



# **Wells-next-the-Sea**

## **HOUSING NEEDS SURVEY**

**MAY 2011**

**Homes for Wells  
The Sackhouse,  
Jicklings Yard,  
Wells-next-the-Sea  
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**Registered Industrial & Provident Society No. 30389R**

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### **CHAPTER 1 - INTRODUCTION**

After the initial survey commissioned by Wells Area Partnership and Wells-next-the-Sea Town Council and conducted by Norfolk Rural Community Council in May 2006 it was necessary for Homes for Wells to carry out a follow-up survey to update their records.

Homes for Wells carried out the survey with funding obtained from the Norfolk Community Foundation.

The aim of the survey was to determine the existing and future housing needs of households in Wells-next-the-Sea, particularly those on low or modest incomes, and to discover if these needs have change over the past 5 years. The survey helps to identify the number, type and tenure of affordable housing that is required and also the views of residents regarding an affordable housing development within the town.

## **CHAPTER 2 – WELLS-NEXT-THE-SEA**

Wells-next-the-Sea is a town situated within North Norfolk. It is approximately 16 miles from Sheringham and 10 miles from Fakenham. According to the 2001 Census, 2449 people live in the town, of which 99.1% are White, 0.8% are Mixed race and 0.1% are Asian or Asian British. The latest 2011 Census information will not be available until 2012.

The town has a range of amenities, including: a library, 2 grocery/general stores, a post office, a health centre, cottage hospital, pubs, churches, playing fields, a children’s play area, a primary school, a high school, pre-school service provision and a car repair workshop. There is also a two hourly weekday transport service to the nearest town.

Figure 2.1 The 2001 census indicated there is a high proportion of detached and semi-detached property within the town. The majority of developments in the town since 2001 have been for executive type homes mainly detached or semi detached.

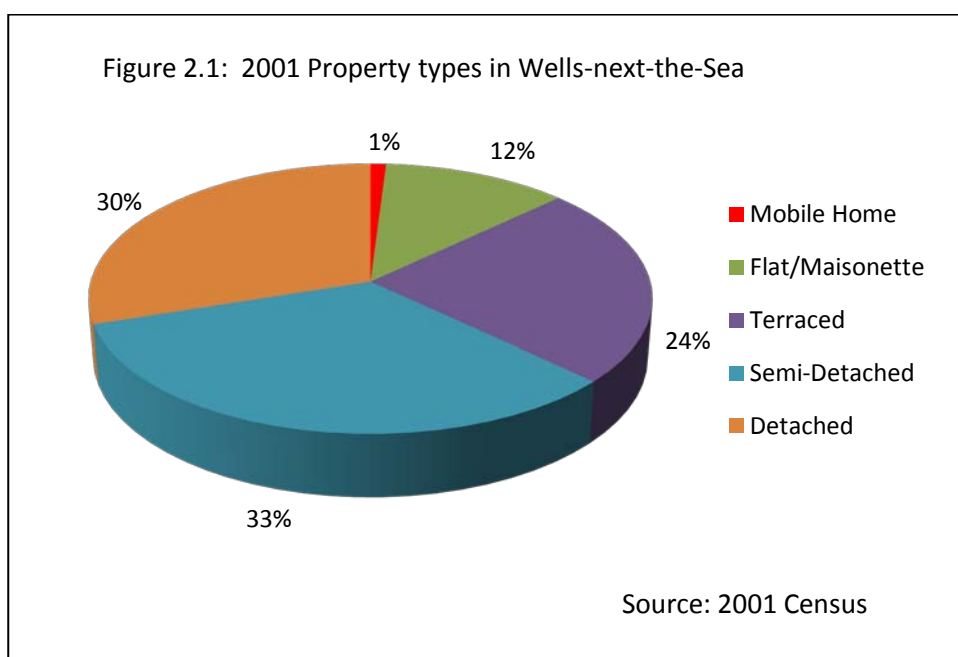


Figure 2.2 Indicates that in 2001 55% of households living in Wells-next-the-Sea own their home outright or with a mortgage. 22% of households in Wells-next-the-Sea currently live in social rented accommodation and less than 1% lives in shared ownership accommodation.

Figure 2.2: 2001 Tenure of Properties in Wells-next-the-Sea

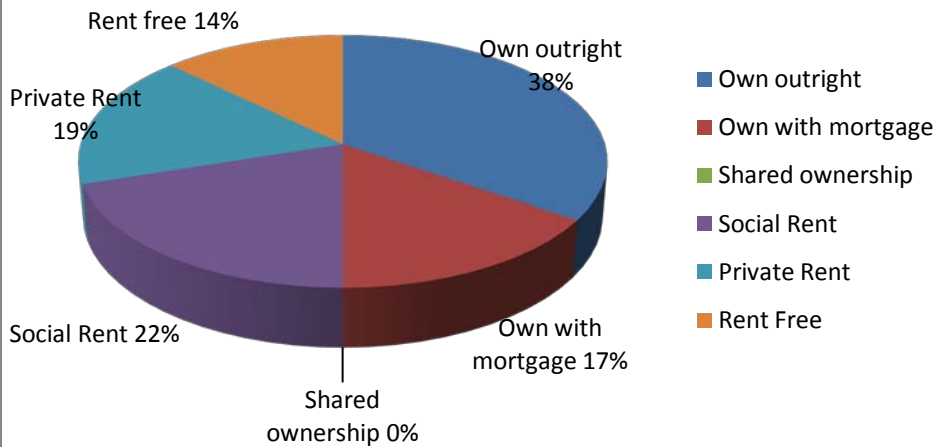
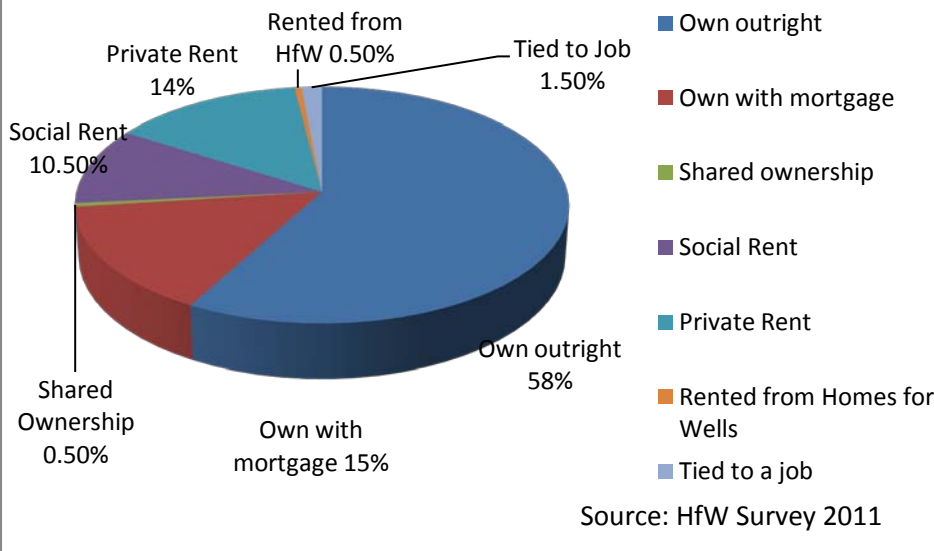


Figure 2.3 Indicates that of those people that completed the HfW 2011 Survey 73% of households living in Wells-next-the-Sea own their home outright or with a mortgage. 10.5% of households in Wells-next-the-Sea currently live in social rented accommodation and still less than 1% lives in shared ownership accommodation.

