Rural East Anglia Partnership

Strategic Housing Market Assessment

January 2010 update to secondary data

a better place, a brighter future
Breckland
COUNCIL

Borough Council of
King's Lynn &
West Norfolk

NORTH
NORFOLK
DISTRICT COUNCIL

0. Purpose and Executive Summary

Welcome to the 2009 update of the Rural East Anglia Strategic Housing Market Assessment. This document has been undertaken as a refresh of the secondary data from the original 2006 survey. Where an update was possible, it has been included below, using the same paragraph number and same chart number as was used in the original 2006 survey. Where no update is possible, the paragraph is omitted. Readers with hard copy documents may choose to cut and paste the new paragraphs over the old.

It has not been considered desirable or cost-effective to repeat the original primary population survey undertaken in 2006. This means that no update is possible to the overall housing needs data or to some of the other tables where input from primary data is required.

Market Conditions

The present market (summer 2009) is proving quite difficult to assess. It is certainly a very changed market place from when the fieldwork for the original survey was completed in summer 2006. At that time, the market was still rising strongly, although with serious and rising concerns about affordability and sustainability. The long-predicted market correction has now occurred, bringing about a very different marketplace, although prices to seem to have stabilised recently, and some indicators are even talking of recovery. The market difficulties have brought particularly severe problems for volume house builders, with many finding that sites which were viable at the time of the original fieldwork are no longer viable. It could turn out that we are seeing a decline in the appetite of large developers for volume building, with small volumes higher profits seeming to be preferred to high volumes with smaller profits on each. The effect this will have on delivery of affordable housing, certainly in terms of numbers, is not difficult to foresee. There are also forthcoming changes, such as the Community Infrastructure Levy, the effect of which will be difficult to foresee.

Shared ownership, or Homebuy to use its official name, continues to be popular in all the various forms that are available. Indeed, the main issue is neither lack of demand, which is ample, nor supply, which is adequate, but the availability of finance, with local brokers reporting that any shared ownership application is automatically regarded as a sub-prime loan with consequent increases in cost. Recent increases in flexibility, such as the possibility of purchasing 25% shares, couple with the fall in prices, make this a much more affordable option that it has been.

It is likely that talk of a recovery is presently still premature, however this may prove to be the turning point towards recovery. The biggest sustained threat to any recovery is unemployment, which remains high, and the perceived threat of unemployment among those still in work. It is also possible that development capacity, both in the public and private sector, may also prove a constraint on sector development. It is not hard to foresee that times ahead will continue to be challenging and that all concerned will have to work hard at keeping the market in balance.

Executive summary

The age profile of REAP continues to be much older than nationally, with the percentage aged over 45 rising from 49% in 2006 to 51% in 2007, although this figure is 57% in North Norfolk. At the same time, earnings are well below both the national and regional average in all three REAP districts. It is also noticeable that pay for those who work in REAP is lower than for those who live in REAP, indicating that a proportion of REAP residents commute out to better paid jobs; conversely those commuting inwards have lower paid jobs. Meanwhile, the population in REAP is expected to increase significantly, by 27% over 20 years and 31% over 23 years, although the latter years of these figures may well be somewhat speculative.

Compared to both national and regional figures, all three REAP councils have a lower than average proportion of affordable housing, even correcting for the stock transfer, although this is less marked in Breckland. REAP also has a high proportion of dwellings in the lowest council tax bands, although this is less noticeable in North Norfolk and much more perceptible in King's Lynn and West Norfolk.

Throughout the study period, house prices in the three REAP districts have remained lower than both the regional and national average, although movements in price have broadly reflected regional and national averages, both upwards and downwards. As may well be expected, prices are now somewhat lower than when the survey was originally carried out in 2006 across all three districts. This is particularly pronounced in North Norfolk – still the highest priced district, although the gap has narrowed considerably. Having examined the evidence, it is concluded that the four markets for sales identified in the original survey still exist, with rentals having three markets.

The Breckland market showed considerable variations in sale price across the district, with Attleborough the most expensive area averaging around £210,000, and Thetford the cheapest at around £130,000. Entry level sale prices were around £74,000 for 1 bed properties, rising to £180,000 for four bed properties. Overall, minimum prices for 1- and 2-bed properties had fallen since 2006, with those for 3- and 4- bed properties having risen in the same period.

The north-western area of REAP forms the Western Coastal housing market, which contains the most expensive parts of the sub-region; in particular the Area of Outstanding Natural Beauty is particularly sought-after for retirees and second home owners. There were a larger number of flats and bungalows than elsewhere in REAP. Entry level sale prices were around £85,000 for 1 bed properties, rising to £185,000 for four bed properties. Overall, minimum prices for 1- and 4-bed properties had fallen since 2006, with those for 2- and 3-bed properties having risen in the same period.

The King's Lynn and West Norfolk market showed variations in sale price, with King's Lynn considerably cheaper than Downham Market across all property sizes. Entry level sale prices were around £75,000 for 1 bed properties, rising to £179,000 for four bed properties. Overall, minimum prices for 1-bed properties had fallen since 2006, those for 2- and 3- bed properties had risen, and 4-bed properties had remained largely unchanged.

The North Norfolk market was more expensive than Breckland and King's Lynn and West Norfolk, with the exception of entry level flats. Cromer, North Walsham and Stalham demonstrated low entry level prices and a shortfall of larger properties. Fakenham prices were higher with more large properties. Entry level sale prices were around £65,000 for 1 bed properties, rising to £195,000 for four bed properties. Overall, minimum prices for 1-, 2- and 4-bed properties had fallen since 2006, with those for 3-bed properties having risen in the same period.

There was a private rental market in all areas, although it was noticeably very weak in the Western Coastal area outside Hunstanton. In Breckland, entry level prices ranged from £350 per month for a 1-bed property to £650 per month for a 4-bed property, all considerably lower than in 2006. King's Lynn and West Norfolk prices ranged from £340 per month for a 1-bed property to £600 per month for a 4-bed property, again all considerably lower than in 2006; whilst prices in North Norfolk ranged from £345 for a 1-bed property to £525 for a 4-bed property, once again considerably lower than in 2006.

