

Suffolk Business Board

5th June 2025

Agenda Item 4 – Inward Investment and UKREiiF

1 Background

- 1.1 Inward investment, or Foreign Direct Investment (FDI) in Suffolk can come through a variety of means including,
- a) New investments capitalising on international level opportunities such as Sizewell or offshore wind.
 - b) Investment in existing sites by foreign owned companies such as Claas or Hutchison Ports.
 - c) Direct approaches (or through agents) to land/site owners for premises.
 - d) Referrals from UK government trade and investment services.
 - e) Promoting assets and opportunities at property and sector trade shows.
- 1.2 Work on c) - e) is carried out by the UK government, County, District and Borough Councils, Chambers of Commerce, partnerships such as Freeport East, and the private sector.

2 Invest Norfolk and Suffolk

- 2.1 In February 2020 the New Anglia LEP, Norfolk and Suffolk County Councils agreed to establish a joint Invest Norfolk and Suffolk inward investment service, to pool resources and offer an enhanced region wide service to investors ([Norfolk & Suffolk Unlimited | Unlimited space, talent and opportunities](#)). Following the wind up of the LEP, the service has continued to operate, funded and staffed entirely by the two county councils. The service,
- a) Provides a single point of contact for government trade and investment bodies.
 - b) Responds to international enquiries.
 - c) Liaises with district and borough teams, Freeport East, landowners etc.
 - d) Develops international propositions and High Potential Opportunity (HPO) proposals.
 - e) Attend sector focused and property trade events - important as the national pipeline has declined.
 - f) Host foreign delegations and develop MoUs with international regions that have similar sectoral strengths.

- 2.2 In the period 2020-2025, there have been 59 successful FDIs creating 2,557 new jobs.

Year	Single-Sited FDI - Suffolk Projects	Single-Sited FDI - Norfolk & Suffolk Projects	Suffolk jobs created	Norfolk & Suffolk Jobs Created
2024-25	4	9	731	754
2023-24	6	14	368	516
2022-23	6	12	152	367
2021-22	7	14	374	496
2020-21	7	10	127	444
Totals	30	59	1752*	2,557

** includes 600-700 SZC related jobs*

- 2.3 Highlights of successful Suffolk projects include,
- a) GCB Cocoa - £43m investment and 60 jobs in phase 1&2. Phase 3 underway. INS involved.
 - b) Assan Panel - £40m and 100 jobs. INS involved
 - c) Claas – £20m and secured future of 130 jobs on site. New HQ establishment and expansion for training academy.

3 UK Real Estate Investment and Infrastructure Forum (UKREiif)

- 3.1 Established in 2022, this three-day event in Leeds ([UKREiif - The UK's Real Estate Investment & Infrastructure Forum](#)) brings together thousands of investors, developers and policymakers to share ideas and build the partnerships that will shape the UK's future.
- 3.2 This year, Suffolk had a presence at UKREiif through two routes,
- a) Invest Norfolk and Suffolk hosted an event entitled "Norfolk and Suffolk: Fuelling the World through Innovation, Productivity, Growth, and Investment". The event was a panel presentation and Q&A with Norfolk and Suffolk businesses that have invested in the region, followed by a drinks reception. Opening and closing remarks were made by Cllr Matthew Hicks and the panel was chaired by Mark Pendlington. Suffolk Businesses on the panel were Gateway 14 and Bosch UK.
<https://norfolksuffolkunlimited.co.uk/ukreiif-2025/>
 - b) Suffolk local authorities came together to have a joint stand, "Invest Suffolk", promoting the county's investment opportunities. All branding was consistent with the Suffolk Economy brand and, in addition to the stand itself, collateral produced included a new landing page on the Suffolk Economy website (<https://suffolkeconomy.co.uk/invest-suffolk>), a

new video for use on the stand, A5 handouts, branded investment packs to hold site information etc. The site information was produced by each local authority, with inserts to produce a bespoke pack for investors. Site information is available at Appendix 1 of this report.

