

Scratby Coastal Pathfinder Project: Questionnaire on Adaptation



Detailed Analysis of Results

RPA

October 2010

Scratby Coastal Pathfinder Project

Adaptation Land/Asset Study

Annex 2: Detailed Analysis of Questionnaire Responses

prepared for

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by

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SCRATBY COASTAL PATHFINDER PROJECT

Questionnaire on Adaptation - Summary of Results

Delivery and Responses:

- 480 questionnaires were delivered.
- 168 were returned completed.
- Response rate was 35%.

Should there be assistance for those at risk?

- 78% of people thought people whose homes and businesses were at risk from coastal change should be given assistance.
- The most popular response was 'Yes, regardless of when they bought or invested in the property' with 45 (24%) agreeing with this statement, while 40 (21%) agreed with 'Yes, but only if it is their only home' and 'Yes, but only if they bought the property before publication of the Shoreline Management Plan'.

The Options

There were five options considered in the questionnaire:

- Option 1: purchase property,
- Option 2: property swap,
- Option 3: buy and rent back,
- Option 4: help to continue living in the property,
- Option 5: recouping costs.

Who would benefit from the options?

- Most people thought the owners of the at-risk properties would benefit, with this as high as 70% for Option 4 and 61% for Option 1. 25% thought no-one would benefit from Option 2.
- 24% thought everyone in Scraby and California would benefit from Option 1, this was just 7% for Option 3 and 8% for Option 5.

Who should fund the options?

- Most people thought central government should fund the options (78% for Option 1 was the highest and 50% for Option 3 was the lowest).
- Lots of people did not know who should fund the options (20% did not know for Option 5 but just 5% for Option 1).
- 19% thought Option 3 should not be funded. Just 4% thought Option 1 should not be funded.

How much would you be willing to pay to fund the options?

- Most people said they were not willing to pay to fund the options. The proportion not willing to pay was highest for Option 3 at 68% (more than 2 in 3 people) and lowest for Option 1 at 54% (but still more than 1 in 2 people).
- The responses suggest that the average willingness to pay (across all responses with £0 for those who were not willing to pay) is:
 - £9 for Option 1 (purchase properties),
 - £8 for Option 4 (help to continue to live in the property),
 - £5 for Option 2 (property swap),
 - £5 for Option 3 (buy and rent back).

<p>Are the options fair?</p> <ul style="list-style-type: none"> • Many people did not know if the options were fair. 43% did not know if Option 4 was fair, 42% for Options 2 and 3 and 37% for Option 1. • 40% of people thought Option 1 was fair. This was much higher than the other options, with 27% thinking Option 4 was fair but just 18% for Option 3 and 17% for Option 2. • 40% of people thought Option 2 was unfair, closely followed by Option 3 at 39%. 	
<p>Comments on Option 1 (purchase property)</p> <p>For: <i>It would give peace of mind to know that there would be some amount of financial compensation.</i></p> <p>Against: <i>Would be unfair for people not at risk of erosion in towns etc.</i></p>	
<p>Comments on Option 2 (property swap)</p> <p>For: <i>This would encourage continuation of local spirit whilst not putting the whole bundle of costs on non-involved public.</i></p> <p>Against: <i>...it shouldn't be shared ownership, you're having to pay rent it should be a complete new individual unit.</i></p>	
<p>Comments on Option 3 (buy and rent back)</p> <p>For: <i>It gives the home-owner choice and it spreads the costs of this option.</i></p> <p>Against: <i>What would happen if the exowner lived long enough to use all the capital by paying rent. What then eviction?</i></p>	
<p>Comments on Option 4 (help to continue living in the property)</p> <p>For: <i>It would help people with maintenance ... People would like to stay in their own property for as long as possible.</i></p> <p>Against: <i>Why waste money on property going over cliff.</i></p>	
<p>Comments on Option 5 (recouping costs)</p> <p>For: <i>Could help younger families/low income to have access to good homes in a good area ... as a community and not just as a tourist attraction.</i></p> <p>Against: <i>...some properties may go empty whilst others hang on.</i></p>	
<p>Other Comments</p> <p>Rock berm/defences: <i>Want my property protected by rock berm.</i></p> <p><i>The lowest cost option is to provide sea defences for all UK residential coastal areas.</i></p>	<p>Garden waste: <i>The ... established DIY sea defence practiced by residents ...of depositing garden cuttings onto the clay cliff faces to encourage vegetation coverage which stabilises them and prevents weather and sea erosion should be encouraged.</i></p>
<p>Money spent on questionnaires: <i>The money allocated by the government to fund this and other surveys should be used in more constructive and material ways, i.e. protect more of the cliffs.</i></p> <p><i>Money used for this survey could have been used to continue sea defences along California and Scratby.</i></p>	<p>Is erosion a problem? <i>Have ... not noticed any discernable worrying erosion</i></p> <p><i>The feeling is that ... the views of the truly local residents ... are not being listened to with their vast knowledge of the conditions of tide, and shifting sands.</i></p>

