



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

## **HOUSING NEEDS**

## **SURVEY**

## **Report**

**March 2018**

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**A registered society under the Cooperative and Community Benefit Societies Act 2014  
(30389R)**

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## **CHAPTER 1 - INTRODUCTION**

A Housing Needs Survey was last carried out by Homes for Wells in May 2011. It is now necessary to update the records, to confirm the level of need and support plans for further development.

Homes for Wells carried out the survey with funding obtained from a generous private benefactor.

The survey aims to discover the needs of households during the next five years, particularly for those on low incomes. The survey identifies the number, size and location, and type of tenure of affordable housing that is needed, both in Wells next the Sea and the adjoining villages of Holkham, Stiffkey, Warham and Wighton together. These communities comprise the NR23 postcode area.

The results of the survey show an immediate need for 33 more dwellings, seven one- bed studio flats for single people, nine homes for couples and seventeen three bedroom homes for families.

Homes for Wells now aims to meet these needs by developing sites over the next 5 years.

### **Acknowledgements**

I would like to offer sincere thanks to everyone who responded to the survey, and also to the pupils of APHS who folded the forms and put them in envelopes, and everyone who delivered them. My thanks also go to my colleagues on the Homes for Wells Board, who prepared the survey and not least to Claire Sands in our office who converted the data into statistics and charts and rendered a clear set of needs for us to address.

### **Why support “Homes for Wells”?**

Homes for Wells was set up as a community led housing provider. This means its focus is on the needs of the people in this specific community. We try to be sensitive to the issues facing our locality.

One view, expressed in a survey response, is that Wells would not survive without holiday visitors and Homes for Wells should not oppose holiday lets. We understand that holiday visitors are very much a feature of the local economy. Given Wells’ charms as an unspoilt and distinctive little town, it is not surprising that visitors want to stay here! It is just a matter of proportion. Walk through many coastal villages on an autumn or winter evening and you will see no lights on. We don’t want Wells to become uninhabited and lose its services.

Another view we’ve heard is that Wells residents could move inland for cheaper housing and travel in for work. It is Homes for Wells remit to provide housing for people who work in essential services. Firefighters, lifeboat crew and first responders need to live in the town. The fishing crews are a feature of the port. Care workers supporting frail elderly people need to be close at hand, as do teachers and nursing staff. Could they commute to work in the high season, when roads to Wells are jammed and there is no parking? Could even more visitors be accommodated if there are fewer people of working age in the town?

Homes for Wells also has a particular sense of good neighbourliness. We like to know who are our neighbours, to talk to them and be there for them all year round. The case for neighbourhood communities is that they prevent social breakdown; they promote civic pride and help people and families thrive.

What's coming next? The East Anglia region is forecast to grow strongly, but, with an estimated 300 second homes in Wells, there is much to do.

Homes for Wells is run by people who care deeply about our town and believe in keeping it a very special place. We are immensely grateful for the overwhelming support we enjoy.

David Fennell  
Chair, Homes for Wells  
March 2018

## CHAPTER 2 – WELLS-NEXT-THE-SEA

Wells-next-the-Sea is a town situated on the North Norfolk coast. It is approximately 16 miles from Sheringham and 10 miles from Fakenham. As at Census Day 2011 there were 2,165 usual residents, down from 2451 in 2001 of which 98.8% are White, 0.6% are mixed race, 0.5% are Asian or Asian British and 0.1% are Black/African/Caribbean/Black British. The population for the postal code NR23 is 3,666. At the time of our last survey the 2011 census information was not available, so we included it where appropriate in this report.

The town has a range of amenities, including: a library, two grocery stores, a new supermarket opened in May 2014 and a self-service petrol station which opened in spring 2018, a post office, a health centre, cottage hospital, a day centre, pubs, churches, playing fields, a children's play area, a primary school, a high school, with swimming pool and gym available to the public, pre-school activities and childcare service provision and a car repair workshop. There are many community associations and clubs. The working Port is a haven for both fishing boats and leisure craft. A RNLI Lifeboat station, along with a fire station and voluntary Coast Watch are all located in the town. There is also a frequent bus service to the nearest town.

The most recent developments that have taken place in the town include the conversion of The Old School on Polka Road. Homes for Wells developed the site into ten new apartments, allocated to keyworkers and local residents with a proven connection to the town. The development was completed in 2015.

Hopkins Homes developed the site known as Staithe Place where 123 properties were built, consisting of 74 Full Sale (mixture of detached, semi-detached, terrace and apartments, 2-5 bedroom), 15 Shared Equity (2 bed terrace houses) and 23 Affordable, which includes those taken by Victory Housing Trust.

A big conversion of "The Maltings", is nearing completion.

The majority of sales in Wells-Next-The-Sea during the last year were terraced properties, selling for an average price of £426,150. Detached properties sold for an average of £485,760, with semi-detached properties fetching £328,099.

Wells-Next-The-Sea, with an overall average price of £423,823, was more expensive than nearby Walsingham (£249,142), but was cheaper than Burnham Market (£590,400) and Blakeney (£682,972).

Overall, sold prices in Wells-Next-The-Sea over the last year were 8% up on the previous year and 11% up on the 2015 level of £380,134. (source Land Registry)

The Council Tax Register shows the percentage of second homes and holiday lets has increased from 22.1% to 31%. This is well above the 20% threshold beyond which the community's neighborhoods and services will risk becoming unsustainable.

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

### North Norfolk District Council

There are 743 households on the waiting list who have indicated they would like to live in Wells, although about 500 applicants chose all locations or multiple locations. There are 141 households with a local connection to Wells and the adjoining parishes of Holkham, Warham and Wighton. There are 107 households with a connection to Wells who would like to live in Wells. This is an increase of 17.5% since 2011.

In 2011 it was recorded that 414 households on North Norfolk District Council's Housing Register indicated they would like to be re-housed in Wells-next-the-Sea – an increase of nearly 80% .

### Homes for Wells

In January 2018 Homes for Wells carried out a review of all applications received to ensure that all information was updated and relevant.

Currently there are 26 applications for housing, comprising 35 adults and 17 children.

14 applicants are entitled to a 1 bedroom property, 11 to a 2 bedroom property and 1 to a 3 bedroom property. The most desired accommodation is 2 bedroom properties, although some applicants are only entitled to 1 bedroomed accommodation.

Six are in the A band category; 1 band B; 15 band C; 1 H band; and 3 are awaiting banding.

## CHAPTER 4 – SURVEY DISTRIBUTION AND RESPONSES

The survey was delivered to all homes in the town and surrounding area with a covering letter. A total of 233 surveys were returned which represented 173 main homes and 369 residents, representing a response rate of 6.7%, down from the 11% response from the last survey which took place in 2011. The timeframe of 6 weeks over the Christmas period was allocated for the surveys to be completed online or returned to the office.

It is possible that, as the proportion of holiday lets grows, so the level of interest and involvement in the town tends to decrease.

It is also true that the Christmas period was not a good time to conduct the survey. Also, responses by paper came in early from the older residents, whereas on-line responses came in later from younger residents.

Surveys were also sent to local businesses, clubs, societies and voluntary groups. Very few responses were received from businesses and from the groups. The Community Hospital is known to plan for over 40 nurses in their future developments. Homes for Wells will renew its efforts to engage with local businesses.

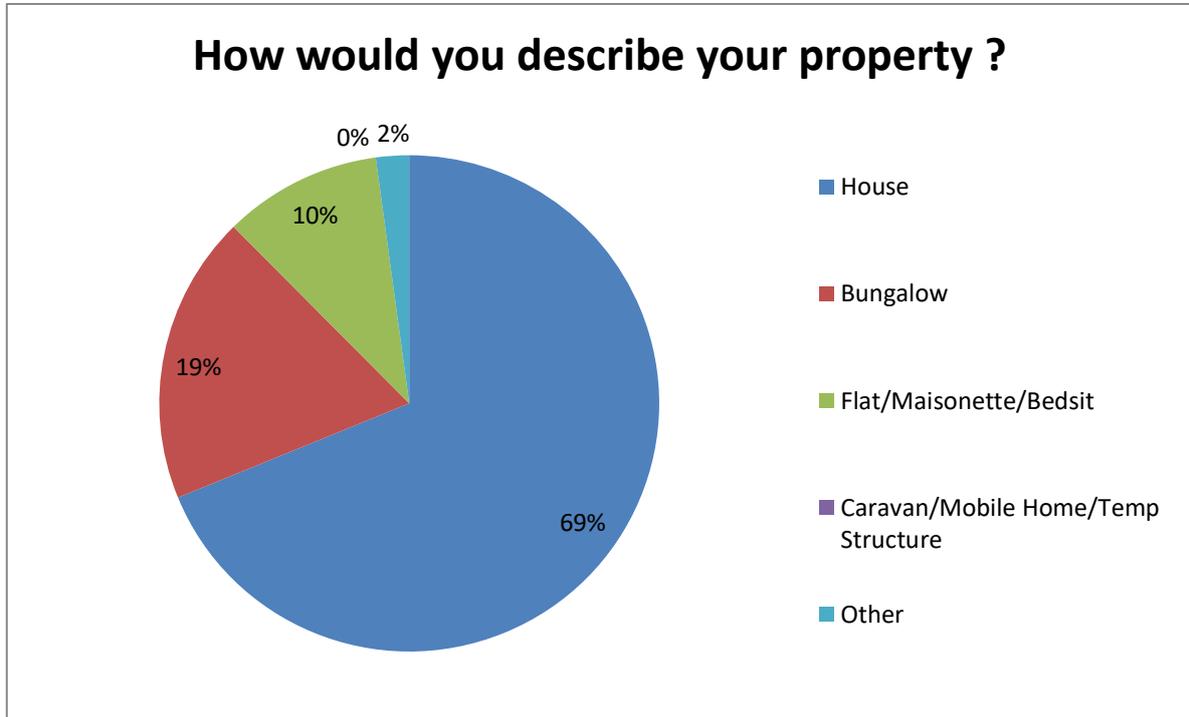
To view a copy of the covering letter accompanying the form, please see **Appendix 2**