Figure 2.3: 2011 Tenure of Properties in Wells-next-the-Sea



The average property price in Wells-next-the-Sea from January 2011 – March 2011 was £294,658 (January 2006 – March 2006 was £256,653) (Land Registry). The average property price in North Norfolk for the same period was £196,526 (January 2006 – March 2006 was £193,804). (Land Registry). For a detailed breakdown of average property prices in Wells-next-the-Sea and

North Norfolk at this time, please see **Appendix 1**.

Although the average property prices across North Norfolk during the past 5 years have stayed level the cost of properties in Wells-next-the-Sea has increased by almost 15%.

The Council Tax Register indicates there are currently 1475 homes in Wells-next-the-Sea (2006 = 1,462). Up by 1% (2006 = 49%) of the total housing stock within the town is in Council Tax bands A and B\* and 22.1% (2006 = 20%) are second homes

\* Please note that Council Tax bandings relate to 1991 property values and are included here to provide an indication of the distribution of relative property values only. At this time, Bands A & B were the two lowest property value band

### **CHAPTER 3 – HOUSING REGISTER INFORMATION**

There are currently 414 households on North Norfolk District Council's Housing Register that have

indicated they would like to be re-housed in Wells-next-the-Sea – an increase of over 18% in the past 5 years. Of these 414 households, 91 have a local connection to Wells-next-the-Sea,\*\* 68 of whom have specifically requested to be rehoused in Wells.

In 2006 when the last HfW survey was carried out there were 349 households on North Norfolk District Council's Housing Register that have indicated they would like to be re-housed in Wells-next-the-Sea and 98 with a local connection to Wells-next-the-Sea.

\*\* North Norfolk District Council defines 'local' as the town/parish and immediately adjoining civil parishes. It should be remembered that applicants do not have to have a local connection to Wells-next-the-Sea or the district to be on the Housing Register.

## **CHAPTER 4 – HOUSING NEEDS SURVEY**



The survey was delivered to all homes in the town and surrounding area with a covering letter and pre-paid envelope for the completed surveys to be returned to Homes for Wells. A total of 253 surveys were returned, representing a response rate of 11%. Down on the last survey but this may be in part due to the 2011 Census being delivered to all homes owners a few weeks prior the Housing Need Survey.

To view a copy of the covering letter accompanying the form, please see **Appendix 2**.

To view a copy of the Housing Needs Survey, please see **Appendix 3**.

21 households reported knowing a family member having moved away from the town in the last 5 years due to difficulties in finding a suitably priced home. 8 households stated their current home needs adapting to increase accessibility for one or more disabled household member/s.

28 local households that completed the Housing Needs Survey were identified as being in need of affordable housing, plus 10 households identified in need of open market housing. 17 of the 28 households in need of affordable housing have an immediate need and 11 have a future need.

9 of the 28 local households in need of affordable housing indicated they are currently on the North Norfolk District Council's Housing Register. 1 of the households in need of affordable housing locally are classified as Keyworkers under the Department for Communities and Local Government's (DCLG) definition.

**Appendix 4** provides details of local households in immediate and future affordable housing need including details of local households in need of open market housing.

Of the 28 households that completed the survey with affordable housing need the following were identified:

- 13 families
- 3 couples
- 9 single person households
- 3 older person household

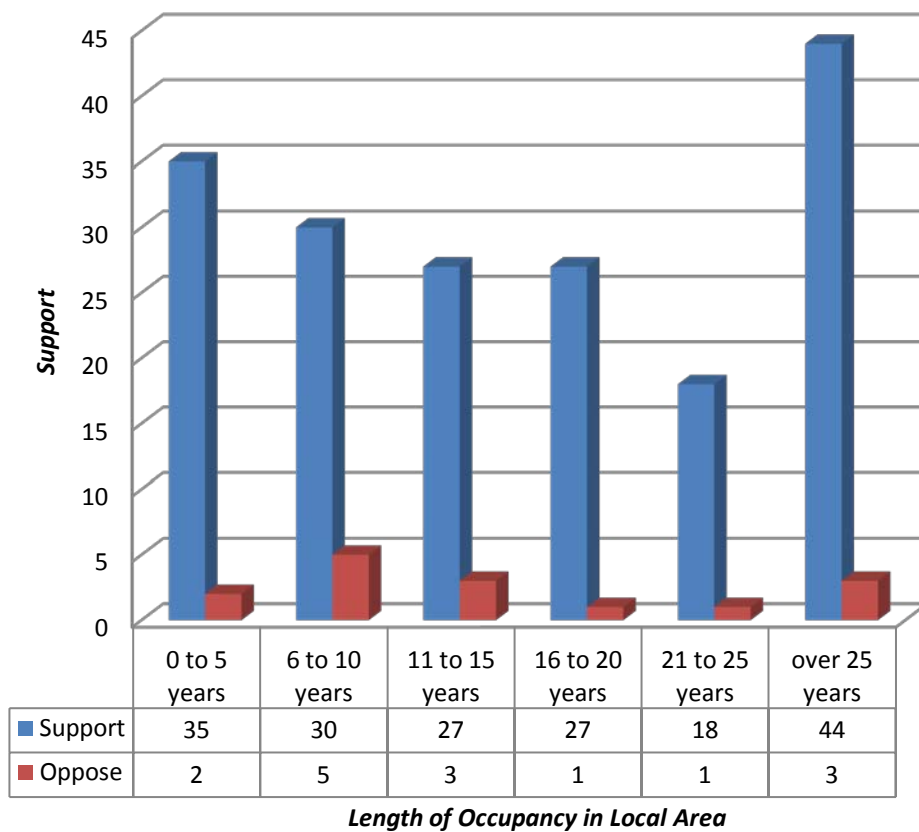
The Housing Needs Survey asked all households to consider whether they would support an affordable housing scheme for local people within Wells-next-the-Sea if there was a proven need. 8% of all households that responded to the Housing Needs Survey indicated they would not support an affordable housing development for local people in wells-next-the-Sea.

