



IPSWICH HOUSING STRATEGY 2019 - 2024



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FOREWORD

Housing is of interest and importance to everyone, as we all need a place to live. Having a place to call your own is an important part of creating a sense of belonging for people and helps create communities.

Your Council is delighted to bring this strategy forward, concentrating on four priorities:

- Enabling building of houses of all tenures
- Improving access to and the quality of existing housing
- Meeting the housing needs of all communities and meeting the challenges of an ageing population
- Prevention of homelessness and rough sleeping

This strategy is focussed on creating new homes and we welcome the building of houses for private sale and for rent. Different households have different needs and houses of all shapes and sizes are required.

Maintaining a good standard of property is something we will strive for. Properties need to be in good repair, be well heated and ventilated and provide a safe place to live. We will tackle landlords who do not meet these standards.

In 20 years time, one third of Suffolk's population will be over retirement age. There is a need to start planning for this growth, which will require a different mix of properties compared with today. There is also the need to provide for people who require

support to live as independently as possible and feel part of the community.

Rough Sleeping and homelessness is on the increase – a visible sign of austerity. Ipswich Borough Council now also has a separate Homelessness and Rough Sleeping Strategy; although the prevention of homelessness and rough sleeping remains a priority of this Housing strategy.

This strategy will ensure that our obligations to people who have fallen on hard times are met.

This strategy sets out the challenges facing housing in Ipswich and sets out how they will be tackled. This strategy will deliver sustainable and affordable housing providing communities where people can live healthier and safer lives.



Councillor Neil MacDonald
Housing portfolio-holder
Ipswich Borough Council

INTRODUCTION

In November 2017 the Council adopted the Housing Strategy 2017-2022. The Strategy incorporated Housing and Homelessness within the same strategy. Since the Housing Strategy was adopted Housing has been, and continues to be, a key government priority with significant changes to date. Most significant being the requirement for Local Authorities to have a separate Homelessness and Rough Sleeping Strategy. Coupled with demographic trends (particularly an ageing population) and an appetite for a new strategic approach to the private rented sector; Ipswich Borough Council has produced this new updated Housing Strategy for 2019-2024.

New government initiatives and legislation are changing rapidly and creating new opportunities. We need to be ready to seize the opportunities. However it must be expected that these opportunities will come with some challenges for a local authority that has retained its housing stock and has a focus on affordable social housing.

There is a suite of documents that support this Strategy. The background and context is explained in a report 'Ipswich Housing Report 2019' (Appendix 2) and three further documents 'National Context' (Appendix 3), 'Local Context' (Appendix 4) and 'Links to other Strategies' (Appendix 5). These give both the factual backdrop to Ipswich's housing and the national current climate that we and our partners are faced with.

This Strategy details the Council's Vision for housing in Ipswich over the next five years and what the Council will be doing to try and achieve it. The Strategy will help deliver quality housing fit for the future and contribute to the economic growth of Ipswich and Suffolk.

The purpose of this Strategy is to cover what the Council can either directly do or influence, with an emphasis on affordable housing options and increasing standards in the private rented sector. This Strategy works alongside the Local Plan and other key policies, which addresses areas such as increasing housing demand and the infrastructure required to support housing growth.

EXECUTIVE SUMMARY

The Council's Housing Strategy is published at a time of change in the housing sector. The years ahead are uncertain and local authorities need to respond to the changes.

Over the five year period some of the challenges the Council faces locally include:

- Delivering truly affordable homes for Ipswich residents in the current economic climate
- The lack of land to build on within IBC boundaries
- Ensuring the infrastructure that is needed to support any new development is in place
- Improving the quality of homes within the private rented sector so that households have decent homes that are of a good standard and fuel poverty is reduced.
- Making the private rented sector more financially accessible and viable for people of all household sizes
- Addressing wider inequalities within the town to make more cohesive communities where people want to live
- Continuing to tackle homelessness against a backdrop of further benefit cuts
- The introduction of further benefit cuts which will impact Ipswich residents and affect future housing options
- Assessing and addressing the future housing needs of our growing ageing population
- Developing communities that embrace Ipswich's diverse multi-cultural population, that encourage healthy living and are inclusive of Ipswich's vulnerable residents.

The Council's Vision is to:

Promote sustainable communities by raising the standard of existing homes and enabling provision of quality new ones; resulting in suitable, affordable, decent housing for all Ipswich residents that meets their needs and enable them to live longer healthier lives reaching their full potential.

This Strategy has four priorities.

- Enabling building of houses of all tenures
- Improving access to and the quality of existing housing
- Meeting the housing needs of all communities and meeting the challenges of an ageing population
- Prevention of homelessness and rough sleeping

Ipswich Borough Council now also has a separate Homelessness and Rough Sleeping Strategy; although the prevention of homelessness and rough sleeping remains a priority of this Housing Strategy.





Promote sustainable communities by raising the standard of existing homes and enabling provision of quality new ones; resulting in suitable, affordable, decent housing for all Ipswich residents that meets their needs and enables them to live longer healthier lives reaching their full potential. Partnership working is central to this vision and will allow us to meet the Vision and aspirations and maximise the outcomes and benefits to the residents of Ipswich

VISION

The Council acknowledges that housing is more than just bricks and mortar. The Council supports independent healthy living in all it does to allow people to reach their full potential.

The Council is committed to working closely with the health and education sectors and voluntary groups to shape a positive future.

A number of key achievements since the last Strategy are highlighted within and the Council will build on these successes in the future through the action plan.

This Strategy:

- Sets out four key priorities for the forthcoming five years.

This Strategy and Action Plan will:

- Strengthen links between housing, health and the economy and other partners. (More details in Appendices 3,4 and 5)
- Ensure a partnership approach to resource and funding for unmet housing needs.
- Learn from best practice and what has gone before.
- Be reviewed and provide an annual report to ensure the Strategy remains relevant and fit for purpose.

The Council, with stakeholders has identified four key priority areas:

- Enabling building of houses of all tenures
- Improving access to and the quality of existing housing
- Meeting the housing needs of all communities and meeting the challenges of an ageing population
- Prevention of homelessness and rough sleeping

Ipswich Borough Council now also has a separate Homelessness and Rough Sleeping Strategy; although the prevention of homelessness and rough sleeping remains a priority of this Housing Strategy

ABOUT IPSWICH

Ipswich is the county town of Suffolk, located on the estuary of the River Orwell. The town is a key employment centre with a University and a growing population. Ipswich currently has a population of 138,480 inhabiting 61,070 homes.



