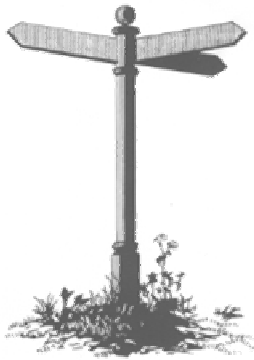


NORFOLK RURAL COMMUNITY COUNCIL



WELLS-NEXT-THE-SEA HOUSING NEEDS SURVEY

JULY 2006

Norfolk Rural Community Council
Signpost House
Ambassador Way
Greens Road
Dereham
Norfolk
NR20 3TL

Telephone: 01362 698216
Website: www.norfolkkrcc.org.uk

© Norfolk Rural Community Council 2006

CONTENTS:

CHAPTER 1	INTRODUCTION	2
CHAPTER 2	WELLS-NEXT-THE-SEA	3
CHAPTER 3	HOUSING REGISTER INFORMATION	5
CHAPTER 4	HOUSING NEEDS SURVEY	6
CHAPTER 5	AFFORDABLE HOUSING NEED	8
CHAPTER 6	HOUSING NEEDS SUMMARY	10
CHAPTER 7	NORFOLK RURAL COMMUNITY COUNCIL RECOMMENDATION	11
CHAPTER 8	TOWN COUNCIL COMMENTS	12
APPENDIX 1	AVERAGE WELLS-NEXT-THE-SEA PROPERTY PRICES, JANUARY 2006 – MARCH 2006	14
APPENDIX 2	WELLS-NEXT-THE-SEA TOWN HOUSING NEEDS SURVEY	15
APPENDIX 3	WELLS-NEXT-THE-SEA SURVEY COVERING LETTER	20
APPENDIX 4	HOUSEHOLDS IN IMMEDIATE LOCAL AFFORDABLE HOUSING NEED	21
APPENDIX 5	HOUSEHOLDS IN FUTURE LOCAL AFFORDABLE HOUSING NEED	24
APPENDIX 6	HOUSEHOLDS WITH ALTERNATIVE HOUSING NEED	27
APPENDIX 7	COMMENTS ON AFFORDABLE HOUSING	28
APPENDIX 8	SUGGESTIONS FOR POTENTIAL DEVELOPMENT	29

1 – INTRODUCTION

Wells Area Partnership and Wells-next-the-Sea Town Council decided that they would carry out a Housing Needs Survey with Norfolk Rural Community Council in May 2006.

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. 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.

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

Figure 2.1 indicates there is a high proportion of a detached and semi-detached property within the town at the present time.

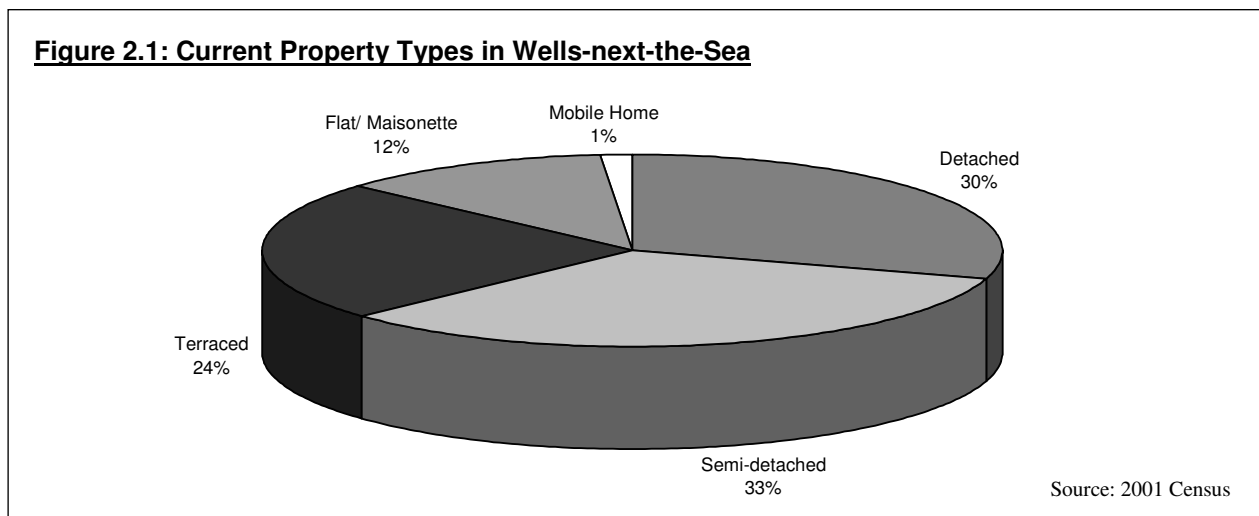
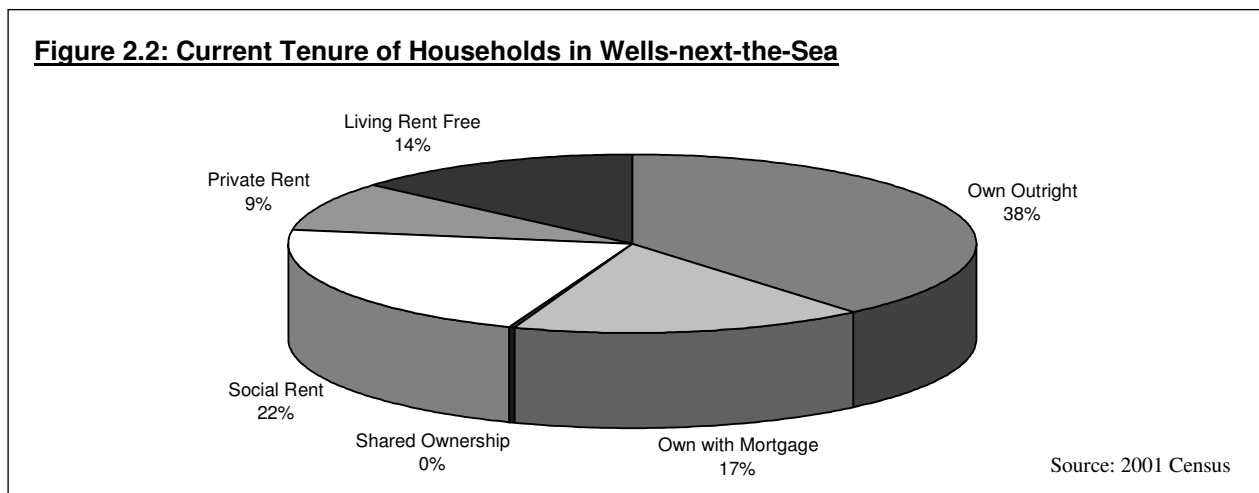