Figure 4.1 demonstrates households that have lived in and around Wells-next-the-Sea for 6-10 years are least in favour of affordable housing for local people. Taking into consideration when the last survey was carried out this is a complete change from our previous results. The people in the

6-10 year category in 2011 would have been in the 0-5 year group in the previous survey when they indicated they would be most in favour. The largest number of households that would support affordable housing development for young people have lived in and around Wells-next-the-Sea for either over 16 years or 0-5 years.

Only 8% of those that expressed an opinion in the survey were opposed to an affordable housing development.

**Figure 4.1: Support for Affordable Housing Development in Wells-next-the-Sea against length of Occupancy in the Local Area**



For more detailed comments made by local households in relation to this question, please see **Appendix 5**. For suggestions made by local households regarding sites for potential affordable housing development in Wells-next-the-Sea, please see **Appendix 6**.

## CHAPTER 5 – AFFORDABLE HOUSING NEED

The following section identifies the needs of those households found to be in need of new affordable housing in Wells-next-the-Sea

Figure 5.1: Demonstrates the number of households that have lived in and around Wells-next-the-Sea for 0-5 years and over 5 years

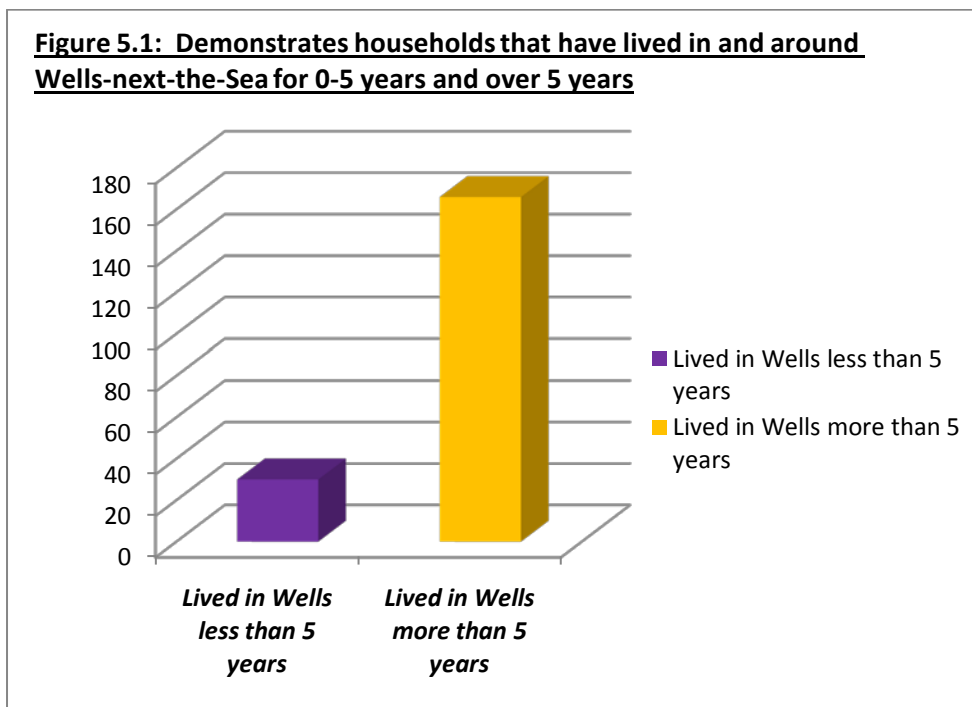


Figure 5.2 indicates the reasons given for needing to move home by households in need of affordable housing. The main reasons include needing to set up independent accommodation and to find cheaper accommodation.

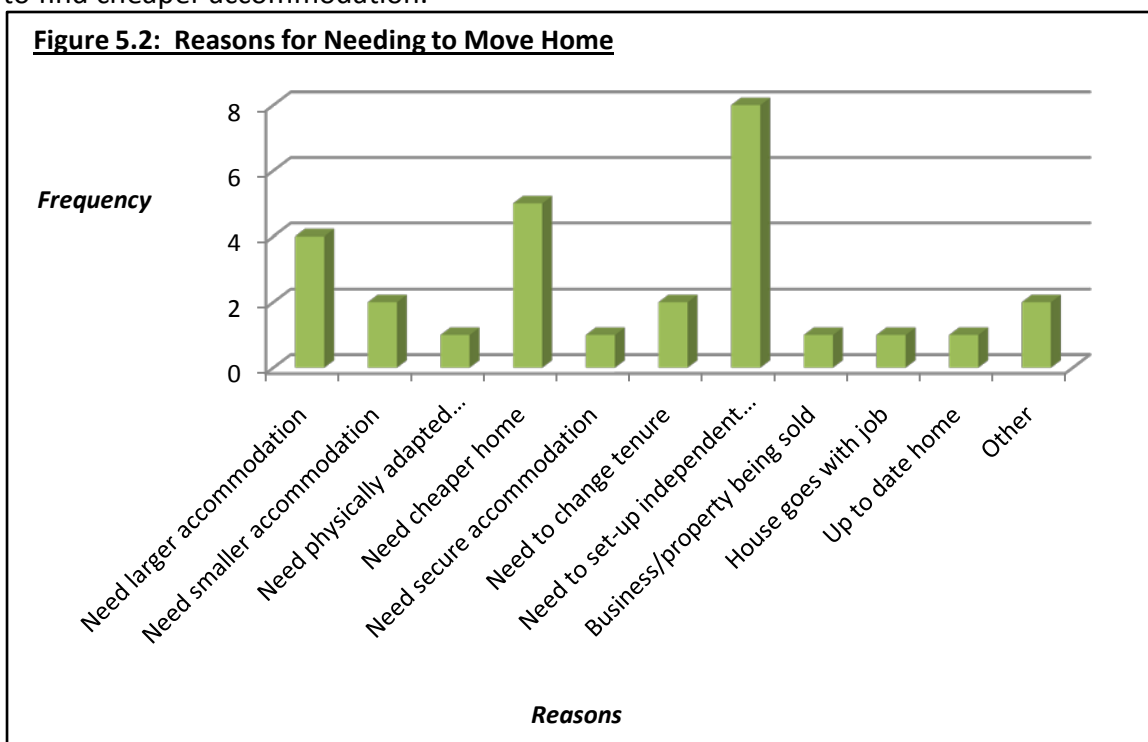


Figure 5.3 demonstrates the requirements of households in Wells-next-the-Sea in need of affordable housing. 6 households have a requirement for 1 bedroom properties, 12 households have a requirement for 2 bedroom properties and 10 households have a requirement for 3 bedroom properties.