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

## CHAPTER 5 - HOUSING NEEDS SURVEY ANALYSIS

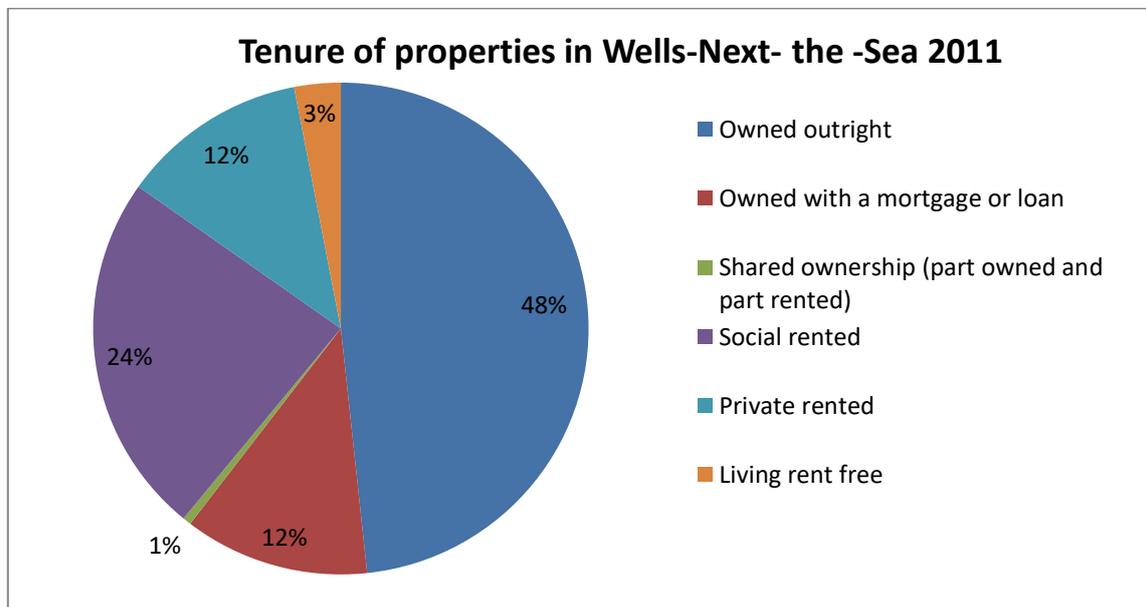
### Question 1 -How would you describe your property?

Of the 233 responses 69% live in a house, 19% in a bungalow, 10% in a flat/ maisonette, 2 lived in an annexe, 1 lived in a tied property with their job and one lives on a bus.

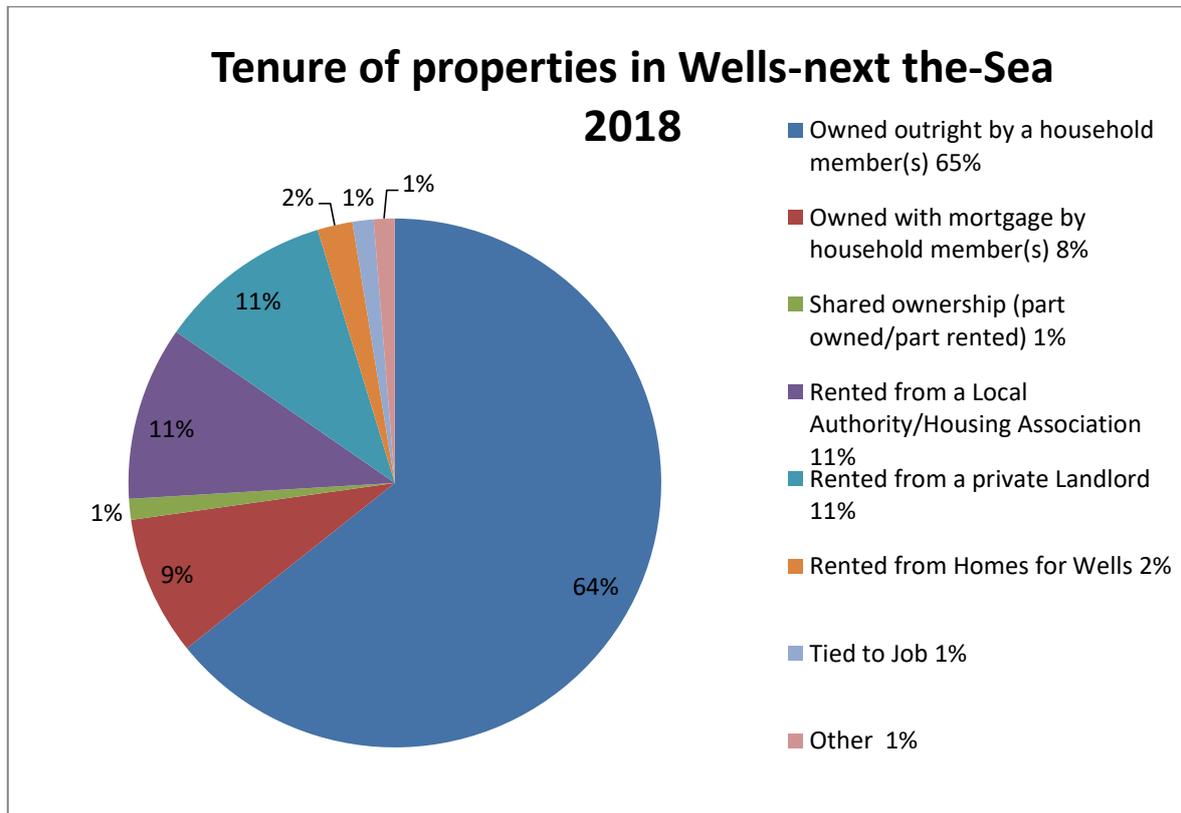


### Question 2 - What is the Tenure of your property?

In the 2011 Census it was recorded that 60% of households living in Wells-next-the-Sea owned their home outright or with a mortgage. 24% of households in Wells-next-the-Sea lived in social rented accommodation and 1% lived in shared ownership accommodation.

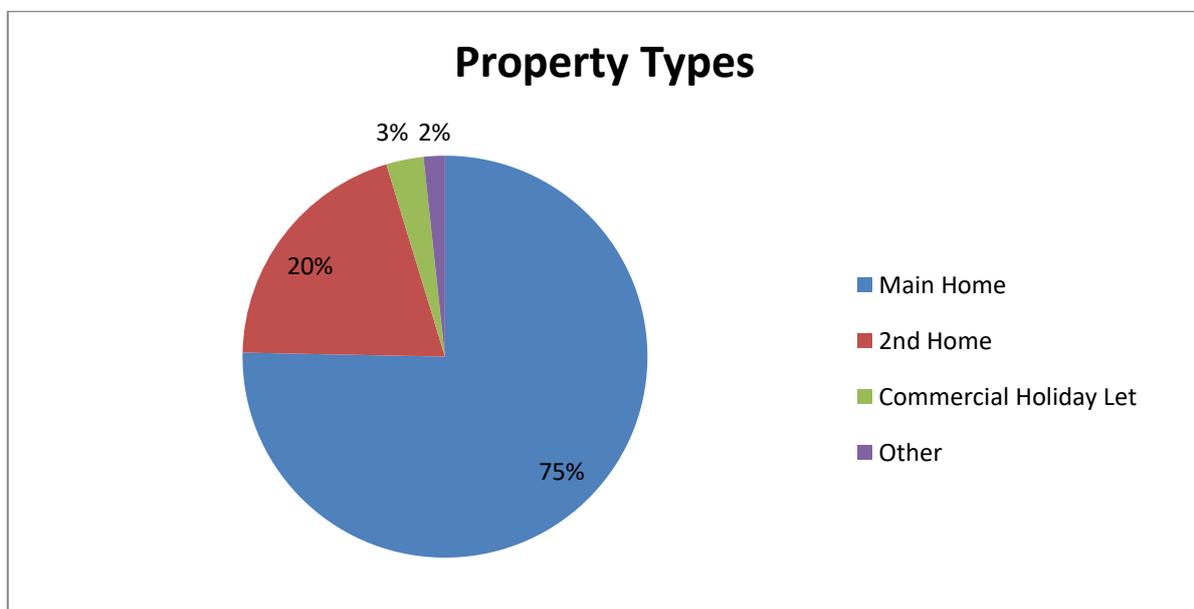


The chart below indicates that, of those people that completed the HfW 2018 Survey 73% of households living in Wells-next-the-Sea own their home outright or with a mortgage. This is a significant increase. 13% of households in Wells-next-the-Sea currently live in social rented accommodation and 1% live in shared ownership accommodation.

