



Haven Gateway Intelligence and Advocacy Framework

State of the Sub Region

Quarterly Report

October - December 2009



Haven Gateway State of the Sub-Region

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Headlines:

- The claimant count stabilises at 3.3 per cent, but is 29% higher than a year ago. The number of vacancies continues to decrease, and the gap between the claimant count and vacancies available widens
- House prices are generally stable, with no clear trend - fluctuations in prices are responding to local variations in supply and demand
- Ports and logistics traffic is showing signs of recovery after a poor first half of 2009
- The creation of new jobs in hospitality and retail continues by large chains, although there are some setbacks in both sectors
- Increased funding is announced for University Campus Suffolk in the education sector
- Traditional manufacturing continues to experience redundancies, but food manufacturing receives a boost with new plants to be opened
- Construction firms experience mixed fortunes: some company closures, but new projects also get the “go-ahead”
- Local government seeks efficiency savings which could mean job losses

1. Summary

The Haven Gateway area in the final quarter of 2009 has continued through a period of transition linked both to the fortunes of the national and global economies.

Statistically, moving from the third to the fourth quarter of the year, there has been some levelling off of local labour and property markets. The claimant count is 29% higher than a year ago in the fourth quarter of 2008, but the claimant count at 3.3% of the working-age population is marginally lower than in the 3rd quarter of 2009. House prices in the final quarter of the year show no clear pattern. Price changes across the six district council areas vary dependent on property size and locality, for example, the average price for 4-bedroom homes has risen in 3 district council areas, and declined in the other 3. Average prices have generally risen for 3-bedroom properties, but declined for one-bedroom ones.

A property conference held in Ipswich in November was relatively pessimistic about the future of industrial, commercial and retail property markets in the area, with expectations that it would take two years for recovery to be really evident.

All of the sector-based summaries for the final quarter of 2009 show two contrasting moods. On the downside, October to December showed a series of company or branch closures in different industries, with administration orders and redundancies. On the positive side, there were some retail openings, and several very optimistic signs for the future with regards to projects starting in 2010, or proposed for the future.

In hospitality, one new hotel is to be built while a group of hotel chains has gone into administration. In retail, Blacks Leisure has closed some stores, but Lidl and Peacocks

have opened branches. Tesco's has also proposed an ambitious multi-purpose development for Felixstowe including housing and a hotel.

More plans that involve significant construction work at the Regatta Quay at Ipswich Waterfront have also been proposed. Future plans look good, but current realities saw another construction firm go out of business. A similar story was to be found in manufacturing with a new plant being opened by one food processor, while another was making 30 staff redundant. In a different sub-sector, a further 40 people were made redundant.

The ports and logistics sector had a miserable first half in 2009, but initial figures for the second half suggest an improvement – particularly in terms of traffic through Felixstowe. Felixstowe's early 2009 figures were down, but not as significantly as some UK competitor ports. One logistics firm in the town – which had 143 staff and 30 lorries – had to go into a Company Voluntary Arrangement (CVA), and was rescued during the quarter.

Continuing the “good prospects tomorrow” theme, University Campus Suffolk was awarded additional funding so that it could recruit an additional 200 students in 2010-11. The new nuclear programme announcements affecting Sizewell and Bradwell will bring jobs to their local economies. However, EDF will not be starting work at Sizewell C until 2012. When it does happen, some 5000 jobs will be created at the peak of construction. The project will also have a multiplier effect in the Suffolk Coastal and Waveney areas.

Unfortunately “good jobs” news for tomorrow has to be balanced by bad news today. The current reviews taking place in local government, where budget cuts are required, are likely to result in some job losses as efficiency savings are made.

(All the data used in this report is the latest publicly available. This is usually fourth quarter 2009, but some agencies take time to collate and publish, and therefore some data refers to the third quarter. The time periods are clearly referenced.)

2. Economic Impact of the Transport, ports and logistics sector to the Haven Gateway area.

Haven Gateway Partnership commissioned an economic impact assessment of the transport, ports and logistics sector on the sub-region in September 2008. The preliminary findings were disseminated to a group of local authority planning officers in December to help inform decision-making. The following extract from the executive summary of the report shows how much the region and the sub-region needs the sector:

“The aim was to discover the employment levels and economic value resulting from both freight and passenger transport businesses in the six district council areas. Many of the largest businesses operating in the Haven Gateway area in the sector provided information on turnover, salaries, and spending on local services. All data was restricted to operations and employment in the Haven Gateway area.

A total of 32,200 employee jobs can be attributed directly to the transport, ports, logistics and wholesale trades sectors, and transport and logistics occupations in other sectors. This is 11.3 per cent of Haven Gateway employees.

