shared house (including bedsits)	1,677	2.9	46,370	1.9	892,816	4.1
Flat, maisonette or apartment in a commercial building or mobile/temporary accommodation	600	1.1	31,570	1.3	292,275	1.3
TOTAL	57,298	100	2,423,035	100	22,063,368	100

Figures obtained from Table DC4402EW – Accommodation type by tenure – Nomisweb.co.uk.
Office for National Statistics. 2011 Census.

4. Property Types by Tenure

	Detached	Semi-Detached	Terraced	Flat, maisonette or apartment in a purpose built block of flats or tenement	Flat, maisonette or apartment that is part of a converted or shared house (including bedsits)	Flat, maisonette or apartment in a commercial building, or mobile/ temporary accommodation
Owned Outright	3,776	7,401	2,764	656	65	61
Owned with a mortgage or loan	2,909	8,624	5,299	1,071	174	35
Rented from Council	326	2,917	1,655	3,075	129	36
Other social rented	112	491	699	2,793	111	22
Private landlord or letting agency	504	2,187	3,144	3,389	1,150	368
Other private rented or living rent free	169	405	332	318	48	78
TOTAL:	7,796	22,025	13,893	11,307	1,677	600
Figures obtained from Table DC4402EW – Accommodation type by tenure – Nomisweb.co.uk. Office for National Statistics. 2011 Census.						

	Detached	Semi-Detached	Terraced	Flat, maisonette or apartment in a purpose built block of flats or tenement	Flat, maisonette or apartment that is part of a converted or shared house (including bedsits)	Flat, maisonette or apartment in a commercial building, or mobile/ temporary accommodation
Owned Outright	48.4	33.6	20.0	5.8	3.9	10.2
Owned with a mortgage or loan	37.3	39.2	38.1	9.5	10.4	5.8
Rented from Council	4.2	13.3	11.9	27.2	7.7	6.0
Other social rented	1.4	2.2	5.0	24.7	6.6	3.7

Private landlord or letting agency	6.5	9.9	22.6	30	68.5	61.3
Other private rented or living rent free	2.2	1.8	2.4	2.8	2.9	13.0
TOTAL:	100% (7,796)	100% (22,025)	100% (13,893)	100% (11,307)	100% (1,677)	100% (600)

Figures obtained from Table DC4402EW – Accommodation type by tenure – Nomisweb.co.uk. Office for National Statistics. 2011 Census.

5. Empty Homes

	2013	2014	2015	2016	2017	2018
All vacant dwellings (specified date in Oct/Nov)	1483	1365	1430	1223	1215	1343
All long term vacant dwellings (specified date in Oct/Nov)	461	421	482	388	362	368
Local Authority vacant dwellings (1 st April)	27	40	29	31	34	42
PRP vacant general needs dwellings (31 st March)	46	71	53	36	42	34
PRP long term vacant general needs dwellings (31 st March)	18	36	17	17	28	20

Figures obtained from Table 615; vacant dwellings by Local Authority district; England from 2004. (GOV.UK website).

6. Affordability

	Mean house price in 2016/17 (£)	Mean monthly private sector rents in 2016/2017 (£)	Mean annual earnings in 2017 (£)	Ratio of house prices to incomes
England	288,898	852	28,444	10.2
East of England	310,966	835	29,136	10.7
Suffolk	254,944	724	26,629	9.6
Ipswich	197,402	619	25,303	7.8

Figures obtained from: National Housing Federation; Home Truths 2017/18: The Housing market in East of England

7. Affordability in Owner Occupied Market

Mortgage Borrowing of: £	Mortgage rate of 5% over 25 years. Monthly repayment of: £	Median Annual Earnings 2017* (Residence Based)			Median Annual Earnings 2018 (Workplace Based)		
		Gross annual	Net monthly	1/3 of Net	Gross annual	Net monthly	1/3 of Net
		£20,870	£1,464	£488	£21,440	£1,637	£545
90,000	526.13	Over 1/3 income			Under 1/3 income		
100,000	584.59	Over 1/3 income			Over 1/3 income		
110,000	643.05	Over 1/3 income			Over 1/3 income		
120,000	701.51	Over 1/3 income			Over 1/3 income		
130,000	759.97	Over 1/3 income			Over 1/3 income		
140,000	818.43	Over 1/3 income			Over 1/3 income		
150,000	876.89	Over 1/3 income			Over 1/3 income		
160,000	935.34	Over 1/3 income			Over 1/3 income		
170,000	993.8	Over 1/3 income			Over 1/3 income		
180,000	1,052.26	Over 1/3 income			Over 1/3 income		

Source: Mortgage repayments from Mortgage Affordability Calculator; Money Advice Service. Wages information from ONS, Earnings- Median Annual Earnings- Workplace based and Residence based.

*Residence Based Median Annual Earnings for Ipswich are not available for 2018, so the data relates to the latest available information which was 2017.

8. Affordability in Private Rented Market

2017 - 2018	Room				Studio				One bedroom			
	Mean	Lower Q'tile	Median	Upper Q'tile	Mean	Lower Q'tile	Median	Upper Q'tile	Mean	Lower Q'tile	Median	Upper Q'tile
England	401	338	385	440	637	425	550	795	707	450	600	840
East of England	433	355	425	495	576	460	550	675	661	525	650	775
Suffolk	416	400	412	412	424	380	420	473	514	425	495	575
LHA Ipswich	£249.16				£393.85 (if no shared facilities)				£393.85			
Ipswich	392	375	400	410	420	393	400	450	514	450	500	550

2017-2018	Two Bedrooms	Three Bedrooms	Four Bedrooms
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	Mean	Lower Q'tile	Median	Upper Q'tile	Mean	Lower Q'tile	Median	Upper Q'tile	Mean	Lower Q'tile	Median	Upper Q'tile
England	772	525	650	895	881	595	750	995	1548	900	1300	1850
East of England	812	625	775	950	953	720	900	1125	1484	1100	1350	1750
Suffolk	653	575	650	700	797	650	760	900	1277	925	1200	1500
LHA Ipswich	£485.93				£562.58				£757.94			
Ipswich	621	570	625	655	710	635	700	775	962	850	948	1035

Source: <https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2017-to-march-2018> and <https://www.gov.uk/government/publications/local-housing-allowance-lha-rates-applicable-from-april-2017-march-2018>

9. House Prices and Earnings

House Price to Income Ratio – Lower quartile house prices to Lower Quartile

	Ipswich	Suffolk	England
2007	8.02	8.23	7.21
2008	7.56	7.79	6.91
2009	6.12	6.76	6.48
2010	6.22	7.16	6.86
2011	6.14	6.92	6.72
2012	5.95	6.9	6.58
2013	5.93	6.85	6.57
2014	6.54	7.3	6.91
2015	6.78	7.85	7.11
2016	6.79	8	7.16
2017	7.44	8.66	7.26
2018	7.77	8.68	7.29

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepriceto-residencebasedearningslowerquartileandmedian>

House Price to Income Ratio - Median house prices to median earnings

	Ipswich	Suffolk	England
2007	6.33	7.39	7.14
2008	6.17	7.14	6.94
2009	5.31	6.39	6.39
2010	5.44	6.85	6.85
2011	5.66	6.63	6.79
2012	5.57	6.86	6.77
2013	5.64	6.77	6.76
2014	5.75	6.94	7.09
2015	6.08	7.29	7.53

2016	6.15	7.73	7.72
2017	6.9	8.38	7.91
2018	7.06	8.53	8
https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepriceto residencebasedearningslowerquartileandmedian			