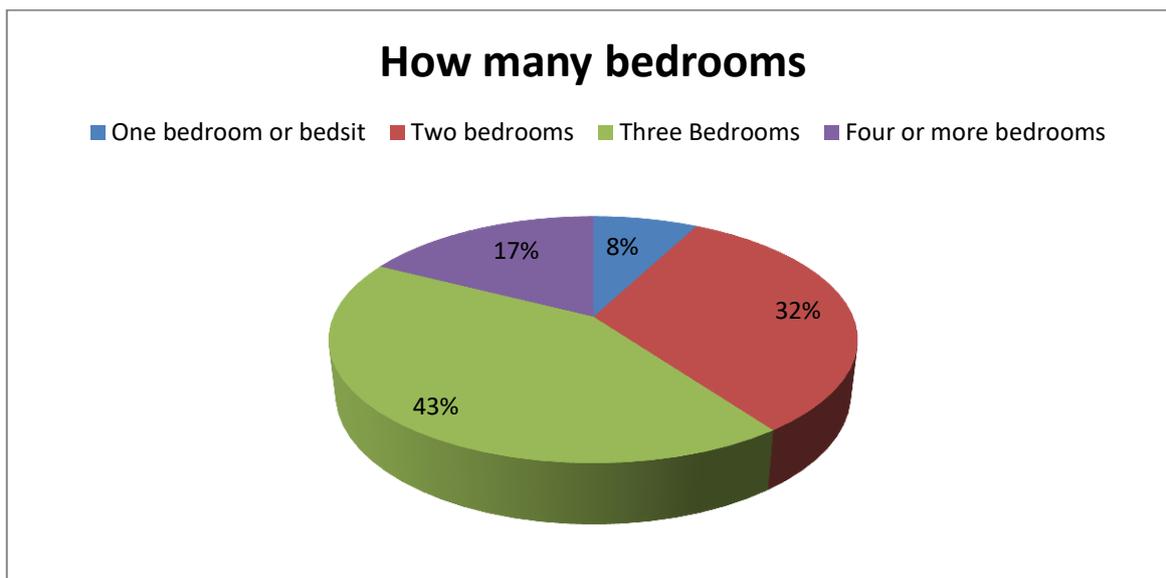


### Question 3 - Please indicate what type of property this is?

75% of the responses received were from main homes with 20% from second home owners.



#### Question 4 - How many bedrooms does your property have?



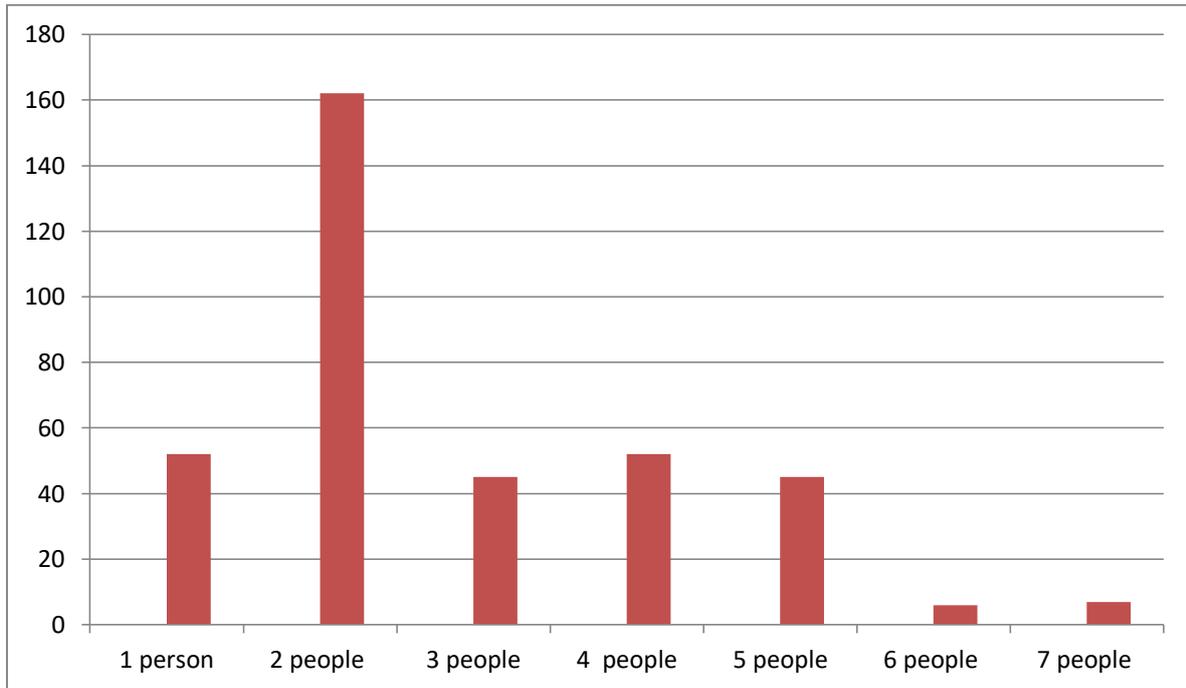
#### Question 5, 6 and 9

Analysis of responses, number of residents and years living at address, by location is as follows

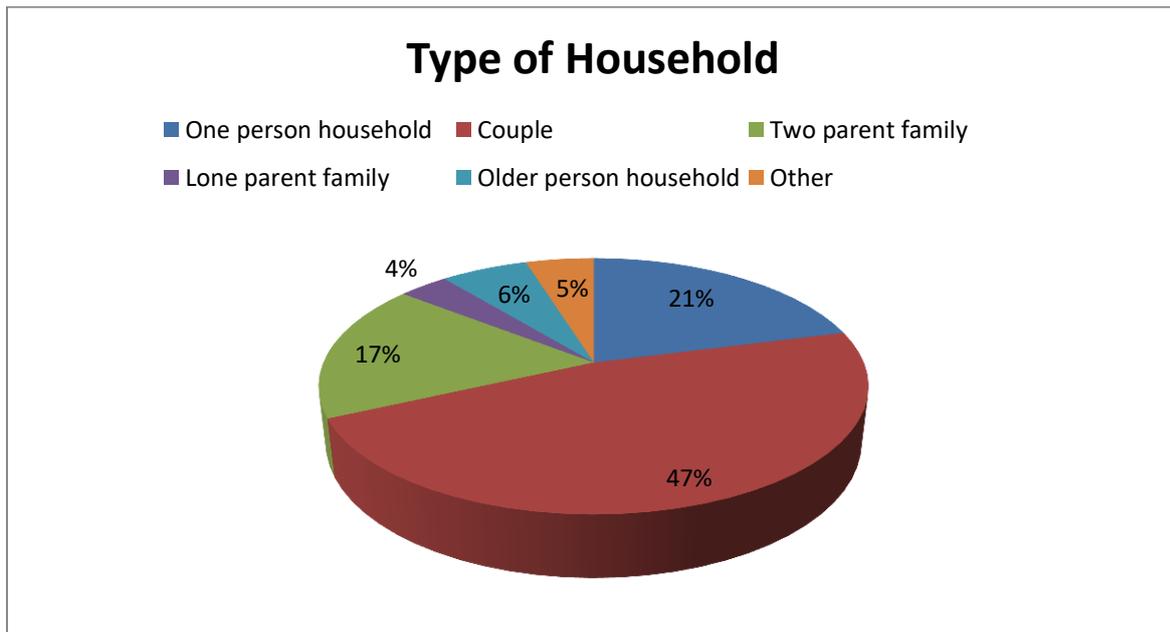
	<b>WELLS</b>	<b>HOLKHAM</b>	<b>STIFFKEY</b>	<b>WARHAM</b>	<b>WIGHTON</b>
<b>RESPONSES</b>	218 (93.7%)	6 (2.5%)	4 (1.79%)	2(0.89%)	3 (1.3%)
<b>RESIDENTS Excluding 2<sup>nd</sup> Homes and Holiday lets</b>	155 (81.1%)	19 (10.0%)	5 (2.6%)	5 (2.6%)	7 (3.7%)
<b>AVERAGE YEARS AT ADDRESS</b>	18.7	18.0	21.0	4	5

### Question 7 - How many live in the property?

The chart below identifies the number of residents whose main home is in Wells-next the-Sea and surrounding villages.



### Question 8 - What type of household are you?



**Question 9 – Please tell us about those living in the property at present including age.** The analysis of the question is covered in the table on page 11.

**Question 10 – Does anyone at your current home suffer from a physical disability?**

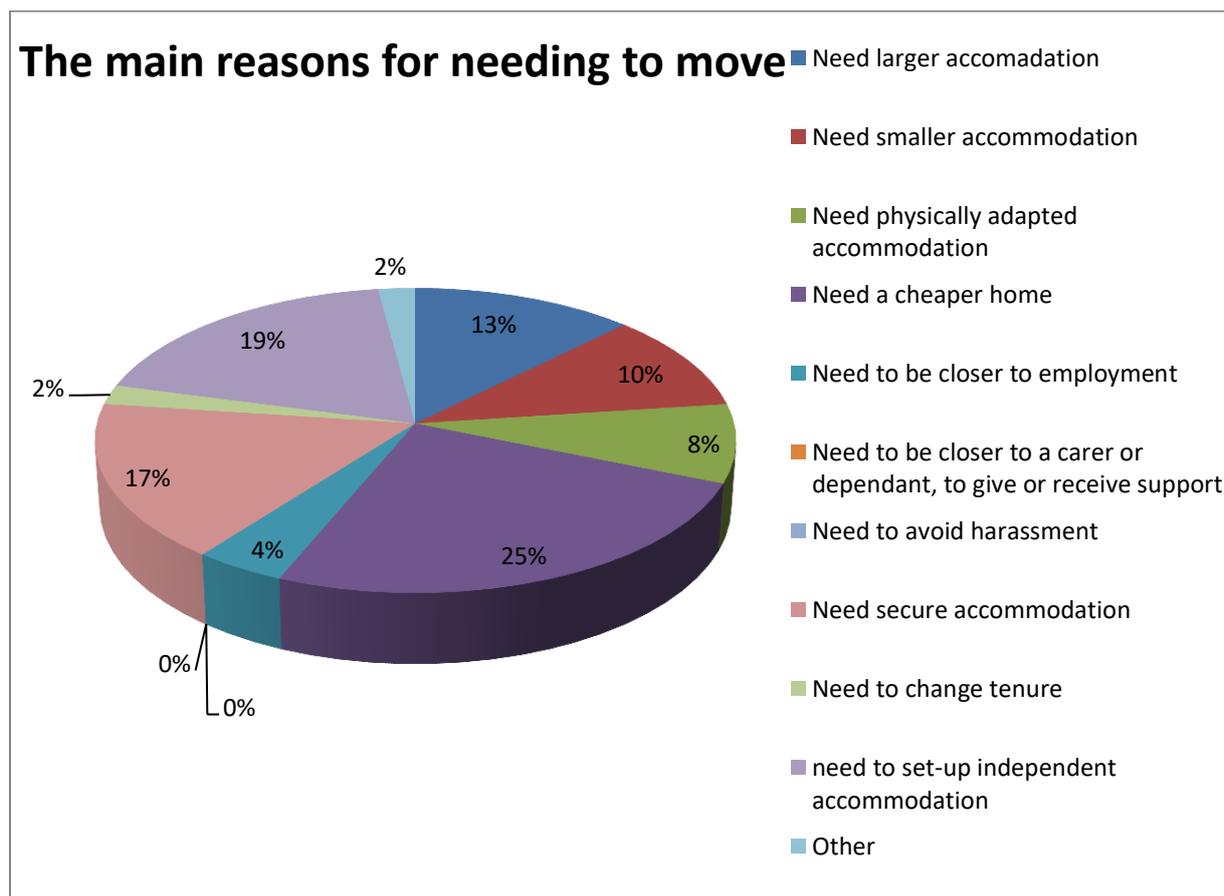
29(13.06% ) responses indicated that at least one member of the household is suffering with a physical disability and they will need to move in the next 5 years. The main requirement is for adapted housing and some require smaller accommodation