**Figure 5.3: Size of Property Required**

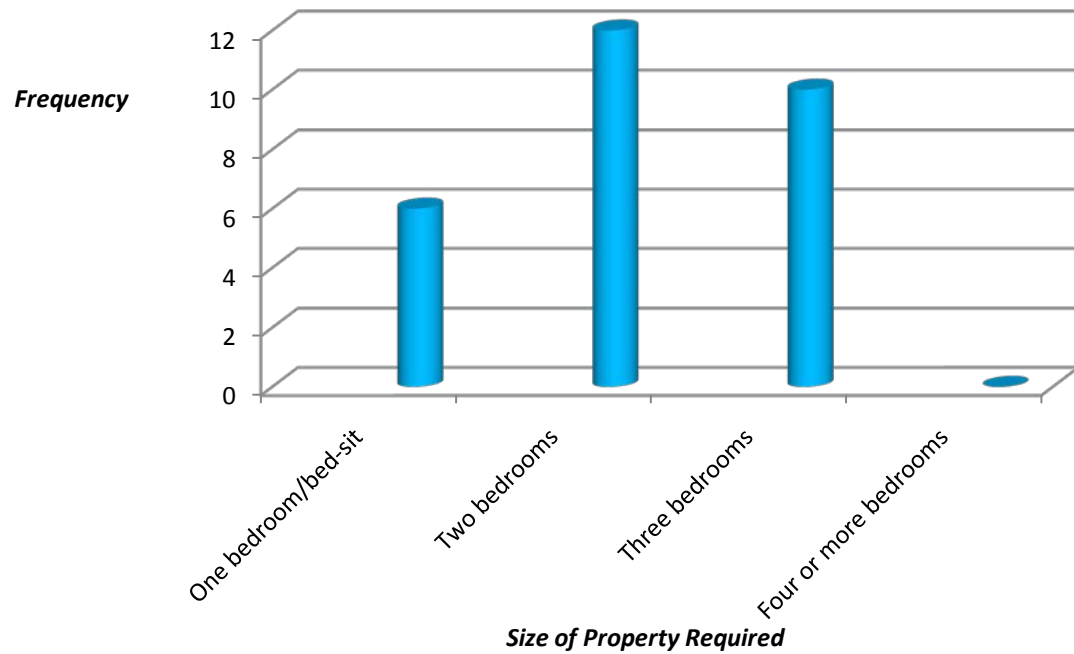
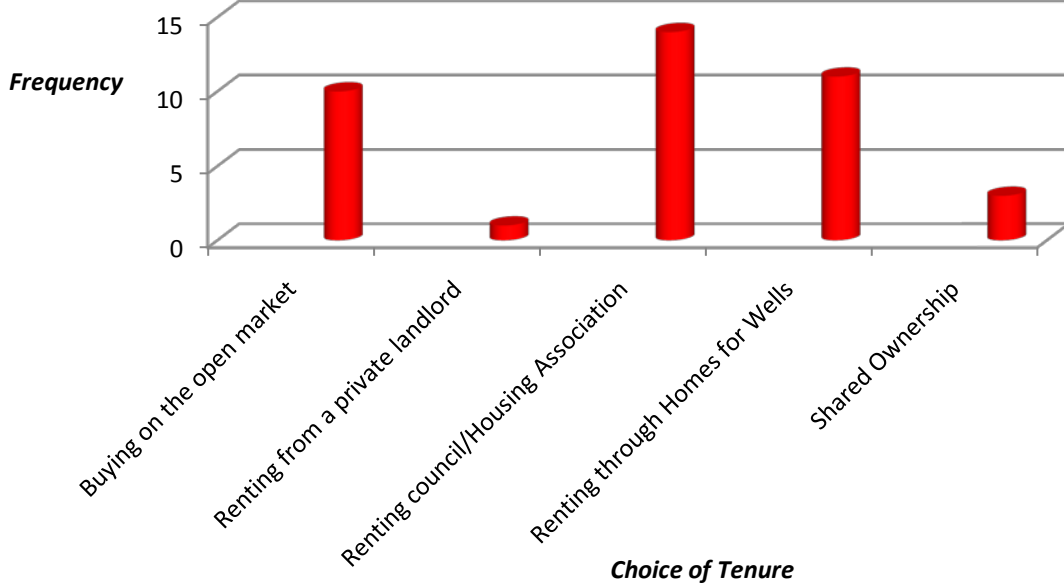


Figure 5.4 demonstrates the preferred Tenure households in and around Wells-next-the-Sea in need of accommodation.

**Figure 5.4: Choice of Preferred Tenure (multiple selection)**



## CHAPTER 6 – HOUSING NEEDS SUMMARY

- There are currently 91 households living in or with a local connection to Wells-next-the-Sea that are registered on North Norfolk District Council's Housing Register. 68 who have specifically requested to be housed in Wells-next-the-Sea.
- The Housing Needs Survey identified a further 19 households living in or with a local connection to Wells-next-the-Sea in affordable housing need that are not currently on North Norfolk District Council's Housing Register.
- The 28 households in affordable housing need that completed the survey include 9 single person households, 3 couples, 13 families and 3 older person households.
- 17 households have an immediate local need for affordable housing and 11 households have a future need for affordable housing.
- 1 Household in need of affordable housing have a requirement for a home with provisions for physical disability
- 21 households reported that a family member had moved away from the town in the last 5 years due to difficulties in finding a suitable home in Wells-next-the-Sea
- 92% of all responding households indicated they would support an affordable housing project for local people in Wells-next-the-Sea.

## **CHAPTER 7 – HOMES FOR WELLS RECOMMENDATIONS**

When linking the number of households with a local connection to Wells-next-the-Sea registered on North Norfolk District Council's Housing Register with households with a local connection identified within the Housing Needs Survey, there are currently 108 households with a local connection to Wells-next-the-Sea in immediate need of affordable housing.

North Norfolk District Council Exceptions Policy only permits development to meet current need using data from their district-wide Housing Needs Survey, their Housing Register and/or a local Housing Needs Survey. In light of the findings of this local Housing Needs Survey, Homes for Wells recommends a two-phased development should take place in Wells-next-the-Sea with a suitable mix of development for the second phase decided after the initial phase has been completed.

Homes for Wells' recommendations for the initial phase of development to house households with a local connection consists of the following:

- In priority order:--                    2 bed house/bungalow/flat
- 3 bed house/bungalow/flat
- 1 bed flat/unit.