..... An estimate of annual turnover for transport, ports and logistics sector operations based in the area is £2.2 billion. Transport Intelligence estimated the UK distribution sector, which includes wholesale trades as well as transport and logistics, has a turnover of £86.54 billion. The estimate for the Haven Gateway distribution sector turnover is £3 billion.

The salary bill for the 32,200 transport, ports and logistics and wholesale trades' employees is likely to exceed £1.1 billion annually including on-costs, with transport, ports and logistics sector salaries approximately 20 per cent above the average for the area. The take-home pay collectively for those employees in the Haven Gateway area is likely to be about £740 million. An analysis of the after-tax spending power of the 32,200 sector employees suggests that they probably support a further 10,000-12,000 jobs in other industries in the Haven Gateway area.

Extrapolating from data gathered directly from 22 of the larger transport, ports and logistics companies, and from other supporting research, it is likely that the spending on services by the sector as a whole – in the sub-region – could exceed £100 million per annum, with about 30% of this spent within the sector itself. The business-to-business spending by transport, ports and logistics sector companies in other industries is likely to create an additional 1,000 jobs in the sub-region. Finally, there is the spending power of passengers using the ports. This was estimated as about £14.3 million per annum on local services (not fares). On this basis, it was estimated that another 150-200 service sector jobs, beyond the direct workforce, result from passenger traffic moving through the ports.

The transport, ports, logistics and wholesale trades businesses play a pivotal role in the economy of the sub-region, and their presence in the locality sustains around 45,000 jobs in the sector itself and in all the supporting service industries. This figure does not include the public-sector jobs in health, education and local government administration that provide services to this workforce.”

The Haven Gateway Partnership expects to publish the research in the first quarter of 2010.

3. Business news

3.1 Hospitality industry

The prospects for the future are bright, but current events are a reminder the recession is not completely over. The construction of a new hotel will start in early spring 2010 at Ipswich's waterfront. Travelodge has signed a 25-year lease on the site, for an 88-bedroom hotel which is expected to be completed by summer 2011. This part of the Regatta Quay development will be the beginning of the final phase of the waterfront regeneration.

This news was counterbalanced by the December announcement that 3 businesses all owned by East Anglian businessman Richard Cattermole had gone into administration putting 462 jobs at risk. The three businesses are: Elizabeth Hotels Ltd, Cavendish Hotels Ltd and Elizabeth Estates (BS) Ltd. Together, the three companies include 14

hotels and 13 public houses employing 462 members of staff. Some of the outlets are in the Haven Gateway with the remainder spread across Suffolk.

3.2 Retail

As in the hospitality industry, it is the largest chains that are in the business of job creation, whereas the medium-sized and smaller businesses are struggling to keep pace.

In Felixstowe, in November, Lidl opened a new £1million-plus supermarket just off the seafront at Felixstowe. It is on a two-acre site, and the store, which is 1,400 sq metres, is expected to have a £2.6m turnover. Value fashion retailer Peacocks has also opened a new store in Felixstowe and created new jobs. By contrast, local newspapers suggest the Aldi supermarket in Stowmarket may be set to close.

A much larger development in Felixstowe has been proposed by Tesco. This has still to progress to a planning application to Suffolk Coastal District Council, so it will be some time before it becomes reality. It is also likely to meet local opposition on the way. The proposal is for “a massive new superstore at Felixstowe as part of a 30-acre development. The 60,000 sq ft store would be built on a field north of Walton High Road, along with 250 houses, including sheltered homes for the elderly, a 60-bed hotel, pub, private medical facility, three small shops and three small business units and a waste/energy centre.” Tesco has said that they “will put a local employment partnership in place if the new superstore is built in Felixstowe – to ensure jobs go to people from the immediate area... as... one of its policies is helping the long-term unemployed.”

The other downside for retail locally came when Blacks – the national outdoor clothing firm – announced plans to close 89 stores as part of a company voluntary agreement (November 2009 - according to KPMG). The stores under threat include the Blacks-branded Colchester store and its Millets-branded stores in Ipswich, Felixstowe, Colchester and Braintree.

3.3 Construction

As with retail, construction remains a mixed picture. Prospects for the future are good, but the current situation is still a cause for concern. Jobcentre Plus indicated that Hanson Building Products had made 10 redundancies at its Ipswich premises. Meanwhile, in October, C.D.C. Demolition Ltd (Ipswich) went into administration with the loss of 46 jobs due to cashflow difficulties. The company provided demolition services to private and public clients and had specialisms in areas such as asbestos removal, ground decontamination and remediation of petrochemical sites.