**Question 11 - Has anyone in your family moved away from the local area in the last 5 years due to difficulties finding a home?**

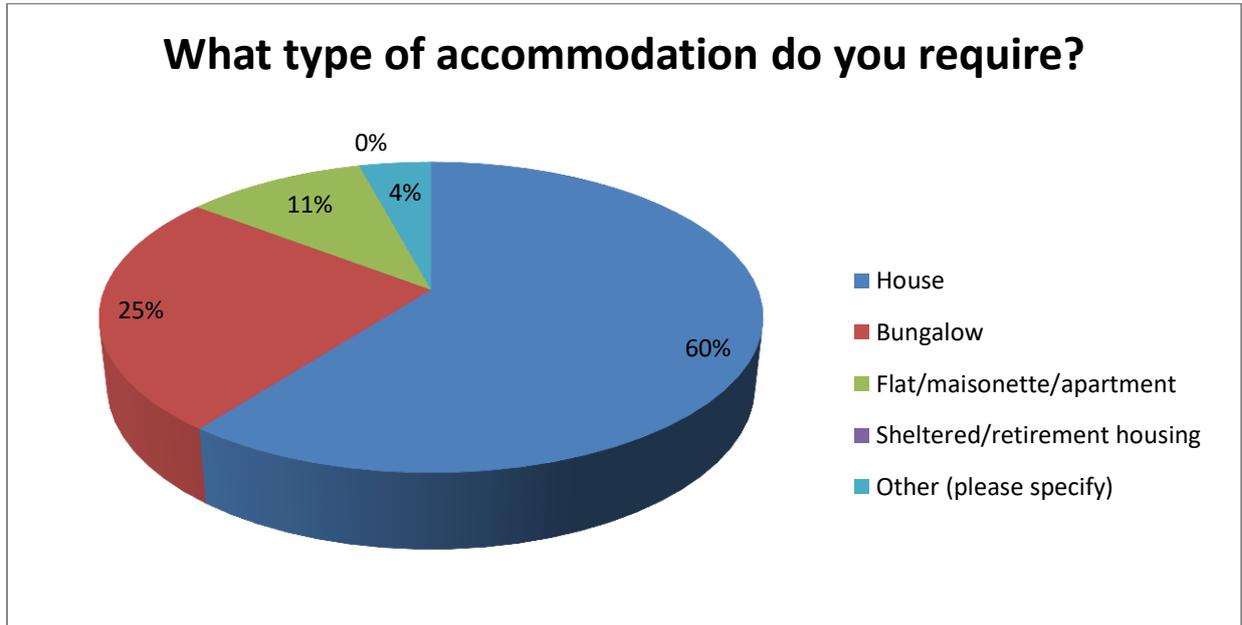
23 households reported knowing a family member having moved away from the town in the last five years due to difficulties in finding a suitably priced home which, is affordable to the wages paid locally.

**Questions 12, 13 and 14 asked about households and individuals who need to move in the next 5 years.**

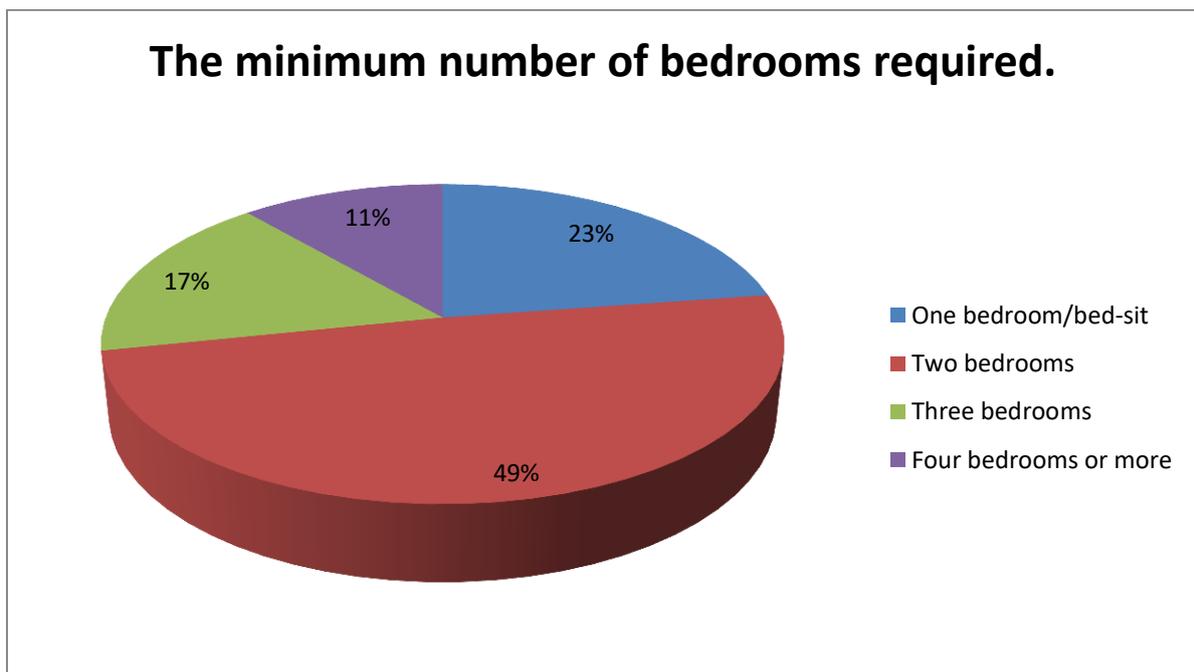
52 local households that completed the Housing Needs Survey indicated that members of the household needed to move in the next five years. 40 need to move as a whole unit and 12 as individual members of the home. Where the whole family needs to move the main reasons for moving are affordability, security of tenure and additional space required.



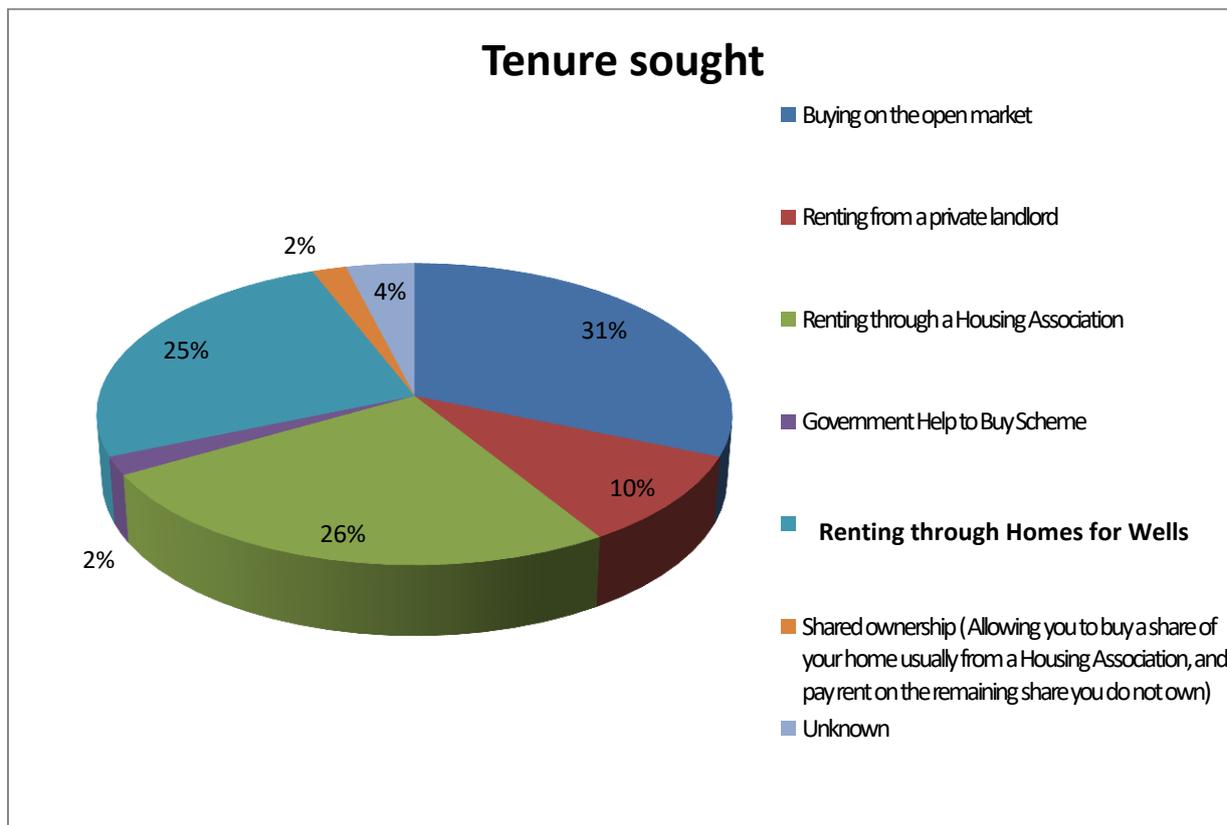
**Question 15 - What type of accommodation is required?**