The survey showed that there is an intermediate housing gap, where affordable housing can usefully be provided at a higher cost than social rented, but lower than market, in all three districts. Here, the minimum price recorded equates the cheapest cost of housing in good repair of which there is a reasonable supply.

Table 8.8 Comparative outgoings by tenure					
	Social rent £ weekly	**Intermediate £ weekly**	**Min private rent £ weekly**	**Min price sale £ weekly**	**Min price sale £price**
Breckland					
1 bed	£55	£68	£81	£99	£73,950
2 bed	£65	£81	£98	£133	£99,995
3 bed	£72	£94	£115	£166	£124,950
King's Lynn & West Norfolk					
1 bed	£56	£67	£81	£100	£74,950
2 bed	£65	£82	£98	£123	£92,000
3 bed	£72	£96	£121	£153	£114,995
North Norfolk					
1 bed	£54	£70	£90	£87	£65,000
2 bed	£64	£89	£114	£146	£109,500
3 bed	£68	£108	£150	£186	£139,950
Western Coastal					
1 bed	£54	£65	£75	£113	£85,500
2 bed	£64	£82	£99	£146	£109,500
3 bed	£68	£98	£127	£187	£139,995

No changed have been made to the affordable housing targets, however, as no primary data survey has been undertaken.

1. Rural East Anglia and the Brief for the work

No updates were possible to this chapter.

2. What is an SHMA?

No updates were possible to this chapter.

3. Local perceptions and evidence

No updates were possible to this chapter

4. General Issues for the REAP SHMA

No updates were possible to this chapter

5. The planning context

No updates were possible to this chapter

6. Socio-economic context

Population

6.2 The following table provides a summary of the structure of the current population of each district:

Table 6.1: Mid 2007 estimates of population: percentage in age band						
Age Group	**Breckland**	**King's Lynn & W Norfolk**	**North Norfolk**	**Rural East Anglia**	**East of England**	**England & Wales**
Under 5	5.2%	5.3%	4.1%	4.9%	5.9%	6.0%
5 to 14	11.5%	11.1%	10.0%	10.9%	11.9%	11.7%
15 to 44	36.3%	34.0%	28.8%	33.4%	39.9%	41.5%
45 to retirement age	23.3%	23.8%	25.6%	24.1%	22.4%	22.0%
Retirement age & over	23.8%	25.9%	31.4%	26.6%	19.9%	19.0%

Source: ONS mid-year population estimates for 2007

6.3 As can be seen from this table, the overall age structure of East of England is **marginally older** than the national profile, but the **REAP age structure is much older**. Nearly **51% of the population is older than 45**, as compared with **49% from the 2006 study, and only 41% nationally.** It is conspicuous that **North Norfolk has much the oldest age profile** of the three districts, with **57% over the age of 45**, which is consistent with its higher profile as a retirement location.

Earnings

6.6 Earnings are **much lower in the sub-region** than either the average for the East of England or for England:

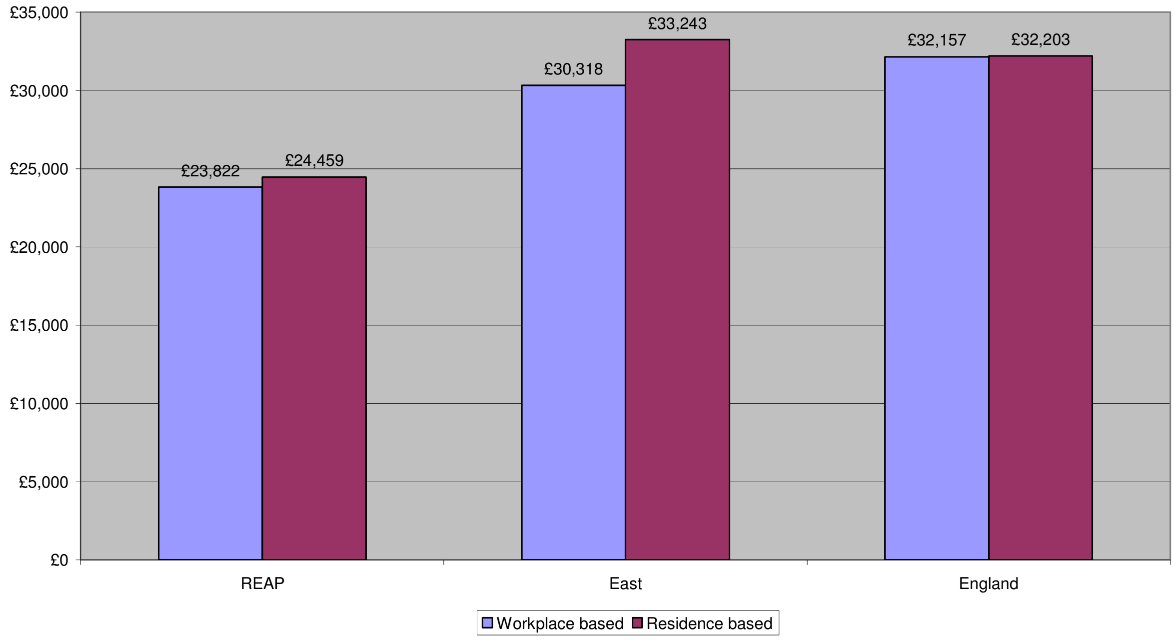
Table 6.2 Full-time earnings (ASHE 2008)						
	Breckland	**King's Lynn & W Norfolk**	**North Norfolk**	**Rural East Anglia**	**East of England**	**England**
Mean earnings	£23,641	£25,873	£22,160	£24,043	£29,956	£32,157

Source: Annual survey of hours and earnings – 2008 – mean figure

6.7 As can be seen from the detailed figures, all three Districts are **well below the average** for the East as a whole: at the REAP level about 75% of the national average, comparable to 2005's figure of 76%.