In November, Birketts LLP, Fenn Wright and PKF (UK) annual property update conference held in Ipswich suggested that “commercial property rents will remain under pressure and the property market could take up to four years to recover”. They distinguished between prime properties which still remain attractive to blue chip clients, and the second and third level properties which are failing to attract interest because potential customers cannot raise capital. For these properties it was felt that tenants would be in a strong bargaining position while supply exceeds demand. In addition, it was felt that “the recent bounce in the residential market has ended for the moment and pre-election uncertainty will have an impact on purchaser’s confidence.” Although the “lack of house building over the past two years will almost certainly result in

shortages in years to come helping to underpin value". It was stated that "Two thirds of delegates who completed a survey at the event predicted that it would take the property market more than two years to fully recover, with over a third suggesting it could take four years or more".

The RICS' quarterly survey for the east of England showed improving levels of confidence for industrial, commercial and retail property, but this had not really transformed itself into increased enquiries and/or rental increases.

Just a month after the conference held in Ipswich, one local agent saw strong demand for commercial space in Ipswich suggesting that for town centre properties demand was outstripping supply. It had recently let 3 sizeable areas of office space in Ipswich and Felixstowe. The proprietor said that the commercial property market has remained pretty buoyant [locally] and there were opportunities for landlords who wished to let or sell property.

The Eastern Anglian Daily Times reported on various discussions about new house building in and around Felixstowe. There are tensions between developers and the local town councillors on the proportion of social housing within new developments (related to about 1,400 new homes). Requests appear to have been made to relax the requirements on the volume of social housing that needs be built. Developers want to get started but are looking for concessions.

There is speculation that a further "330 new jobs could be created in Ipswich with [another] multi-million pound project for the Waterfront. It concerns "the land at Orwell Quay, which at one time housed a massive shed for Ransome's lawnmowers, and has been a car park and occasional boatyard since 1997". "London Provincial and Overseas Ltd wants to regenerate it with three boat-shaped high-rise buildings featuring 200 flats and maisonettes, a 90-bed hotel, health club and spa, offices for businesses and restaurants, a 314-space car park and public open space." As with the Tesco Felixstowe proposal (see Retail above), it is still at the proposal stage. This development – according to local newspapers – appears to have the support of the borough council leader.

3.4 Manufacturing

There are contrasting fortunes in manufacturing, with food manufacturing offering some good news, but more traditional engineering companies suffering job losses.

Food manufacturing/agriculture

In December, a new £5 million Suffolk abattoir started to take shape at Eye in Mid-Suffolk. This plant, which has been supported by a £1m grant from the East of England Development Agency, will initially employ 35 staff and six sub-contractors who will transfer from an older abattoir at Earsham, near Bungay. Further building work is taking place, and when complete is expected to increase the numbers employed to 80.

Previously, in November, a much larger proposition was under consideration in Mid-Suffolk. This was for the " 'most advanced' chicken processing plant in the world which could create up to 900 jobs and handle two million birds a year", according to the East

Anglian Daily Times. There are significant political and planning hurdles to overcome before this becomes a reality.

Although food manufacturing seemed to be taking a step forward, it was announced that around 30 workers are to be made redundant at GB Ingredients' yeast factory in Felixstowe. It was bought recently by Canadian company, Lallemand. The restructuring proposal will affect just under half the staff of 70 people at the site.

Other manufacturing

In October, one of Ipswich's oldest manufacturing companies confirmed that 40 workers were to be made redundant. They were from Ransomes Jacobsen Ltd, based at Ransomes Europark. 32 workers volunteered for redundancy, with another 8 facing compulsory redundancy. Management hoped that these recent job losses would be sufficient to halt the decline, but could not rule out further job losses. Later, in December, administrators were appointed at East Anglia-based engineering consultancy Millard Consulting Group, with the loss of 23 jobs expected. The firm is based in Norwich and has offices in Ipswich, Coventry, Sevenoaks and Slough.

3.5 Marine leisure

Oyster Marine, headquartered in Ipswich, was told in December that Cruising World magazine in the US had announced that the Oyster 655 had won the 2010 Boat of The Year Award for the Best Premium Cruiser over 50ft. They have sold nearly 20 of these boats over the last 3 years. Oyster has also exhibited its latest yacht the Oyster 575 at the London boat show. In spite of recession, there is an upturn in the demand for super yachts. The British Marine Federation's latest review of progress for the sector indicates that Oyster is one of the UK leaders in development activity for this class of boat.