Figure 2.2 indicates 55% of households living in Wells-next-the-Sea own their home outright or with a mortgage. 22% of households in Wells-next-the-Sea currently live in social rented accommodation and less than 1% lives in shared ownership accommodation.



The average property price in Wells-next-the-Sea from January 2006 – March 2006 was £256,653 (Land Registry). The average property price in North Norfolk for the same period 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**.

The Council Tax Register indicates there are 1,462 homes in Wells-next-the-Sea. 49% of the total housing stock within the town is in Council Tax bands A and B¹ and 20% are second homes.

¹ 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 bands.

3 – HOUSING REGISTER INFORMATION

There are currently 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. Of these 349 households, 98 have a local connection to Wells-next-the-Sea.²

² 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.

4 – HOUSING NEEDS SURVEY

The survey was delivered to all homes in the town with a covering letter and pre-paid envelope to return the survey form to Norfolk Rural Community Council. A total of 326 surveys were returned, representing a response rate of 22%.

To view a copy of the Housing Needs Survey, please see **Appendix 2**. To view a copy of the covering letter accompanying the survey form, please see **Appendix 3**.

52 households reported knowing of a family member having moved away from the town in the last 5 years due to difficulties in finding a suitably priced home. 17 households stated their current home needs adapting to increase accessibility for one or more disabled household member/s.

64 local households that completed the Housing Needs Survey were identified as being in need of affordable housing, plus 6 households identified in need of open market housing. 35 of the 64 households in need of affordable housing have an immediate need and 29 have a future need.

29 of the 64 local households in need of affordable housing indicated they are currently on North Norfolk District Council's Housing Register. 3 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 affordable housing need. **Appendix 5** provides details of households in future affordable housing need. **Appendix 6** provides details of local households in need of open market housing.

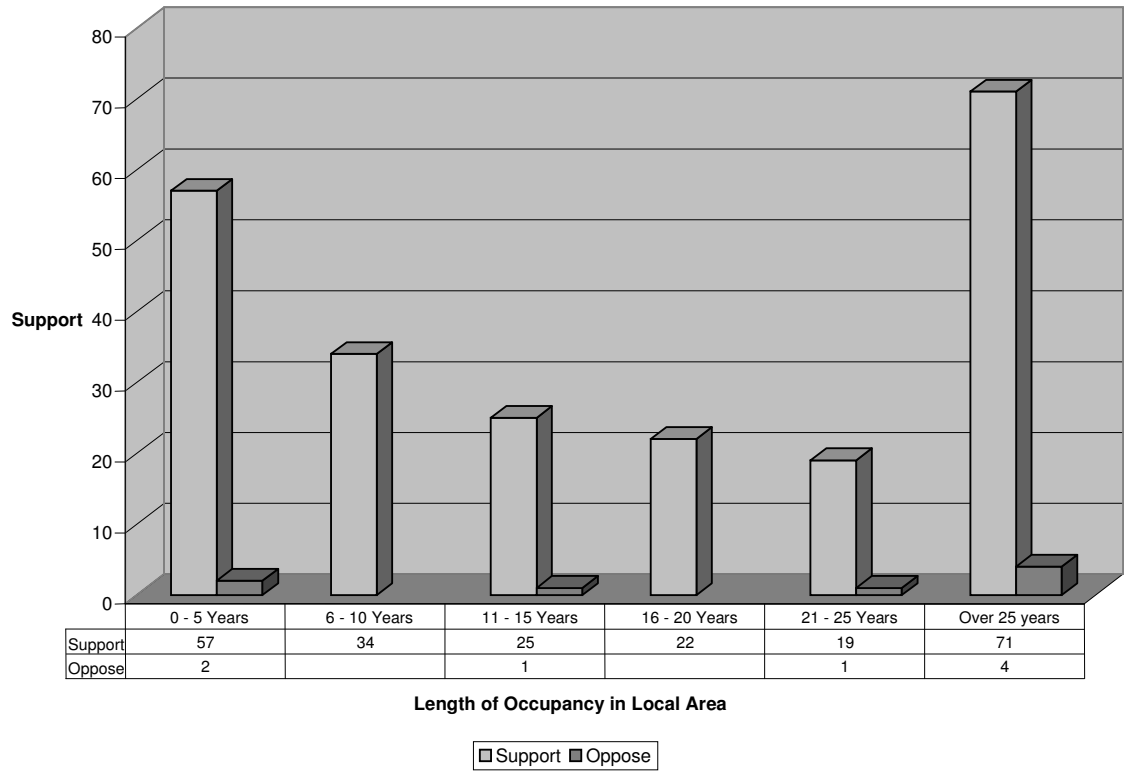
Of the 64 households that completed the survey with affordable housing need, the following were identified:

- 24 families
- 18 couples
- 22 single person households

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. 96% of households that completed the Housing Needs Survey indicated they would support an affordable housing development for local people in Wells-next-the-Sea if there was a proven need. 4% 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 0-5 years and over 25 years are most in favour of affordable housing for local people. The largest number of households that would not support affordable housing development for local people have lived in and around Wells-next-the-Sea for over 25 years, even though more people that have lived in Wells-next-the-Sea for this period of time would support affordable housing development for local people rather than oppose it.

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 7**. For suggestions made by local households regarding sites for potential affordable housing development in Wells-next-the-Sea, please see **Appendix 8**.

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.

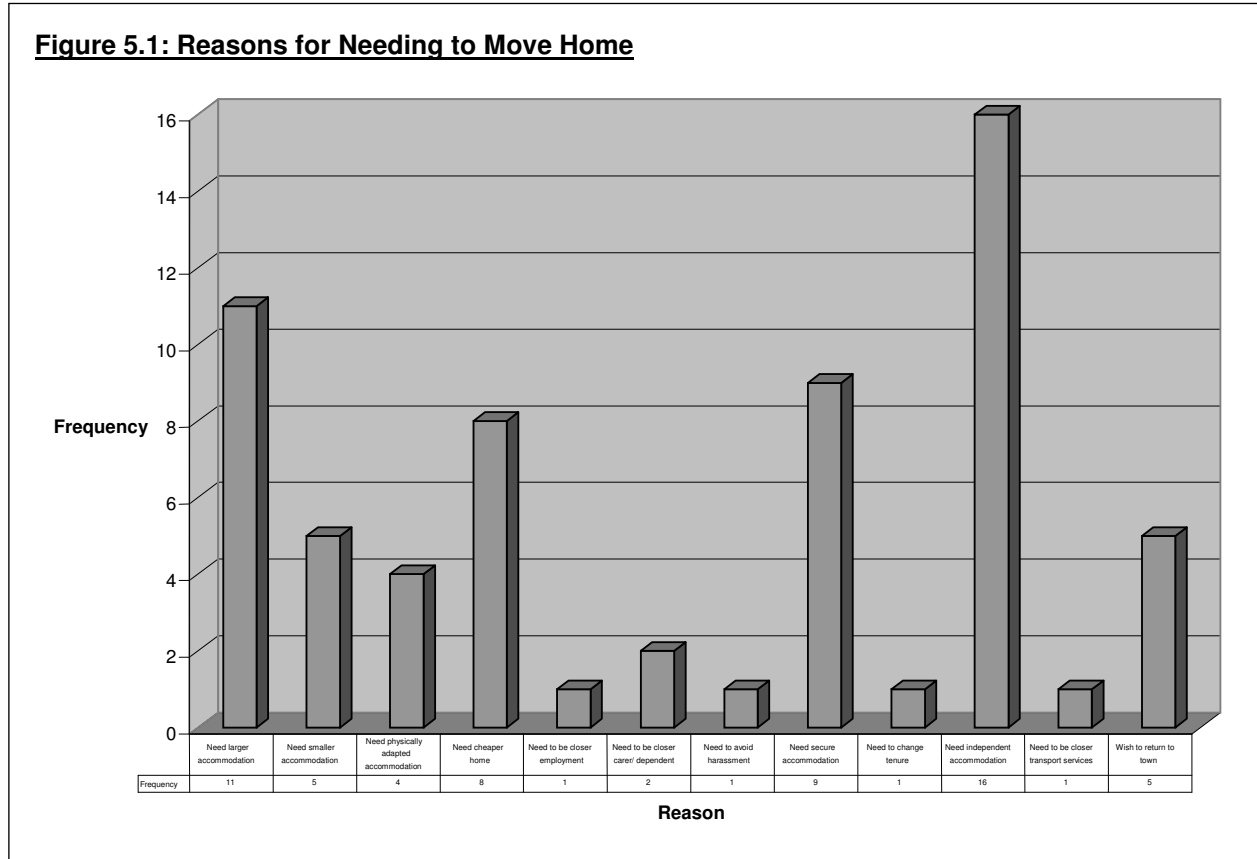


Figure 5.1 indicates the reasons given for needing to move home by households in need of affordable housing. The main reasons include needing to set up independent accommodation and to find larger accommodation.