6.8 The earnings figures can be compared as between the incomes of those who work and who live in the area. This is an instructive comparison:

Figure 6.1: Annural Gross Pay (2008)



6.9 The fact that workplace pay in Rural East Anglia is slightly lower than the residence pay suggests two influences:

- Those who **live in the area are relatively wealthy** and significant numbers commuting to work outside the area in relatively highly paid jobs
- Those who **commute into the area have incomes that are relatively lower** than those of area residents, and presumably commute into jobs that are relatively lower paid.
- However it is noticeable that this **gap has significantly narrowed** in the period since the last study which used 2005 data

Table 6.3 Annual gross pay (2009)		
	Workplace based	**Residence based**
Breckland	£23,174	£24,401
King's Lynn & W Norfolk	£25,363	£25,092
North Norfolk	£22,547	£23,654
Rural East Anglia	£23,822	£24,459
East of England	£30,318	£32,243
England	£32,157	£32,203

Source: Annual Survey of Hours and Earnings 2009

6.10 The effect seems to be **greatest in Breckland**, from where **significant numbers commute into Norwich**, or to other destinations to the south such as **Cambridge**, although **North Norfolk also shows a similar differential.**

Population projection

6.11 The following table provides a household projection for REAP, **however this data is only one year newer than from the previous study**, and readers may wish to consider the years **furthest into the future a little speculative**. This suggests that the population of REAP will increase by **27% over the next 20 years and 31.2% over 23 years**. Within REAP it is estimated that **Breckland will increase by the largest proportion** with an

increase of 34.5%, North Norfolk and Kings Lynn and West Norfolk's population is estimated to increase by **28.3% and 30.6% respectively**.

Table 6.4: Projected household numbers (thousands)						
	2006	**2011**	**2016**	**2021**	**2026**	**2029**
Breckland	55	60	64	68	72	74
North Norfolk	46	48	51	54	57	59
King's Lynn & West Norfolk	62	66	70	75	78	81
Rural East Anglia	163	174	185	197	207	214

Source: CLG national projections 2004 based

7. Housing stock

Tenure

7.2 The table below presents the tenure profile recorded by the Audit Commission Housing Markets Data tool from 2007, compared to regional and national averages. Unfortunately it has not proved possible to repeat exactly the 2001 Census table with more up to date data. The table indicates that the **private sector has a higher proportion of properties** than the regional and national average in all three REAP authorities.

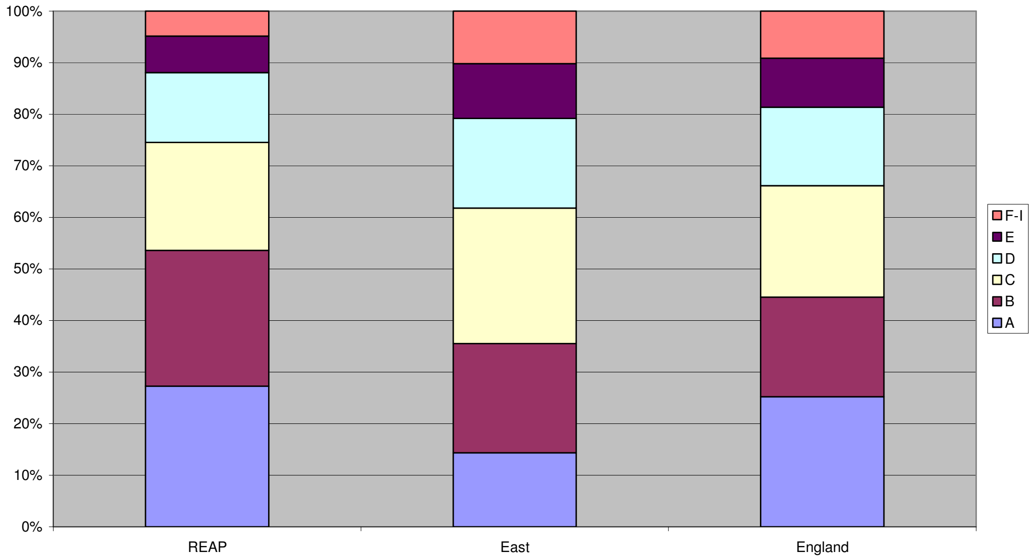
Table 7.1 Tenure 2007						
Tenure Category	**Breckland**	**King's Lynn & W Norfolk**	**North Norfolk**	**Rural East Anglia**	**East of England**	**England**
Private sector	85.7%	86.0%	88.0%	86.5%	83.7%	83.5%
Council	0.0%	0.0%	0.0%	0.0%	7.9%	7.6%
Housing Assoc/ RSL	13.6%	13.0%	11.8%	12.9%	7.9%	8.6%

Source: Audit Commission Housing Markets tool - 2007

7.3 Correspondingly, the **social rented fraction is somewhat lower than either regional or national averages**, although due to stock transfer having taken place in all three authorities, the council total is zero and the housing association total higher.

Council tax band

Figure 7.4 Dwellings by Council Tax Band (2007)



Source: ONS Neighbourhood Statistics 2007

7.8 The REAP area demonstrates a **high proportion of dwellings in the lower council tax bands** compared with both the East of England and nationally. In addition, **King's Lynn & West Norfolk has a high proportion of dwellings in the lowest Council Tax Band, as well as few dwellings in the highest bands**. Of the local authorities in Rural East Anglia, **North Norfolk has the highest proportion of dwellings in the highest bands**, more comparable with the region and England nationally.