Image 1

Invest Norfolk and Suffolk event “Norfolk and Suffolk: Fuelling the World through Innovation, Productivity, Growth, and Investment”



Image 2

Invest Suffolk stand



- 3.3 Outcomes from our presence included, 60+ visitors to the stand per day (who registered their details) and 110 attendees at the INS event. All visitors will be sent a generic thank you on behalf of INS and Suffolk local authorities.
- 3.4 Analysis of the registered visitors is now taking place to separate out those interested in selling their services from those looking at investment propositions. The former will be referred to the Suffolk Sourcing site ([Suffolk Sourcing](#)) and the latter will be followed up by individual local authority leads and INS to arrange further discussion, site visits, more detail on investment support offered.
- 3.5 Initial discussions have now started on UKREiiF for next year. The Invest Norfolk and Suffolk team are in the process of developing strategic proposals for attendance at the 2026 event. This will also be held in Leeds, May 19th – 21st. The ambition is to establish a more prominent presence across the event, subject to availability of suitable spaces, to attract new investment opportunities, and support the region's broader economic development objectives.

4 Invest East prospectus

- 4.1 In February the All-Party Parliamentary East of England Group agreed to develop an Investment Prospectus as part of efforts to increase inward investment in the region. The plan was to launch the prospectus at UKREiiF.
- 4.2 The Investment Prospectus will serve as a valuable tool in communicating the region's strengths, key investment opportunities, and strategic importance to the UK's economic prosperity. It highlights the East of England's unique economic landscape, including its innovation, business clusters, and infrastructure projects. The key sectors for investment are outlined, and the document showcases the region's strengths in areas such as technology, renewable energy, life sciences, and advanced manufacturing.
- 4.3 The prospectus, "Opportunity East - The East of England's Investment Prospectus" ([EofE-Investment-Prospectus May-25 v7 compressed.pdf](#)) focusses on those developments requiring investment of £100m or more. It contains sites across the region and includes the Portman Road redevelopment from Suffolk.
- 4.4 This is the first iteration of the prospectus and more sites that meet the threshold will be added as they come forward.

5 **Future steps**

- 5.1 It is expected that from 2026 there will be a Mayoral Combined Authority (MCA) operating across Norfolk and Suffolk. The English Devolution White Paper (2024) notes,

“The government is also committed to more focused joint working between the Office for Investment and Mayoral Strategic Authorities to maximise the attraction of large-scale inward investment. To do this, the Office for Investment will work with Established Mayoral Strategic Authorities to develop and jointly market investible propositions for significant, commercially viable opportunities, in order to land key strategic investments.”

- 5.2 Delivery of inward investment activities will therefore form an important part of the MCA’s responsibilities for business growth across Norfolk and Suffolk. Having the existing INS service, with a track record of delivery across the two counties, will allow for a seamless transfer of responsibility for the existing service to the leadership of the MCA. The practical details of how this might occur will be worked through as part of the wider devolution work currently taking place.

Appendix 1

Name	Owner	Link - Proposition Document	District	Type
Port One	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Port One COMPLETE AT.docx	BMSDC	Commercial
Gateway14	Public	2025-01-28 Investable Opps form UKREiiF 2025 - Gateway 14 COMPLETE AT.docx	BMSDC	Commercial
Former Delphi Site	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Former Delphi Site COMPLETE AT.docx	BMSDC	Commercial
Brantham Factory Lane	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Brantham COMPLETE AT.docx	BMSDC	Commercial
Former Bosch Site	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Former Bosch Site.docx	BMSDC	Commercial
Ex Vanners Site - Gregory Mills	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Vanners.docx	BMSDC	Commercial
Wherstead	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Wherstead.docx	BMSDC	Commercial
Copdock	Private	2025-01-28 Investable Opps form UKREiiF 2025 - Copdock.docx	BMSDC	Commercial
Stour Business Park	Private	Investable Opps form UKREiiF2025 - Stour Business Park.docx	West Suffolk	Commercial
Shepherds Grove	Private	Investable Opps form UKREiiF2025 - Shepherds Grove.docx	West Suffolk	Commercial
Suffolk Park 77	Private	Investable Opps form UKREiiF2025 - SP.docx	West Suffolk	Commercial
Suffolk Business Park	Private	Investable Opps form UKREiiF2025 - SBP - Final CMEC amends.docx	West Suffolk	Commercial
Plot 200	Private	Investable Opps form UKREiiF2025 - HRP.docx	West Suffolk	Commercial
Hatchfield	Private	Investable Opps form UKREiiF2025 - Final Hatchfield.docx	West Suffolk	Commercial