KEY FACTS



Of the 61,070 properties in Ipswich, 13% are owned by IBC

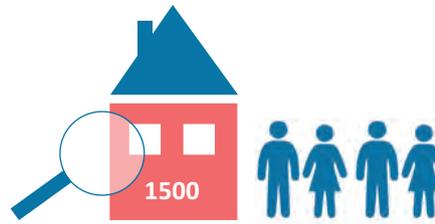


2017 - 2018 IBC's Private Sector Housing Team assisted bringing 52 long term empty properties back into use

Long-term empty properties in Ipswich decreased by almost **39%** since 2012



Almost a 100% increase in properties sold under Right to Buy 2010-2014



Households seen in 2017/18 by the Housing Options Team



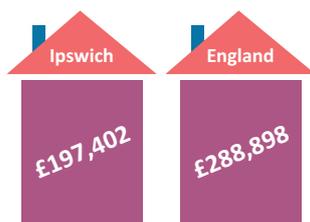
Between 2001 and 2018, Ipswich saw a drop in home ownership and a rise in private renting; home ownership fell by 4% and private renting rose by 6.5%



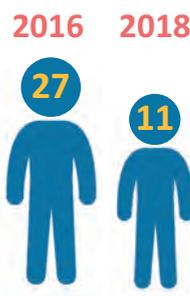
Households prevented or relieved from being homeless in 2017/18; an increase of more than 50% since 2012/13



Households have been helped by the Ipswich Lettings Partnership in 2018

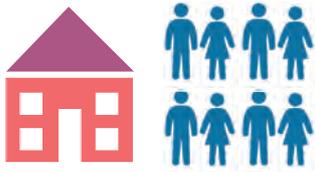


Average house prices in 2017/18



Rough Sleeping: 1.8 per 10,000 of the population; this is 0.2 less than the rough sleeping rate for England

KEY FACTS



There has been a net increase of **1850** new dwellings built in Ipswich between April 2011 and March 2018

2016



2026



The number of households in Ipswich is projected to increase by a further **6.78%**



141 housing completions in Ipswich in **2017/18**;
20 were affordable housing



Properties let in Ipswich through Choice Based Lettings in **2017/18**

IPSWICH



ENGLAND



Ipswich scores significantly worse than the England average for: under 75 mortality rate for cancer, hospital stays for self-harm, Diabetes diagnoses (age 17+), alcohol-related harm hospital stays, under 18 conceptions, GCSEs achieved and violent crime.



2016 - 2041

The **75 -84** age population in Ipswich is projected to increase **80%** and the **85+** age population in Ipswich is projected to increase **94%**



There are **55** traditional Sheltered Housing Schemes in Ipswich; **15** owned by IBC.

There are approximately **400** Housing Related Support Units and **8** Mental Health Supported Housing Schemes in Ipswich



ACHIEVEMENTS

The economic climate and changes in political environment since 2010 have signified a difficult time for housing in the UK. However, examples of recent achievements with partners are listed below (Further achievements can be found in Appendix 8: The Annual Housing Strategy Review Report: 2018):

- Increase in Debt & Money advice available
- The Ipswich Lettings Partnership (ILP)
- Use of Discretionary Housing Payments (DHP) to prevent homelessness
- Working with chaotic and complex needs households
- Working with individuals discharged from prison
- Joint funding a mental health social worker to focus on households in need of housing assistance
- Moving temporary accommodation to provide more modern self-contained accommodation.
- Emergency direct access beds provided at Cavendish Lodge
- Use of warrant panel meetings
- Comprehensive customer service to customers
- Partnership working with stakeholders to include
 - MARAC (Multi Agency Risk Assessment Conference) attendance
- A service review of Tenancy Services
- Effective Choice based lettings system
- Bringing Empty Homes back into use
- Being energy efficient in IBC stock
- Taking enforcement action on private landlords where necessary
- Use of disabled adaptations facility grant
- All IBC stock meets the Decent Homes Standard and enhanced Ipswich Standard
- A project called 'Improving the private sector' whereby Private Sector Housing (PSH) are to knock on 500 doors per year to offer an advice service.
- Supported the completion of new builds in the town
- In partnership, enabled the provision of learning disabled accommodation
- Launched a build programme to deliver council homes
- IBC Planning has been proactively working to positively determine major planning applications within the statutory time frame

THE CHALLENGES

A Housing workshop was held on 5th July 2016 as part of our consultation process for the Housing Strategy 2017-2022.

Stakeholders confirmed key areas of concern for the prevention of homelessness and rough sleeping, meeting the needs of communities, vulnerable people and those in need of support, making the best use of and increasing access to existing stock and increasing the supply of new, affordable housing (more detail can be found in Appendix 6 Stakeholder Event). These priorities remain valid for the Housing Strategy 2019-2024.





THE CHALLENGING NATIONAL CONTEXT

There has been significant national reform over the last five years and more is expected in future years (more detail can be found in Appendix 3 National Context).

The Welfare Reform Act 2012 introduced changes; the removal of the Spare Room Subsidy ('bedroom tax'), a capping on benefits, and the introduction of Universal Credit are examples.

The Government White Paper 'Fixing our broken housing market' was published on 7th February 2017. This key housing strategy outlines the Government vision for housing in England throughout the rest of Parliament. The paper is divided into four priorities. Planning for the right homes in the right places; Building homes faster; Diversifying the market; Helping people now.

The Homelessness Reduction Act received royal assent on the 27 April 2017 and came into force on the 3rd April 2018. The Act makes changes to the current homelessness legislation contained within Part 7 of the Housing Act 1996. It places new duties on Local Housing Authorities (LHAs) to intervene at an earlier stage to prevent homelessness and to take reasonable steps to secure accommodation for the household. It expands the categories of people who are eligible for assistance. The Bill consists of 13 clauses.

'A new deal for social Housing' Government Green paper was published in August 2018. It sets out a number of key principles: Ensuring homes are safe and decent; The need for swift and effective resolution of disputes; Empowering residents and making sure their voices are heard; The need to address the stigma that residents in social housing face; Boosting the supply of social housing and supporting home ownership.