**APPENDIX 1 – AVERAGE PROPERTY PRICES & NUMBER OF SALES –  
JANUARY 2011 – MARCH 2011**

PROPERTY TYPE	WELLS-NEXT-THE-SEA	NO. OF SALES	NORFOLK	NO. OF SALES
DETACHED	£331,983	3	£215,557	No record
SEMI-DETACHED	£392,750	2	£137,103	No record
TERRACED	£243,900	5	£109,444	No record
FLAT/MAISONETTE	£210,000	1	£86,071	No record

	WELLS-NEXT-THE-SEA	NO. OF SALES	NORTH NORFOLK	NO. OF SALES	NORFOLK	NO. OF SALES
AVERAGE COST	£294,658	11	£196,526	327	£137,043	2336

SOURCE: LAND REGISTRY

Average cost per property sold in Wells-next-the-Sea during the period January 2011 to March 2011 is £294,658 – in comparison the average cost of a property sold in North Norfolk during the same period was £196,526 and in the County of Norfolk was £137,043.

## APPENDIX 2 – WELLS-NEXT-THE-SEA HOUSING NEEDS SURVEY COVERING LETTER

# WELLS-NEXT-THE-SEA & SURROUNDING AREA HOUSING NEEDS SURVEY 2011



Dear Resident

**Homes for Wells (HfW)** ([www.homesforwells.co.uk](http://www.homesforwells.co.uk)) is particularly concerned that there may still be a lack of affordable housing for local people on low incomes, especially those who provide essential services to the local community in a paid or voluntary capacity. This survey aims to find out whether there is still a need for more affordable housing for local people and provides you with an opportunity to let us know.

The previous survey in 2006 resulted in setting up **Homes for Wells**, fundraising and enlisting the support of local landlords to make a number of properties available to local people at affordable rents. Five years on it is time to review the situation to see if further affordable homes are needed.

Housing need is typically if an individual or family needs to move but cannot find adequate alternative accommodation. If you are in housing need, the information you can provide is extremely important so please spend a few minutes to complete the survey. Once completed, please return the completed survey questionnaire, in the envelope provided, by **Monday 9th May 2011** to **Homes for Wells** at the address at the end of the form or drop off at one of the collections points as detailed below.

If there is more than one person or group of people within your current household wishing to find alternative accommodation separately within Wells, please request an additional survey form from **Homes for Wells** -07765 503292 or email: [office@homesforwells.co.uk](mailto:office@homesforwells.co.uk). Similarly, friends and family who have moved out of the area but who wish to return may also complete the survey by requesting an additional survey form.

Please note that all information you provide will be treated in the strictest confidence and will only be used for the purposes of this survey. Thank you.

Yours faithfully

*John Rest*

## **Homes for Wells, Co-ordinator**

The Sackhouse, Jicklings Yard, Wells-next-the-Sea, NR23 1AU

Forms can be returned either by post or dropped off at: **Homes for Wells** Office, The Sackhouse (behind the Maltings), Wells; Wells Library, Station Road, Wells or French's Fish & Chip shop, The Quay, Wells.

*If you are interested in finding out more about **Homes for Wells** or feel you could offer support or advice please complete the form below and return with the completed housing needs survey and we will be in touch. If you would prefer your details were not linked with the information provided please tear off and return in a separate envelope.*

Name:..... Telephone No:.....

Address:.....

..... Postcode:.....

Email address: .....

**Return to: Homes for Wells, The Sackhouse, Jicklings Yard, Wells-next-the-Sea, NR23 1AU**

## **APPENDIX 3 – WELLS-NEXT-THE-SEA HOUSING NEEDS SURVEY**



**WELLS-NEXT-THE-SEA**  
**HOUSING NEEDS SURVEY - 2011**

Thank you for taking the time to complete this questionnaire.

Please return, by post, to **Homes for Wells** in the envelope provided or, to save postage costs, hand in at the following collection points: **Homes for Wells Office** (behind the Maltings); **Wells Library**, Station Road or **French's Fish & Chips**, The Quay in Wells.

**The results of this survey will be available in the coming months,  
and will help Homes for Wells to decide on its future plans.**

**Please indicate what type of property this is:** *(Tick one box only ✓)*

Main home <sub>1</sub>      2nd Home <sub>2</sub>      Commercial holiday let <sub>3</sub>

**If a 2nd home or commercial holiday let are you planning to move permanently to the property, in the next few years?**      Yes <sub>1</sub>      No <sub>2</sub>

**Would you consider letting the property through Homes for Wells? - if Yes, kindly leave a contact name & telephone number below:**      Yes <sub>1</sub>      No <sub>2</sub>

---

**Part 1: You and Your Household**

**1. How would you describe your home:** *(Tick one box only ✓)*

House <sub>1</sub>      Bungalow <sub>2</sub>  
Flat/Maisonette/apartment/bed-sit <sub>3</sub>      Caravan/mobile home/temp. structure <sub>4</sub>  
Sheltered/retirement housing <sub>5</sub>      Other (specify) \_\_\_\_\_ <sub>6</sub>

**2. What is the tenure of your home:** *(Tick one box only ✓)*

Owned outright by a household member (s) <sub>1</sub>  
Owned with mortgage by a household member (s) <sub>2</sub>  
Shared ownership (part owned/part rented) <sub>3</sub>  
Rented from a Local Authority/Housing Association <sub>4</sub>  
Rented from a private landlord <sub>5</sub>  
Rented from Homes for Wells <sub>6</sub>  
Tied to job <sub>7</sub>  
Other (specify) \_\_\_\_\_ <sub>8</sub>

**3. How many bedrooms does your home have?** *(Tick one box only ✓)*

One bedroom or bed-sit <sub>1</sub>      Two bedrooms <sub>2</sub>  
Three bedrooms <sub>3</sub>      Four or more bedrooms <sub>4</sub>

**4. Which town/village you currently live in:** *(Tick one box only ✓)*

Wells <sub>1</sub>      Warham <sub>2</sub>      Wighton <sub>3</sub>      Stiffkey <sub>4</sub>      Holkham <sub>5</sub>

**How many years have you and your household lived here?** \_\_\_\_\_

**5. How many people live in this house?** *(Please write in the number)* [ \_\_\_\_\_ ]

**6. Please complete the table below to show the age & gender of all those living in this property at present. If there is more than one household living in this property please indicate if each person is part of the main household or 2nd household etc..**

By household we mean a single person/group of people who have the address as their only/main residence & who either share 1 meal a day or share the living/sitting room.