**Question 16 - What is the minimum number of bedrooms required?**



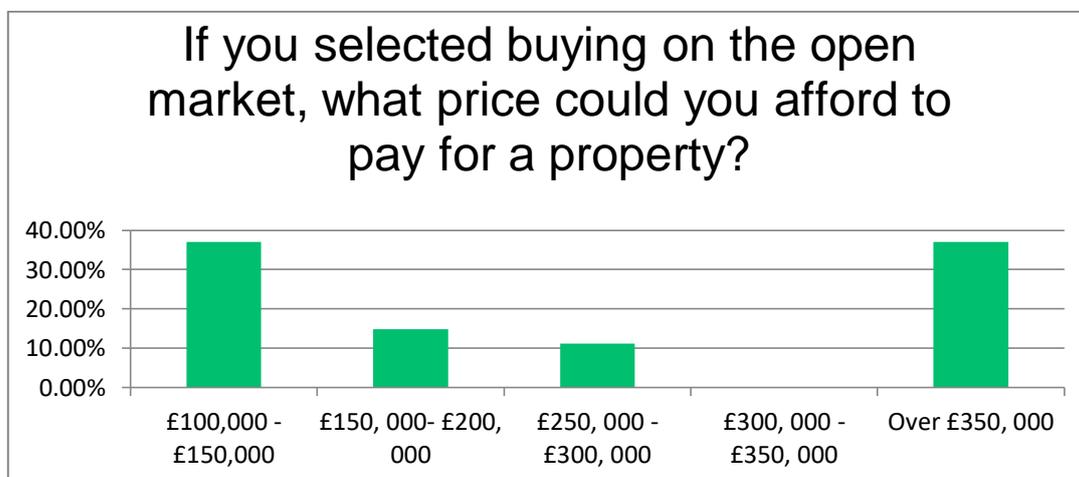
### Question 17 - Which tenure would you be seeking?



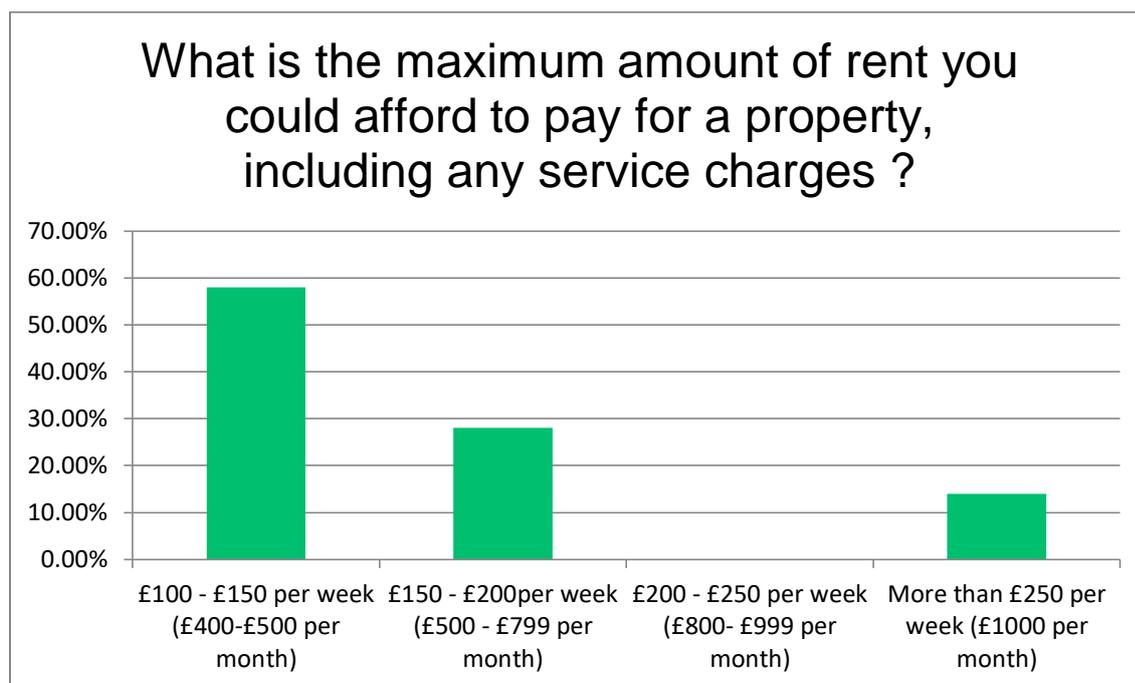
### Question 18 and 19 – Are you on the “North Norfolk Your Choice Your Home” register

15 households are registered on the Your Choice Your Home Scheme and the average length of time on the register is 3.5 years.

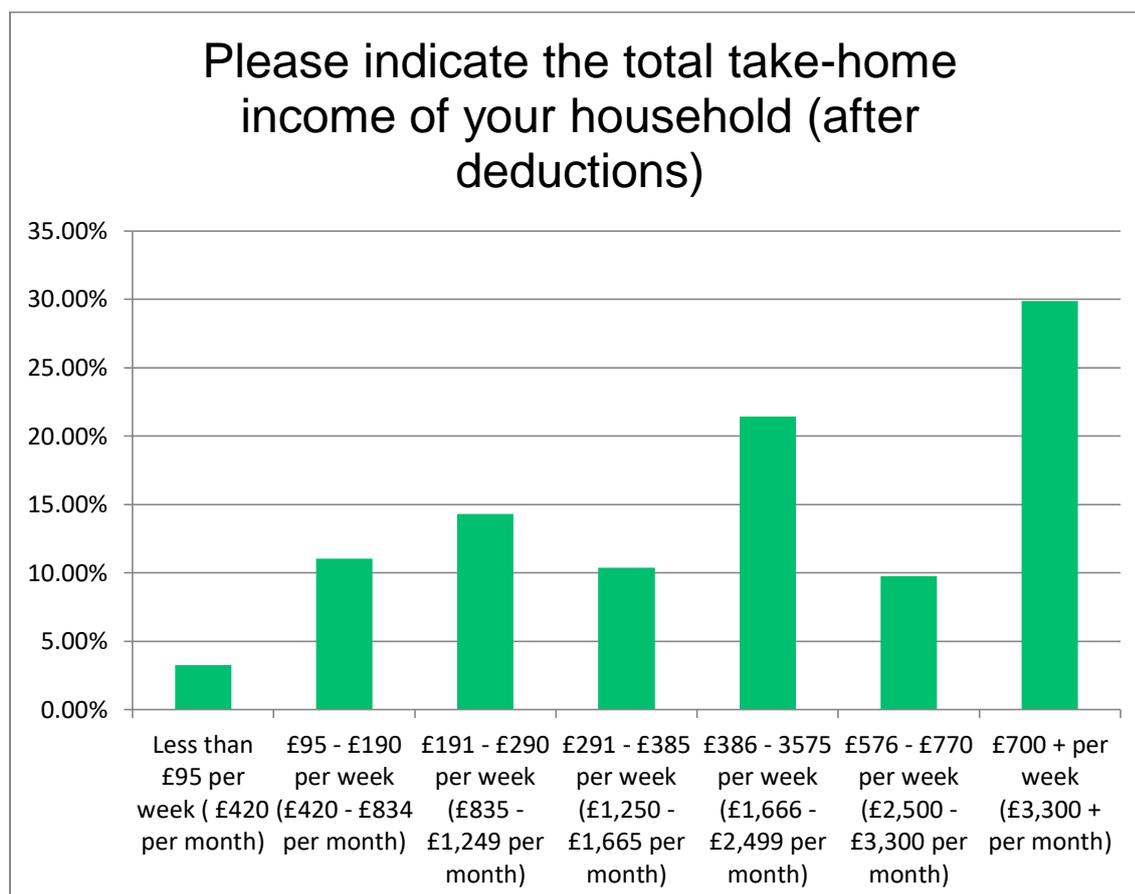
### Question 20



### Question 21



### Question 22



**Question 23 – Would you be in favour of an affordable housing scheme situated within Wells- next - the - Sea or surrounding areas?**

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. 96% of all households that responded to the Housing Needs Survey indicated they would support an affordable housing development for local people. 96 responses identified specific sites for development with good reason. Only 8 responses voiced opposition, one asserted that building new homes would encourage more holiday homes, another argued that it is better to bus the residents in from 10 miles away.