The Ministry of Housing, Communities and Local Government (MHCLG) published the government's first Rough Sleeping Strategy in August 2018. The Strategy provides detail as to how the government plans to achieve its aim to halve rough sleeping by 2022 and eradicate rough sleeping by 2027. The Strategy is based around three principles – prevention, intervention and recovery.

An overview of national changes can be found in (Appendix 3 National Context).

The following page illustrates some of the ways in which the changing national context affects Ipswich and its residents.

CHALLENGES WITHIN IPSWICH



Delivering truly affordable homes including homes for private sale

A lack of land to build upon within IBC boundaries affects the number of homes that can be built and the infrastructure that is needed to support any new development. New development needs to be viable and deliverable while supporting sustainable communities.



Addressing wider inequalities within the town to make more cohesive communities where people want to live



Continuing to tackle homelessness against a backdrop of further benefit cuts



Improving the quality of homes so that households have decent homes that are of a good standard and fuel poverty is reduced



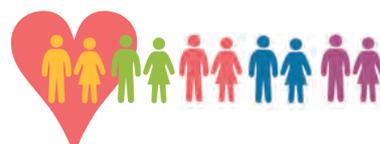
The introduction of further benefit cuts will impact Ipswich residents and affect future housing options



Assessing and addressing the future housing needs of our growing ageing population



Making the private rented sector more financially accessible for people of all household sizes



Developing communities that embrace Ipswich's diverse multi-cultural population, that encourage healthy living and are inclusive of Ipswich's vulnerable

OUR PRIORITIES

PRIORITY ONE

ENABLING BUILDING OF HOUSES OF ALL TENURES

This chapter of the Strategy covers provision of new homes, summarises some of the key requirements in the emerging Local Plan, and outlines the Council's approach in relation to accelerating supply of affordable housing in Ipswich.

Between 2018 and 2036 the number of households in Ipswich is forecast to grow by 4,080 (DCLG, 2016 based household projections). Using the Government's standard method for calculating housing need, this translates into a requirement for 8,622 dwellings to be delivered over the period of 479 per annum. This figure was included in the Council's Local Plan Review Preferred Options consultation January to March 2019. However, in February 2019, the Government advised that the basis for the calculation should revert to the 2014 based household projections, and as a consequence, the figure could go down. This growth will include households formed by new arrivals to Ipswich, as a result of national and international migration, as well as those formed by natural change (i.e. births exceeding deaths) and the changing and emerging needs of existing residents.

There are approximately 61,070 properties in Ipswich. 47,880 of these are in the private sector. 7,794 (Sheltered and general needs) are owned by IBC. The remainder are other public sector and private registered providers. 2017/18 saw the completion of 141 homes. The number of housing completions has decreased from 2016/17 figure and they remain below the peak of 2007/08 and the Core Strategy annual target (489). 20 of the completions were affordable housing completions (14%). In the context of Ipswich, and the Ipswich Housing Market Area, the gap between Affordable Rent and market rent is smaller than the gap between market rent and entry level home ownership. The gaps for four bedroom accommodation are particularly large. The notable gap recorded between Affordable Rents and market entry rents for most dwelling sizes indicates

that intermediate housing could potentially be useful for a large number of households. The very large gap between market entry rents and market entry purchase in all cases indicates notable potential demand for part-ownership products for households in this gap.

In all areas of the Ipswich Housing Market Area, full-time workers with earnings at the lower quartile or median level would require substantial additional income or a capital sum to deduct from the purchase price to be able to afford a lower quartile property. As rental and house prices continue to outpace wage increases, the affordability challenge is likely to increase in the coming years.

Under National Planning Policy Framework (NPPF), which was revised in July 2018 and again in February 2019, there is a requirement for Local authorities to determine the minimum number of homes needed by undertaking a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. Due to the Council's tightly constrained geographic boundaries, the availability of development sites is limited. In the future, it is likely that this need will not be met solely within the Borough boundaries and, as such, Ipswich will rely on cooperation with members of the wider Ipswich Strategic Planning Area (Ipswich Borough, Babergh and Mid Suffolk and East Suffolk Councils). However, currently the draft Local Plan Review Preferred Options can accommodate the housing growth needed in Ipswich to 2036.



Funding

The Homes & Community Agency's (HCA) Shared Ownership and Affordable Homes Programme 2016-2021 has allocated £4.7 billion to help with increasing the supply of new builds across the country; however £4.2 billion of this is targeted towards Shared Ownership at this time.

Affordable Housing

The total annual affordable housing need in Ipswich is identified through the Strategic Housing Market Assessment (SHMA) 2017 as 239 households per year.

The tenure split identified through the SHMA Update (January 2019) for all new housing over the plan period consists of 63.5% market housing, 20.5% Affordable rent, 5.7% Shared Ownership and 10.4% Starter homes. This reflects the mix of housing that would best address the needs of the local population. The profile set out is a guide to the overall mix of accommodation required in the Borough, although it is acknowledged that the Council may wish to divert away from this profile in particular instances. It should also be noted that the requirement for discount home ownership/Starter Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution.

The overall housing need figures are based on a projected population growth of 20,950 across the planned period by 2031.

WHAT WE WILL DO

In the current climate of austerity politics and deepening budget cuts the Council will need to consider and identify opportunities to secure the finance necessary to increase the supply of affordable and social rented accommodation. These tenures are unlikely to be delivered by the market due to lower profitability and viability issues. Based on viability studies, the affordable housing requirement incorporated into the adopted Ipswich Local Plan is 31% at the Ipswich Garden Suburb, and at least 15% elsewhere in the town.

The Council has established a Housing Company as a vehicle to deliver more new homes.

The Council has set up a Local Authority Trading Company as a vehicle to deliver more new homes. Specialist accommodation, in particular Very Sheltered Housing, is expensive to build and the on-going revenue funding would need to be identified.

In the future it may be possible for the Council and partners to work together to provide a range of affordable housing options as part of private developments and bringing stalled sites forward.

The Council will continue to optimise the opportunities from future organisational and statutory changes. The Council is planning to produce an updated Strategic Housing and Employment Land Availability Assessment (SHELAA) to ascertain the supply of land which may be available for development in Ipswich. This will inform future opportunities for affordable housing sites.