	AGE	GENDER	HOUSEHOLD, eg. 1st, 2nd
You			
Other person 1			
Other person 2			
Other person 3			
Other person 4			
Other person 5			

**7. What type of household are you? (Tick one box only ✓)**

- One-person household  1 Couple  2  
 Two-parent family  3 Lone-parent family  4  
 Older person household  5 Other (specify) \_\_\_\_\_  6

**8. Does your current home need to be adapted to increase physical accessibility because of the disability of someone in your household? Yes  1 No  2**

**9. Would you be in favour of a small development of affordable housing for local people within your town if there were a proven need? Yes  1 No  2**

**10. Has anyone from your family moved away from the town in the last 5 years, due to difficulties in finding a suitable home locally? Family means your children, parents, brothers and sisters Yes  1 No  2**  
**If you answered 'Yes' please give the reasons why:**

**11. Does everyone living in this house need to move together from this home now or in the next five years? Yes  1 No  2**

**12. Is there anyone living with you who needs to move to alternative accommodation now or in the next five years? Yes  1 No  2**

**13. Do you have any suggestions where an affordable housing scheme could be situated within Wells-next-the-Sea?**

*If you answered 'Yes' to Q11 or Q12 and you are looking to remain within Wells/Warham/Wighton/Holkham or Stiffkey then please complete Part 2 (overleaf) of this questionnaire, which collects information on your housing needs. If there is the need for more than one household to move then please request an additional form from Homes for Wells. Please be assured that this questionnaire is completely confidential and anonymous.*

## Part 2- Housing Needs

**14. When does the household need to move from this home?**

- As soon as possible  1      Within one year  2  
 Within the next 2 years  3      Between 2 to 5 years from now  4  
 In 5 or more years  5

**Please give details as to why the household needs to move:**

**15. What is the minimum number of bedrooms you require? (Tick one box only ✓)**

- One bedroom/bed-sit  1      Two bedrooms  2  
 Three bedrooms  3      Four or more bedrooms  4

**16. Which tenure would you prefer?**

- Buying on the open market  1      Renting from a private landlord  2  
 Renting council/Housing Association  3  
 Renting through Homes for Wells  4      Shared Ownership\*  5

\* Allowing you to buy a share of your home, usually from a housing association, and pay rent on the remaining share you do not own.

**17. Are you on the Local Authority or Housing Association register or waiting list?**

- Yes  1      No  2

**18. If YES to question 17 - how long have you been on the list? [ \_\_\_\_\_ ]**

**19. What type of accommodation do you require? (Tick one box only ✓)**

- House  1      Bungalow  2      Flat/maisonette/apartment  3  
 Sheltered/retirement housing  4      Other (specify) \_\_\_\_\_  5

**20. What is your main reason for needing to move? (Tick one box only ✓)**

- Need larger accommodation  1  
 Need smaller accommodation - Present home is difficult to manage  2  
 Need physically adapted accommodation  3  
 Need cheaper home  4  
 Need to be closer to employment  5  
 Need to be closer to a carer or dependent, to give or receive support  6  
 Need to avoid harassment  7  
 Need secure accommodation  8  
 Need to change tenure  9  
 Need to set-up independent accommodation  10  
 Other (specify) \_\_\_\_\_  11

**21. Please indicate the age, gender & occupation of each person moving with you.**

	Age	Gender (M/F)	Occupation
You			
Other Household member 1			
Other Household member 2			
Other Household member 3			
Other Household member 4			
Other Household member 5			

**22. What type of household are you? (Tick one box only ✓)**

- |                        |                            |                     |                            |
|------------------------|----------------------------|---------------------|----------------------------|
| One-person household   | <input type="checkbox"/> 1 | Couple              | <input type="checkbox"/> 2 |
| Two-parent family      | <input type="checkbox"/> 3 | Lone-parent family  | <input type="checkbox"/> 4 |
| Older person household | <input type="checkbox"/> 5 | Other Specify _____ | <input type="checkbox"/> 6 |

**23. Please state how many people planning to move belong to each ethnic group?**

<i>Ethnicity</i>	<i>Number of People</i>	<i>Ethnicity</i>	<i>Number of People</i>
<b>White</b>		<b>Asian or Asian British</b>	
British		Indian	
Irish		Pakistani	
Any other white background		Bangladeshi	
<b>Mixed</b>		Any other Asian background	
White and Black Caribbean		<b>Black or Black British</b>	
White and Black African		Caribbean	
White and Asian		African	
Any other Mixed background		Any other Black Background	
		<b>Chinese</b>	
Any other (please write in box)	→		

**24. If you selected buying on the open market in Q16, what total house price could you afford? (Tick one box only ✓)**

- |                     |                            |                     |                            |
|---------------------|----------------------------|---------------------|----------------------------|
| Less than £50,000   | <input type="checkbox"/> 1 | £50,000 - £69,999   | <input type="checkbox"/> 2 |
| £70,000 - £99,999   | <input type="checkbox"/> 3 | £100,000 - £149,999 | <input type="checkbox"/> 4 |
| £150,000 - £199,999 | <input type="checkbox"/> 5 | £200,000 - £250,000 | <input type="checkbox"/> 6 |
| Over £250,000       | <input type="checkbox"/> 7 |                     |                            |

**25. What is the maximum amount of rent you could afford for a home, including any service charges? (Tick one box only ✓)**

- |                                   |                            |                                  |                            |
|-----------------------------------|----------------------------|----------------------------------|----------------------------|
| Less than £50/wk (£200 per month) | <input type="checkbox"/> 1 | £50-£99.99 /wk (£200-399 /mth)   | <input type="checkbox"/> 2 |
| £100-£149.99 /wk (£400-599 / mth) | <input type="checkbox"/> 3 | £150-£199.99 /wk (£500-799 /mth) | <input type="checkbox"/> 4 |
| £200-£249.99 /wk (£800-999 /mth)  | <input type="checkbox"/> 5 | More than £250 /wk (£1000 /mth)  | <input type="checkbox"/> 6 |

**26. Could you please indicate the total take-home income (i.e. after deductions), of everyone responsible for the cost of housing (rent or mortgage)?**

(Tick one box only ✓)

- | <b>Weekly Income</b> | <b>or</b> | <b>Monthly Income</b> |                            |
|----------------------|-----------|-----------------------|----------------------------|
| Less than £95        |           | Less than £420        | <input type="checkbox"/> 1 |
| £95 - £192.99        |           | £420 - £834.99        | <input type="checkbox"/> 2 |
| £193 - £288.99       |           | £835 - £1,249.99      | <input type="checkbox"/> 3 |
| £289 - £384.99       |           | £1,250 - £1,665.99    | <input type="checkbox"/> 4 |
| £385 - £576.99       |           | £1,666 - £2,499.99    | <input type="checkbox"/> 5 |
| £577 - £769.99       |           | £2,500 - £3,329.99    | <input type="checkbox"/> 6 |
| £770 +               |           | £3,300 +              | <input type="checkbox"/> 7 |