8. House Prices

General price levels

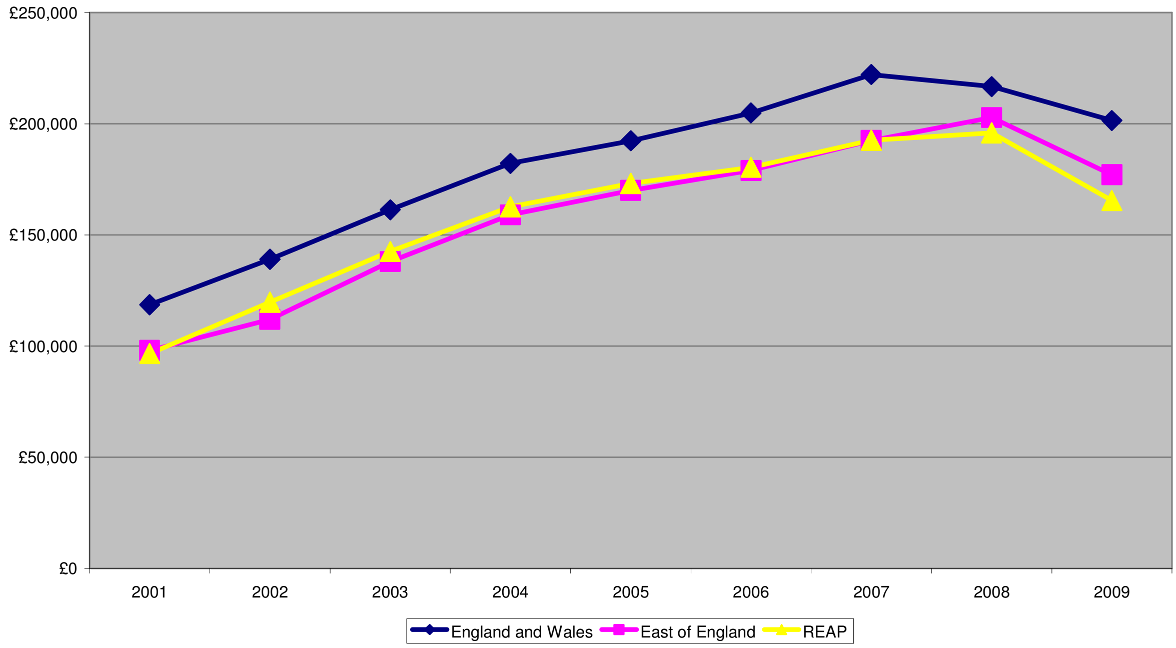
8.4 The table below shows average prices in the 1st quarter of 2009 for each of England and Wales, East of England, Rural East Anglia and the three constituent Local Authorities. The table indicates that price levels in the Rural East Anglia sub-region are **somewhat lower than the national average: 86% of the England and Wales average.** Within REAP, **North Norfolk is the area with the highest average price**

Table 8.1 Land Registry average prices (1st quarter 2009)		
Area	**Average price**	**As % of England and Wales**
England and Wales	£198,939	100.0%
East of England	£177,039	89.0%
Rural East Anglia	£165,473	83.2%
Breckland	£161,284	81.1%
King's Lynn & W Norfolk	£160,076	80.5%
North Norfolk	£175,416	88.2%

Source: Land Registry – 2009

8.5 The figure below presents information from the Land Registry on the change in average property prices between the 1st quarter of 2001 and the 1st quarter of 2009. Over the period as a whole, **prices have increased in REAP at the same rate as regionally and nationally**.

Figure 8.1 Land Registry price changes 2001-2006



Source: Land Registry – 2001-9

8.6 The table below indicates that property prices rose during the boom at **a fairly similar rate across the REAP area, although North Norfolk prices rose somewhat faster**. Prices have also **fallen at a similar rate, albeit North Norfolk has fallen at a faster rate than the other two authorities.**

Table 8.2 Land Registry price changes 2001 - 2006 (1st quarters)							
Area	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**
Breckland	£136,481	£155,348	£165,237	£174,074	£185,745	£190,869	£161,284
King's Lynn & W Norfolk	£136,931	£157,844	£169,020	£172,619	£184,327	£188,546	£160,076
North Norfolk	£154,900	£174,895	£185,357	£194,649	£207,918	£208,829	£175,416

Source: Land Registry 2003 – 2009

Survey of property prices

8.7 During June 2009 a survey was carried out using the Rightmove site in order to obtain detailed information about the local housing market and prices across the REAP area. All areas were searched to ensure local variations were picked up.

8.8 Having examined the results, it is felt that the original split of four housing market areas across the three districts is still relevant.

Breckland

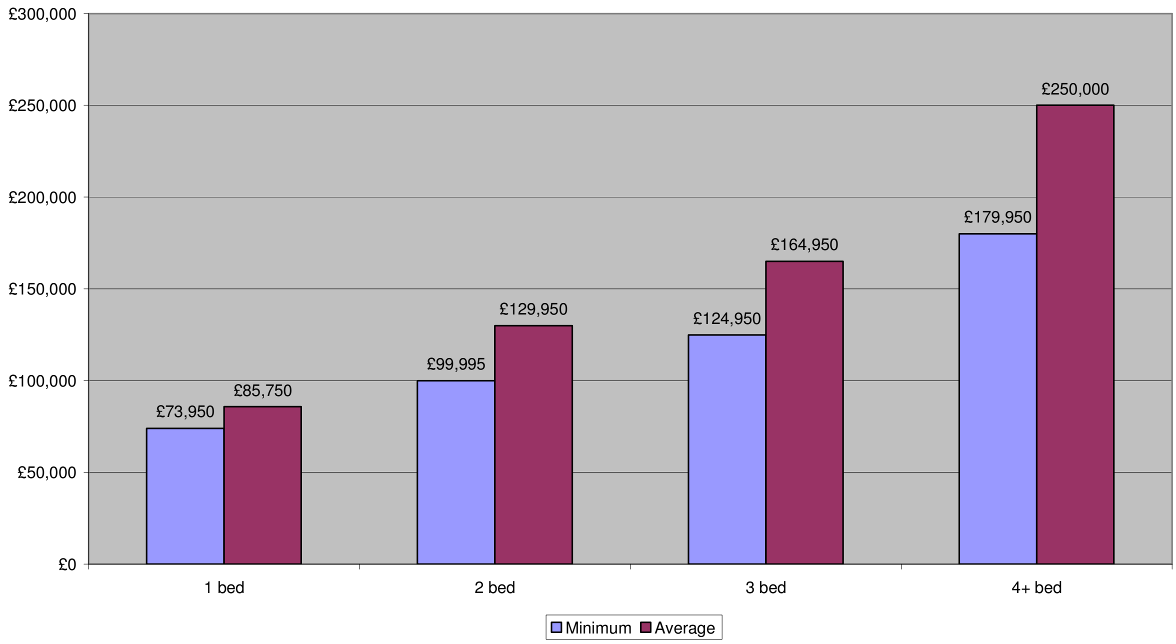
8.9 The research showed that there were variations across the District, with **Attleborough recording the highest prices, compared with Swaffham in 2006,** and **Thetford the lowest, the same as in 2006.** The level of variation was **quite significant**, with Thetford prices averaging around £130,000, and Attleborough £210,000, with the other three market towns around the £160,000 mark.