10. Average Property Prices and Changes in House Prices

	Mean House Price			Median House Price			Lower Quartile House Price		
	Ipswich	Suffolk	England	Ipswich	Suffolk	England	Ipswich	Suffolk	England
2005	145,887	179,276	192,247	128,000	150,000	159,950	107,500	118,500	115,000
2006	155,476	189,117	206,715	137,000	159,995	168,500	116,850	125,000	122,000
	6.57%	5.49%	7.53%	7.03%	6.66%	5.35%	8.70%	5.49%	6.09%
2007	160,162	203,638	222,619	143,000	170,000	178,000	124,000	134,995	127,000
	3.01%	7.68%	7.69%	4.38%	6.25%	5.64%	6.12%	8.00%	4.10%
2008	151,113	200,527	220,310	133,000	166,000	174,000	113,000	127,000	124,000
	-5.65%	-1.53%	-1.04%	-7.00%	-2.35%	-2.25%	-8.87%	-5.92%	-2.36%
2009	134,639	185,137	216,493	122,000	155,000	170,000	96,000	120,000	123,000
	-10.90%	-7.66%	-1.73%	-8.27%	-6.63%	-2.30%	-15.00%	-5.51%	-0.81%
2010	148,902	201,130	240,033	132,000	170,000	185,000	108,000	127,500	125,000
	10.60%	8.64%	10.90%	8.20%	9.68%	8.82%	12.50%	6.25%	1.63%
2011	149,000	201,130	236,685	130,000	165,000	180,000	105,000	125,000	124,995
	0.07%	0.34%	-1.39%	-1.52%	-2.94%	-2.70%	-2.78%	-1.96%	0.00%
2012	156,101	201,818	242,494	135,000	167,500	183,500	109,000	128,000	125,000
	4.77%	0.34%	2.45%	3.85%	1.52%	1.94%	3.81%	2.40%	0.00%

Figures obtained from: Table 585: Housing Market: mean house prices based on land registry data, by district from 1996. Table 586: Housing Market: median house prices based on land registry data by district from 1996. Table 587: Housing Market: lower quartile house prices based on land registry data by district from 1996. THESE TABLES DISCONTINUED AFTER 2012.

Average Property Prices Continued:									
	Mean House Price			Median House Price			Lower Quartile House Price		
	Ipswich	East	England	Ipswich	East	England	Ipswich	East	England
2013									
Q1	153,761	237,005	245,337	134,000	195,000	185,000	109,000	145,000	125,000
Q2	155,725	237,060	245,919	135,000	195,000	185,000	108,000	145,000	125,000
Q3	156,028	238,904	248,555	137,000	197,000	185,000	110,000	146,000	127,000
Q4	155,648	241,380	250,949	138,000	200,000	188,000	112,000	148,000	129,000

2014									
Q1	157,549	243,518	253,234	140,000	200,000	190,000	113,000	149,999	130,000
Q2	160,442	247,387	256,403	145,000	205,000	191,500	117,500	151,000	132,000
Q3	162,650	252,786	260,402	147,500	210,000	195,000	120,000	155,000	134,000
Q4	167,514	257,864	263,393	153,000	215,000	198,000	124,500	157,750	135,000
2015									
Q1	169,478	262,918	265,523	155,000	220,000	200,000	125,000	160,000	136,000
Q2	171,223	267,864	267,217	157,000	225,000	205,000	125,000	164,000	137,500
Q3	175,695	274,759	269,993	158,000	230,000	209,000	127,000	166,000	139,950
Q4	177,439	281,470	273,742	157,500	237,995	212,000	126,000	170,000	140,000
2016									
Q1	180,335	286,452	278,953	156,000	240,000	215,000	125,000	172,500	142,000
Q2	183,238	291,883	280,686	160,000	247,000	219,995	127,000	175,000	144,950
Q3	187,896	297,217	280,904	165,000	250,000	220,000	130,000	180,000	145,000
Q4	191,463	303,063	282,610	170,000	258,000	224,950	134,000	185,000	146,000
2017									
Q1	196,198	308,417	282,384	177,500	265,000	225,000	141,000	190,000	148,250
Q2	199,414	313,212	286,622	180,000	270,000	229,950	140,000	195,000	150,000
Q3	201,767	319,030	290,963	182,500	275,000	230,000	144,995	199,000	150,000
Q4	203,772	322,697	292,802	185,000	277,000	234,000	147,000	200,000	151,000

Figures obtained from Office for National Statistics: House Price Statistics for Small areas (HPSSAs). HPSSA Dataset 15: Lower Quartile house price for National and Subnational geographies, quarterly rolling year. (Tables 1a and 2a). HPSSA Dataset 9: Median House price for National and Subnational geographies. (Tables 1a and 2a). HPSSA Dataset 14: Mean House price for National and Subnational geographies (Existing Dwellings). (Tables 1a and 2a).

11. Net Housing Completions by Type/Size of Dwelling

	Total dwellings (GROSS)	Houses and Bungalows	Flats	Loss of dwellings due to conversion, change of use or demolition: HOUSES & BUNGALOWS	Loss of dwellings due to conversion, change of use or demolition: FLATS	Total Dwellings (NET)
April 11 – March 12	313	125	188	8	22	283
April 12 – March 13	111	75	36	3	12	96
April 13 – March 14	214	146	70	18	31	167
April 14 – March 15	465	142	323	11	43	411
April 15 – March 16	526	159	367	7	23	496
April 16 –	281	92	189	6	19	256

March 17						
April 17 – March 18	174	60	114	14	19	141
TOTAL	2086	799	1,287	67	169	1850

Source: Housing Land Availability Report, October 2018, Planning Policy, IBC.

12. Housing Completions including Affordable Housing Delivery

	Total Dwellings	Previously Developed Land	Affordable Housing	Within 'IP One' Area
		%	%	%
April 01 – March 02	347	267	77	13
April 02 – March 03	468	402	86	2
April 03 – March 04	566	469	83	30
April 04 – March 05	717	677	94	60
April 05 – March 06	782	759	97	39
April 06 – March 07	985	972	99	33
April 07 – March 08	1413	1413	100	55
April 08 – March 09	899	884	98	56
April 09 – March 10	389	377	97	60
April 10 – March 11	337	303	90	32
April 11 – March 12	283	203	72	18
April 12 – March 13	96	59	61	13
April 13 – March 14	167	137	82	35
April 14 – March 15	411	362	88	63
April 15 - March 16	496	363	73	48
April 16 - March 17	256	218	85	41
TOTAL	8612	7865	91	42

Source: Figures obtained from Planning Policy at IBC. Extracted from Housing Land Availability 1st April 2017. This table illustrates the overall change to the housing stock in number of units (gains and losses are included).

13. Dwelling Stock

YEAR	Ipswich Borough Council	Numerical Increase from previous year	% Increase from previous year	Suffolk % increase	England % increase
2010	58760				
2011	59300	540	0.91%	0.75%	0.60%
2012	59580	280	0.47%	0.57%	0.58%
2013	59680	100	0.17%	0.49%	0.54%
2014	59850	170	0.28%	0.55%	0.58%

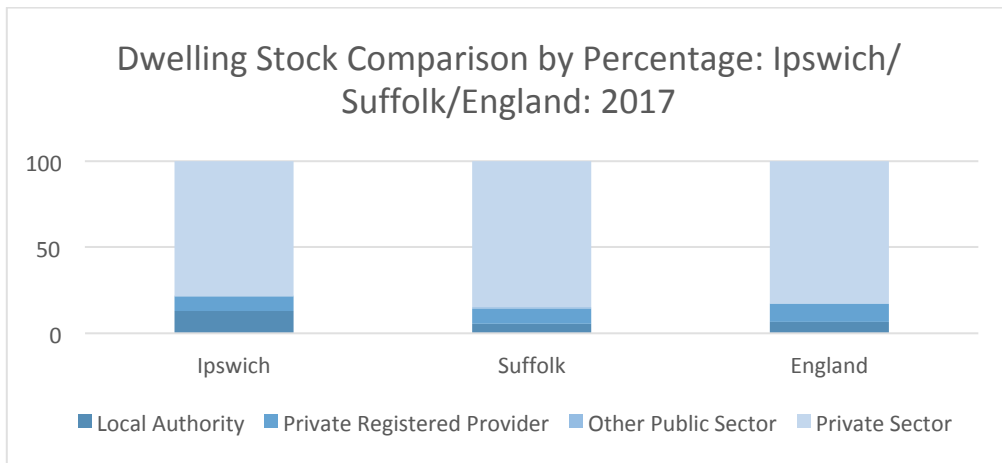
2015	60320	470	0.78%	0.67%	0.73%
2016	60810	490	0.81%	0.67%	0.80%
2017	61070	260	0.43%	0.69%	0.81%
Source: Table 125; Dwelling stock estimates by Local Authority district 2001 – 2017. (GOV.UK)					