Return to: Homes for Wells, The Sackhouse, Jicklings Yard,  
Wells-next-the-Sea, Norfolk, NR23 1AU

**Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months, and will help the town to decide on its future plans. Please be assured that this questionnaire is completely confidential and anonymous**

## APPENDIX 4 – HOUSEHOLDS IN IMMEDIATE & FUTURE LOCAL AFFORDABLE HOUSING NEED

REF NUMBER	2	7	10	11	21	53	63	69	88	103	104	110	114	119
<b>When does the household need to move from this home?</b>														
<i>As soon as possible</i>			1	1				1			1			1
<i>Within one year</i>					1	1							1	
<i>Within the next 2 years</i>														
<i>Between 2 and 5 years</i>	1						1		1	1		1		
<i>In 5 or more years</i>		1												
<b>What is the minimum number of bedrooms you require?</b>														
<i>One bedroom/bed-sit</i>								1	1	1	1			
<i>Two bedrooms</i>		1			1	1	1							1
<i>Three bedrooms</i>	1		1	1								1	1	
<i>Four or more bedrooms</i>														
<b>Which tenure would you prefer?</b>														
<i>Buying on the open market</i>	1					1	1		1					1
<i>Renting from a private landlord</i>							1							
<i>Renting council/Housing Association</i>			1		1		1			1	1		1	
<i>Renting through Homes for Wells</i>		1		1	1		1	1				1		
<i>Shared Ownership</i>		1					1		1					
<b>Are you on the Local Authority or Housing Association register or waiting list?</b>														
<i>Yes</i>				1	1						1			
<i>No</i>	1	1	1			1	1	1	1	1		1	1	1
<b>What type of accommodation do you require?</b>														
<i>House</i>	1	1	1	1	1	1	1					1	1	1
<i>Bungalow</i>					1									
<i>Flat/maisonette/apartment</i>								1	1	1				
<i>Sheltered/retirement housing</i>											1			
<i>Other (Specify)</i>														
<b>What is your main reason for needing to move?</b>														
<i>Need larger accommodation</i>					1	1								
<i>Need smaller accommodation</i>														
<i>Need physically adapted accommodation</i>											1			
<i>Need cheaper home</i>	1		1	1									1	
<i>Need to be closer to employment</i>														
<i>Need to be closer to a carer/dependent</i>														
<i>Need to avoid harassment</i>														
<i>Need secure accommodation</i>														
<i>Need to change tenure</i>												1		1
<i>Need to set-up independent accommodation</i>							1	1	1	1				
<i>Other (Specify)</i>		goes with job												

REF NUMBER	2	7	10	11	21	53	63	69	88	103	104	110	114	119
<b>What type of household are you?</b>														
<i>One-person household</i>					1		1	1	1	1				1
<i>Couple</i>						1								
<i>Two-parent family</i>	1	1										1		
<i>Lone-parent family</i>			1	1										1
<i>Older person household</i>											1			
<i>Other (specify)</i>														
<b>If you selected buying on the open market what total house price could you afford?</b>														
<i>Less than £50,000</i>														
<i>£50,000 - £69,999</i>														
<i>£70,000 - £99,999</i>							1		1					1
<i>£100,000 - £149,999</i>						1								
<i>£150,000 - £199,999</i>	1											1		
<i>£200,000 - £249,999</i>														
<i>Over £250,000</i>														
<b>What is the maximum amount of rent you could afford for a home, including any service charges?</b>														
<i>Less than £50/wk (£200 per month)</i>			1		1			1						1
<i>£50-£99.99/wk (£200-£399/mth)</i>		1												1
<i>£100-£149.99/wk (£400-£599/mth)</i>	1					1	1					1		
<i>£150-£199.99/wk (£500-£799/mth)</i>				1										
<i>£200-£249.99/wk (£800-£999/mth)</i>														
<i>More than £250/wk (£1000/mth)</i>														
<b>Could you please indicate the total take-home income of everyone responsible for the cost of housing</b>														
<b>Weekly Income</b>														
<i>Less than £95</i>														
<i>£95 - £192.99</i>														
<i>£139 - £288.99</i>														
<i>£289 - £384.99</i>														
<i>£385 - £576.99</i>														
<i>£577 - £769.99</i>														
<i>£770 +</i>														
<b>Monthly Income</b>														
<i>Less than £420</i>					1			1						1
<i>£420 - £834.99</i>			1											1
<i>£835 - £1,249.99</i>				1			1		1					
<i>£1,250 - £1,665.99</i>														
<i>£1,666 - £2,499.99</i>						1						1		
<i>£2,500 - £3,329.99</i>														
<i>£3,300 +</i>														

REF NUMBER	155	166	172	178	184	186	188	189	192	195	206	232	239	242
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<i>As soon as possible</i>	1		1					1					1	1	
<i>Within one year</i>		1		1	1					1					
<i>Within the next 2 years</i>															
<i>Between 2 and 5 years</i>							1					1			1
<i>In 5 or more years</i>									1		1				

**What is the minimum number of bedrooms you require?**

<i>One bedroom/bed-sit</i>									1				1		
<i>Two bedrooms</i>		1	1		1			1						1	1
<i>Three bedrooms</i>	1			1		1				1	1				
<i>Four or more bedrooms</i>															

**Which tenure would you prefer?**

<i>Buying on the open market</i>				1	1	1				1	1				
<i>Renting from a private landlord</i>															
<i>Renting council/Housing Association</i>	1	1	1					1				1	1	1	1
<i>Renting through Homes for Wells</i>			1					1	1			1	1		
<i>Shared Ownership</i>															

**Are you on the Local Authority or Housing Association register or waiting list?**

<i>Yes</i>	1	1	1					1						1	1
<i>No</i>				1	1	1			1	1	1	1			1

**What type of accommodation do you require?**

<i>House</i>	1		1	1	1					1	1				1
<i>Bungalow</i>		1					1	1					1		1
<i>Flat/maisonette/apartment</i>									1			1			
<i>Sheltered/retirement housing</i>															
<i>Other (Specify)</i>															

**What is your main reason for needing to move?**

<i>Need larger accommodation</i>	1			1											
<i>Need smaller accommodation</i>													1		1
<i>Need physically adapted accommodation</i>															
<i>Need cheaper home</i>			1												
<i>Need to be closer to employment</i>															
<i>Need to be closer to a carer/dependent</i>															
<i>Need to avoid harassment</i>															
<i>Need secure accommodation</i>															
<i>Need to change tenure</i>															
<i>Need to set-up independent accommodation</i>						1			1			1			1
<i>Other (Specify)</i>		up to date home					op being sold secure & safe				1	change of scene			