8.10 There is also a letting market in all five towns of the district, with properties **generally available in all towns in most sizes**. It is likely that this reflects both people unable to buy a property, and those unable to sell who are instead letting.

8.11 Property prices were identified for different sized accommodation (in terms of bedrooms) at two-levels – minimum and average. These results are presented in the figure below. The minimum price recorded equates the cheapest cost of housing in good repair of which there is a reasonable supply.

8.12 The figure shows that estimated entry-level prices ranged from **£73,950 for a one bedroom property up to £179,950 for four bedrooms**. Overall, the **minimum prices for 1 and 2 bed properties have fallen, with those for 3 and 4 bedroom properties rising**. Average prices ranged from **115% to 139% of the minimum prices, with the larger properties having the higher margins.**

Figure 8.3 Property Prices in Breckland



Source: Rightmove Survey (2009)

Western Coastal

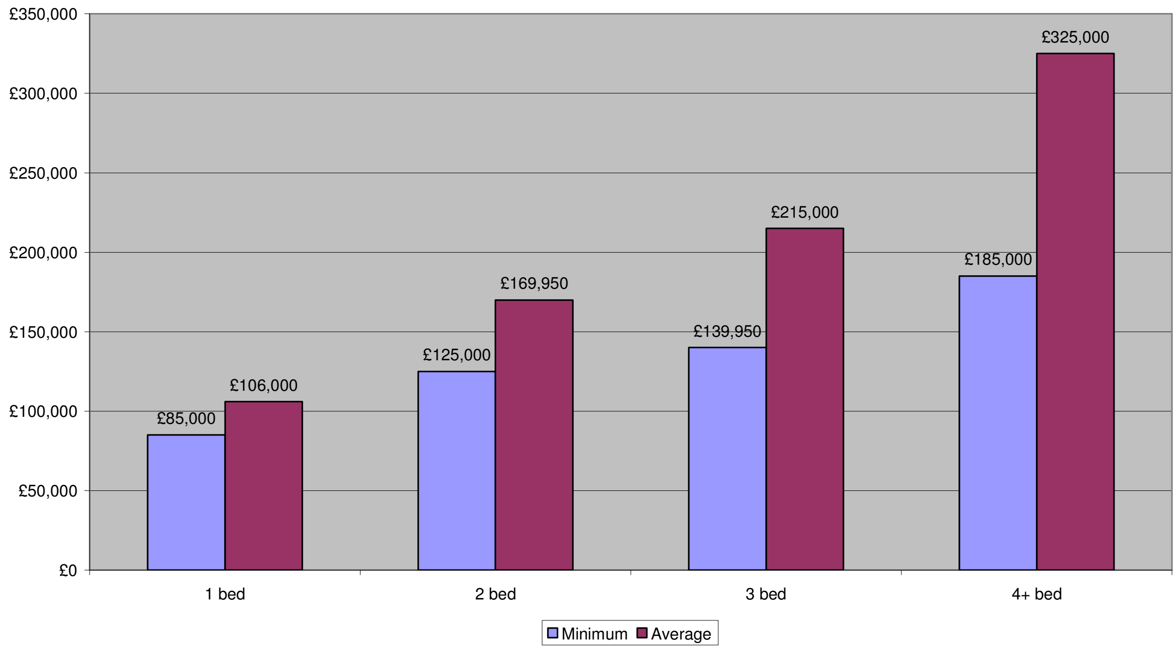
8.13 The North Western part of the REAP area centred on Hunstanton and Wells-next-the sea was identified as being **notably more expensive than other areas in REAP**. This coastal area which coincides with much of the Norfolk Area of Natural Beauty is **particularly sort after by households looking to retire** in the area and **second home owners** according to estate agents.

8.14 The low population density in the area means that there are a **particularly large proportion of bungalows**, helping make the area a popular retirement destination. There appeared to be a **greater number of flats on the market, but fewer bungalows**, than compared to the area as a whole.

8.15 Again minimum and average property prices were identified for one, two, three and four bedroom homes. These results are presented in the figure below.

8.16 The figure shows that estimated **entry-level prices ranged from £85,000 for a one bedroom property up to £185,000 for four bedrooms, all considerably lower than at the time of the previous survey in 2006.** Average prices ranged from 25%-75% higher than the minimums, with **one bedroom property prices having the smallest differential** and **four bedroom properties having the largest differential** by some margin. Compared to 2006, **one- and four bedroom average properties have fallen quite considerably, with two- and three bedroom properties largely unchanged. This remains the most expensive housing market in REAP.**

Figure 8.4 Property Prices in Western Coastal



Source: Rightmove Survey (2009)

King's Lynn & West Norfolk (southern part)