14. Number of Property Sales

	IPSWICH	EAST OF ENGLAND	ENGLAND
2010	1,689	79,881	631,941
2011	1,616	80,406	629,560
2012	1,708	80,661	637,071
2013	1,990	95,521	754,335
2014	2,281	112,229	875,601
2015	2,263	109,398	872,908
2016	2,294	107,783	873,957
2017	2,078	100,250	837,501
Source: Office for National Statistics: HPSSA data Set 6: Number of residential property sales for National and Subnational geographies.			

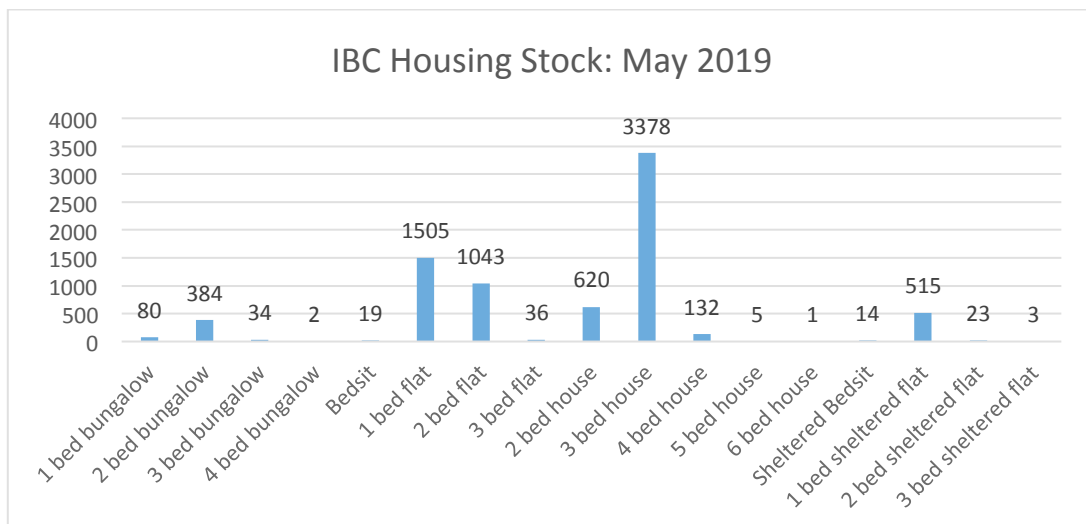
IMPROVING ACCESS TO AND THE QUALITY OF EXISTING HOUSING COMMENTARY

The number of dwellings in Ipswich has increased by 2,310 since 2010. This is an increase of almost 4%; this is less than the national trend, as England saw an increase of almost 5% for the same period. Ipswich has a higher percentage of Local Authority Housing than Suffolk and England as a whole. Ipswich's Local Authority housing accounts for almost 42% of all of the Local Housing stock in Suffolk. Ipswich has over 4% less private sector housing than England as a whole does and 6.5% less private sector housing than Suffolk does.³³



In May 2019 Ipswich Borough Council's housing stock totalled 7794; 555 of these were sheltered stock and the remaining 7239 were general needs stock³⁴. From 1st April 2014 to 31st March 2018, 271 Ipswich Borough Council properties were sold under the Right to Buy. In the four preceding years, only 136 properties were sold under the Right to buy; this is an increase of over 100%.³⁵

Over 43% of all Ipswich Borough Council's stock is 3 bedroom general needs houses. 7% of the stock is sheltered housing. General needs flats make up 33% of the total stock.³⁶



³³ Table 100; Number of dwellings by tenure and district, England. Gov.uk.

³⁴ Business Support Unit, Ipswich Borough Council, May 2019.

³⁵ Table 685: Annual Right to Buy sales by Local Authority. Gov.uk.

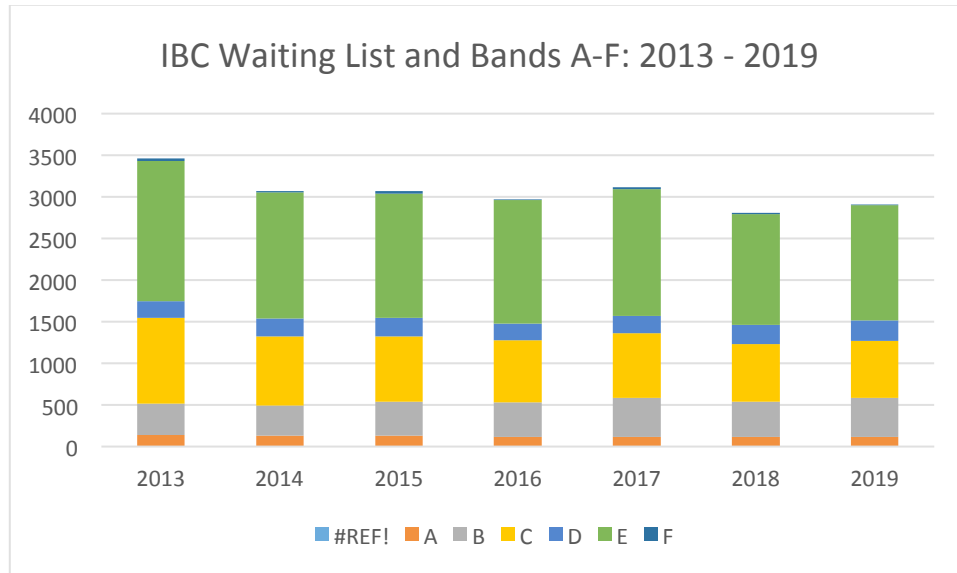
³⁶ Business Support Unit, Housing Services, Ipswich Borough Council.

During 2018/19: New A rated boiler central heating systems were installed to 494 homes including TRV's to radiators. New bathrooms with low flush WC cisterns were installed in 53 homes. Bay cladding insulation was upgraded in 192 homes; LED lights were fitted to the bathrooms and external entrances of 288 homes. LED lighting was fitted to the communal areas of 90 flats. Thermally efficient entrance doors were fitted to 41 homes. Thermally efficient windows were fitted to 23 homes and top up loft insulation was installed in 16 homes.³⁷

In 2018-2019 Ipswich, Borough Council carried out 61 Disabled Facilities Grants.; to give disabled people better freedom of movement into and around their homes and to give access to essential facilities within the home.³⁸

The Private Sector Housing Team completed 436 Service Requests in 2018/19. The team also completed 76 inspections of Houses in Multiple Occupation (HMOs). From the 1st October 2018, there were legislative changes that came in to force; any HMO occupied by 5 or more individuals (not all related to each other) became subject to mandatory licensing. There are currently approximately 754 HMOs in Ipswich, it is estimated that 430 of these need to be licenced, there are currently 126 which are licenced which equates to 29% of the estimated licensable total.³⁹

On the 30th May 2019 there were 2903 households registered on Gateway to Homechoice for rehousing in Ipswich. This figure is on a downward trend following a peak of 6040 in 2010 but in the past year has been increasing; with a 3.5% increase seen between 1st June 2018 and 30th May 2019.⁴⁰ This can be attributed in part to changes within the criteria for inclusion. However, in the current system the total number registered on Gateway to Homechoice is not as useful as looking at the numbers in priority bands A-C, as realistically those in bands D-F have less chance of being rehoused.