BizEast reports that 55 staff from attorneys Venner Shipley recently took a river trip in Ipswich planned and run by Viking Mariners for its annual team-building away-day. Viking Mariners said: "Increasing numbers of businesses and individuals are seeing Ipswich in a new light, often because of the growing reputation of its waterfront. The opportunities for sailing and corporate team-building days here are superb." Obviously Viking Mariners were pleased at the publicity, but it also shows the importance of the marine leisure industry to the area.

3.6 Transport and logistics

Port of Felixstowe

There is a short time "lag" in the publication of traffic figures, and so details reported here are for the second quarter of 2009. There are, however, indications already that during the second half of 2009, volumes have been stronger than in the first half of the year and are close to the 2008 levels at Felixstowe.

Although these second quarter figures for Felixstowe show a sharp year-on-year decline, its figures are not as weak as rival ports:

- Total traffic in quarter 2 of 2009 was down 13 per cent compared to the same quarter in the previous year. Inwards traffic fell by 14 per cent, whilst outwards traffic fell by 11 per cent compared to quarter 2, 2008.

- Unitised traffic was down 15 per cent compared with the same quarter in 2008. Inwards unitised traffic was down 16 per cent and outwards unitised traffic was down 14 per cent compared to quarter 2, 2008.

Figures for containers only are not published but total units (including trade cars) at leading ports were as follows:

- Felixstowe -10%
- Southampton -23%
- London (inc Tilbury) -16%
- Medway (inc London Thamesport) -37%
- Tees & Hartlepool -22%
- Bristol -33%

Other transport and logistics companies

LM Logistics, a Felixstowe-based forwarding and distribution business, has secured its future after the overwhelming majority of its creditors accepted a proposed rescue deal. The creditors backed a Company Voluntary Arrangement securing the company's future. It has secured new investment from London firm Merchant Corporate Recovery Ltd which will take effective control of the company with 51% of the shares. The company now has to re-build its position in the market. The company could have opted for administration. At the time when the CVA was agreed the company employed 143 people and operated a fleet of about 30 vehicles, with a total of 310,000 sq ft of leased warehousing space.

3.7 Education

University Campus Suffolk (UCS) was able to announce growth supported by the Higher Education Funding Council for England (HEFCE) in October 2009, which will give a further boost to the Ipswich and the sub-regional economy.

UCS was "awarded an additional 200 student places in 2010-11 by HEFCE. This supports student growth in Ipswich and follows HEFCE's £19.6m investment in UCS in recent years. Nine higher education (HE) centres have received investment from HEFCE as part of a programme to enhance the learning opportunities for local people and increase the skill levels of those who have little or no experience of higher education.

The £19.6m investment, the largest amount of funding received by any of the higher education centres, has been invested into the landmark Waterfront Building and further campus developments. Work is already underway on the second dedicated academic building for UCS and the new University Quay building (UQ1) is due to be completed in autumn 2010."

UCS feels that this increase of 200 student places in 2010-11 will ensure that it continues to grow and provide adults and young people with the opportunity to experience HE in an area that did not previously have a separate HE institution.

3.8 Financial and business services

Essential evidence on how the region will deliver strategic employment sites to accommodate future growth sectors was published on 23 November by the East of England Development Agency. The study identified “a range of existing and planned strategic employment sites in the region and set out a new approach to the future definition, prioritisation and delivery of such sites. The approach is based on an understanding of likely future demand, including potential locations where new sites might be needed.”

Of particular relevance to the Haven Gateway was the selection of the following potential locations that could be further developed between now and 2031.

- Advanced Engineering – Colchester
- Financial and Business Services – Ipswich
- Computer Services and ICT – Colchester
- Creative Industries – Haven Gateway

(Other East of England sites were mentioned for each of these sectors.)

Financial services company, Experiences Connect (Ipswich), which helps people claim compensation for the mis-selling of financial services, has moved into larger premises and was set to create a further 20 jobs before the end of 2009.

Biz East carried reports during the quarter showing the contrasting fates of 3 different companies in the diverse business services sector:

The online wine merchant, Virgin Wines signed a 12 month contract with Colchester-based *High Position* “which includes search engine optimization (SEO) management and reporting as well as consultation on web content, link building and social networking”.

Also within the creative industries, Suffolk PR agency, *Project PR*, won 6 awards at the recent Chartered Institute of Public Relations East Anglia awards ceremony. Its clients include TBG Learning, Ford Retail’s 40 dealerships around the UK, Suffolk manufacturer Challs International, Ipswich Building Society, East of England International and Christies.

Colchester-based portacabin hire company, Welfare Cabins (UK) Limited, has been sold to a competitor, Garic UK, for an undisclosed sum. Welfare’s annual turnover in the region was previously £1.5 million, but was forced to make its workforce of 15 redundant and entered administration on 2nd November. The administrator SFP secured the sale.