Table 5.2: Affordable Housing Requirements of Households in Immediate Need in Wells-next-the-Sea

	<i>Size Required</i>	<i>House</i>	<i>Bungalow</i>	<i>Flat/ Apartment</i>	<i>Retirement Housing</i>
Rent	1 bedroomed				
	2 bedroomed	8	8	8	
	3 bedroomed	7	1		
	4 bedroomed				
Shared Ownership	1 bedroomed				
	2 bedroomed	3			
	3 bedroomed				
	4 bedroomed				

Table 5.2 demonstrates the requirements of households in Wells-next-the-Sea in immediate need of affordable housing. 8 households have a requirement for a 2 bedroomed flat/ apartment for social rent, 8 households have a requirement for a 2 bedroomed bungalow for social rent, 8 households have a requirement for a 2 bedroomed house for social rent, 1 household has a requirement for a 3 bedroomed bungalow for social rent and 7 households have a requirement for a 3 bedroomed house for social rent. 3 households have a requirement for a 2 bedroomed house for shared ownership.

Table 5.3: Affordable Housing Requirements of Households in Future Need in Wells-next-the-Sea					
	<i>Size Required</i>	<i>House</i>	<i>Bungalow</i>	<i>Flat/ Apartment</i>	<i>Retirement Housing</i>
Rent	1 bedroomed				
	2 bedroomed	3	8	6	
	3 bedroomed	4			
	4 bedroomed				
Shared Ownership	1 bedroomed				
	2 bedroomed	8			
	3 bedroomed				
	4 bedroomed				

Table 5.3 demonstrates the requirements of households in Wells-next-the-Sea in future need of affordable housing. 6 households have a need for a 2 bedroomed flat/ apartment for social rent, 8 households have a requirement for a 2 bedroomed bungalow for social rent, 3 households have a requirement for a 2 bedroomed house for social rent and 4 households have a requirement for a 3 bedroomed house for social rent. 8 households have a requirement for a 2 bedroomed house for shared ownership.

6 – HOUSING NEEDS SUMMARY

- There are currently 98 households living in or with a local connection to Wells-next-the-Sea that are registered on North Norfolk District Council’s Housing Register.
- The Housing Needs Survey identified a further 35 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 64 households in affordable housing need that completed the survey include 24 families, 18 couples and 22 single person households.
- 35 households have an immediate local need for affordable housing and 29 households have a future local need for affordable housing.
- 4 households in need of affordable housing have a requirement for a home with provisions for physical disability.
- 52 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.
- 96% of all responding households indicated they would support an affordable housing project for local people in Wells-next-the-Sea.

7 – NORFOLK RURAL COMMUNITY COUNCIL RECOMMENDATION

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 111 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, Norfolk Rural Community Council 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.

Norfolk Rural Community Council's recommendation for the initial phase of development to house households with a local connection consists of the following:

- 4 x 2 bedroomed flats for social rent
- 4 x 2 bedroomed bungalows for social rent
- 6 x 2 bedroomed houses for social rent
- 2 x 3 bedroomed houses for social rent
- 4 x 2 bedroomed houses for shared ownership

**APPENDIX 1 - AVERAGE WELLS-NEXT-THE-SEA PROPERTY PRICES,
JANUARY 2006 – MARCH 2006**

PROPERTY TYPE	WELLS- NEXT-THE- SEA	NO. OF SALES	NORTH NORFOLK	NO. OF SALES
DETACHED	£257,944	9	£245,678	192
SEMI-DETACHED	No records	No records	£159,081	85
TERRACED	£253,750	4	£147,033	103
FLAT/MAISONETTE	No records	No records	£127,424	33

Source: Land Registry

APPENDIX 2 – WELLS-NEXT-THE-SEA TOWN HOUSING NEEDS SURVEY

Part 1: You and Your Household

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

- | | | | |
|-----------------------------------|----------------------------|-------------------------------------|----------------------------|
| 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 home: (Tick one box only ✓)

- | | |
|---|----------------------------|
| 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 |
| Tied to job | <input type="checkbox"/> 6 |
| Other (specify)_____ | <input type="checkbox"/> 7 |

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

- | | | | |
|------------------------|----------------------------|-----------------------|----------------------------|
| 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 |

4. How many years have you and your household lived in this town? (Please write in)

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

6. Please complete the table to show the age and gender of all those living in this property at present. If there is more than one household living in this property please indicate whether 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 and who either share one meal a day or share the living/sitting room

	Age	Gender	Household, eg. 1 st , 2 nd
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 | <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 |

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? Yes 1 No 2
Family means your children, parents, brothers and sisters

If you answered 'Yes' to this question and the family members wish to move back to Town, please ask them to contact the Rural Housing Enabler for a copy of this survey form.

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 the town then please complete Part 2 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 you Rural Housing Enabler (details highlighted in the covering letter).

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.

Part 2- Housing Needs

14. Where does this household currently live?

Household means the person/couple/family wishing to find alternative accommodation

- Within the town 1 An immediately adjoining parish 2
 Elsewhere in North Norfolk 3 Outside of North Norfolk 4

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

- Within the next 2 years 1
 Between 2 to 5 years from now 2
 In 5 or more years 3

16. 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

17. Which tenure would you prefer? (Tick one box only ✓)

- Buying on the open market 1 Renting from a private landlord 2
 Renting from council/Housing Association 3 Shared Ownership* 4

* 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 Local Authority or Housing Association register or waiting list?