The number of households in bands A-C has been steadily declining since 2012/13. On the 1st June 2018, there were 2805 households in total registered on Gateway to Homechoice and 1232 of these were in bands A-C. In the year from 1st April 2018 to 31st March 2019, there were 628 IBC and other Registered Provider properties allocated to households on Gateway to Homechoice. The following

³⁷ Principal Surveyor, Ipswich Borough Council.

³⁸ Private Sector Housing, Ipswich Borough Council.

³⁹ Private Sector Housing, Ipswich Borough Council.

⁴⁰ Accommodation Team, IBC.

table (relating to the year 1st April 2018 – 31st March 2019) illustrates demand and supply and highlights the mismatch between the two:

Bedrooms	Demands Bands A-C	Supply TOTAL	MISMATCH
1	608	254 (Includes 15 bedsits)	-354
2	356	258	-98
3	229	108	-121
4	33	7	-26
5	4	0	-4
6+	2	1	-1
TOTAL	1232	628	-604

This table highlights that there is a greater demand for one-bedroom properties than any other property size and that there is not currently the capability within IBC or other Registered Provider properties that become available for rent to meet this demand.⁴¹

In April 2018, there were 43 households on Gateway to Homechoice requiring a wheelchair accessible property and 153 households requiring properties with level access showers. This equates to 1.5% and 5.4% respectively of households on Gateway to Homechoice for rehousing in Ipswich. Ipswich Borough Council has 85 properties that are wheelchair accessible and 512 properties with level access showers.⁴²

As of May 2018 there were 930 households within Ipswich that were subject to the Spare Room Subsidy Removal (popularly called the 'bedroom tax'), these are Ipswich Borough Council tenants and Registered Provider tenants. This equates to 8.4% of all households who claim Housing Benefit in Ipswich. This is less than the national picture as 9.1% of all housing benefit claimants nationally are subject to the bedroom tax. As a result of the bedroom tax, the average weekly reduction to Housing Benefit in Ipswich is £14.40; nationally it is £15.28 and in the East of England (where 7.2% of all Housing Benefit claimants are subject to the bedroom tax), the average weekly reduction is £16.60.⁴³

⁴¹ Accommodation Team, IBC.

⁴² Accommodation Team and Maintenance and Contracts, IBC.

⁴³ Housing Benefit Caseload Statistics; data to May 2018; HB Claimants by Region & Local Authority. Gov.uk

IMPROVING ACCESS TO AND THE QUALITY OF EXISTING HOUSING

DATA HUB – EVIDENCE BASE

1. Tenure Mix

YEAR	LOCAL AUTHORITY (including owned by other LA's).	PRIVATE REGISTERED PROVIDER	OTHER PUBLIC SECTOR	PRIVATE SECTOR	TOTAL
2010	8184	4570	160	45840	58,760
2011	8174	4599	160	46370	59,300
2012	8160	4730	160	46530	59,580
2013	8110	4770	160	46650	59,690
2014	8050	4800	160	46840	59,850
2015	7990	5050	160	47120	60,320
2016	8040	5000	160	47620	60,810
2017	7960	5070	160	47880	61,070

2017	Local Authority (Including owned by other LAs)	Private Registered Provider	Other Public Sector	Private Sector	TOTAL
IPSWICH	7,960	5,070	160	47,880	61,070
	13.04%	8.30%	0.26%	78.40%	100%
SUFFOLK	19,100	30,370	1,810	288,680	339,960
	5.62%	8.93%	0.53%	84.92%	100%
ENGLAND	1,602,000	2,511,000	56,000	19,781,000	23,950,000
	6.70%	10.48%	0.23%	82.59%	100%

Source: Table 100: Number of dwellings by tenure and district, England. GOV.UK website.

2. Property Types by Tenure

	Detached	Semi-Detached	Terraced	Flat, maisonette or apartment in a purpose built block of flats or tenement	Flat, maisonette or apartment that is part of a converted or shared house (including bedsits)	Flat, maisonette or apartment in a commercial building, or mobile/temporary accommodation	TOTAL %
Owned Outright	3,776	7,401	2,764	656	65	61	25.69%
Owned with a mortgage or loan	2,909	8,624	5,299	1,071	174	35	31.61%
Rented from Council	326	2,917	1,655	3,075	129	36	14.20%

Other social rented	112	491	699	2,793	111	22	7.39%
Private landlord or letting agency	504	2,187	3,144	3,389	1,150	368	18.75%
Other private rented or living rent free	169	405	332	318	48	78	2.36%
							100%
TOTAL:	7,796	22,025	13,893	11,307	1,677	600	57,298

Source: Table DC4402EW – Accommodation type by tenure – Nomisweb.co.uk. Office for National Statistics. 2011 Census.

3. IBC Housing Stock

GENERAL NEEDS STOCK		SHELTERED STOCK	
1 bed bungalow	80	Bedsit	14
2 bed bungalow	384	1 bed flat	515
3 bed bungalow	34	2 bed flat	23
4 bed bungalow	2	3 bed flat	3
TOTAL BUNGALOWS	500		
		TOTAL SHELTERED	555
Bedsit	19		
1 bed flat	1505		
2 bed flat	1043		
3 bed flat	36		
TOTAL FLATS	2603		
2 bed house	620		
3 bed house	3378		
4 bed house	132		
5 bed house	5		
6 bed house	1		
TOTAL HOUSES	4136		
TOTAL GENERAL NEEDS	7239		
TOTAL IBC STOCK (General Needs and Sheltered)			7794

Source: Business Support Unit, Housing Services, Ipswich Borough Council, May 2019.

4. IBC Stock Condition

	COMPLETED IN 2017/2018
Bay cladding insulation upgrades	192 homes
New A rated boiler central heating including TVRs to radiators	494 homes
New bathrooms with low flush cisterns	53 homes

Top up loft insulation	16 homes
LED lighting to bathroom and external entrances	288 homes
LED lighting to communal areas	90 flats
Thermally efficient windows installed	23 homes
Thermally efficient doors fitted	41 homes
Source; Principal Surveyor, IBC, May 2019	

5. Private Sector Housing: DFGs, Notices, Formal Letters and Service Requests received

	Number of completed DFGs	No of Notices & formal letters served.	Number of Service Requests Completed
01/04/11 – 31/03/12	38	132	1,695
01/04/12 – 31/03/13	34	166	
01/04/13 – 31/03/14	49	166	
01/04/14 – 31/03/15	50	193	
01/04/15 – 31/03/16	35	168	245
01/04/16 - 31/03/17	53	175	315
01/04/17 - 31/03/18	86	Not Known	280
01/04/18 – 31/03/19	61	5	436
Source: Private Sector Housing, IBC.			

6. Private Sector Housing: HMO Inspections and Empty Properties bought back into use

	HMO Inspections	Long term empty properties bought back into use:
1 st April 2015 – 31 st March 2016	49	50
1 st April 2016 – 31 st March 2017	189	50
1 st April 2017 – 31 st March 2018	170	52
1 st April 2018 – 31 st March 2019	76	49
Source: Private Sector Housing, IBC		

7. Empty Homes in Ipswich

	All vacant dwellings (specified date in Oct/Nov)	All long-term (more than 6 months) vacant dwellings (specified date in Oct/Dec)
2010	1909	757
2011	1918	635
2012	1750	592
2013	1483	461
2014	1365	421
2015	1430	482
2016	1223	388
2017	1215	362
2018	1343	368

Source: Table 615; vacant dwellings by local authority district, England from 2004, Gov.uk

8. Households registered on Gateway to Homechoice (Ipswich)

HOUSEHOLDS REGISTERED ON GATEWAY TO HOMECHOICE	
2010	6040
2011	4704
2012	4713
2013	3459
2014	3066
2015	3072
2016	2972
1 st December 2016	3099
1 st June 2017	3114
1 st December 2017	3001
1 st June 2018	2805
1 st December 2018	2841
30 st May 2019	2903

Source: Accommodation Team, IBC

9. Gateway to Homechoice by type of application

	Direct	Homeless	Transfer	Incomplete	Total
2013	2441	23	977	18	3459
2014	2129	23	883	31	3066
2015	2106	21	923	22	3072
2016	2017	25	911	19	2972
1 st Dec 2016	2066	23	998	12	3099
1 st June 2017	2093	24	997	0	3114
1 st Dec 2017	1934	20	906	141	3001
1 st June 2018	1836	8	958	3	2805
1 st Dec 2018	1844	11	976	10	2841
30 st May 2019	1873	10	1008	12	2903

Source: Accommodation Team, IBC.