3.9 Energy

The government’s announcement of plans for nuclear new build at ten new sites – including Sizewell C in Suffolk and Bradwell in Essex – will create opportunities for local businesses to explore new supply chains. At Sizewell C, EDF Energy is expected to tender around 150 contracts worth billions of pounds, with 5,000 jobs created when construction work at the plant is at its peak. The Nuclear Industry Association (NDA) says that there will be a “massive” economic boost from building and running the twin reactors which EDF Energy hopes to start building at the site in 2012. There will be the

direct work at the site itself and the indirect impact in terms of services within the community and benefits for local retailers.”

3.10 Public sector

There could be potential job losses in the public sector following the search for savings in council expenditures. Staff cuts are one of a number of options for Babergh District Council which is looking for “£1.4million in savings over the next year, with £1m to be trimmed from the budget in future years. Meanwhile, “an evaluation of council, police and health services is taking place across Suffolk due to future reductions in public funding”. One option is for public bodies to share back office costs, which would reduce labour requirements. It has been stated that “Ipswich and Colchester have already combined their museums service”, and suggested that “Ipswich and Suffolk Coastal are expected to merge port and health services”.

3.11 Other services

A good news story came from the service sector. Fifty three jobs were saved following the sale of Colchester-based cleaning business, Sonneh, which went into administration on 5th October. Chelmsford-based company Cleanse bought the business and retained the services of 53 staff who would otherwise have faced redundancy. Insolvency and turnaround specialist SFP found the buyer for Sonneh’s trade assets.

4. Claimant count – unemployment

One of the strongest indicators of the state of the local economy is the claimant count showing those claiming unemployment-related benefits. The following two tables illustrate the annual and the quarterly trend. The impact of the recession can be seen in table 1. This shows that between December 2008 and December 2009 the claimant count rose from 2.5 per cent of the working-age population to 3.3 per cent of the working-age population. This increase of 3,269 people on the Haven Gateway claimant count is an increase of approximately 29 per cent (the size of the working-age population was almost static over the period). However, in the last quarterly report, we reported a year-on-year rise of 70 per cent in the claimant count. And a review of the figure for September 2009, showing a claimant count of 14,880 means that unemployment across the last quarter has stabilised, and can even boast a very marginal fall during the quarter ending 31 December 2009.