In efforts to increase access to and the supply of new affordable homes of all tenures the Council aims to:

- Build 1000 homes in a decade
- Ensure the provision of quality accessible private sector homes
- Embrace any opportunities brought about by future organisational and statutory changes **Details are listed in the action plan**



Build to rent

In 2012 The Coalition Government launched a review into the barriers to institutional investment in housing: The Montague Review. Following this review a number of measures were put in place; a task force charged with kick starting the sector; guidance for industry and for LAs; access to short term and long term debt finance (The Build to Rent Fund, the Private Rented Sector housing guarantee scheme and the Home Building Fund); amendments to national planning guidance.

The main benefits of build to rent are; boosting supply; quality and choice; economic growth; investment appetite. Following all of these changes the Build to Rent (BTR) market has started to grow. The British Property Federation estimates that 10,400 build to rent homes have been completed in England since 2012.

House building for private sale

The Council will continue to support the Government's message to increase the building of houses for private sale enabling those who aspire to, to become owner occupiers. To do this Council will have an enabling role through its planning department and it's Local Plan.

PRIORITY TWO IMPROVING ACCESS TO AND THE QUALITY OF EXISTING HOUSING

This Strategy aims to promote the best use of Ipswich's current housing stock, whatever the tenure, to provide quality housing for all. The Council wants to ensure that use of the housing stock is optimised and housing standards are enhanced. Some homes do not meet expected standards and that can have damaging consequences on health and wellbeing.

Social Housing

The Council is the largest single provider of housing in Ipswich having retained its own housing stock of 8,000 properties.

We are committed to providing our tenants with high quality accommodation. Our properties are maintained to the Ipswich Standard, which is an enhanced version of the Decent Homes Standard. Our Asset Management Strategy develops this commitment further.

We are keen that all residents of Ipswich have the opportunity to live in similarly high standard of accommodation. We will work closely with Housing Associations and other partners to work towards this aim.

The Hackett Report and New Deal for Social Housing Green Paper, following on from the Grenfell Tower tragedy, give fresh impetus for us to work closely with our tenants and leaseholders and so we will develop a new Tenant Engagement Strategy.

Owner Occupied

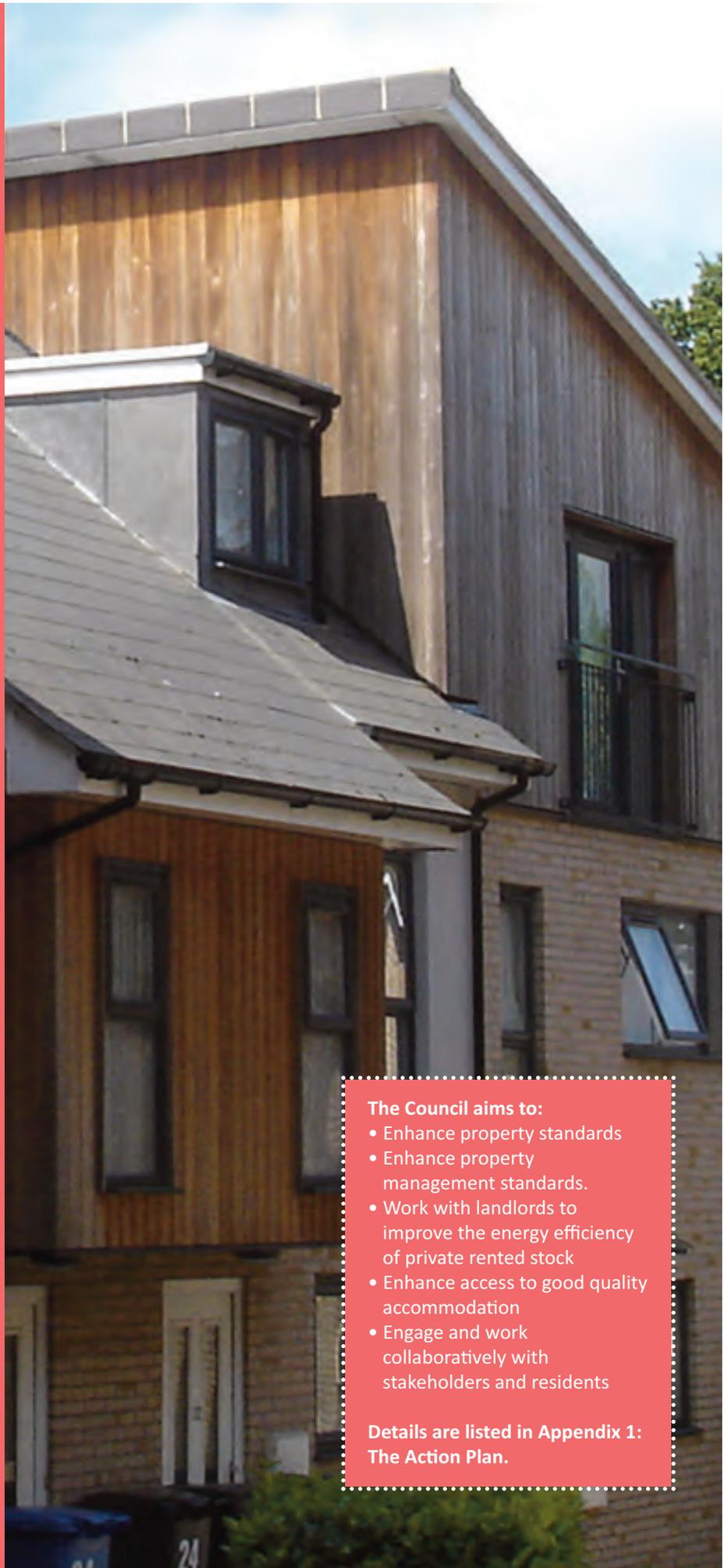
We will bring empty properties back into use in-line with our successful Empty Homes Policy, numbers of long term empty properties have already fallen from 941 in 2008 to 368 in 2018. Also we will assist eligible residents to adapt their properties, utilising Disabled Facilities Grants, should their needs change and they require assistance.



Private Rented

The Private Rented Sector has grown significantly over the past decade and now around 20% of households in Ipswich live in this tenure, approximately 12,000 properties. It is a sector which has seen a lot of changes recently, for example, - reduction in tax relief, abolishment of fees, extension of HMO licensing, consultations about longer term tenancies.