**Question 24 -The main areas for suggestion for potential developments –**

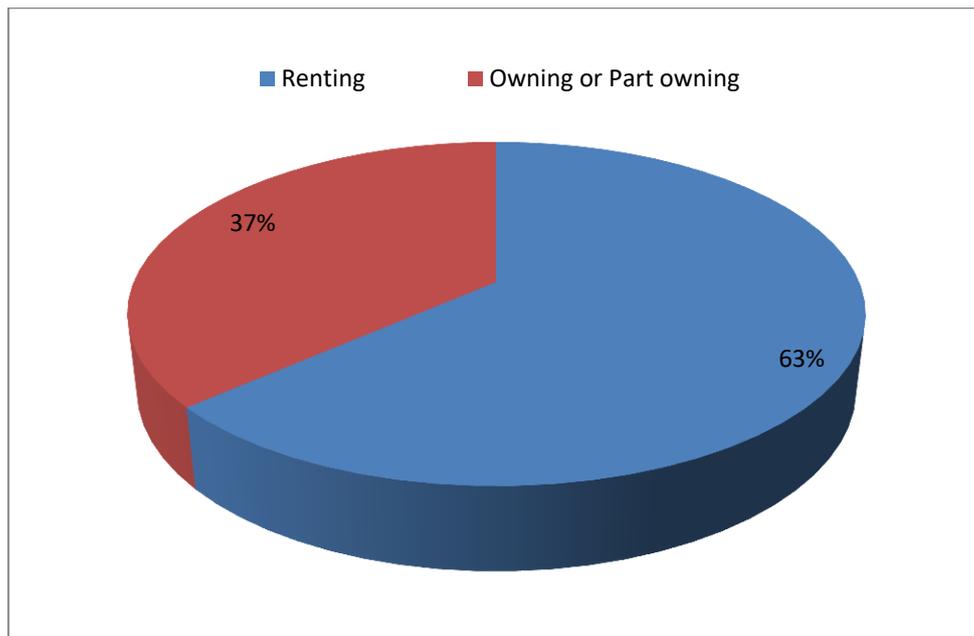
Brownfield sites near the centre of Wells ( Maryland, Freeman Street)  
Market Lane exception site (behind the new Hopkins Home development)  
Parcels of land in adjacent villages – Holkham, Stiffkey and Warham  
The allotments near Westfield Avenue  
Disused spaces at Northfield  
The former Rectory (Woodlands)

## CHAPTER 6 – AFFORDABLE HOUSING NEED

The following section identifies the needs of those 33 households found to be in need of new affordable housing in Wells-next-the-Sea

Of the 52 responses who indicated that they need to move in the next 5 years, 63% shown in figure 5.1 will be seeking affordable rented accommodation either through Housing Association, Homes for Wells or from a private Landlord.

Figure 5.1



Of the households that completed the survey requiring affordable rented housing the following were identified:

- 17 families
- 9 couples
- 7 single person households

Of those who are seeking affordable rented accommodation, 31 currently live in Wells and 2 in the surrounding villages. 4 require a 1 bedroom property, 15 indicated they would like a 2 bedroom property and 12 required a 3 bedroom property.

Figure 5.2: Demonstrates the length of time these households have lived in and around Wells-next-the-Sea.

Figure 5.2

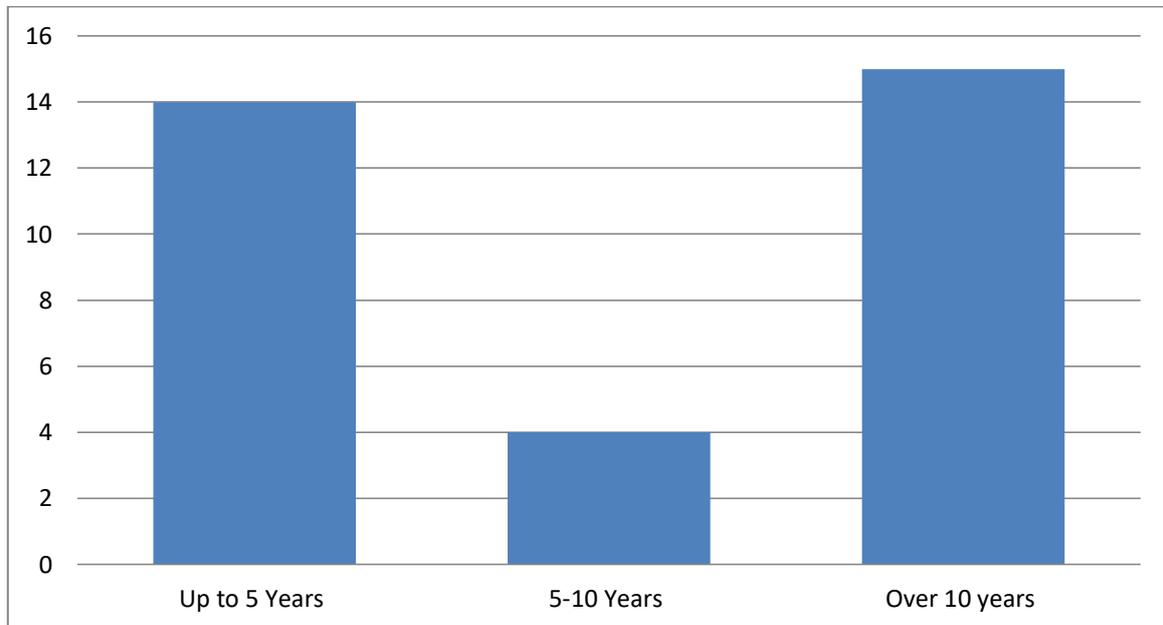


Figure 5.3 indicates the reasons given for needing to move home by households in need of affordable housing. The main reasons are to find cheaper accommodation larger accommodation, wanting secure accommodation, to set up an independent home.

Figure 5.2

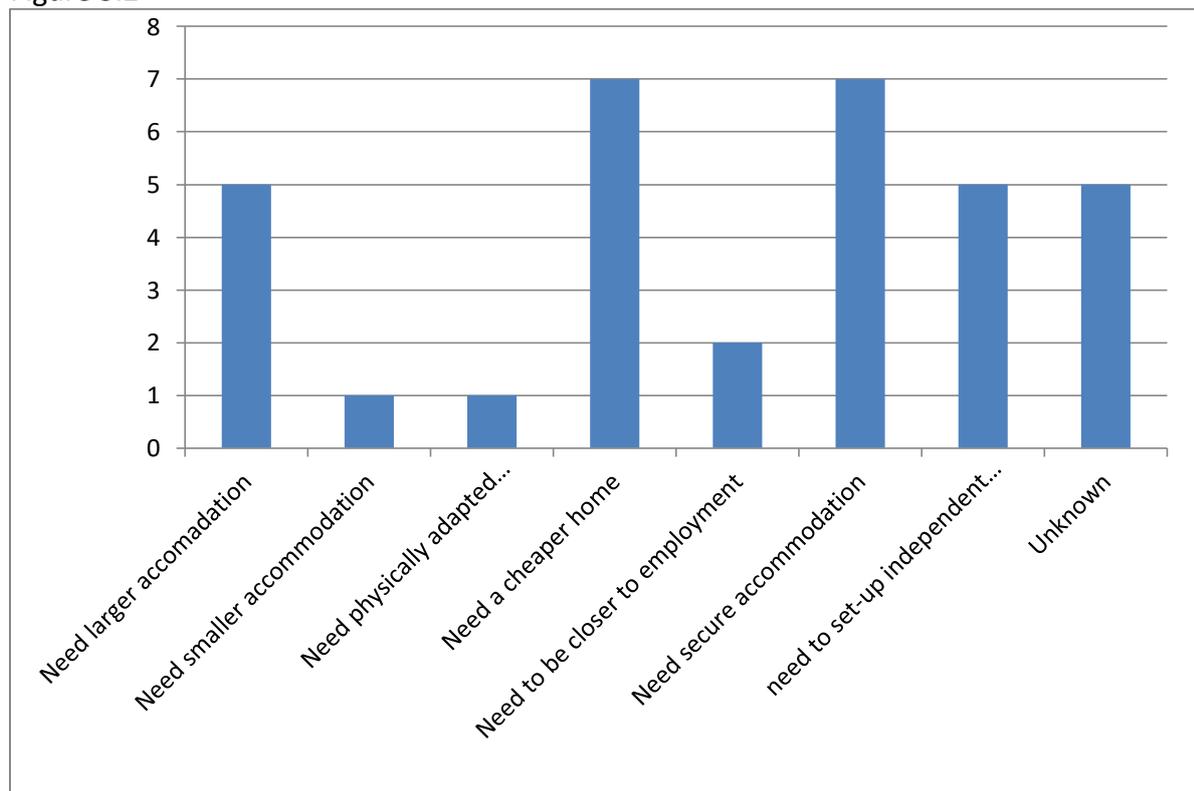


Figure 5.3: Indicates the size of property required by those needing to move into affordable accommodation in the next 5 years.