Haven Gateway Claimant count Year-on-Year comparison Dec 2008-2009

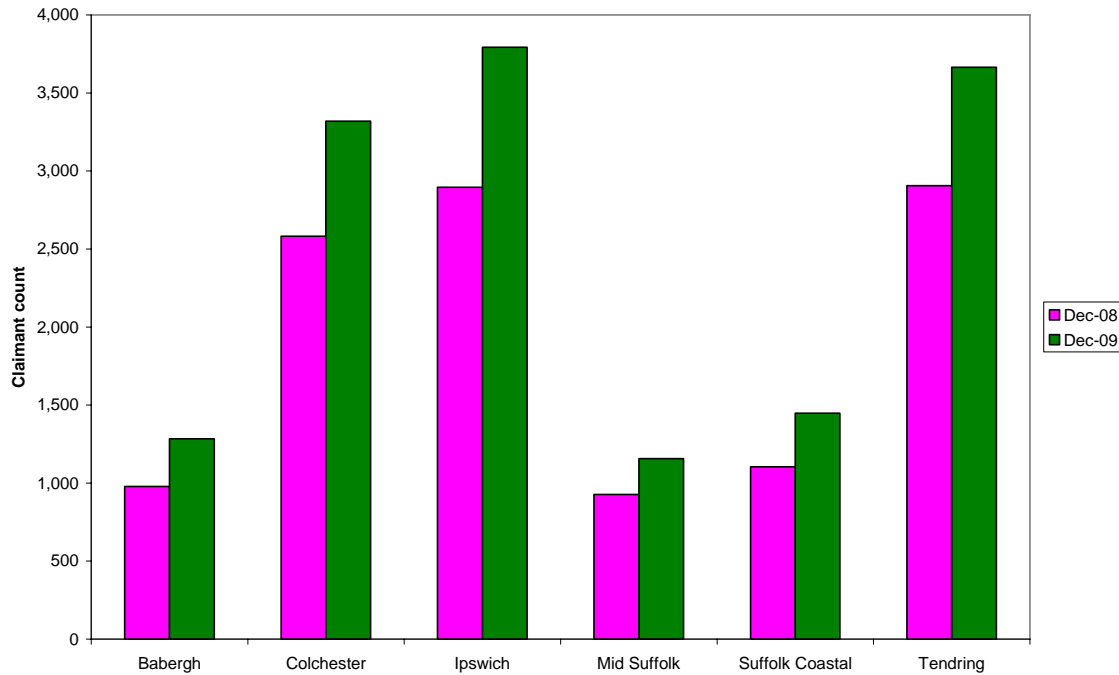


Table 1 – Haven Gateway claimant count – annual comparison

	December 2008		December 2009	
	number	rate	number	rate
Babergh	979	2.0	1,284	2.6
Colchester	2,582	2.2	3,319	2.8
Ipswich	2,895	3.8	3,792	5.0
Mid Suffolk	927	1.7	1,156	2.1
Suffolk Coastal	1,105	1.6	1,448	2.0
Tendring	2,906	3.7	3,664	4.7
Haven Gateway Total	11,394	2.5	14,663	3.3

Source: ONS - from NOMIS, January 2010. Crown copyright

Table 2 – Haven Gateway claimant count – fourth quarter 2009.

	October 2009		November 2009		December 2009	
	number	rate	number	rate	number	rate
Babergh	1,354	2.7	1,310	2.6	1,284	2.6
Colchester	3,414	2.9	3,325	2.8	3,319	2.8
Ipswich	3,825	5.0	3,803	5.0	3,792	5.0
Mid Suffolk	1,209	2.2	1,178	2.1	1,156	2.1
Suffolk Coastal	1,462	2.1	1,479	2.1	1,448	2.0
Tendring	3,466	4.4	3,618	4.6	3,664	4.7
Haven Gateway Total	14,730	3.3	14,713	3.3	14,663	3.3

Source: ONS - from NOMIS, January 2010. Crown copyright

The claimant count for each month of the autumn is almost static for the Haven Gateway. Unfortunately, the sub-region figure masks some areas which continue to experience labour market difficulties. Ipswich, one of the most problematic areas has also stabilised with the 5 per cent figure remaining constant across the quarter. Unfortunately, there seems to be no improvement for the other laggard, Tendring has seen a claimant count increase to 4.7 per cent of the working-age population – up 0.3 per cent on the quarter.

The *sought occupation* table gives some indication of where the structural issues are in the economy. The numbers seeking associate professional and technical occupations increased by 57 per cent from 580 to 910 year-on-year, and personal service occupation claimants rose by 60 per cent from 600 to 960. There were some sizeable volume increases in lower-level occupations: claimant numbers for those seeking elementary occupations moved upward by 795 people. Those seeking sales and customer service occupations increased by 600, a 39 per cent increase.

Table 4 shows the increased claimant numbers by district and occupation are still going downward year-on-year, but the volume of increase has markedly slowed. There are hotspots where the percentage increases for certain occupations within specific areas appear even worse between December 2008 and December 2009 than the general average.

- Skilled trades claimants increased from 140 to 195 in Babergh
- Associate Professional claimants rose from 140 to 240 in Colchester
- Sales and customer service claimants increased from 370 to 535 in Ipswich
- Associate Professional claimants increased from 65 to 110 in Suffolk Coastal
- The claimant count for elementary occupations in Mid-Suffolk rose from 235 to 315, and
- Sales and customer service claimants increased from 460 to 610 in Tendring.