We will look to enhance Ipswich as an attractive place to invest in the Private Rented Sector and encourage a tenure attractive for residents that is accessible for them. We will engage with, and work collaboratively with landlords, agents and investors to enhance property conditions and property management in the Borough. We will explore, with stakeholders, options such as Landlord Accreditation Schemes and Selective Licencing, which have had positive impacts in other areas. Through the Letting Experiences Team we will build on our relationships with landlords and agents to facilitate access to accommodation to prevent households becoming homeless.



The Council aims to:

- Enhance property standards
- Enhance property management standards.
- Work with landlords to improve the energy efficiency of private rented stock
- Enhance access to good quality accommodation
- Engage and work collaboratively with stakeholders and residents

**Details are listed in Appendix 1:
The Action Plan.**

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

According to the Public Health England Ipswich District Health Profile the health of the people of Ipswich is varied compared with the England average. About 18% (4,900) of children live in low income families. Life expectancy for both men and women is similar to the England average but life expectancy for 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. Health priorities in Ipswich include ensuring more children and adults are a healthy weight, preventing early deaths from cancer and reducing smoking levels.

Indices of Deprivation

Ipswich has seen its 2015 ranking worsen by 12 places since 2010. In 2010, Ipswich was ranked 83rd out of 326 local authorities (1 being the most deprived and 326 being the least). In 2015, the Ipswich ranking had risen to 71st out of 326 local authorities. Ipswich has become more deprived over the 5 year period of time.

The housing needs cover a range of groups and the following paragraphs focus on the key ones.

Mental Health

The work from Suffolk County Council highlights that there are 3000 people with depression and 1000 people with a mental health problem. There are currently 8 mental health supported Housing Schemes in Ipswich.

Housing Related Support

There are 400 Housing Related Support Units in Ipswich for marginalised adults

Anti-Social Behaviour (ASB)

The Council has a dedicated Anti-Social Behaviour Team who identify those in need of signposting and support both living within IBC stock and in the private sector.

Ageing Population

Nationally, regionally and locally people are living longer. In Ipswich, we are projected to see an 80% increase from 2016 -2041 in those aged 75-84 and an almost 95% increase in those aged 85+. There are an increasing number of older people in homes that may now be too large or less suited to their current need. There are currently 57 schemes offering older people specialist housing (sheltered, very sheltered and extra care.) in Ipswich. This excludes residential/nursing care. Of these 57 schemes, 52 offer low level support and 5 offer high level support. There are 1748 low level support places and 197 high level support places. There are a total of 1025 residential care places in Ipswich.

Domestic Violence

Ipswich has a Women's Aid refuge in the town. The Council in particular work very closely with the refuge and they are included in all consultation work undertaken. The Council works in partnership with Police, social services and Women's Aid. The Council attend the Multi Agency Risk Assessment Conference in efforts to ensure that a holistic approach is taken to ensuring that victims are supported in every area of their lives.

Physical Disability

The 2011 Census shows 10,026 household members in Ipswich who state that day to day activities are limited. This is 7.64% of the total population and less than the national average of 7.87% but more than the East of England (6.98%). Figures cover all age brackets. 25.59% of the Ipswich population over 65 state that day to day activities are limited. This is more than the regional picture of 22.27% but broadly in line with the national picture of 25%.

This highlights 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. The Council currently makes use of available Disabled Facility Grants and makes relevant adaptations to Council stock where required.

Work has been undertaken by Suffolk County Council to consider future demand and supply for specialist accommodation. Findings across all age groups so far indicate there are 7000 people in Ipswich suffering from heart/blood pressure problems. This is the number 1 health problem. There are 5000 people with leg/feet issues which could be an indicator of mobility issues.

There are 4000 people with back/neck problems. There are 1000 people with learning disabilities. 1600 people in Ipswich living with dementia.

In the over 75s, the biggest health issue is 1508 people with heart/blood pressure problems. The second highest ranking health issue for over 75s in Ipswich is leg/feet (affecting 1448 people), again, a possible mobility indicator.



Young People

It is imperative to find appropriate and suitable options to allow young people to become successfully independent. The Council has an existing protocol with Suffolk County Council to help 16 and 17 year olds who are going to/or have become homeless.

Gypsy and Travellers

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. The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment showed that in Ipswich in the five year period 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. The adopted Local Plan identifies a need for 24 permanent pitches by 2031. We will continue to work county wide to consider relevant transit sites.