- Yes 1 No 2

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) _____

21. Can you please state how many people planning to move belong to each ethnic group?

Ethnicity	No. of People
White	
British	

Irish	
Any other white background	
Mixed	
White and Black Caribbean	
White and Black African	
White and Asian	
Any other Mixed background	
Asian or Asian British	
Indian	
Pakistani	
Bangladeshi	
Any other Asian background	
Black or Black British	
Caribbean	
African	
Any other Black background	
Chinese	
Any other (please write in)	

22. Please indicate the age, gender and occupation of each person moving with you.

	Age	Gender	Occupation
You			
Other Household member 1			
Other Household member 2			
Other Household member 3			
Other Household member 4			
Other Household member 5			

23. 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

24. If you selected buying on the open market in Q17, what total house price could you afford? (Tick one box only ✓)

- Less than £50,000 1 £50,000 - £69,999 2
£70,000 - £99,999 3 £100,000 - £149,999 4
£150,000 - £199,999 5 £200,000 - £250,000 6
Over £250,000 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 /month) 1 £50 - £99.99 /wk (£200 - 399 / mth) 2
£100 - £149.99 /wk (£400 - 599 / mth) 3 £150 - £199.99 /wk (£500 - 799 /mth) 4
£200 - £249.99 /wk (£800 - 999 /mth) 5 More than £250 /wk (£1000 /mth) 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 ✓)

Weekly Income	or	Monthly Income	
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

If this survey shows that there is a need for affordable housing for local people, we may need to get back in contact with you as we work with the Local Authority and Housing Association(s) to deliver the homes needed. Therefore, it would be helpful to us if you include your name and address below

Name _____

Address _____

Telephone No. _____

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.

Wells-next-Sea Town Housing Needs Survey

Dear Resident,

Wells-next-the-Sea Town Council and Wells Area Partnership, in conjunction with North Norfolk District Council and Norfolk Rural Community Council, wish to discover any potential housing requirements within the town and are concerned that there may be a lack of affordable housing for **local** people. This survey aims to find out whether there is a requirement and support for a small affordable housing project for **local** people. It provides you with the opportunity to highlight your needs and express your opinions.

Housing need is typically if an individual/family needs to move and cannot find adequate accommodation. Whether you consider yourself to be in housing need or not, the information you will provide is extremely important, so please spend a few minutes to complete the survey. All households are asked to complete Part 1 of the survey (yellow form), and those in housing need are also asked to complete Part 2 of the survey (green form). Once completed, please return the survey in the pre-paid envelope provided before **Friday 19th May 2006**.

If support and a need for affordable housing are identified, a small amount of affordable homes could be provided by a Housing Association, with properties offered for rent and/or shared ownership to house **local** people. Shared ownership allows a household to buy a share in a home from a Housing Association and pay rent on the portion of the home retained by the Housing Association. In order to access any of these affordable homes, households must have applied to the Housing Register held by North Norfolk District Council. Please bear in mind that it may take some time for any homes to be developed.

If there is more than one person or group of people living within your current household and wishing to find separate alternative accommodation within the Town, please request an additional survey form from Norfolk Rural Community Council by telephoning (01362) 698216. Friends and family currently living outside the Town that can demonstrate a strong **local** connection 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.

Yours faithfully,

Mike Cramp
Rural Housing Enabler

APPENDIX 4 – HOUSEHOLDS IN IMMEDIATE LOCAL AFFORDABLE HOUSING NEED

Ref.	When in Need	Current Accommodation	Current Tenure	Household in Need	Key Worker	Reason in Need	Home Required	Require Physically Adapted Accommodation	Bedrooms Required	Tenure Required	Mortgage Capability	Household Monthly Income	Affordable Weekly Rent	Housing Register?
253	2 Years	Living in North Norfolk	-	2 parent family (number not stated)	No	Wish to return to town	House	No	2	Social rent	£100,000 - £149,999	-	£50 - £99.99	No
254	2 Years	Living in immediately adjoining parish	-	2 parent family (3 children)	No	Need larger accommodation	House	No	3	Social rent	-	£835 - £1,249.99	£100 - £149.99	Yes
255	2 Years	2 bedroomed bungalow in North Norfolk	Social rent	Elderly single person	No	Need to be closer carer/dependent	Bungalow	No	2	Social rent	-	-	Less than £50	Yes
256	2 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	Less than £420	Less than £50	No
258	2 Years	Living with parents in town	-	Couple	No	Need independent accommodation	House	No	2	Shared ownership	£70,000 - £99,999	£1,250 - £1,665.99	£100 - £149.99	No
260	2 Years	3 bedroomed house in town	Private rent	2 parent family (1 child)	No	Need secure accommodation	House	No	2	Shared ownership	£70,000 - £99,999	£1,250 - £1,665.99	£100 - £149.99	Yes
261	2 Years	3 bedroomed house in immediately adjoining parish	Private rent	2 parent family (1 child)	No	Need physically adapted accommodation	Bungalow	Yes	2	Social rent	£50,000 - £69,999	£1,250 - £1,665.99	£50 - £99.99	Yes
265	2 Years	2 bedroomed flat/ apartment in town	Private rent	2 parent family (2 children)	No	Need larger accommodation	House	No	3	Social rent	-	£420 - £834.99	£50 - £99.99	Yes
270	2 Years	3 bedroomed house in immediately adjoining parish	Tied to job	2 parent family (2 children)	No	Need larger accommodation	House	No	3	Social rent	-	Less than £420	£50 - £99.99	Yes
275	2 Years	1 bedroomed flat/ apartment in town	Private rent	Couple	No	Need larger accommodation	House	No	2	Shared ownership	£70,000 - £99,999	£1,666 - £2,499.99	£100 - £149.99	No
276	2 Years	2 bedroomed house in town	Private rent	Single parent family (2 children)	No	Need secure accommodation	House	No	2	Social rent	-	£420 - £834.99	-	Yes
277	2 Years	3 bedroomed house in town	Social rent	2 parent family (4 children)	No	Need physically adapted accommodation	Bungalow	Yes	3	Social rent	Less than £50,000	£420 - £834.99	Less than £50	Yes
280	2 Years	2 bedroomed bungalow in immediately adjoining parish	Social rent	Elderly couple	No	Need to be closer to transport services	Bungalow	No	2	Social rent	-	£835 - £1,249.99	£50 - £99.99	Yes