REF NUMBER 155 166 172 178 184 186 188 189 192 195 206 232 239 242

**What type of household are you?**

<i>One-person household</i>									1	1		1			
<i>Couple</i>					1								1		
<i>Two-parent family</i>			1	1			1							1	
<i>Lone-parent family</i>	1	1									1				
<i>Older person household</i>						1									1
<i>Other (specify)</i>															

**If you selected buying on the open market what total house price could you afford?**

<i>Less than £50,000</i>															
<i>£50,000 - £69,999</i>															
<i>£70,000 - £99,999</i>															
<i>£100,000 - £149,999</i>															
<i>£150,000 - £199,999</i>					1	1				1					
<i>£200,000 - £249,999</i>															
<i>Over £250,000</i>					1							1			

**What is the maximum amount of rent you could afford for a home, including any service charges?**

<i>Less than £50/wk (£200 per month)</i>			1									1			
<i>£50-£99.99/wk (£200-£399/mth)</i>		1					1						1	1	1
<i>£100-£149.99/wk (£400-£599/mth)</i>	1				1	1									
<i>£150-£199.99/wk (£500-£799/mth)</i>				1											
<i>£200-£249.99/wk (£800-£999/mth)</i>															
<i>More than £250/wk (£1000/mth)</i>															

**Could you please indicate the total take-home income of everyone responsible for the cost of housing**

<b>Weekly Income</b>															
<i>Less than £95</i>															
<i>£95 - £192.99</i>		1													
<i>£139 - £288.99</i>															
<i>£289 - £384.99</i>															
<i>£385 - £576.99</i>															
<i>£577 - £769.99</i>															
<i>£770 +</i>															
<b>Monthly Income</b>															
<i>Less than £420</i>															
<i>£420 - £834.99</i>	1					1								1	
<i>£835 - £1,249.99</i>							1		1				1		
<i>£1,250 - £1,665.99</i>					1										
<i>£1,666 - £2,499.99</i>				1											
<i>£2,500 - £3,329.99</i>															
<i>£3,300 +</i>												1			

**APPENDIX 5 – COMMENTS ON AFFORDABLE HOUSING**



Below are comments made by local households regarding affordable housing in the Wells-next-the-Sea area in reply to the question:

*Has anyone from your family moved away from the town in the last 5 years, due to difficulties in finding a suitable home locally? (Family means your children, parents, brothers and sisters.)*

- no affordable housing, all houses are given to people on dole or get pregnant young - what about those who contribute?
- low wages, seasonal work, not eligible for social housing
- because even HfW rents for single people on average Wells wage can't afford them - cheaper rents still required
- x 9 comments stating: lack of affordable housing
- couldn't afford local rents and any council houses go to people not from the area
- he could not get a place as he was a single working person
- work/housing
- no property available to rent for young

## **APPENDIX 6 – SUGGESTIONS FOR POTENTIAL DEVELOPMENT**

Do you have any suggestions where an affordable housing scheme could be situated within Wells-next-the-Sea?

- x 16 opposite high school
- x 14 former garage/nursery area in Polka Road (Walsingham)
- x 12 land on Mill Road/two furlong
- X 11 old railway line up to scout hut on Maryland/Grt eastern way
- X 4 Compulsory purchase Cartwright & Butler old factory
- X 4 part of Stearmans yard car park;
- X 2 unused building in Bolts close opposite the east side of the Health Centre
- x 2 Holkham estate to donate land then it would be easy to build affordable
- x 2 field study centre
- x 2 western end freeman street. Either side
- beach road
- the fields designated for housing development in the area plan
- outskirts of wells
- new farm
- empty house on Buttlands,
- Near the light railway
- Land behind Westfield
- primary school combine with secondary to single site
- Marsh Lane - houses raised on stilts as new affordable housing in New Orleans, USA
- at the back of Northfield Waye - they have long gardens

In addition the following comments were received:

- the authorities should be lobbied to demand that only new build for residential as opposed to holiday use should be permitted for the next 5 years
- we don't need to build more houses we need to stop all the 2nd home owners then there would be enough houses for everyone
- there is no need for more houses - just better use of the ones we have. Limit the area where holiday cottages can be, it works elsewhere
- whilst in favour of HfW I think it needs jobs for the people to live in them
- there is no work for people in Wells - new houses only turn into more holiday homes (Manor Farm Drive)!!

## **Wells Housing**

The Market lane site is still the preferred option of NNDC. Homes for Wells will be monitoring progress on this development.

Any future proposed housing development that may be possible on the current Wells Field Study Centre Site, we hope will involve Homes for Wells.

Hastoe Housing in partnership with HfW will be meeting with Holkham Estates in Aug/Sept of this year to discuss possible development opportunities on land owned by WTC but with covenants held by Holkham Estates

There are currently 414 Households on the NNDC Housing Register. Of these households 91 have a local connection to Wells of which 68 have specifically requested being rehoused in Wells. The Wells Housing Needs Survey 2011 identified that there are a further 19 not yet on the register but in housing need.

## **The Case**

The average sold house price in Wells during the period Jan '11 to March '11 is £294,658 (Land Registry) and in Norfolk as a whole it was £137,043 during the same period. The average price of a

property in Wells during the first 3 months of 2006 was £256,653 this figure has increased by almost 15%.

42.71% of households in Wells-next-the-Sea have an income under £20,000 whereas 32.30% of households in England have an income under £20,000 (CACI Paycheck 2010)

The average annual income for an individual in full time employment in England is £26,000 (Office for National Statistics 2010)

So what is 'affordable'? £60k was suggested in 2006 – with a household income of £20,000 an £80,000 mortgage may be a possibility!!

In the East of England the annual income needed to buy an average home is £44,631. Homes sell in the same area at an average of £190,000 the average gross annual income in the East of England area is - £16,913 (Shelter Local Housing Watch <http://localhousingwatch.org.uk>)

22.1% of households in Wells are second homes - based on 1475 properties, 1445 of which are 'chargeable' for Council Tax purposes: of these, 319 receive a Class A or B discount of 10%, being properties which are no-one's sole or main residence, and which are furnished (NNDC Council Tax March 2010)

#### Suggestions:

- \* To ring fence our finances for development of Southview and Wanderers
- \* To be part of the future partnership with WTC and others regarding the future of The Wells Field Study Centre
- \* Procurement of properties and lands as funds and opportunities become available.
- \* Identify possible development partnerships with Housing Providers.