Supporting Older IBC Tenants

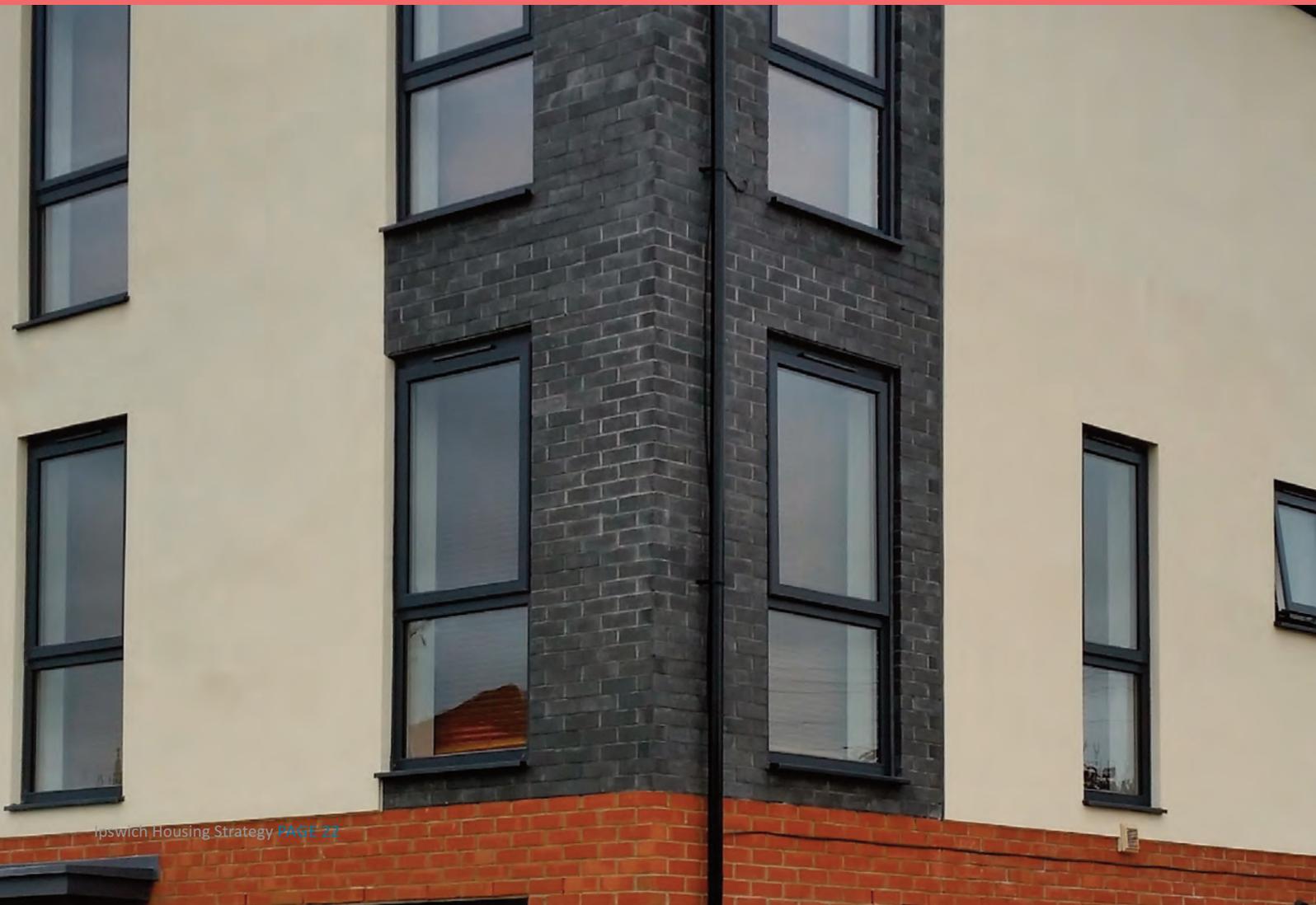
The Council owns and manages 15 sheltered housing schemes within the Borough, providing 555 units of accommodation. In addition there are 2,575 tenants over the age of 60 years living in our 7,250 general needs properties. Throughout 2018 an extensive research project has been undertaken by IBC Tenancy Services to assess IBC's current offer to our older tenants and to evaluate if that offer still meets the needs of our tenants. The findings from this comprehensive research are being used to instigate a new strategic approach in how IBC work with and support our older tenants.

Following consultation with IBC staff and IBC tenants it has been found that the current IBC sheltered accommodation offer may not fully meet the needs of all of its tenants as IBC provides sheltered accommodation to a growing number of ageing tenants experiencing dementia, as well as other complex, multiple needs. It has also been found that the majority of older tenants living in IBC general needs accommodation would like to remain in their homes and that some of these tenants need varying degrees of support to enable them to continue to live independently outside of the traditional model of support, such as making adaptations to homes.

See Appendix 7 for the current evidence base for the development of this new strategic approach. The specific actions that will drive forward the further development of this new strategic approach will be contained within the Housing Strategy Action Plan. These actions will evolve and be regularly progress monitored.

WHAT WE WILL DO

- Undertake a comprehensive review of IBC Sheltered Housing to evaluate how successfully the current model (which has been used for a number of years) is meeting the needs of our sheltered housing tenants. These findings will then be used to assess how the IBC sheltered offer can be developed further.
- Explore how we can best help our older IBC general needs tenants to sustain their independence and health and wellbeing through a range of programmes and measures.
- Explore the use of Assistive Technology to enable independent living for our older tenants in both IBC sheltered housing and general needs accommodation.
- Develop a multi-agency approach for the provision of specialist older persons housing.





WHAT WE WILL DO

The current offer of the traditional sheltered housing does not always appeal to the existing generation of older people, who are more active than in previous years. The market for retirement homes that would suit this new generation of older people is unclear and underdeveloped nationally. This needs to be addressed to meet the growth in the ageing population.

The new SHMA looks at the needs of the ageing population and the younger population in more detail and will inform any future review.

The Council intends to map the borough wide offer of accommodation for older people to inform future supply.

The Council recognises the need for more specialist supported accommodation and aspires to work with Suffolk County Council to consider the projected demand and options available to supply the appropriate accommodation within the borough.

Moving forward the Council aims for better joint working to identify schemes to promote integration into the community.

The Council will continue to work with relevant agencies to develop a range of accommodation options for Care Leavers and actively work towards becoming a dementia friendly town.

The Council aims to:

- Review accommodation to meet the needs of older people
- Provide suitable accommodation for all, including vulnerable groups

Details are listed in our action plan.

PRIORITY FOUR PREVENTION OF HOMELESSNESS & ROUGH SLEEPING

Preventing homelessness and rough sleeping has become a high priority at a national and local level. In August 2018, the Government published its Rough Sleeping Strategy setting out the Government's vision to halve rough sleeping by 2022 and to end it completely by 2027.

The strategy was led by a cross-Departmental homelessness taskforce, alongside a period of engagement with an Advisory Panel that included the Local Government Association, Local Authorities and a number of homelessness service providers and partners. The national Rough Sleeping Strategy is based on three principles: Prevention; Intervention; Recovery.

The Government's Rough Sleeping Strategy required that all Local Authorities update their strategies and rebrand them as homelessness and rough sleeping strategies. Local Authorities are required to report progress in delivering these strategies and publish annual action plans. In line with the requirements of the national Rough Sleeping Strategy Ipswich Borough Council has published a separate 'Homelessness and Rough Sleeping Strategy.' This was published in March 2019 and can be found at:

www.ipswich.gov.uk/content/homelessness-and-rough-sleeping-strategy

Preventing homelessness and Rough Sleeping remains a priority of Ipswich Borough Council's Housing Strategy, as this is the overarching document setting out the Council's housing priorities: The Housing Strategy would not be a complete document without an acknowledgement of the importance of preventing homelessness and rough sleeping. However, the background, detail and Action Plan setting out how we will work towards this can now be found in the separate Homelessness and Rough Sleeping Strategy.