10. Households on Gateway to Homechoice according to Band

	A	B	C	D	E	F
2013	141	372	1032	203	1684	27
2014	133	362	831	215	1510	15
2015	132	409	785	221	1493	32
2016	118	414	745	197	1487	11
1 st Dec 16	137	441	745	218	1536	22
1 st June 17	117	471	775	209	1519	23
1st Dec 17	106	444	701	231	1365	13
1st June 18	114	424	694	233	1331	9
1 st Dec 2018	115	472	687	232	1328	7
30 st May 2019	116	470	683	248	1381	5

Source: Accommodation Team, IBC

11. Gateway to Homechoice by bedrooms needed

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
2013	1648	1338	398	66	5	3
2014	1524	1071	385	73	12	1
2015	1492	1122	391	54	11	2
2016	1342	1032	499	84	11	4
1 st Dec 16	1326	1165	513	78	13	4
1st June 17	1442	1048	529	76	13	0
1st Dec 17	1186	1085	506	71	9	3
1st June 18	1265	978	480	68	7	5
1 st Dec 18	1197	1049	502	74	19	-
30 th May 19	1211	1066	530	77	17	2

Source: Accommodation Team, IBC.

12. Bands by bedrooms needed

1st June 2017	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
A	75	28	11	3	0	0
B	149	122	162	30	6	2
C	508	216	48	2	1	0
D	114	47	38	8	1	1
E	575	633	270	33	5	3
F	23	2	0	0	0	0

Source: Accommodation Team, IBC.

1st June 2018	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
A	69	33	11	1	0	0
B	106	102	181	29	4	2
C	433	221	37	3	0	0
D	111	78	32	7	2	1
E	537	544	219	28	1	2
F	9	0	0	0	0	0

Source: Accommodation Team, IBC.

30 th May 2019	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
A	21	79	13	2	1	0
B	95	124	204	38	8	1
C	425	214	40	3	1	0
D	144	65	27	9	3	0
E	521	584	246	25	4	1

F	5	0	0	0	0	0
Source: Accommodation Team, IBC.						

13. Gateway to Homechoice by age of primary applicant

	Under 18	18-19	20-29	30-39	40-59	60+	No Data
2013	0	125	1088	860	1002	377	0
2014	0	94	983	801	851	328	0
2015	0	76	907	812	887	384	0
2016	0	64	870	828	860	345	0
1st Dec 2016	0	65	880	868	920	366	3
1st June 2017	3	64	863	886	940	358	0
1st June 2018	2	66	789	802	841	305	0
1st Dec 2018	0	59	786	831	838	327	0
30th May 2019	0	78	771	864	873	317	0
Source: Accommodation Team, IBC							

14. Social Housing Lettings by Band

	A	B	C	D	E	F	TOTAL
1st April 10 – 31st March 11	147	424	333	8	50	0	962
1st April 11 – 31st March 12	236	437	321	5	56	1	1056
1st April 12 – 31st March 13	273	279	180	5	45	0	782
1st April 13 – 31st March 14	258	393	168	12	82	0	913
1st April 14 – 31st March 15	257	346	215	19	73	0	910
1st April 15 – 31st March 16	246	478	289	12	49	0	1074
1st April 16 - 31st March 17	212	342	201	8	39	0	802
1st April 17 - 31st March 18	188	366	131	11	25	0	721
1st April 18 – 31st March 19	169	290	148	9	12	0	628
Source: Accommodation Team, IBC.							

15. Social Housing Lettings by Applicant type

	Direct	Homeless	Transfer	Incomplete
1st April 2010 – 31st March 2011	532	70	360	0
1st April 2011 – 31st March 2012	620	111	325	0
1st April 2012 – 31st March 2013	448	113	220	1
1st April 2013 – 31st March 2014	473	119	321	0
1st April 2014 – 31st March 2015	523	146	241	0
1st April 2015 – 31st March 2016	620	129	323	2
1st April 2016 – 31st March 2017	453	149	200	0
1st April 2017 – 31st March 2018	355	157	209	0
1st April 2018 – 31st March 2019	313	147	168	0
Source: Accommodation Team, IBC.				

16. Right to Buy Sales

YEAR	LOCAL AUTHORITY STOCK SOLD Ipswich Borough Council
2010/11	12
2011/12	11
2012/13	43
2013/14	70
2014/15	58
2015/16	77
2016/17	77
2017/18	59

Source: Table 685; Annual Right to Buy sales by Local Authority. (GOV.UK website).

17. Under Occupancy and Housing Benefit: Spare Room Subsidy Removal/ Bedroom Tax

(As at May 2018)	Ipswich	East	Great Britain
All HB Claimants	11,012	322,851	4,177,820
N/A –Private renting	3,177	92,179	1,235,328
Spare Room Subsidy Removal: Not applied	6,902	207,523	2,561,258
Spare Room Subsidy Removal: Applied	930	23,143	381,235
	(8.4% of all claimants)	(7.2% of all claimants)	(9.1% of all claimants)
Average reduction (£)	14.40	16.60	15.28

Source: Housing Benefit Caseload Statistics: data to May 2018; Table 3: Housing Benefit claimants by Region and Local Authority: by Spare Room Subsidy Reduction: May 2018. (GOV.UK website).

18. Wheelchair Accessible Council Housing

Type- as at April 2018	Demand	% of Housing Register	No of Council properties	% of Council Stock
Code 1 – wheelchair accessible	43	1.5%	85	1.09%
Code 2 – level access shower	153	5.4%	512	6.57%

Source: HREG and M&C BSU

MEETING THE HOUSING NEEDS OF ALL COMMUNITIES AND MEETING THE CHALLENGES OF AN AGEING POPULATION

COMMENTARY

There are currently 55 Traditional Sheltered Housing Schemes in Ipswich. Ipswich Borough Council runs 15 of these.⁴⁴ There are currently 8 Mental Health Supported Housing Schemes in Ipswich.⁴⁵ There are approximately 400 Housing Related Support Units in Ipswich for marginalised adults.⁴⁶

The provision of Gypsy and Traveller sites is often a contentious issue. The most recent Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney (May 2017) showed that there were 143 authorised pitches in the study area; on a mixture of private sites and privately managed sites.⁴⁷

The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment showed that in Ipswich in the five-year period from 2016-2021 there was a total additional pitch requirement of 13 pitches for Gypsies and Travellers. In the twenty year period from 2016 – 2036 Ipswich would need an additional 27 pitches for Gypsy and Travellers; 0 Travelling Showpeople plots and 0 Boat Moorings.⁴⁸

The health of the people of Ipswich is varied compared with the England average. About 18% (4900) of children live in low-income families. Life expectancy for both men and women is similar to the England average but life expectancy is 7.1 years lower for men and 5.3 years lower for women in the most deprived areas of Ipswich than in the least deprived areas.⁴⁹

According to the 2011 Census, there are 10,026 household members in Ipswich who state that their day-to-day activities are limited a lot: this equates to 7.64% of the total population of Ipswich. This is marginally less than the national average of 7.87% but more than the figure for the East of England which is 6.98%. These figures cover all age brackets, however 25.59% of all the Ipswich population over the age of 65 state that their day-to-day activities are limited a lot; this is more than the regional picture, which is 22.27% but is broadly in line with the national picture of 25%.⁵⁰

This does not tell us anything that common sense would not also tell us: that advancing age brings with it more health problems and a greater negative impact on our ability to carry out our day-to-day activities without limitation.