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1. INTRODUCTION

1.1 Overview

This report provides a detailed analysis of the responses to the Questionnaire on Adaptation. It includes full details of all answers and comments, as provided by respondents.

1.2 Distribution of Questionnaires

Questionnaires were distributed to all residential properties over three days between 17th and 21st September 2010. The only exceptions were:

- where there was no answer following a knock on the door and where there was no letterbox;
- where there was a fierce dog that prevented access to the property (although where possible we found a suitable location to leave the questionnaire); and
- where neighbours advised that properties were empty.

This means that attempts were made to deliver 494 questionnaires. Of these, 14 people did not want the questionnaire, reducing the number actually delivered to 480.

1.3 Collection of Questionnaires

Collection of questionnaire started on 23rd September for those questionnaires that had been delivered on 17th. Further collections were made on 27th September (also returning to properties visited on 17th that had not yet had time to complete the questionnaires). A total of 144 questionnaires were collected during these first visits. This is equivalent to a response rate of 30%. In addition, 76 questionnaires were returned uncompleted.

A second round of collections was made on 4th October. This provided an additional 24 completed questionnaires (plus nine uncompleted), increasing the response rate to 35%¹.

1.4 The Structure of the Questionnaire

This report is organised around the structure of the questionnaire. The responses to each question are presented, with graphs and tables to illustrate the findings, plus all the comments received. Answers to questions on the five options are grouped together and are followed by a comparison of

¹ The response rate increases to 53% if the uncompleted responses are included.

preferences for the options. Comments and suggestions for other possible options are set out in full. Results from questions to collect administrative information are (where appropriate) compared with the NRCC survey results to assess whether the adaptation questionnaire has captured responses from a 'typical' cross-section of the population in Scratby and California.

2. RESPONSES TO QUESTION 1

Question 1 asked 'Do you think people whose homes or businesses may be at risk from coastal change over the next 100 years should be given assistance?' Respondents were asked to choose from 12 possible responses, picking the one that best reflected their view:

- yes, but only if they bought or invested in the property before publication of the Shoreline Management Plan;
- yes, regardless of when they bought or invested in the property;
- yes, but only if it is their only home (second homes should not receive financial assistance);
- yes, because it is important that businesses are encouraged to stay in the Scratby/California area as they support the local economy;
- maybe, it depends on who would have to pay;
- maybe, it depends on how much it would cost in total;
- maybe, but they should only receive assistance if they cannot afford to help themselves;
- no, it is not appropriate to provide financial assistance but they should be given help in other ways;
- no, they should not have bought or invested in the property;
- no, there is no risk from coastal change;
- don't know; or
- other (with space for comments/suggestions).

The aim of the question is to identify if the respondents agree with the principle of there being assistance for those at risk. If there are differences in the responses to this question, it then allows subsets of the questionnaires to be assessed (where responses from those who agree can be compared against responses from those who disagree).

A total of 159 responses have been provided to this question. Figure 2.1 shows that the answer agreed with the largest number of respondents is 'Yes, regardless of when they bought or invested in the property', with 45 (24%) respondents agreeing with this statement. This is very closely followed by 'Yes, but only if they bought or invested in the property before publication of the Shoreline Management Plan' and 'Yes, but only if it is their only home (second homes should not receive assistance)', both with 40 (21%) of responses.

The overall responses show that the vast majority agree that some form of assistance should be provided with 148 responses (78%) agreeing with one of the 'yes' statements. Figure 2.2 shows the breakdown of responses into the wider categories of 'yes', 'maybe', 'no' and 'other'.