Ipswich Borough Council's vision held within the Homelessness and Rough Sleeping Strategy is for an *"Ipswich where those who are homeless or threatened with homelessness receive the advice, support and assistance they need to access accommodation they can call home."*

The strategy has four priorities:

- Prevention of Homelessness
- Increasing access to suitable accommodation
- Supporting Vulnerable Households secure and maintain accommodation
- Tackling Rough Sleeping





ACTION PLAN FOR HOUSING SERVICES 2019-2024

The Action Plan (Appendix 1) is accurate at the time of publication but will change throughout the five year period. This is the pinnacle of the strategy itself and will evolve and respond throughout the period to reflect local and national change. The Action Plan highlights:

The Four priorities:

- Enabling building of houses of all tenures
- Improving access to and the quality of existing housing
- Meeting the housing needs of all communities and meeting the challenges of an ageing population
- Prevention of homelessness and rough sleeping

The nine Aims to meet the above priorities:

- IBC to aspire to build 1000 homes in ten years
- Enhance Ipswich as an attractive place to invest in the Private Rented Sector
- Improving access to the private rented sector
- Improve standards in the private rented sector
- Improve standards and use of IBC stock
- Review of accommodation to meet the needs of older people
- Suitable accommodation for all
- Continue to prevent homelessness
- Increase meaningful partnership working across all areas of Housing Services

MONITORING & GOVERNANCE

The Strategy will be reviewed annually and updated accordingly.

Monitoring reports will be available following an annual review. See Appendix 8: 'Annual Housing Strategy Review Report 2018.'

The Action Plan will be monitored quarterly within IBC Housing Services.

CONSULTATION & FEEDBACK

The draft strategy was published on the Ipswich Borough Council website on 18th June 2019 with an invitation for interested parties from across the public and private sectors, as well as from the general public to express their views about the strategy by means of an on-line survey form. The on-line survey was available for the full consultation period of 18th June to 13th August 2019. In addition, all Ipswich Borough Councillors as well as over 70 stakeholders and partners were directly invited to respond with their views.

No changes to the Strategy were required by Council as an outcome from the Council meeting held on 24th July 2019. We received 4 responses via Survey Monkey. This is comparable to the level of responses we received to the last Housing Strategy consultation in 2017. Overall the feedback was very positive, with a few suggestions for changing the strategy:

- More prominence should be given to particular groups of the population.
- The statistics section could include an unmet need and gap analysis.
- The language could be more committal from an IBC perspective, to convey more ownership and leadership.
- More detail could be included about the funding needed for various initiatives and how they are going to be resourced.

After careful consideration no amendments to the Strategy were deemed necessary in light of the feedback through the consultation process.

Full details of the consultation responses can be found at Appendix 9 - Housing Strategy 2019-2024 Consultation Report.



GLOSSARY OF ABBREVIATIONS AND TERMS

A

AFFORDABLE HOUSING

Social rented, shared ownership, intermediate housing and starter homes for households who cannot afford to meet their housing needs through the market.

B

BEDROOM TAX

The informal name for the Removal of the Spare Room Subsidy; A change to Housing Benefit Entitlement that means a social tenant receives less in housing benefit if they have one or more spare bedrooms.

C

CARE LEAVERS

A person aged 25 or under, who has been looked after by a local authority for at least 13 weeks since the age of 14; and who was looked after by the local authority at school-leaving age or after that date.

CHOICE BASED LETTINGS

A system that enables applicants for housing to choose from a range of vacant properties.

D

DECENT HOMES STANDARD

A minimum standard that requires a reasonable state of repair, modern facilities and services and thermal efficiency.

DEPOSIT BOND

A written agreement replacing the traditional cash deposit provided by the LA guaranteeing the Deposit value should a claim be made against it.

DISABLED FACILITIES GRANT (DFG) A means-tested grant that enables the home of disabled homeowners and private tenants to be adapted to meet their needs, with for example, a walk-in shower or stair lift.

DISCRETIONARY HOUSING PAYMENT

An extra payment to help people who claim housing benefit and are struggling to pay the rent

F

FINANCIAL CAPABILITY

Improving people's ability to manage money well, both day to day and through significant life events, and their ability to handle periods of financial difficulty.

FUEL POVERTY

A household is considered to be in fuel poverty if: they have required fuel costs that are above average and were they to spend that amount they would be left with a residual income below the official poverty line.

G

GATEWAY TO HOMECHOICE

The choice based lettings service for all social housing in Ipswich.

GATEWAY TO HOMECHOICE: BANDS

Once an application has been assessed the applicant will be placed into one of five bands (Bands A - E), depending on assessed level of housing need. A is the highest need and E is the lowest level of housing need.

GYPSY, TRAVELLER AND TRAVELLING SHOWPERSONS ACCOMMODATION ASSESSMENT (GTAA)

A study of the accommodation needs of Gypsies, Travellers and Travelling Show people.

H

HOMELESS ACCEPTANCES Local housing authorities are required to consider housing needs within their area, including the needs of homeless households, to whom local authorities have a statutory duty to provide assistance; such statutorily homeless households are referred to as 'acceptances'.

HOMELESS REDUCTION ACT An Act of Parliament which came into force on 3rd April 2018; the Act puts a legal duty on Councils to offer more support to a wider range of people who are homeless or threatened with homelessness and to intervene earlier.

HOMES AND COMMUNITIES AGENCY (HCA)

The national housing and regeneration agency for England that provides investment for new affordable housing, improving existing social housing and regenerating land.

HOUSE IN MULTIPLE OCCUPATION

A house occupied by more than two people who are not all members of the same family.

HOUSING ASSOCIATION

Non-profit making organisations that provide low-cost "social housing" for people in need of a home. Any trading surplus is used to maintain existing housing and to help finance new homes.

HOUSING OPTIONS TEAM

Offer advice on a wide range of housing issues, including: Homelessness or at risk of being homeless, Private rented accommodation, Landlord and tenant issues, Rent or mortgage arrears, Eviction, Tenancy deposits, Domestic abuse and Relationship or family breakdown.

HOUSING REGISTER

A housing register is for people who are 16 and over, who are interested in being considered for council or housing association properties.

HOUSING RELATED SUPPORT

Help for vulnerable people to find or stay in their own home.

I

INTENTIONALLY HOMELESS

Local Authorities make enquiries to decide if homeless households are intentionally homeless; that is that they consider that the applicant deliberately did or didn't do something that caused them to lose their home. If the local authority decides that a homeless household is intentionally homeless, it only has a duty to provide short-term accommodation, usually for 28 days.