Within the sheltered accommodation provided by Ipswich Borough Council, in the 15 sheltered housing schemes that it runs, the average age is 75. The average age of tenants within IBC sheltered schemes has been decreasing: in 2011, the average age was 79. Within the entire IBC Housing Stock (General needs housing as well as Sheltered Housing) there are more tenants aged over 65 in general needs housing than in sheltered accommodation. There are 318 tenants aged over 85 in general needs accommodation, as of May 2019, compared to 93 tenants in sheltered housing.⁵¹

⁴⁴ IBC Housing Policy Team. February 2018.

⁴⁵ Mental Health Homelessness Social Worker, IBC/NSFT.

⁴⁶ Housing Related Support Transformation Workshop.

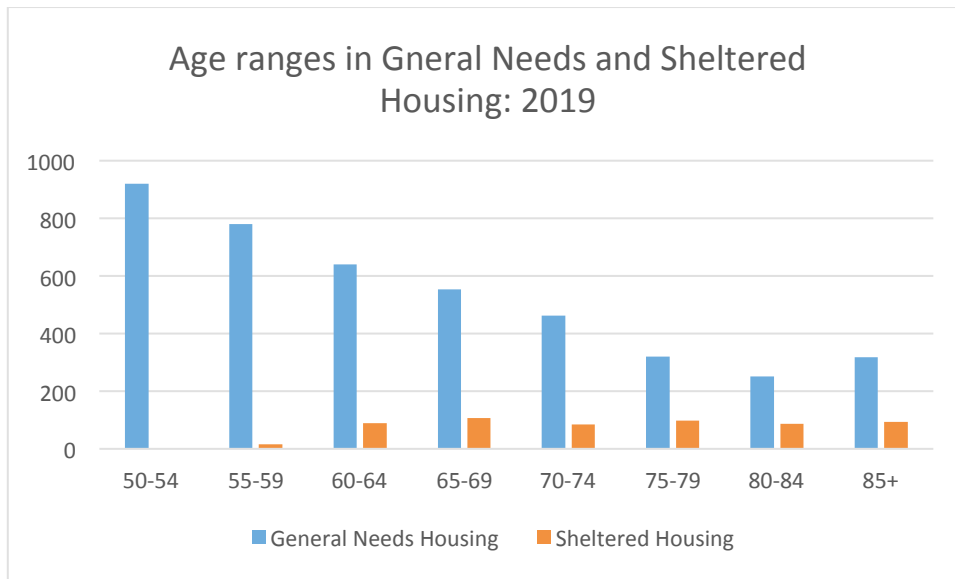
⁴⁷ Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017.

⁴⁸ Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017.

⁴⁹ Public Health England – Ipswich District-Health Summary for Ipswich – 3rd July 2018.

⁵⁰ Table LC3408EW: Long-term health problem or disability by tenure, by age. ONS. Census 2011.

⁵¹ Tenancy Services, Ipswich Borough Council, 2019.



In September 2018, there were 310 applications on Choice based Lettings for re-housing in Ipswich from people aged over 60. 155 applications were direct applicants and 155 were for transfers from existing IBC tenants. 8 of these applicants were wheelchair users, 54 couldn't manage stairs, 79 required level access showers and 170 had no access needs at all; including 8 people over the age of 80. Of the 310 applications, 48 were placed in bands A-C (indicating more likely to be re-housed).⁵²

⁵² Accommodation Team, Ipswich Borough Council, September 2018.

MEETING THE HOUSING NEEDS OF ALL COMMUNITIES AND MEETING THE CHALLENGES OF AN AGEING POPULATION

DATA HUB – EVIDENCE BASE

1. Older Persons Housing Schemes and Providers in Ipswich

Scheme Name	Address	Owner/Landlord	Type
All Hallows Court	Raeburn Rd, IP3 0EX	IBC	Sheltered/Social Rent
Ann Smyth Almshouse	27 Elm St, IP1 2AB	Ann Smyth Almshouses	Social Rent
Ashfield Court	Tolworth Rd, IP4 5Ay	Hanover	Sheltered/Social Rent
Back Hamlet	Back Hamlet, IP3 8AN	Hanover	Sheltered/Social Rent
Black Horse Lane	IP1 2EF	Hanover	Sheltered/Social Rent
Blackfriars Court	Foundation Street, IP4 1DY	Habinteg	Older People
Booth Court	Handford Road, IP1 2GD	McCarthy & Stone	Leasehold
Bridge View	9 Davey Close	Orwell	Sheltered/Social Rent
Broke Hall House	11 Bucklesham Road, IP3 8TW	IBC	Sheltered/Social Rent
Carlford Court	112 Parliament Rd, IP4 5EL	Anchor	Sheltered/Social Rent
Castle Court	Garrick Way, IP1 6NX	Anchor	Sheltered/Social Rent
Christchurch Court	Cobbold Mews, IP4 2DQ	First Port	Sale - retirement housing
Cumberland Towers	Norwich Rd, IP1 2NW	IBC	Sheltered/Social Rent
Dundee House	Renfrew Rd, IP4 3HT	IBC	Sheltered/Social Rent
Dunwich Court	31 Waveley Road, IP1 5DQ	Anchor	Sheltered/Social Rent
Emily Bray House	300 Woodbridge Road, IP4 4BA	Orwell	Very Sheltered
Felaw Street	IP2 8HE	Hanover	Sheltered/Social Rent
Foredeck	Pownall Rd, IP3 0DN	First Port	Leasehold
Fornham House	28 Risby Close	Suffolk Housing	Sheltered/Social Rent

Forthcoming Development	30 Lower Brook Street	McCarthy & Stone	Leasehold
Goldcrest Court	Goldcrest Court, IP2 0SF	IBC	Sheltered/Social Rent
Gwent House	2 Pembroke Close, IP2 8PP	IBC	Sheltered/Social Rent
Hanover Court	Lacey Street, IP4 2PJ	Hanover	Sheltered/Social Rent
Heathlands Park	Foxhall Road, IP4	William H Brown	Park Home
Holme Oaks Court	Cliff Lane, IP3 0PE	First Port	Leasehold
Holywells Court	6 Felix Road, IP3 9JA	IBC	Sheltered/Social Rent
Jamie Cann House	51 Demoiselle Crescent, IP3 9UE	Flagship	Very Sheltered
Lavenham Road	Lavenham Road		Park Home
Mais Court	146 Cambridge Drive, IP2 9UH	Hanover	Sheltered/Social Rent
Mallard Court	Stone lodge Lane West, IP2 9LP	IBC	Sheltered/Social Rent
Mayo Court	144 Waterford Road, IP1 5NW	IBC	Sheltered/Social Rent
Morecombe Court	76 Roundwood Rd, IP4 4LZ	IBC	Sheltered/Social Rent
Nethaniah Homes	Luther Road, IP2 8BL	Springboard HA	Sheltered/Social Rent
Oaksmere Gardens	Evesham Close, IP2 9XL	First Port	Leasehold
Paddy Geere House	Shirley Close, IP1 6QB	Housing 21	Very Sheltered
Peppercorn House	Peppercorn Way, IP2 8RT	Riverside	Very Sheltered
Pollard Court	Holcombe Crescent, IP2 9PL	Hanover	Sheltered/Social Rent
Reydon House	106 Clapgate Lane, IP3 0RE	IBC	Sheltered/Social Rent
Serenus Court	Silent Street, IP1 1EN	Abbeyfield	Sheltered/Social Rent
Shamrock House	Tyrone Close, IP1 5LW	Sanctuary	Sheltered/Social Rent
St Anne's House/Place	16 Burlington Road, IP1 2EU	Orwell	Sheltered/Social Rent
St Johns Court	Sunfield Close, IP4 5LG	Sanctuary	Leasehold
Stoke Street/Rectory Road	IP2 8DB	Hanover	Sheltered/Social Rent
Stratford Court	Stratford Road, IP1 6EQ	IBC	Sheltered/Social