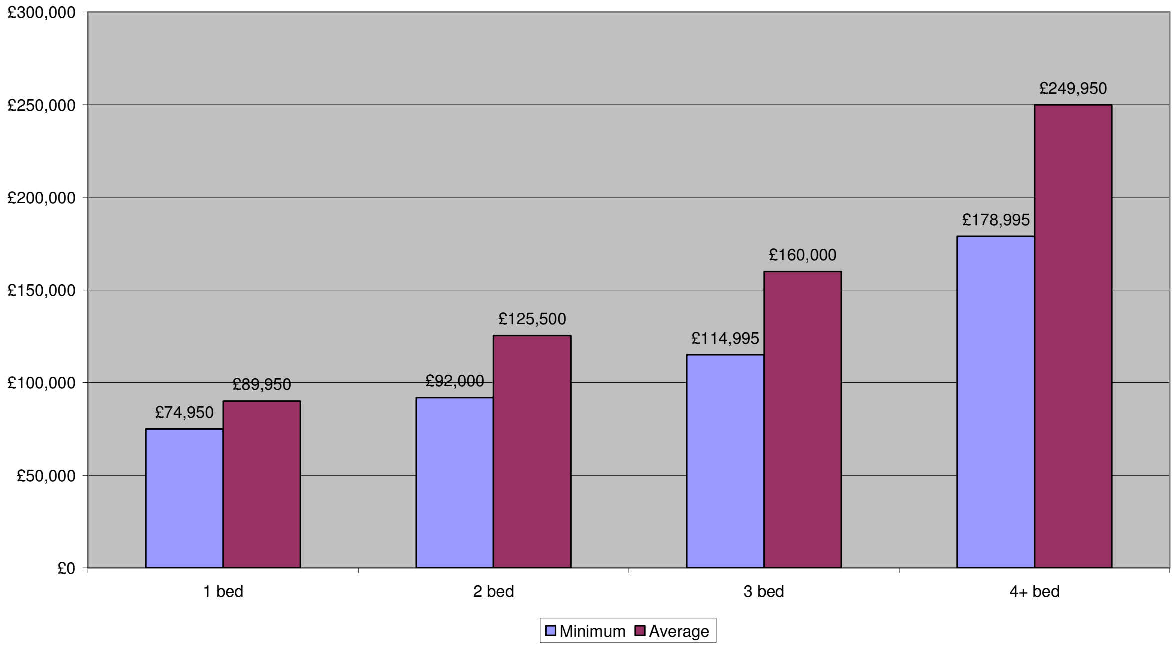
8.17 The area of King's Lynn and West Norfolk south of the Western Coastal housing market area is dominated by the two towns of King's Lynn and Downham Market. King's Lynn is the largest town within REAP and has the best public transport connections with London, although Downham Market is also a popular commuter spot.

8.18 There was also a **noticeable rental market**, with properties spread throughout the district and the biggest **concentrations in King's Lynn and Downham Market,** with their better transport links. A **high proportion of flats** was noted, particularly in these two towns.

8.19 Downham Market has a smaller catchment than King's Lynn, although it is well connected to it via the A10. Property **prices in Downham Market are significantly more expensive than those in King's Lynn,** with the average King's Lynn property nearly 40% cheaper than the average Downham Market property. There was a **high differential** between the two towns noted over **all property sizes.**

8.20 The figure below shows that entry-level and average prices in the southern part of King's Lynn & West Norfolk. The figure indicates that **entry-level prices ranged from £74,950 for a one bedroom property up to £178,995 for four bedrooms**; the **entry prices for one, two and three bedroom properties are all slightly cheaper than in 2006,** however the **average for four-bedroom properties is significantly higher**. Average prices were 20% higher than the minimums for one-bedroom properties, and 35-40% higher for the larger property sizes. Compared with 2006, **one-bedroom averages have fallen, four-bedroom averages are largely unchanged, and two- and three-bedroom properties have risen. This remains the cheapest housing market in REAP.**

Figure 8.5 Property Prices in areas of King's Lynn and West Norfolk



Source: Rightmove Survey (2009)

North Norfolk (excluding North West)

8.21 Although **more expensive** than Breckland and King's Lynn and West Norfolk; with the exception only of **entry level flats**; the rest of the North Norfolk is notably cheaper than the Western Coastal housing market area. The District of North Norfolk contains a long coastline and many of the towns are located near the coast. The largest of these is Cromer.

8.22 Cromer remains a traditional seaside resort, with prices particularly at the **entry level lower than in surrounding areas.** A **very limited supply of larger properties** was noted, and many of those that were observed were finding use as B&Bs or similar.

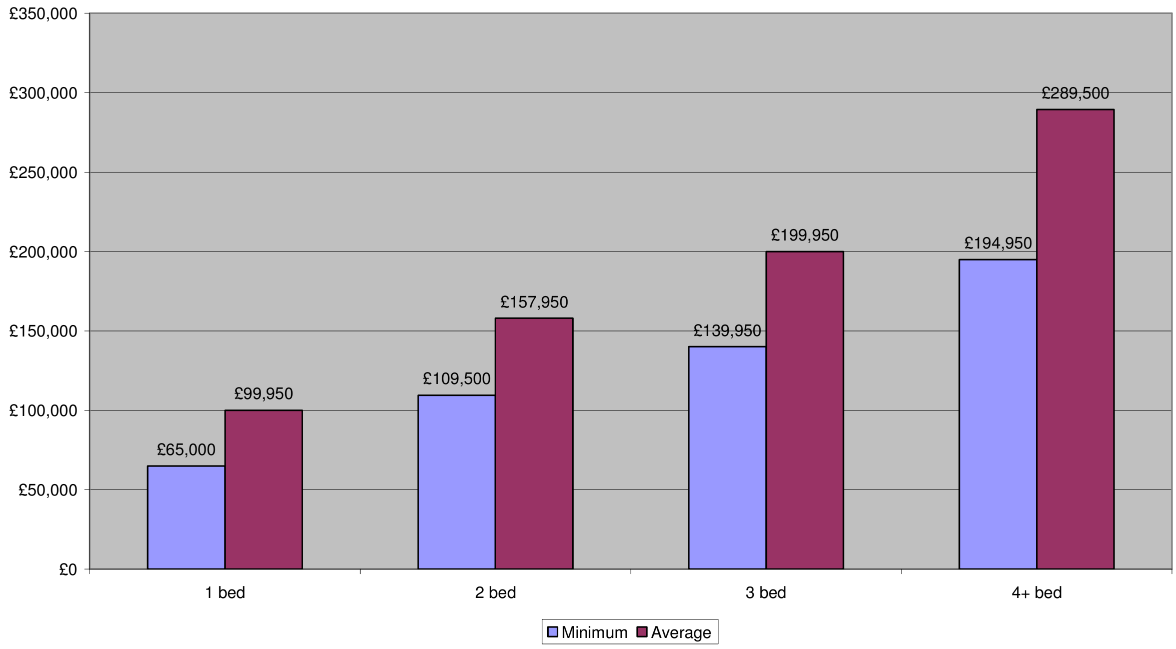
8.23 Although not as large, **North Walsham and Stalham have property prices similar to those found in Cromer**, with particularly **North Walsham** having **very low entry level prices** for smaller properties, **particularly flats over shops**.