281	2 Years	3 bedroomed house in immediately adjoining parish	Private rent	Couple	No	Need to change tenure	House	No	2	Social rent	-	£835 - £1,249.99	£100 - £149.99	No
282	2 Years	3 bedroomed house in town	Social rent	Single parent family (1 child)	No	Need to avoid harassment	House	No	2	Social rent	-	-	Less than £50	Yes
283	2 Years	3 bedroomed house in immediately adjoining parish	Private rent	Couple	No	Need to be closer employment	House	No	2	Social rent	-	£1,250 - £1,665.99	£50 - £99.99	Yes
284	2 Years	2 bedroomed flat/ apartment in town	Private rent	2 parent family (1 child)	No	Need larger accommodation	House	No	2	Social rent	£50,000 - £69,999	£835 - £1,249.99	£50 - £99.99	Yes
285	2 Years	3 bedroomed house in town	Private rent	2 parent family (3 children)	No	Need secure accommodation	House	No	3	Social rent	-	£1,250 - £1,665.99	£50 - £99.99	Yes
289	2 Years	3 bedroomed house in North Norfolk	Social rent	Couple	No	Wish to return to town	House	No	2	Social rent	-	£835 - £1,249.99	£50 - £99.99	Yes
290	2 Years	3 bedroomed house in immediately adjoining parish	Owned with partner outright	Single parent family (2 children)	No	Need independent accommodation due to divorce	House	No	3	Social rent	-	£835 - £1,249.99	£50 - £99.99	No
294	2 Years	3 bedroomed house in town	Private rent	Elderly couple	No	Need physically adapted accommodation	Bungalow	No	2	Social rent	-	£420 - £834.99	-	Yes
295	2 Years	3 bedroomed house in North Norfolk	Private rent	Single person	No	Wishes to return to town	Flat/ apartment	No	2	Social rent	Less than £50,000	£835 - £1,249.99	Less than £50	Yes
297	2 Years	2 bedroomed house in town	Private rent	2 parent family (2 children)	No	Need secure accommodation	House	No	3	Social rent	£100,000 - £149,999	-	-	Yes
298	2 Years	2 bedroomed flat/ apartment in town	Private rent	Single parent family (4 children)	No	Need larger accommodation	House	No	4	Social rent	Less than £50,000	£835 - £1,249.99	£50 - £99.99	Yes
301	2 Years	3 bedroomed house in immediately adjoining parish	Private rent	Elderly single person	No	Needs smaller accommodation	Bungalow	No	2	Social rent	-	£420 - £834.99	£50 - £99.99	Yes
311	2 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	£835 - £1,249.99	£50 - £99.99	No
313	2 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	£50,000 - £69,999	£835 - £1,249.99	£50 - £99.99	Yes
315	2 Years	1 bedroomed house in town	Private rent	Single person	No	Needs cheaper home	Flat/ apartment	No	2	Social rent	-	Less than £420	Less than £50	No

316	2 Years	3 bedroomed house in immediately adjoining parish	Private rent	Elderly couple	No	Need cheaper home	Bungalow	No	2	Social rent	-	£1,250 - £1,665.99	£50 - £99.99	Yes
317a	2 Years	Living with parent in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	-	-	No
317b	2 Years	Living with parent in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	-	-	No
318	2 Years	2 bedroomed cottage in town	Private rent	Single person	No	Needs secure accommodation	Flat/ apartment	No	2	Social rent	-	£420 - £834.99	Less than £50	No
319	2 Years	2 bedroomed cottage in immediately adjoining parish	Private rent	Elderly single person	No	Needs independent accommodation	Bungalow	No	2	Social rent	-	£420 - £834.99	Less than £50	No
322	2 Years	3 bedroomed house in town	Social rent	Single parent family (1 child)	No	Need smaller accommodation	House	No	2	Social rent	-	-	Less than £50	Yes
324	2 Years	2 bedroomed flat/ apartment in town	Private rent	Elderly single person	No	Need cheaper home	Bungalow	No	2	Social rent	-	£420 - £834.99	£50 - £99.99	No

Keyworker - The Department for Communities and Local Government (DCLG) defines keyworkers as the following:

- Clinical NHS staff (with the exception of doctors and dentists)
- Teachers and nursery nurses in schools and further education/sixth form colleges
- Police officers, community support officers and some civilian staff
- Prison service staff in certain prisons
- Probation service staff
- Social workers, nursery nurses, educational psychologists and therapists (eg. occupational therapists) employed by local authorities or the NHS
- Local authority planners
- Fire-fighters and other uniformed staff below principal level in fire and rescue services