			Rent
Sycamore House	Oakstead Close, IP4 1HN	Home Group	Leasehold
Tooleys Court	Foundation Street, IP4 1BE	Ipswich Foundation Street charity	Sheltered/Social Rent
Trafalgar House	Spring Road, IP4 5NZ	Suffolk Housing	Sheltered/Social Rent
Tudor Court	51 Woodbridge Rd, IP4 2DB	Not Known	Leasehold
Turrett Green Court	Silent Street, IP1 1AG	Riverside	Sheltered/Social Rent
Vinnicombe Court	Cambridge Drive, IP2 9UB	Housing 21	Sheltered/Social Rent
Walsingham Court	2 Winchester Way, IP2 9YL	Orbit	Sheltered/Social Rent
Walton House	25 Emlen St, IP1 2HU	IBC	Sheltered/Social Rent
Westwood Court	174 Norwich Court, IP1 2QX	First Port	Sheltered/Social Rent
William House	29 Samuel Court, IP4 2EL	IBC	Sheltered/Social Rent
Wingate House	93 Bramford Road, IP1 2JA	IBC	Sheltered/Social Rent
Compiled by IBC Housing Policy Team Feb 2018			

2. Mental Health Supported Housing Schemes in Ipswich

Mental Health Supported Housing Schemes in Ipswich
Upper High Street
Corner Street
Robson House
Melrose Gardens
Felixstowe Road
Bramford Place
Gippeswyk Core
Gippeswyk Cluster
Source: Mental Health Homelessness Social Worker.

3. Gypsy and Travellers

Current Provision

District	Pitches
Babergh	1 Private (perm) pitch. 21 Moorings.
Ipswich	1 Private (previously Local Authority) site with 42 pitches. 2 Private (perm) pitches
Mid Suffolk	63 private (perm) pitches. 7 showpeople plots.

	2 temporary pitches. 3 potential pitches.
Suffolk Coastal	2 showpeople plots. 10 unauthorised developments. 16 Moorings.
Waveney	4 private (perm) pitches. 20 Local Authority pitches. 1 Unauthorised developments. 2 moorings.
Figures obtained from figure 3.4: pitches and plots in the study area by authority: Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017.	

Five year estimate of the need for permanent/residential site pitches (2016-2021): IPSWICH

Current occupied permanent/residential site pitches	39
Current residential supply:	
Number of unused residential pitches available	5
Number of existing pitches expected to become vacant through mortality 2016-2021	1
Number of family unites on sites expected to leave the area in the next five years	0
Number of family units on sites expected to move into housing in the next 5 years	2
Residential pitches planned to be built or to be brought back into use 2016-2021	0
Additional supply generated by movement within the stock	0
Less pitches with temporary planning permission	0
TOTAL SUPPLY:	8
Current residential need: Pitches:	
Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7
Family units on unauthorised encampments requiring residential pitches in the area	0
Family units on unauthorised developments requiring residential pitches in the area	0
Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1
New family units expected to arrive from elsewhere	0
New family formations expected to arise from within existing family units on sites	9
TOTAL NEED:	17
Current residential need: Housing	
Family units in housing but with a psychological aversion to housed accommodation	4
TOTAL NEED:	21
Balance of Need and Supply	
Total Need	21
Less total supply	8
Total Additional Pitch requirement	13
Annualised additional pitch requirement	3
Source: Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs	

Assessment 2017.

Twenty year summary (2016-2036) of the need for permanent/residential site pitches, residential plots and boat moorings: IPSWICH

	Base Numbers 2016	Additional need 2016-21	Additional need 2021-26	Additional need 2026 - 31	Additional need 2031 - 36	Additional need 2016 -36	Numbers as at 2036
Residential Pitches: Gypsy and Traveller	44	13	4	5	5	27	71
Residential Plots: Travelling Showpeople Plots	0	0	0	0	0	0	0
Boat Moorings	0	0	0	0	0	0	0

Source: Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017

4. Life Chances of Residents

Interpretation of Public Health Observatories: Health Profiles.

Indicators where Ipswich is significantly BETTER than the England average				
2018	Ipswich Score	England Scores		
		Best	Average	Worst
Killed and seriously injured on roads	26.3	13.5	39.7	110.4
Smoking status at time of delivery	7.2	2.3	10.7	28.1
Breastfeeding Initiation	76.6	96.7	74.5	37.9
Infant Mortality Rate	2.1	0	3.9	7.9
New Sexually transmitted infections	708.6	266.6	793.8	3215.3
New cases of tuberculosis	7.6	0	10.9	69

Source: Public Health England - Ipswich District-Health Summary for Ipswich - 3rd July 2018

Indicators where Ipswich is significantly WORSE than the England average				
2018	Ipswich Score	England Scores		
		Best	Average	Worst

Under 75 Mortality rate: Cancer	152.9	99.1	136.8	195.3
Hospital stays for self-harm	262.3	50.6	185.3	578.9
Diabetes diagnoses (age 17+)	72.9	96.3	77.1	54.3
Alcohol -related harm hospital stays	726	388.2	636.4	1151.1
Under 18 conceptions	66	3.3	18.8	36.7
GCSEs achieved	48	78.7	57.8	44.8
Violent crime (violent offences)	29.9	5.7	20	42.2
Source: Public Health England - Ipswich District-Health Summary for Ipswich - 3rd July 2018				

5. Household members with a disability by age

IPSWICH	Age 0-15	Age 16-49	Age 50-64	Age 65+
Day to day activities limited A LOT	1.78%	3.66%	10.39%	25.59%
Day to day activities limited A LITTLE	2.77%	5.58%	13.12%	28.03%
Day to day activities NOT LIMITED	95.45%	90.76%	76.49%	43.38%
	100%	100%	100%	100%
Total in numbers:	25,935	63,749	22,435	19,143
Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW				

EAST	Age 0-15	Age 16-49	Age 50-64	Age 65+
Day to day activities limited A LOT	1.41%	3.04%	8.02%	22.27%
Day to day activities limited A LITTLE	2.19%	4.7%	11.61%	26.24%
Day to day activities NOT LIMITED	96.4%	91.45%	80.37%	51.49%
	100%	100%	100%	100%
Total in numbers:	1,104,877	2,566,276	1,088,133	989,319
Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW				

ENGLAND	Age 0-15	Age 16-49	Age 50-64	Age 65+
Day to day activities limited A LOT	1.53%	3.58%	10.44%	25%
Day to day activities limited A LITTLE	2.2%	4.97%	12.65%	26.52%
Day to day activities NOT LIMITED	96.27%	91.45%	76.91%	48.48%
	100%	100%	100%	100%
Total in numbers:	9,982,575	24,219,540	9,514,408	8,343,008
Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW				

DAY TO DAY ACTIVITIES LIMITED:

IPSWICH	A LOT	A LITTLE	NOT LIMITED
Age 0-15	4.61%	5.71%	22.78%
Age 16-49	23.28%	28.25%	53.25%
Age 50-64	23.26%	23.39%	15.8%
Age 65+	48.85%	42.65%	8.17%
	100%	100%	100%
Total in numbers:	10,026	12,582	108,654

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

DAY TO DAY ACTIVITIES LIMITED:			
EAST	A LOT	A LITTLE	NOT LIMITED
Age 0-15	3.88%	4.56%	22.11%
Age 16-49	19.45%	22.71%	49.16%
Age 50-64	21.76%	23.81%	18.15%
Age 65+	54.91%	48.92%	10.58%
	100%	100%	100%
Total in numbers:	401,191	530,730	4,816,684