Figure 5.3

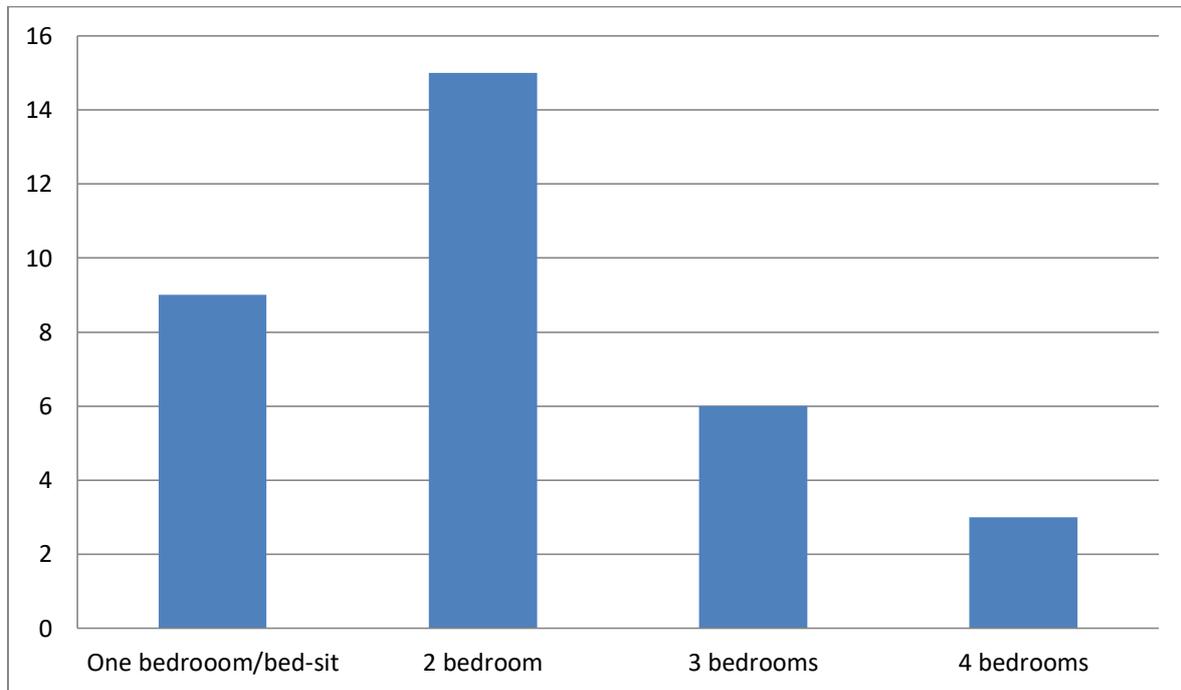


Figure 5.4: shows the maximum amount of rent that can be afforded by those needing to move into affordable housing the next 5 years.

What is the maximum amount of rent you could afford to pay for a property, including any service charges?

Figure 5.4

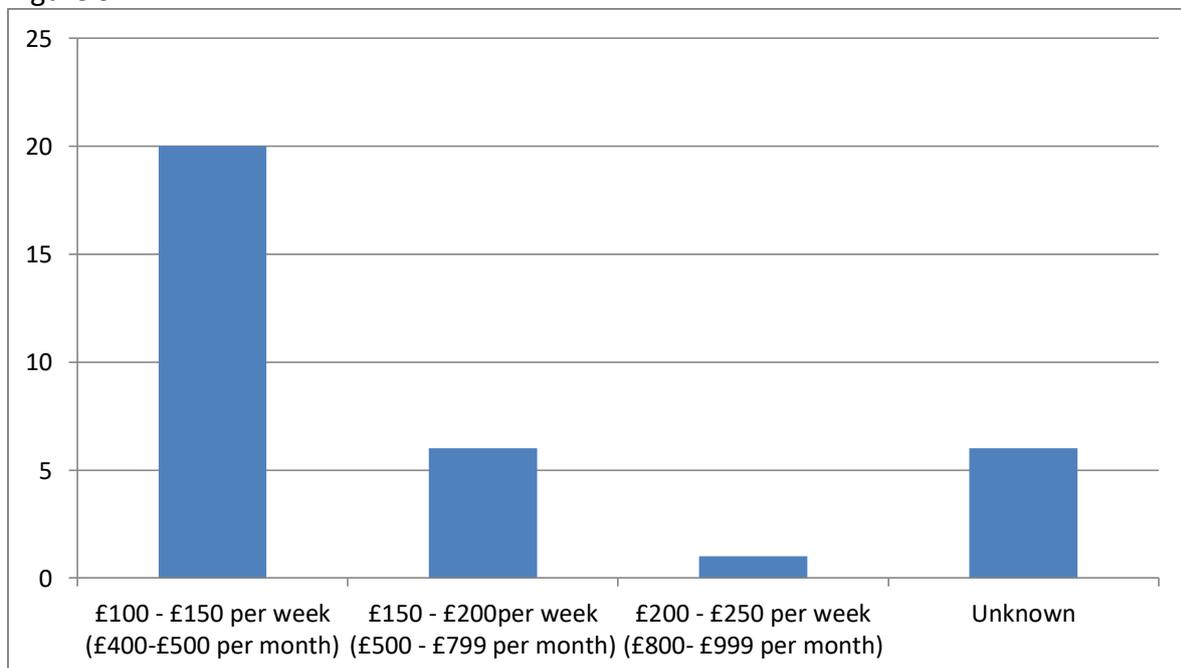
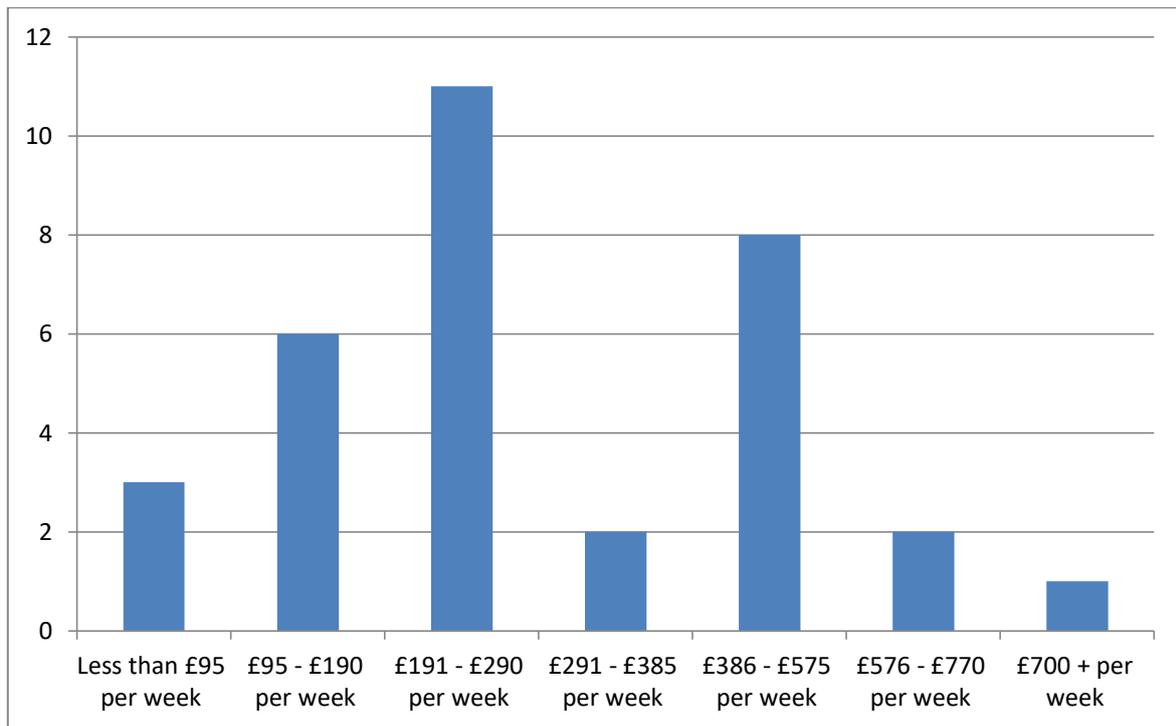


Figure 5.5 indicates the total take-home income of the household (after deductions)

Figure 5.5



## CHAPTER 7 – KEY POINTS FROM SURVEY

- There are currently 107 households living in or with a local connection to Wells-next-the-Sea that are registered on North Norfolk District Council's Housing Register which is a 17.5% increase since 2011
- Homes for Wells has 26 households already considered by our Allocations Committee and are actively seeking secure homes in Wells-next-the-Sea and surrounding villages.
- 61% of households who need to move in the next 5 years are seeking affordable, secure rented accommodation.
- 49% of those looking for secure affordable housing are looking for a 2 bedroom property
- 23 households reported that a family member had moved away from the town in the last 5 years due to difficulties in finding a suitable affordable home in Wells-next-the-Sea
- 96% of all responding households indicated they would support an affordable housing project for local people in Wells-next-the-Sea.
- At the time of going to print there was only one available private rented property in Wells-next-the-Sea, a 4 bedroom property £1,100 per calendar month and one that had been recently let, 2 bedroom for £695.00 per calendar month.

**APPENDIX 1 – AVERAGE PROPERTY PRICES & NUMBER OF SALES –  
December 2017 – February 2018**

PROPERTY TYPE	WELLS-NEXT-THE-SEA	NO. OF SALES	NORFOLK	NO. OF SALES
<b>DETACHED</b>	£567,030	3	£313,456	658
<b>SEMI-DETACHED</b>	£341,256	5	£216,157	443
<b>TERRACED</b>	£558,000	3	£184,891	441
<b>FLAT/MAISONETTE</b>	£358,000	2	£150,195	144

	WELLS-NEXT-THE-SEA	NO. OF SALES	NORTH NORFOLK	NO. OF SALES	NORFOLK	NO. OF SALES
<b>AVERAGE COST</b>	<b>£456,071</b>	<b>13</b>	<b>£287,081</b>	<b>224</b>	<b>£216,174</b>	<b>1686</b>

**SOURCE: LAND REGISTRY**

Average cost per property sold in Wells-next-the-Sea during the period December 2017 to February 2018 is £456,071 – in comparison the average cost of a property sold in North Norfolk during the same period was £287,081 and in the County of Norfolk was £216,174.

The average price of a property in Wells during the first three months of 2011 was £294,568. Prices have increased by 54.8% since then, which greatly impacts on affordability. (In the previous five year period (from 2006-2011) prices increased by 15%).