Detailed Analysis of Questionnaire Responses

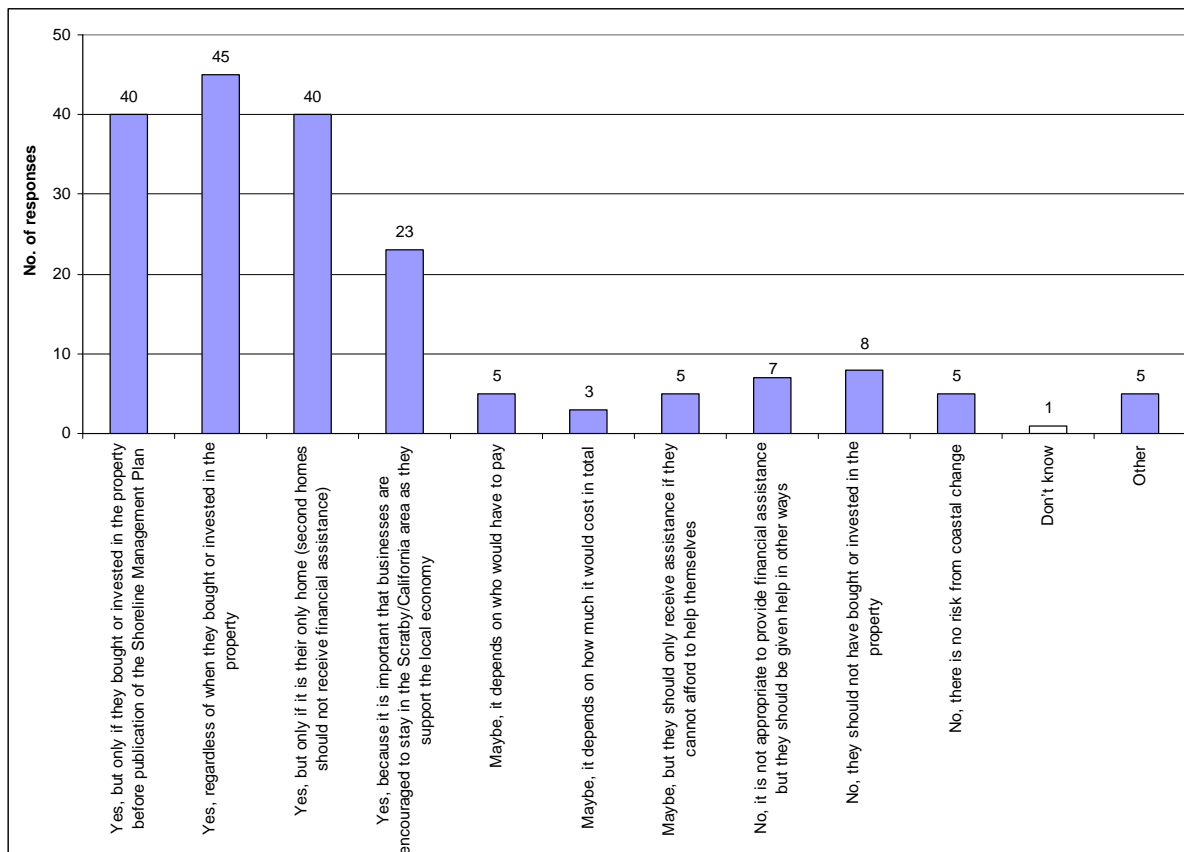


Figure 2.1: Summary of Responses to Question 1

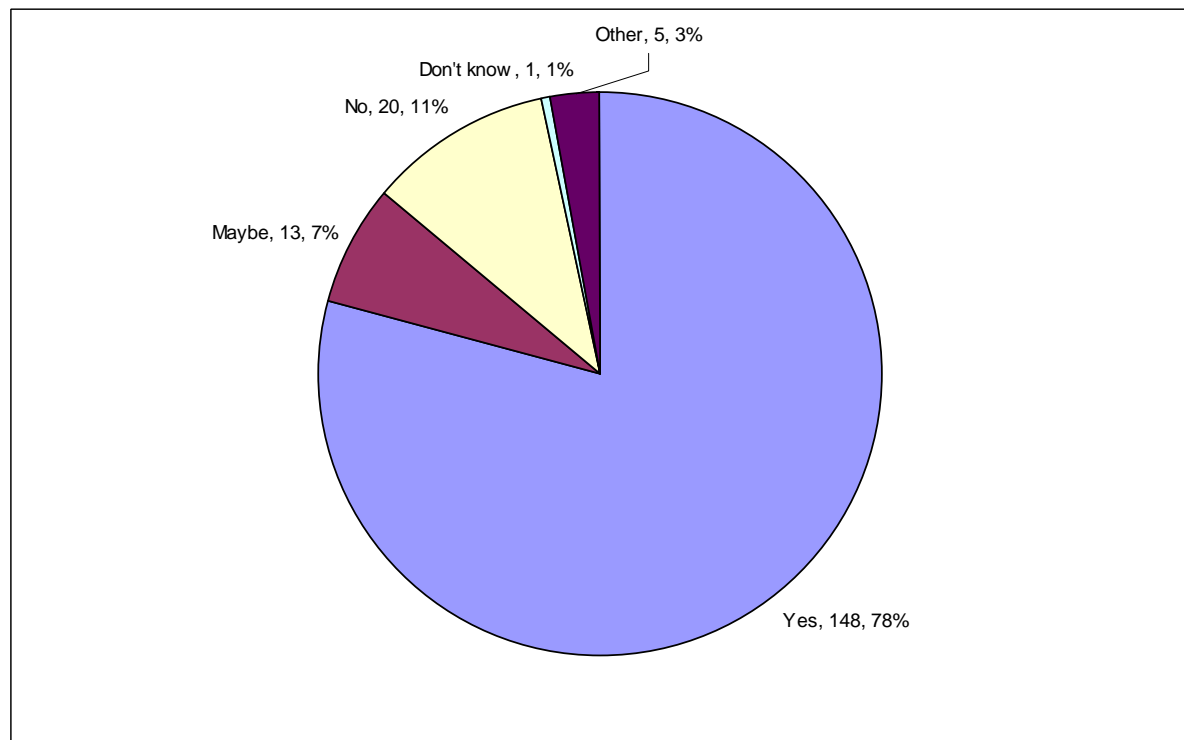


Figure 2.2: Breakdown of Responses into 'Yes', 'Maybe', 'No' and 'Other'

Box 2.1 provides the comments and other suggestions included with the answers to Question 1.

Box 2.1: Comments provided to Question 1

When we purchased our property almost 20 yrs ago, we made enquiries on the risk to it of erosion and were told that there was very little risk - which is still the case. Properties further north and south were much more risky and this has proved to be so.

I think it should be home owners only, business should find it easier to relocate.

If you care to shut up about erosion the blight will be less.

Yes, but only if they bought before 1990 when a storm surge destroyed the marrams at California; so starting natural erosion of the cliffs.

Help from government.

I think the rock berm is serving its purpose so none of all these plans are needed.

I think maybe the lottery fund could give a donation to help with the cliff erosion.

This really is a waste of time and paper. If one buys a property on the coast then one is taking a risk. Older residents suggest no, or little, change to the coastline. We moved to Scratby over 7 years ago and knew the risks we were taking. If people are concerned about erosion then move now, not when the properties are worthless. Instead of wasting money on surveys put the money toward a defence for the coast. I am sure the £24k + that has already been wasted would go a long way towards defence. Stop people depositing garden waste over the cliffs which destroys the marram grass that holds the cliffs together, looks unsightly and endangers wildlife. If appropriate defences are put in place there will be no need for compensation.

This should be SMP2 as SMP1 was hold the line.

If the coastline is saved everyone benefits. If it is sacrificed everyone loses.

Instead of paying people to lose their homes, use the money for coastal defence. By following the current policy, in time, every home in East Anglia will be at risk. When the first road goes into the sea the second road becomes the first road. This continues ad infinitum until the North Sea coast is in Birmingham!

The scope/range of the question is too broad at 100 years - the SMP will probably change in that timeframe, as will local situations.

Combination of 1st and 3rd option. Invested in property before publication and it is their only home.

They know the risk.

I have only just learned that the water supply for this region up to 40 miles inland is provided from the source of Ormesby/Trinity broad. If that is right, then there is a lot more at stake than the few houses in Scratby and California.

Cannot answer this question with one tick.

Should be funded by government. We give aid to India/China (the fastest growing economies in the world). Also Vietnam why Vietnam?

Plans should be implemented to save the coastline. I would think that this would cost less money than giving financial assistance to people whose homes or businesses are at risk.