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

DAY TO DAY ACTIVITIES LIMITED:			
ENGLAND	A LOT	A LITTLE	NOT LIMITED
Age 0-15	3.74%	4.53%	22.29%
Age 16-49	21.16%	24.85%	51.36%
Age 50-64	24.23%	24.88%	16.97%
Age 65+	50.87%	45.74%	9.38%
	100%	100%	100%
Total in numbers:	4,098,808	4,838,146	43,122,977

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

6. Household members with a disability by tenure type

IPSWICH	Owned: Outright	Owned: Mortgage/ Loan/ Shared Ownership	Rented: Social	Rented: Private or rent free
Day to day activities limited A LOT	12.4%	2.9%	14.07%	4.83%
Day to day activities limited A LITTLE	17.51%	5.17%	12.79%	6.16%
Day to day activities NOT LIMITED	70.09%	91.93%	73.14%	89.01%
	100%	100%	100%	100%
Total in numbers:	28,022	49,488	27,270	26,482

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

EAST	Owned:	Owned:	Rented:	Rented:
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	Outright	Mortgage/ Loan/ Shared Ownership	Social	Private or rent free
Day to day activities limited A LOT	11.09%	2.76%	14.09%	4.64%
Day to day activities limited A LITTLE	16.16%	4.87%	12.61%	5.95%
Day to day activities NOT LIMITED	72.75%	92.37%	73.3%	89.41%
	100%	100%	100%	100%
Total in numbers:	1,552,307	2,449,890	850,784	895,624

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

ENGLAND	Owned: Outright	Owned: Mortgage/ Loan/ Shared Ownership	Rented: Social	Rented: Private or rent free
Day to day activities limited A LOT	12.2%	3.26%	15.6%	4.95%
Day to day activities limited A LITTLE	16.13%	5.12%	12.6%	5.87%
Day to day activities NOT LIMITED	71.67%	91.62%	71.8%	89.18%
	100%	100%	100%	100%
Total in numbers:	13,260,548	20,849,800	8,570,417	9,379,166

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

IPSWICH	A LOT	A LITTLE	NOT LIMITED
Owned Outright	34.67	39	18.08
Owned: Mortgage/Loan/Shared Ownership	14.3	20.33	41.87
Social rented	38.27	27.71	18.36
Private rented or living rent free	12.76	12.96	21.69
	100%	100%	100%
Total in numbers:	10,026	12,582	108,654
Total:	131,262		

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

EAST	A LOT	A LITTLE	NOT LIMITED
Owned Outright	42.9	47.27	23.45
Owned: Mortgage/Loan/Shared Ownership	16.87	22.47	46.98
Social rented	29.88	20.22	12.95
Private rented or living rent free	10.04	10.04	16.62
	100%	100%	100%
Total in numbers:	401,191	530,730	4,816,684
Total:	5,748,605		

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

ENGLAND	A LOT	A LITTLE	NOT LIMITED
Owned Outright	39.45	44.22	22.04
Owned: Mortgage/Loan/Shared Ownership	16.6	22.08	44.29
Social rented	32.62	22.32	14.27
Private rented or living rent free	11.33	11.38	19.4
	100%	100%	100%
Total in numbers:	4,098,808	4,838,146	43,122,977
Total:	52,059,931		

Source: ONS, Census 2011, Nomisweb – Long-term health problem or disability by tenure by age – LC3408EW

7. IBC Waiting List: Older People over 60 years of age

Age	Direct Applicant	Transfer	Disability				Current Banding					
			Wheelchair user (inside & outside)	Needs GF - cannot manage stairs	Level access shower	No Access Needs	A	B	C	D	E	F
60-69	102	90	3	31	38	120	0	6	23	6	66	1
70-79	36	37	1	13	18	42	0	5	4	2	23	2
80+	17	28	4	10	23	8	1	4	5	5	4	3
TOTAL	155	155	8	54	79	170	1	15	32	13	93	6

Source: Accommodation Team; Ipswich Borough Council; September 2018

8. Ipswich Borough Council Sheltered Housing Tenant Profiles

Sheltered Scheme	Male Tenants	%	Female Tenants	%	Totals	Average Age
All Hallows Court	25	49%	26	51%	51	75
Broke Hall House	18	51%	17	49%	35	73
Cumberland Towers	43	59%	30	41%	73	73
Dundee House	14	39%	22	61%	36	75
Goldcrest Court	8	32%	17	68%	25	79
Gwent House	10	45%	12	55%	22	74
Holywells Court	14	45%	17	55%	31	78
Mallard Court	6	40%	9	60%	15	77
Mayo Court	16	41%	23	59%	39	79
Morecambe Court	18	42%	25	58%	43	75
Reydon House	14	47%	16	53%	30	75
Stratford Court	42	43%	55	57%	97	74

Walton House	20	56%	16	44%	36	73
William House	16	57%	12	43%	28	72
Wingate House	Not known	Not known	Not known	Not known	Not known	Not known
Total	264	46%	297	54%	561	75
Results from 2018	260	44%	329	56%	589	75
Results from 2015	234	40%	346	60%	580	76
Results from 2013	230	39%	353	61%	583	78
Results from 2011	216	37%	361	63%	577	79
Source: Tenancy Services, Ipswich Borough Council, May 2019						

9. Age Ranges in General Needs and Sheltered IBC Housing

	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
General Needs Housing	920	780	639	553	463	320	252	318
Sheltered Housing	0	16	89	106	85	99	87	93
TOTAL	920	796	728	659	548	419	339	411
Source: Tenancy Services, Ipswich Borough Council; May 2019								

10. IBC Sheltered Tenants with disabilities

	Registered Blind	Have Hearing Aids	Have Continence Problems	Use Wheelchairs	Use Zimmer Frames	Use a Walking Stick	Have A Care Package	Use Private Cleaners	Have Full Family Support
Audit from 2011	25	114	72	59	107	158	65	135	124
Audit from 2013	18	113	70	62	138	162	94	165	187
Audit from 2015	14	102	60	60	132	144	88	152	135
Audit from 2018	14	101	50	62	125	142	77	122	114
Source: Tenancy Services, Ipswich Borough Council, January 2018									

11. IBC Sheltered Tenants with Long Term Conditions

	Diabetics	Stroke	Dementia	COPD	Heart Conditions	Mental Health	Physical Disabilities	Totals
All Hallows Court	11	3	1	4	26	7	16	68
Broke Hall House	12	6	2	1	12	7	23	63

Cumberland Towers	29	2	5	6	32	7	38	119
Dundee House	9	3	3	3	21	5	10	54
Goldcrest Court	1	2	6	1	11	3	9	33
Gwent House	2	2	2	3	0	1	8	18
Holywells Court	11	1	2	4	13	6	1	38
Mallard Court	1	0	1	2	6	0	8	18
Mayo Court	6	0	1	2	9	3	10	31
Morecambe Court	8	3	2	2	10	9	7	41
Reydon House	7	0	0	2	11	1	1	22
Stratford Court	16	5	4	7	24	24	4	84
Walton House	9	3	2	3	9	7	16	49
William House	9	5	1	3	8	8	2	36
Wingate House	4	4	3	2	9	3	10	35
	135	39	35	45	201	91	163	709

Source: Tenancy Services, Ipswich Borough Council, June 2018

PREVENTION OF HOMELESSNESS AND ROUGH SLEEPING

Ipswich Borough Council now has a separate Homelessness and Rough Sleeping Strategy, although the prevention of homelessness remains a priority of this Housing Strategy. All data relating to the prevention of homelessness and rough sleeping can be found in 'The Homelessness Review' which is Appendix A of the Homelessness and Rough Sleeping Strategy 2019-2024 and can be found on the Ipswich Borough Council website:

<https://www.ipswich.gov.uk/content/homelessness-and-rough-sleeping-strategy>