## HOUSING NEEDS SURVEY 2017

Dear Resident,

Homes for Wells formed as a local community led housing association in 2006, later becoming a private registered provider of social housing, providing affordable housing for local people.

Our last Housing Needs Survey was undertaken in 2011 and proved invaluable in shaping our Board's decision to acquire and redevelop the Old School (formerly the Wells Field Study Centre and SCIRA Headquarters) into 11 residential units, all of which have been fully occupied since completion in 2015.

Currently HfW has 17 properties accommodating 39 people. However at the present time, we have a further 27 families, totalling about 50 adults and children on our waiting list.

Recently significant changes took place to the HfW Board. David Fennell was appointed as our new chair and three additional new Board members were appointed, responsible for Finance, Housing and Development. Those that sit on our Board do so in a voluntary capacity.

Homes for Wells is looking to undertake an ambitious, new project in 2018 and to win support for such, we have to carry out a new Housing Needs Survey, to reflect the current needs of the community. The survey is being distributed to every household in Wells and its surrounding villages.

We are asking both permanent residents and second home owners to complete the attached survey and return the forms to us by the 31<sup>st</sup> January 2018. The survey can be returned to either the Homes for Wells office – Office 3 The Sackhouse, Jicklings Yard, Wells Next The Sea. NR23 1AU or the Wells Library or the Post Office, both located on Station Road in the centre of the Town.

Alternatively the survey can be completed online at our website, [www.homesforwells.co.uk](http://www.homesforwells.co.uk)

The findings will be also be published on that website.

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

The numbers beside the boxes are only to assist in collating the data.



# WELLS-NEXT-THE-SEA HOUSING NEEDS SURVEY 2017

## 1. How would you describe your property?

- |                                   |                            |                                     |                            |
|-----------------------------------|----------------------------|-------------------------------------|----------------------------|
| House                             | <input type="checkbox"/> 1 | Bungalow                            | <input type="checkbox"/> 2 |
| Flat/Maisonette/apartment/bed-sit | <input type="checkbox"/> 3 | Caravan/mobile home/temp. structure | <input type="checkbox"/> 4 |
| Sheltered/retirement housing      | <input type="checkbox"/> 5 | Other (specify) _____               | <input type="checkbox"/> 6 |

## 2. What is the tenure of your property?

- |   |                            |
|---|----------------------------|
| Owned outright by a household member(s)           | <input type="checkbox"/> 1 |
| Owned with mortgage by a household member(s)      | <input type="checkbox"/> 2 |
| Shared ownership (part owned/part rented)         | <input type="checkbox"/> 3 |
| Rented from a Local Authority/Housing Association | <input type="checkbox"/> 4 |
| Rented from a private landlord                    | <input type="checkbox"/> 5 |
| Rented from Homes for Wells                       | <input type="checkbox"/> 6 |
| Tied to job                                       | <input type="checkbox"/> 7 |
| Other (specify) _____                             | <input type="checkbox"/> 8 |

## 3. Please indicate what type of property this is:

- |           |                            |          |                            |                        |                            |
|-----------|----------------------------|----------|----------------------------|------------------------|----------------------------|
| Main home | <input type="checkbox"/> 1 | 2nd Home | <input type="checkbox"/> 2 | Commercial holiday let | <input type="checkbox"/> 3 |
|-----------|----------------------------|----------|----------------------------|------------------------|----------------------------|

## 4. How many bedrooms does your property have?

- |                        |                            |                       |                            |
|------------------------|----------------------------|-----------------------|----------------------------|
| One bedroom or bed-sit | <input type="checkbox"/> 1 | Two bedrooms          | <input type="checkbox"/> 2 |
| Three bedrooms         | <input type="checkbox"/> 3 | Four or more bedrooms | <input type="checkbox"/> 4 |

## 5. Which town/village do you currently live in?

- |       |                            |        |                            |         |                            |          |                            |         |                            |
|-------|----------------------------|--------|----------------------------|---------|----------------------------|----------|----------------------------|---------|----------------------------|
| Wells | <input type="checkbox"/> 1 | Warham | <input type="checkbox"/> 2 | Wighton | <input type="checkbox"/> 3 | Stiffkey | <input type="checkbox"/> 4 | Holkham | <input type="checkbox"/> 5 |
|-------|----------------------------|--------|----------------------------|---------|----------------------------|----------|----------------------------|---------|----------------------------|

## 6. How many years have you and your household lived here? \_\_\_\_\_

## 7. How many people live in the property? \_\_\_\_\_

**8. What type of household are you?**

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

**9. Please complete the table to show all those currently living at this property.**

	AGE	GENDER	OCCUPATION
You			
Other person 1			
Other person 2			
Other person 3			
Other person 4			
Other person 5			

**10. Does anyone at your current property suffer from any physical disability?**

Yes 1 No 2

**11. Has anyone in your family moved away from the local area 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 any other reasons why:**

**12. Does everyone living at the property need to move together from this home now or in the next five years?**

Yes 1 No 2

**13. Is there anyone living with you who needs to move to alternative accommodation now or in the next five years?**

Yes 1 No 2

**If you have answered “NO” to both questions 12 and 13, please go to question 22**

**14. What is the main reason for needing to move?**

- Need larger accommodation  1  
Need smaller accommodation - Present home is difficult to manage  2  
Need physically adapted accommodation  3  
Need a 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

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

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

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

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

**17. Which tenure would you be seeking?**

- Buying on the open market  1      Renting from a private landlord  2  
Renting through Housing Association  3      Government Help to Buy Schem  4  
Renting through Homes for Wells  5      Shared Ownership  6

*\* 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.*

**18. Are you on the “North Norfolk Your Choice Your Home” register?**

- Yes  1      No  2

**19. If yes to question 18, how long have you been on the register? \_\_\_\_\_**

**20. If you selected buying on the open market in question 17, what price could you afford to pay for a property?**

- £100,000 - £150,000  1      £150,000 - £200,000  2      £250,000 - £300,000  3  
£300,000 - £350,000  4      Over £350,000  5

**21. What is the maximum amount of rent you could afford to pay for a property, including any service charges?**

- |                               |                          |   |                               |                          |   |
|-------------------------------|--------------------------|---|-------------------------------|--------------------------|---|
| £100 - £150/wk (£400-599/mth) | <input type="checkbox"/> | 3 | £150 - £200/wk (£500-799/mth) | <input type="checkbox"/> | 4 |
| £200 - £250/wk (£800-999/mth) | <input type="checkbox"/> | 5 | More than £250/wk (£1000/mth) | <input type="checkbox"/> | 6 |

**22. Please indicate the total take-home income of your household (after deductions)**

- | <b>Weekly Income</b> | or | <b>Monthly Income</b> |                            |
|----------------------|----|-----------------------|----------------------------|
| Less than £95        |    | Less than £420        | <input type="checkbox"/> 1 |
| £95 - £190           |    | £420 - £834           | <input type="checkbox"/> 2 |
| £191 - £290          |    | £835 - £1,249         | <input type="checkbox"/> 3 |
| £291 - £385          |    | £1,250 - £1,665       | <input type="checkbox"/> 4 |
| £386 - £575          |    | £1,666 - £2,499       | <input type="checkbox"/> 5 |
| £576 - £770          |    | £2,500 - £3,300       | <input type="checkbox"/> 6 |
| £770 +               |    | £3,300 +              | <input type="checkbox"/> 7 |

**23. Would you be in favour of a small development of affordable housing for local people in the area if there were a proven need?**

- Yes  1      No  2

**24. Do you have any suggestions as to where an affordable housing scheme could be situated within Wells-next-the-Sea or the surrounding areas?**

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

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**OPTIONAL - If you would be interested in finding out more about Homes for Wells or feel you could offer support or advice then please complete the form below. If you prefer you may return your details in a separate envelope.**

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

Address:.....

Postcode:..... Email address: .....

## APPENDIX 4 – 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.)*

- Sister studied at university in London. Employment here is limited.
- No affordable houses on low income
- my kids moved away no help from council victory or homes for wells so they moved out of town one has come back renting a friend's house
- No homes & the few to rent too expensive
- Low Wages and cost of renting
- House prices/Nowhere affordable to rent.
- Too expensive, had to move to a cheaper area
- Unable to afford property prices within the Wells area
- lack of housing and lack of work
- Lack of housing
- No affordable housing in Wells for single or people on low income.
- Our son with full time job but still unable to afford to rent in Wells on single income
- Renting prices too high
- Price of property for sale or rent for 1 person. Not eligible for social housing
- Couldn't get a place as he was a single working person
- No work/housing
- No properties available to rent for young

## **Appendix 5 - Future Locations**

Since 2006 Homes for Wells has acquired individual properties around Wells, some donated by generous benefactors and some from generous donations of funds. We very much hope to continue to attract donations of properties and funds during the years ahead, and will promote ourselves as a truly worthy registered society.

The Old School was our first major project and, as the site we acquired is large, there is probably potential to add several more dwellings here. We have asked for a review with the Town Planners.

The majority of responses to question 24 suggested developments should be at or near the derelict industrial units at Maryland. We understand that planning consent would not be given due to the flood risk.

The Market Lane exception site is the preferred option of NNDC for future developments. It would be ideal as the next large project for Homes for Wells. We await the publication of the 2018 Town Plan to see which land may be made available to us.

Where possible, we will try to bid for properties which have been sold under section 157 restrictions, which means they may only be acquired by an established resident of Norfolk, and properties which had originally been brought under a "Right to Buy". These may be in surrounding villages, where there are also needs. Homes for Wells' areas beside Wells, include Holkham, Stiffkey, Warham and Wighton.

Homes for Wells is conscious of the benefits of good neighbours. To this end we will engage with Housing Associations, to acquire properties which they might otherwise sell as commercial holiday lets.