8.24 Fakenham prices were a **little higher**; it was noted that there were **far more purpose built three- and four bedroom properties than in Cromer**, with **fewer flats and much higher entry prices, although average prices did not show a large difference**.

8.25 The figure below shows that entry-level and average prices in the remaining part of North Norfolk. The figure shows that estimated **entry-level prices ranged from just £65,000 for a one bedroom property**, due to the exceptionally cheap flats available in the Cromer area, **up to £194,950 for four bedroom properties**. **Average prices were generally 40-55% higher than the minimums. Minimum prices had fallen for all property types except three bedroom properties; this was a significant fall in the case**

of one bedroom properties; however average prices had risen for all except one bedroom properties, where they had fallen slightly.

Figure 8.6 Property Prices in areas of North Norfolk



Source: Rightmove Survey (2009)

8.26 Average and minimum rents were also collected from the internet. Whilst there were four distinct markets for owner-occupation, there are **considerably fewer properties available for rent in the Western Coastal area,** and **even fewer if Hunstanton was discounted**. Therefore, I have kept to the usage of only **three markets identified for private rent,** which corresponded to the individual local authority boundaries, used in the original survey.

8.27 Minimum monthly rents in Breckland varied from **£350 (one bed) to £650 (four beds), all considerably lower than in 2006,** with average rents around 15-30% more expensive than this, again with the larger properties showing larger percentage increases.

Table 8.3 Minimum and average private rents in Breckland

Property Size	Minimum rent (monthly)	Average rent (monthly)
1 bedroom	£350	£400
2 bedrooms	£425	£495
3 bedrooms	£500	£595
4 bedrooms	£650	£850

Source: Rightmove survey (2009)

8.28 Minimum monthly rents in King's Lynn and West Norfolk varied **from £340 (one bed) to £600 (four beds), all considerably lower than in 2006**, with average rents around 15% more expensive than this, **except in the case of 4-bedroom properties where there was a much more substantial margin of nearly 40%.**

Table 8.4 Minimum and average private rents in King's Lynn and West Norfolk		
Property Size	**Minimum rent (monthly)**	**Average rent (monthly)**
1 bedroom	£340	£400
2 bedrooms	£425	£500
3 bedrooms	£525	£625
4 bedrooms	£600	£850

Source: Rightmove Survey 2009

8.29 Minimum monthly rents in North Norfolk varied from **£345 (one bed) to £525 (four beds) with average rents around 15-40% more expensive than this**; the spread was smaller for the smaller properties. **All of these prices are noticeably less than in 2007.**

Table 8.5 Minimum and average private rents in North Norfolk		
Property size	**Minimum rent (monthly)**	**Average rent (monthly)**
1 bedroom	£345	£395
2 bedrooms	£425	£495
3 bedrooms	£495	£650
4+ bedrooms	£525	£750

Source: Rightmove Survey (2009)

Affordable housing

8.30 To complete the housing cost profile in the local market it is necessary to present information on the cost of affordable housing. The cost of social rented properties by dwelling size can be obtained from CORE; however and unfortunately, the four bedroom and above split is no longer available from CORE, and so the bottom two lines of the 2006 study tables have had to be merged. **The cost of intermediate housing is calculated as that halfway between the cost of social rent and the cost of entry-level market housing. This is termed the 'usefully affordable point' and is discussed more fully in chapter 11.**

8.31 The table below shows our estimates of the minimum cost of market housing in Breckland, and estimated new social rent levels. The estimated cost of intermediate housing is also presented. **The outgoings for private rented housing have been used for all sizes for the minimum price of market housing as these are cheaper than those for owner-occupation** (in terms of outgoings).

Table 8.6 The cost of affordable housing in Breckland			
Size requirement	**Social Rent (£/week)**	**Intermediate Housing**	**Minimum priced second hand market housing (£/week)****
1 bedroom	£55.21	£67.88	£80.55
2 bedrooms	£65.45	£81.13	£97.81
3+ bedrooms	£72.03	£93.55	£115.07

**CORE Data*
***Survey of Prices in Breckland 2009*

8.32 The table below shows the minimum cost of market housing in King's Lynn and West Norfolk, and new social rent levels. The estimated cost of intermediate housing is also presented. **The outgoings for private rented housing have been used for all sizes for the minimum price of market housing as these are cheaper than those for owner-occupation** (in terms of outgoings).

Table 8.7 The cost of affordable housing in King's Lynn and West Norfolk			
Size requirement	**Social Rent (£/week)**	**Intermediate Housing**	**Minimum priced second hand market housing (£/week)****
1 bedroom	£55.92	£67.08	£78.24
2 bedrooms	£65.47	£81.64	£97.80
3+ bedrooms	£72.05	£96.44	£120.83

**CORE Data*
***Survey of Prices in King's Lynn and West Norfolk 2009*

8.33 The table below shows our estimates of the minimum cost of market housing in North Norfolk, and estimated new social rent levels. **The estimated cost of intermediate housing is also presented. The outgoings for private rented housing have been used for 2- and 3-bedroom properties for the minimum price of market housing as they are cheaper than those for owner-occupation (in terms of outgoings); for 1-bedroom properties the reverse is true so purchases are used for 1-bedroom properties.**

Table 8.8 The cost of affordable housing in North Norfolk			
Size requirement	**Social Rent (£/week)**	**Intermediate Housing**	**Minimum priced second hand market housing (£/week)****
1 bedroom	£54.14	£70.37	£86.59
2 bedrooms	£63.91	£88.91	£113.91
3+ bedrooms	£67.83	£108.71	£149.58