Haven Gateway - claimants by sought occupation December 2009

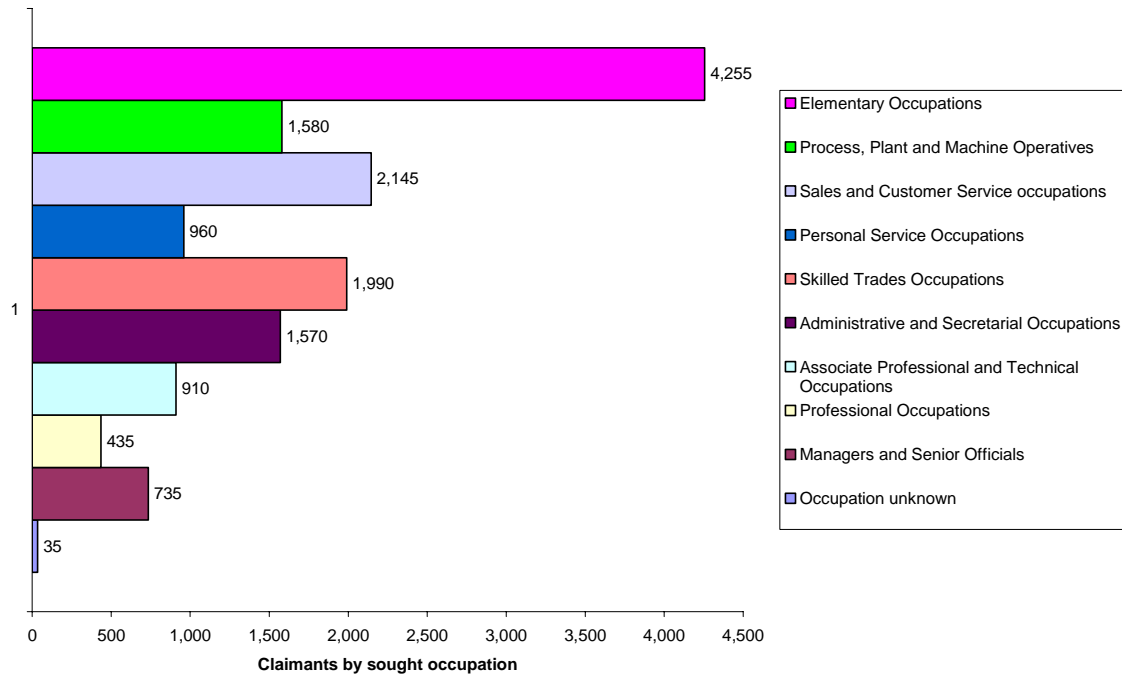


Table 3 – Haven Gateway claimants by sought occupation – December 2008, December 2009.

	Haven Gateway total Dec 2008	Haven Gateway total Dec 2009	Change from 2008 to 2009 - HG	% change from 2008 to 2009 - HG
Occupation unknown	45	35	-10	-22.2
Managers and Senior Officials	575	735	160	27.8
Professional Occupations	320	435	115	35.9
Associate Professional and Technical Occupations	580	910	330	56.9
Administrative and Secretarial Occupations	1,230	1,570	340	27.6
Skilled Trades Occupations	1,675	1,990	315	18.8
Personal Service Occupations	600	960	360	60.0
Sales and Customer Service occupations	1,545	2,145	600	38.8
Process, Plant and Machine Operatives	1,350	1,580	230	17.0
Elementary Occupations	3,460	4,255	795	23.0
All occupations	11,385	14,615	3,230	28.4

Source: ONS - from NOMIS, January 2010. Crown copyright

Table 4 – Haven Gateway claimants sought occupation – fourth quarter 2009.

Occupation	Babergh		Colchester		Ipswich	
	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009
Occupation unknown	5	5	10	5	10	10
Managers and Senior Officials	70	90	150	200	75	120
Professional Occupations	30	50	90	120	55	75
Associate Professional and Technical Occupations	65	105	145	240	120	185
Administrative and Secretarial Occupations	120	130	300	425	285	355
Skilled Trades Occupations	140	195	370	440	405	470
Personal Service Occupations	45	75	135	220	135	230
Sales and Customer Service occupations	115	170	365	485	370	535
Process, Plant and Machine Operatives	135	160	300	305	340	425
Elementary Occupations	260	300	710	850	1,100	1,380
All occupations	980	1,280	2,575	3,290	2,895	3,785

Occupation	Mid Suffolk		Suffolk Coastal		Tendring		Haven Gateway total		% change from 2008 to 2009 - HG
	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	
Occupation unknown	5	0	5	5	10	10	45	35	-22.2
Managers and Senior Officials	70	80	85	90	125	155	575	735	27.8
Professional Occupations	35	45	55	60	55	85	320	435	35.9
Associate Professional and Technical Occupations	60	80	65	110	125	190	580	910	56.9
Administrative and Secretarial Occupations	105	105	150	180	270	375	1,230	1,570	27.6
Skilled Trades Occupations	135	145	175	180	450	560	1,675	1,990	18.8
Personal Service Occupations	60	80	50	85	175	270	600	960	60.0
Sales and Customer Service occupations	110	180	125	165	460	610	1,545	2,145	38.8
Process, Plant and Machine Operatives	105	125	105	150	365	415	1,350	1,580	17.0
Elementary Occupations	235	315	290	420	865	990	3,460	4,255	23.0
Haven Gateway total	925	1,155	1,105	1,450	2,905	3,655	11,385	14,615	28.4

Source: ONS - from NOMIS, January 2010. Crown copyright

5. Vacancies

The number of job vacancies for the final quarter of 2009 fluctuates across the period, but overall the second half of the year has seen a decline in vacancies from 4,479 in July 2009 to 2,993 in December.

The claimant count has stabilised at about 3.3% of the working-age population, and is about 29% higher than this quarter a year ago. As indicated above, total Haven Gateway claimant count for December 2009 was 14,633.

