



Homes for Wells CLT: Case Study 2017



Situated on the North Norfolk coast, Wells-next-the-Sea is a typically English fishing town that has managed to retain much of its quaint maritime feel into the 21st century. Wells boasts many of the features you would expect to find in a traditional seaside town including fish and chip shops, shore crab fishing, a lifeboat station and, of course, a functioning harbour and shipping yard. However, for core communities, living within an Area of Outstanding Natural Beauty often comes at a cost: as is increasingly the case in desirable areas, property prices in Wells have rocketed in recent years leaving local workers unable to compete for housing in their own town.

Homes for Wells CLT was established in 2006 as a result of revelations uncovered by housing investigation into the needs of local people. For Wells to continue to thrive as a diverse rural community, it was decided that the housing situation of local workers, or 'keyworkers', in particular should be addressed.

"A Homes for Wells Keyworker is a person in an occupation or working in a voluntary capacity who provides an essential service to the community of Wells, Warham, Wighton, Holkham and Stiffkey, with many on low wages needing help to find housing."

National Health Service • Paramedics • Social workers • Staff working in Alderman Peel High School, Wells Primary School and Wells Children's Centre • Police officers, Community Support Officers and civilian police staff • Firefighters • Coastguards • Lifeguards.....



The Homes for Wells (HfW) Board comprises a small number of dedicated residents, passionate about empowering local workers. The group has enjoyed strong backing from the Wells community from the beginning and has become a well-known local asset through successful campaigns in news outlets, community engagement events and countless fundraising efforts. HfW also had a press presence on a national level, petitioning for housing associations to become officially exempt from the Right to Buy.

Homes for Wells' portfolio consists of properties that were either purchased by the housing organisation or acquired through legacy.

- June 2006 — HfW was formed in response to a survey to find solutions to the lack of affordable housing for local workers
- Dec 2013 — North Norfolk District Council's Big Society Enabling Fund granted £150,000 to HfW
- Jan 2014 — HfW was officially recognised as non-profit providers of social housing by the HCA
- Mar 2014 — First building-conversion project began
- June 2014 — HfW exemplified during a visit to Houses of Parliament of how to run a successful CLT
- June 2015 — HfW's Old School development was nominated for two awards

ACCOLADES AND AWARDS

Homes for Wells' remarkable contribution to the community housing movement has received regional recognition by way of accolades awarded to their housing projects – notably the conversion of the Old School in Wells:

Highly Commended certificate at the Graham Allen Award for Design and Conservation



Since its launch in 2006, Homes for Wells has housed over 30 families in their affordable homes. Through a determination to succeed and a commitment to the local community, residents were able to successfully transform the lives of workers in Wells that would have otherwise been forced to relocate. HfW are now looking forward to embarking on new projects, not only in Wells but also the surrounding areas of Stiffkey, Warham, Wighton and Holkham. Here's to another 10 fantastic years!