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Name	Owner	Link - Proposition Document	District	Type
Aquatics Centre	Public	2025-01-28 Investable Opps form UKREiiF 2025 - Aquatics Centre.docx	Ipswich	Commercial
Gainsborough Sports Centre	Public	2025-01-28 Investable Opps form UKREiiF 2025 - Gainsborough Sports Centre Redevelopment.docx	Ipswich	Commercial
Grafton House	Public	2025-01-28 Investable Opps form UKREiiF 2025 - Grafton House.docx	Ipswich	Commercial
Hotel Development Opportunity	Public	2025-01-28 Investable Opps form UKREiiF 2025 - New 4 Star Hotel Development Opportunity.docx	Ipswich	Commercial
Multistorey Car Park Development	Public	2025-01-28 Investable Opps form UKREiiF 2025 - New Multistorey Car Park Development.docx	Ipswich	Commercial
New way Industrial Development Site	Public	2025-01-28 Investable Opps form UKREiiF 2025 - New Way Industrial Development Site.docx	Ipswich	Commercial
Pauls Silo	Public	2025-01-28 Investable Opps form UKREiiF 2025 - Pauls Silo.docx	Ipswich	Commercial
Port Of Lowestoft, 1 Commercial Road	Private	1 Commercial Road - UKREiiF.docx	East Suffolk	Commercial
A & E Cooke Farmers Ltd	Private	A & E Cooke Farmers - UKREiiF.docx	East Suffolk	Commercial
Felixstowe Tax Site	Private	Felixstowe Tax Site Freeport East - UKREiif.docx	East Suffolk	Commercial
PowerPark	Mixed	PowerPark - UKREiif.docx	East Suffolk	Commercial
Riverside	Private	Riverside - UKREiiF.docx	East Suffolk	Commercial
Tower Road	Private	Tower Road - UKREiiF.docx	East Suffolk	Commercial
Wolseley Business Park	Private	Wolseley Business Park - UKREiiF.docx	East Suffolk	Commercial
Mildenhall Bury Road Site	Public	2025-04-25 - Investable opps form - Mildenhall Bury Road Site.docx	West Suffolk	Commercial
Former Riverwalk Site	Public	2025-04-25 Investable opps Form - Former Riverwalk Site Bury St Edmunds.docx	West Suffolk	Residential
Bury Record Office	Public	2025-04-25 - investable opps form - Bury St Edmunds former Archive buildingce.docx	West Suffolk	Commercial

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Name	Owner	Link - Proposition Document	District	Type
Stone Lodge Community Centre	Public	<u>2025-04-24 - Investable opps form - Ipswich - Community Assets at Hawthorn Drive.docx</u>	Ipswich	Community
Rougham Hill Land	Public	<u>2025-04-24 - Investable Ops Form - Bury St Edmunds Rougham Hill Land.docx</u>	West Suffolk	Commercial
Constantine House	Public	<u>2025-04-24 - Investable Opps Form - Ipswich Constantine House.docx</u>	Ipswich	Commercial
Copdock Housing Land	Public	<u>2025-04-24 Investable Opps form UKREiiF2025 - Copdock Hill Farm Development Land.docx</u>	BMSDC	Residential