The downturn in the number of vacancies means a continuing mis-match between vacancies available and claimants seeking work and suggests that the claimant count is likely to stay high for some time to come.

Table 5 – Haven Gateway vacancies – fourth quarter 2009.

	October 2008	November 2008	December 2008
Babergh	358	343	253
Colchester	1,067	1,283	712
Ipswich	947	880	628
Mid Suffolk	244	606	270
Suffolk Coastal	335	382	266
Tendring	445	377	241
Column Total	3,396	3,871	2,370
	October 2009	November 2009	December 2009
Babergh	379	270	247
Colchester	1,045	804	780
Ipswich	1,048	1,004	837
Mid Suffolk	267	347	274
Suffolk Coastal	487	380	432
Tendring	555	608	423
Column Total	3,781	3,413	2,993

Source: ONS - from NOMIS, January 2010. Crown copyright

6. House prices

The following table is compiled from data compiled by Nestoria – an independent company – which reviews house prices based on a national sample of 800,000 transactions.

Average house prices by District Council area

Table 6a Babergh

beds	Sep-09	Dec-09	% Change
1	£128,000	£107,000	-16.41%
2	£174,000	£183,000	5.17%
3	£278,000	£284,000	2.16%
4	£383,000	£398,000	3.92%

Table 6b Colchester

beds	Sep-09	Dec-09	% Change
1	£93,000	£96,000	3.23%
2	£143,000	£153,000	6.99%
3	£195,000	£204,000	4.62%
4	£291,000	£280,000	-3.78%

Table 6c Suffolk Coastal

beds	Sep-09	Dec-09	% Change
1	£118,000	£118,000	0.00%
2	£166,000	£165,000	-0.60%
3	£218,000	£235,000	7.80%
4	£333,000	£341,000	2.40%

Table 6d Mid-Suffolk

beds	Sep-09	Dec-09	% Change
1	£110,000	£100,000	-9.09%
2	£164,000	£159,000	-3.05%
3	£228,000	£237,000	3.95%
4	£332,000	£324,000	-2.41%

Table 6e Tendring

beds	Sep-09	Dec-09	% Change
1	£129,000	£111,000	-13.95%
2	£194,000	£209,000	7.73%
3	£232,000	£232,000	0.00%
4	£332,000	£323,000	-2.71%

Table 6f Ipswich

beds	Sep-09	Dec-09	% Change
1	£85,000	£81,000	-4.71%
2	£131,000	£129,000	-1.53%
3	£160,000	£155,000	-3.13%
4	£244,000	£252,000	3.28%

(The Nestoria data is based on asking prices – not sold prices, but these are the current trends by district council area.)

There is no clear pattern from the statistics. Prices appear to be rising in Colchester and Babergh, but not for every category of housing. Larger properties – 3- and 4-bedroom properties in Suffolk Coastal have increased in price during the quarter, but for Mid-Suffolk and Ipswich three out of four property categories have seen a decline in prices in the 3-month period. Babergh retains its position as the most expensive in the Haven Gateway area with regard to average house prices for 3- and 4-bedroom properties.

Prices for one-bedroom properties still remain problematic. In four out of six district council areas, the prices between September and December 2009 have moved down, some quite sharply. The most significant examples are Babergh and Tendring.

Another indicator of stability is available from the shift in the number of mortgage possession orders made by the courts. The latest figures show a significant drop between the third quarter 2008 and third quarter 2009. Although North Essex residents, however, remain more likely to receive possession order than Suffolk residents, the number of mortgage possession claims was 10 fewer in Essex than in the summer quarter 2009, and the Suffolk number increased by 20 quarter on quarter.

Table 7 - Mortgage Possession claims issued 3rd Quarter 2009

	3rd Quarter 2009	% Change in total since 3rd quarter 2008	Per 1,000 households
Essex	625	-29%	1.1
Colchester	70	-40%	1.0
Tendring	80	-18%	1.2
Suffolk	245	-32%	0.8
Babergh	25	-32%	0.7
Ipswich	70	-29%	1.3
Mid Suffolk	20	-49%	0.5
Suffolk Coastal	25	-30%	0.5
Total - Haven Gateway – 3rd quarter	290		
	2nd Quarter 2009		
<i>Total - Haven Gateway – 2nd quarter</i>	280		

Source: Ministry of Justice – Crown Copyright

(Note from the Ministry of Justice: “The quarterly releases are released by the Ministry of Justice and produced in accordance with arrangements approved by the UK Statistics Authority. Note that the figures represent court actions for possession and not actual homes repossessed, as not all possession orders are enforced.”)