**CORE Data*
***Survey of Prices in North Norfolk 2009*

Summary of housing costs in REAP

8.34 The following table summarise the entry level costs for rent and buying in REAP as obtained by a combination of internet search and telephone and personal survey of sales and letting agents across the area. **The minimum price recorded equates the cheapest cost of housing in good repair of which there is a reasonable supply.**

Table 8.8 Comparative outgoings by tenure					
	Social rent £ weekly	**Intermediate £ weekly**	**Min private rent £ weekly**	**Min price sale £ weekly**	**Min price sale £price**
Breckland					
1 bed	£55	£68	£81	£99	£73,950
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3 bed	£72	£94	£115	£166	£124,950
King's Lynn & West Norfolk					
1 bed	£56	£67	£81	£100	£74,950
2 bed	£65	£82	£98	£123	£92,000
3 bed	£72	£96	£121	£153	£114,995
North Norfolk					
1 bed	£54	£70	£90	£87	£65,000
2 bed	£64	£89	£114	£146	£109,500
3 bed	£68	£108	£150	£186	£139,950
Western Coastal					
1 bed	£54	£65	£75	£113	£85,500
2 bed	£64	£82	£99	£146	£109,500
3 bed	£68	£98	£127	£187	£139,995

Note Outgoings for purchase options assume variable rate 25 yr repayment mortgage. With interest only payments outgoings would reduce by approx 20% though benefits of ownership would be lost as the property would not be owned outright at the end of the mortgage term. Data for this table comes from a survey of website prices (Rightmove) carried out in 2009.

9: Employment

No updates were possible to this chapter.

10: Migration and Travel to Work

No updates were possible to this chapter.

11. Key housing information by tenure

No updates were possible to this chapter.

12. First-time buyers

No updates were possible to this chapter.

13. Characteristics of moving households

No updates were possible to this chapter.

14. Financial capacity

No updates were possible to this chapter.

15. Balanced housing market model outputs

No updates were possible to this chapter.

16: The Second Homes Issue

No updates were possible to this chapter.

17: Rural Issues in Rural East Anglia

No updates were possible to this chapter.

18. Current and future housing needs

No updates were possible to this chapter.

19. Black and Minority Ethnic households

No updates were possible to this chapter.

20. Key worker households

No updates were possible to this chapter.

21. Migrant Workers

No updates were possible to this chapter.

22. Households with support needs

No updates were possible to this chapter.

23. Older person households

No updates were possible to this chapter.

24. Housing markets gaps and the housing ladder

24.8 The full range of weekly costs is provided by the table below. This is an important table as it provides the key test as to whether new housing falls into a particular tenure group. This will be especially important in the case of intermediate housing.

Table 24.1 Comparative outgoings by tenure					
	Social rent £ weekly	Intermediate £ weekly	Min private rent £ weekly	Min price sale £ weekly	Min price sale £price
Breckland					
1 bed	£55	£68	£81	£99	£73,950
2 bed	£65	£81	£98	£133	£99,995
3 bed	£72	£94	£115	£166	£124,950
King's Lynn & West Norfolk					
1 bed	£56	£67	£81	£100	£74,950
2 bed	£65	£82	£98	£123	£92,000
3 bed	£72	£96	£121	£153	£114,995
North Norfolk					
1 bed	£54	£70	£90	£87	£65,000
2 bed	£64	£89	£114	£146	£109,500
3 bed	£68	£108	£150	£186	£139,950
Western Coastal					
1 bed	£54	£65	£75	£113	£85,500
2 bed	£64	£82	£99	£146	£109,500
3 bed	£68	£98	£127	£187	£139,995

Note Outgoings for purchase options assume variable rate 25 yr repayment mortgage. With interest only payments outgoings would reduce by approx 20% though benefits of ownership would be lost as the property would not be owned outright at the end of the mortgage term. Data for this table comes from a survey of website prices (Rightmove) carried out in 2009. This table also appears as 8.8 above.

24. Housing markets and new housing provision

No updates were possible to this chapter (n.b. there are two chapter 24s!)

25. Policy on new build affordable housing

No updates were possible to this chapter.

26. Policy on new build housing overall

No updates were possible to this chapter.

Affordable housing targets for non-rural sites

26.7 Guidance suggests that rural sites should be treated differently from urban ones (para 30 of PPS3). This section addresses the non-rural sites which although only a small fraction of REAP's area, may well provide the bulk of the affordable housing numbers. Based on the evidence, the following targets are proposed:

Table 26.3: Draft affordable housing target proposals			
	Affordable housing		
District	Social rented	Intermediate	Total
Breckland	25%	10%	35%
King's Lynn & West Norfolk	21%	9%	30
North Norfolk	38-40%	7-12%	45-50%

26.8 The targets for intermediate housing are dependent on it being priced at the usefully affordable point – halfway between a social rent level and market entry. If it is not possible to produce intermediate housing priced at the usefully affordable point then that need will have to be met via social rented housing.

27. Stakeholder comments on the SHMA process and outputs

No updates were possible to this chapter.

28. Monitoring and Updating

No updates were possible to this chapter.

29. Compliance with Guidance

No updates were possible to this chapter.

30. Additional table

Table showing applications to the housing register		
	Breckland	**King's Lynn & West Norfolk**
August 2008	196	270
September 2008	122	263
October 2008	199	250
November 2008	120	234
December 2008	128	165
January 2009	107	289
February 2009	188	288
March 2009	196	319
April 2009	88	270
May 2009	130	243
June 2009	185	266
July 2009	163	311

Source: ARP Trading and West Norfolk Homechoice. North Norfolk unable to provide figures.

We see here a **high and steady demand for accommodation** in both Breckland, and in King's Lynn and West Norfolk. There is no reason to suppose this would be any different in North Norfolk were we able to take the figures. **The overall housing register in King's Lynn and West Norfolk now stands at 4556, and 2612 in Breckland.**