APPENDIX 5 – HOUSEHOLDS IN FUTURE LOCAL AFFORDABLE HOUSING NEED

Ref.	When in Need	Current Accommodation	Current Tenure	Household in Need	Key Worker	Reason in Need	Home Required	Require Physically Adapted Accommodation	Bedrooms Required	Tenure Required	Mortgage Capability	Household Monthly Income	Affordable Weekly Rent	Housing Register?
257	2-5 Years	2 bedroomed house in town	Private rent	Couple	No	Need secure accommodation	House	No	2	Social rent	£70,000 - £99,999	£835 - £1,249.99	£100 - £149.99	No
262	2-5 Years	1 bedroomed house in North Norfolk	Social rent	Couple	No	Wish to return to town	House	No	2	Shared ownership	£70,000 - £99,999	£1,666 - £2,499.99	£50 - £99.99	Yes
263	5 Years	3 bedroomed house in immediately adjoining parish	Private rent	Elderly 2 parent family (1 child)	No	Need cheaper home	Bungalow	No	2	Social rent	£70,000 - £99,999	Less than £420	Less than £50	No
264	-	2 bedroomed bungalow in town	Tied to job	Elderly single person	No	Need to be closer carer/ dependent	Bungalow	No	2	Social rent	-	-	Less than £50	No
266	-	3 bedroomed house in immediately adjoining parish	Tied to job	Couple	No	Need secure accommodation	House	No	2	Shared ownership	£70,000 - £99,999	£1,250 - £1,665.99	£100 - £149.99	No
267	2-5 Years	2 bedroomed flat/ apartment in town	Private rent	Single parent family (2 children)	No	Need larger accommodation	House	No	3	Social rent	Less than £50,000	£420 - £834.99	£50 - £99.99	Yes
271	2-5 Years	3 bedroomed house in town	Social rent	Elderly couple	No	Need smaller accommodation	Bungalow	No	2	Social rent	-	£835 - £1,249.99	Less than £50	No
272	-	3 bedroomed house in town	Owned outright with partner	Single person	No	Need independent accommodation due to divorce	Flat/ apartment	No	2	Social rent	£70,000 - £99,999	-	£50 - £99.99	Yes
273	5 Years	3 bedroomed house in town	Private rent	Couple	No	Need independent accommodation	House	No	2	Social rent	Less than £50,000	Less than £420	£50 - £99.99	No
274a	2-5 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	Less than £420	Less than £50	Yes
274b	2-5 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/ apartment	No	2	Social rent	-	Less than £420	Less than £50	Yes
278	2-5 years	3 bedroomed house in town	Private rent	2 parent family (1 child)	No	Need cheaper home	House	No	2	Shared ownership	£100,000 - £149,999	£1,666 - £2,499.99	£150 - £199.99	No
287	2-5 Years	1 bedroomed house in immediately adjoining parish	Private rent	2 parent family (2 children)	No	Need larger accommodation	House	No	3	Social rent	£70,000 - £99,999	£1,666 - £2,499.99	£100 - £149.99	No
288	2-5 Years	3 bedroomed house in town	Private rent	2 parent family (2 children)	No	Need cheaper home	House	No	3	Social rent	£70,000 - £99,999	£1,250 - £1,665.99	£50 - £99.99	No

292a	2-5 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/apartment	No	2	Social rent	-	-	-	No
292b	2-5 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/apartment	No	2	Social rent	-	-	-	No
293	5 Years	Living with parents in immediately adjoining parish	-	Couple	No	Need independent accommodation	House	No	2	Social rent	-	£420 - £834.99	£50 - £99.99	No
296	2-5 Years	3 bedroomed house in town	Private rent	Elderly couple	No	Need smaller accommodation	Bungalow	Yes	2	Social rent	-	£835 - £1,249.99	£50 - £99.99	Yes
300	2-5 Years	Living with parents in town	-	Single person	No	Needs independent accommodation	Flat/apartment	No	2	Social rent	-	-	-	No
303	2-5 Years	Living in North Norfolk	-	Couple	No	Wish to return to town	House	No	2	Shared ownership	£100,000 - £149,999	-	-	No
304	5 Years	2 bedroomed house in town	Owned with a mortgage	2 parent family (1 child)	Yes	Need larger accommodation	House	No	2	Shared ownership	£100,000 - £149,999	-	£150 - £199.99	No
305	2-5 Years	2 bedroomed house in immediately adjoining parish	Private rent	2 parent family (1 child)	No	Need larger accommodation	House	No	2	Shared ownership	£70,000 - £99,999	Less than £420	£100 - £149.99	No
306	2-5 years	3 bedroomed house in immediately adjoining parish	Private rent	Couple	Yes	Need cheaper home	House	No	2	Shared ownership	£70,000 - £99,999	£1,666 - £2,499.99	£100 - £149.99	No
308	2-5 Years	2 bedroomed house in town	Private rent	2 parent family (2 children)	No	Need larger accommodation	House	No	3	Social rent	£100,000 - £149,999	£1,250 - £1,665.99	£150 - £199.99	No
310	5 Years	3 bedroomed house in town	Private rent	2 parent family (1 child)	Yes	Need secure accommodation	House	No	2	Shared ownership	£100,000 - £149,999	£1,666 - £2,499.99	£100 - £149.99	Yes
314	5 Years	Living in immediately adjoining parish	Tied to job	Elderly single person	No	Needs secure accommodation	Bungalow	No	2	Social rent	-	Less than £420	Less than £50	No
320	2-5 Years	1 bedroomed house in immediately adjoining parish	Private rent	Elderly single person	No	Needs physically adapted accommodation	Bungalow	Yes	2	Social rent	-	Less than £420	£50 - £99.99	No
323	2-5 Years	1 bedroomed flat/apartment in town	Private rent	Elderly single person	No	Needs cheaper home	Bungalow	No	2	Social rent	-	£420 - £834.99	£50 - £99.99	No
326	5 Years	3 bedroomed house in immediately adjoining parish	Private rent	Elderly couple	No	Need smaller accommodation	Bungalow	No	2	Social rent	Less than £50,000	£835 - £1,249.99	£100 - £149.99	No