IPSWICH LETTINGS PARTNERSHIP (ILP)

Has been developed by Ipswich Borough Council to increase access to good quality homes in the private sector for anyone living in Ipswich faced with losing their existing accommodation. The Ipswich Lettings Partnership is being rebranded in 2019 to 'Lettings Experience Team (LET)'

IPSWICH LOCALITY HOMELESS PARTNERSHIP (ILHP)

Brings together over 30 charities, local authorities, churches, health organisations and funders in an active network to create and deliver a range of services to meet the needs of people affected by homelessness in Ipswich and the surrounding area.

K

KEY WORKER ACCOMMODATION

Key workers are public sector employees who are considered to provide an essential service. There are schemes to assist these people who may find it difficult to buy property in the area where they work.

L

LETTINGS EXPERIENCE TEAM (LET)

See definition for Ipswich Lettings Partnership.

LOCAL LETTINGS SCHEME

In exceptional circumstances, the Gateway to Homechoice may decide to let properties on a slightly different basis from normal: in the interests of building a strong and sustainable community or to deal with particular local issues. The set of criteria where this applies is called a "local lettings scheme".

M **MARGINALISED AND VULNERABLE ADULTS**

Lack of access to resources, opportunities and rights which leads to relegation to the edge of society. Some marginalised adults may also be vulnerable for a reason and may be unable to take care of or protect themselves from harm or exploitation.

MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT (MHCLG)

The UK Government department with responsibility for housing, communities and local government in England.

MULTI AGENCY RISK ASSESSMENT CONFERENCE (MARAC)

A local, multi-agency victim-focused meeting where information is shared on the highest risk cases of domestic violence and abuse between different statutory and voluntary sector agencies.

N **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Is the Government's overarching planning policy document. It sets out the government's planning priorities for England and outlines an expectation for how the associated policies should be applied.

NO RECOURSE TO PUBLIC FUNDS

People who are subject to immigration control and have no entitlement to welfare benefits, to home office asylum support for asylum seekers or to public housing

O **OBJECTIVELY ASSESSED NEED (OAN)**

Establishes the total quantum and mix of housing that households are willing and able to buy or rent, either from their own resources or with assistance from the State.

OWNER OCCUPATION

Properties owned outright by the occupier or being bought by the occupier with a mortgage.

PRIORITY NEED

A priority for accommodation given to specified groups of people who are homeless or threatened with homelessness under part 7 of the Housing Act 1996

PRIVATE RENTED SECTOR

All rented property other than that rented from local authorities and housing associations.

PRIVATE SECTOR HOUSING TEAM

Offer advice and support to tenants, homeowners and private landlords to ensure that homes are safe and healthy environment for everyone.

PRIVATE SECTOR LEASING SCHEME

A scheme run by Local Authorities to provide longer term temporary accommodation to homeless clients.

R **RIGHT TO BUY**

A scheme that helps social tenants in England to buy their home at a discount.

REGISTERED PROVIDER (RP)

Provider of Social Housing registered with the HCA.

REGISTERED SOCIAL LANDLORD (RSL)

Housing Association.

RENT DEPOSIT

A sum of money paid by the tenant to the landlord which the landlord retains as security against loss or damage or rent arrears. Landlords are required to register their deposits in a government approved scheme.

RENT IN ADVANCE

Landlords can require tenants to pay rent in advance.

ROUGH SLEEPING

Defined by the Government as 'people sleeping, or bedded down, in the open air (such as on the streets, or in doorways, parks or bus shelters); people in buildings or other places not designed for habitation (such as barns, sheds, car parks, cars, derelict boats, station).'

S **SECTION 106 PLANNING REQUIREMENT**

Section 106 of the Town and Country Planning Act (1990) established a legally enforceable mechanism to secure contributions from developers towards the provision of necessary community and social infrastructure. S106 contributions can only be sought for facilities where there is a need that has arisen, at least in part, as a result of the new development.

SHARED OWNERSHIP

A way of buying a share of a property, and paying rent for the remainder, usually to a Housing Association.

SHELTERED HOUSING

Accommodation for sale or rent exclusively to elderly or vulnerable people, often with estate management services, emergency alarm system and warden service.

SOCIAL INEQUALITY

The existence of unequal opportunities and rewards for different social positions or statuses within a group or society.

SOCIAL RENT

Rented housing owned and managed by local authorities and Housing Associations.

STAKEHOLDERS

An individuals, groups or organisations with an interest or concern in something.

STARTER HOMES

A new form of Affordable Housing for first time buyers between the ages of 23 and 40. These homes will be sold at no more than 80% of open market value, capped at £450,000 in Greater London and £250,000 across the rest of England.

STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

A study into the local housing market that assesses housing need and demand to inform the development of the Housing Strategy and Local Plan.

SUSTAINABLE HOUSING

Homes that are designed to reduce the overall environmental impact during and after construction in such a way that they can meet the needs of the present without compromising the ability of future generations to meet their own

T **TEMPORARY ACCOMMODATION**

Accommodation provided by the Local authority to homeless households pending enquiries into their homeless application AND to homeless households accepted as homeless.

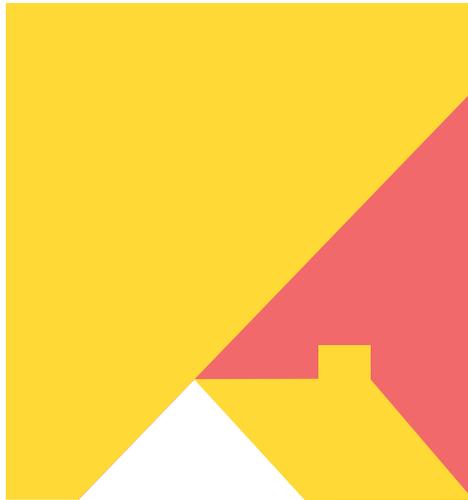
U **UNIVERSAL CREDIT**

A new type of benefit designed to support people who are on a low income or out of work. It will replace six existing benefits and is currently being rolled out across the UK. The new system is based on a single monthly payment, transferred directly into a bank account

W **Welfare Reform Act**

Act of Parliament which made changes to the rules concerning a number of benefits offered within the social security system. It was enacted by Parliament on 8 March 2012.

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