Keyworker - The Department for Communities and Local Government (DCLG) defines keyworkers as the following:

- Clinical NHS staff (with the exception of doctors and dentists)
- Teachers and nursery nurses in schools and further education/sixth form colleges
- Police officers, community support officers and some civilian staff
- Prison service staff in certain prisons
- Probation service staff
- Social workers, nursery nurses, educational psychologists and therapists (eg. occupational therapists) employed by local authorities or the NHS
- Local authority planners
- Fire-fighters and other uniformed staff below principal level in fire and rescue services

APPENDIX 6 –HOUSEHOLDS WITH ALTERNATIVE HOUSING NEED

Ref.	When in Need	Household in Need	Reason in Need	Home Required	Bedrooms Required	Tenure Required	Reason Why Not Included in Final Assessment
268	2 Years	Elderly couple	Need larger accommodation	House	2	Open market	Can afford mortgage in excess of £200,000 so can afford to acquire property on the open market
279	2-5 Years	Couple	Need to be closer carer/ dependent	House	2	Open market	Can afford mortgage in excess of £200,000 so can afford to acquire property on the open market
286	2-5 Years	Elderly couple	Need smaller accommodation	Bungalow	2	Open market	Own 4 bedroomed house outright and can afford to acquire property on the open market
302	5 Years	Elderly couple	Need cheaper home	Bungalow	2	Open market	Own 2 bedroomed house outright and can afford to acquire property on the open market
309	2 Years	Single person	Needs to be closer carer/ dependent	Flat/ apartment	2	Open market	Owens 2 bedroomed house outright and can afford to acquire property on the open market
312	5 Years	Elderly single person	Needs smaller accommodation	Bungalow	2	Open market	Owens 3 bedroomed house outright and can afford to acquire property on the open market

APPENDIX 7 – COMMENTS ON AFFORDABLE HOUSING

Below are general comments made by local households regarding affordable housing in Wells-next-the-Sea:

- I believe it to be wrong that many houses in the town are empty most of the year as they are second homes/holiday lets – it is like a ghost town where I live in the winter.
- This is not a new situation and the local council should have addressed the problem of second home ownership years ago.
- Stop selling council houses to existing tenants – when they purchase the property and then sell it they then pocket the profit.
- There is a need for housing for working parent families in Wells who can fill vacant jobs and bring up numbers in the schools.
- I think there is a need for homes for older people.
- There is a proven need for affordable housing. Eventually Wells will become a second home dormitory. There will be no future for shops/services/people who wish to live here.
- All building land has been taken over for second homes and holiday homes.
- There is no work for new families growing up.
- My daughter will be 21 in five years time and will need somewhere of her own, as will a lot of people who are homeless or cannot find affordable accommodation.
- There would be plenty of houses in Wells if greedy people didn't buy them as second homes, then rent them out as holiday homes all the time.
- Why does affordable housing have to be new build. Making good use of what is already in Wells makes far more sense.
- Being on the edge of an SSSI does mean that great care should be taken in extending the town in any way, as once something is lost it cannot be regained.
- Planners need to be more flexible in allowing people to build their own houses (a good way to make them 'affordable').
- Not needed anywhere.
- Two of our children and their families have had to move out of Wells due to lack of affordable housing. They all work but still are unable to afford a mortgage.
- Both my children had to move out of Wells because they couldn't afford housing in Wells.
- If this does happen it will be the greatest thing to happen to the 'working class of Wells' in a long time.
- Affordable homes should be integrated with other homes in order to maintain a balanced local community.
- I have had to move to Warham to get housing as housing in Wells is either none at all or too expensive.

APPENDIX 8 – SUGGESTIONS FOR POTENTIAL DEVELOPMENT

Below are suggestions of potential sites for affordable housing in Wells-next-the-Sea made by local households when completing the Housing Need Survey. These remain suggestions and full consultation with Wells Area Partnership and Wells Town Council will be made regarding any favoured sites prior to any development taking place:

- Barkers garage.
- Back of old railway station.
- Primary school site.
- East Quay.
- Former jam factory site.
- Pinewood caravan site.
- Budgens site.
- Old gas works site.
- Church Marsh.
- Great Eastern Way.
- Ashburton Field.
- Polka Road.
- Manor Farm.
- Maryland.
- Land adjacent to dump site.
- Two Furlong Hill.
- Northfield.
- Stiffkey Road.
- Basses Lane.
- Marsh Lane.
- Westfield Avenue.
- Northfield Crescent.
- Dogger Lane.
- Freeman Street.
- Market Lane.
- Holkham Estate owned land.
- Mill Road.
- Freeman Street.
- Near the hospital.
- Warham Road.