Detailed Analysis of Questionnaire Responses

Assistance should be given to those whose property has been damaged/lost to coastal erosion or who must leave their property as it is imminently suspect to coastal erosion. In brief assist those who lose their property. No assistance should be given to anyone that might be affected by coastal erosion.

Please see back page. [...should the prediction of sea level rise take place, the cliffs may one day be attacked by the sea again, but as this such a slow process it would take many decades before any noticeable erosion would take place. ... Although I don't believe there will be any erosion for many years to come I also feel that people who decide to buy a property and live close to a cliff ... should have had enough common sense to realise the position they might find themselves in, and should therefore be prepared to accept the consequences, and not expect the rest of the population to put their hand in their pockets to bail them out.]

3. RESPONSES TO QUESTIONS ON OPTION 1

3.1 Overview

Option 1 related to purchase of the at-risk properties from the current owners. There are five questions on Option 1:

- who would benefit from this option?
- how should the price paid for the property be decided?
- how should the option be funded?
- how much the respondent would be willing to pay? and
- if the option is fair?

3.2 Question 2: Who do you think would benefit from this option?

Respondents were given eight possible choices and were asked to tick all those that they thought would apply:

- owners of the properties;
- business owners;
- visitors/tourists;
- second-home owners;
- no-one;
- everyone in Scratby and California;
- don't know; and
- other (with space for comments/suggestions).

The most common response, from 89 respondents (61%) was 'owners of the properties' with 32 (22%) considering that 'business owners' would benefit. A total of 24% (35) of respondents thought 'everyone in Scratby and California' would benefit, while 13% (19) thought there would be no-one who benefited. Figure 3.1 provides a chart summarising the responses. In total, 147 responses were received to this question (88% of all questionnaires returned).

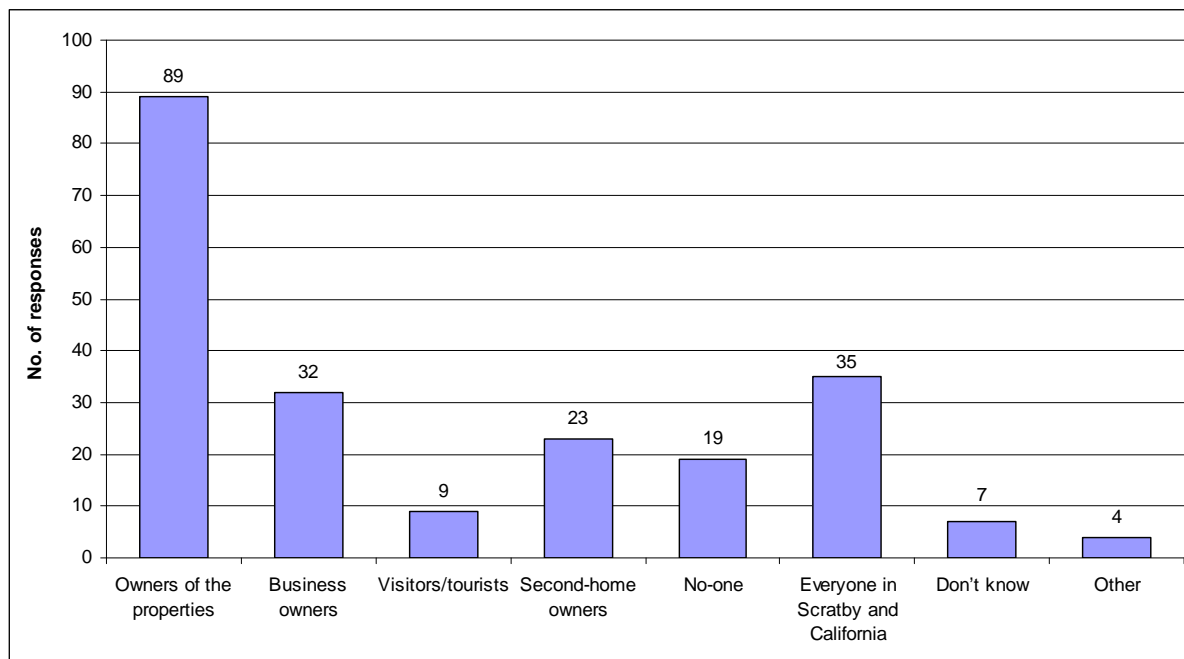


Figure 3.1: Beneficiaries from Option 1

Box 3.1 summarises comments received on Question 2.

Box 3.1: Comments on Question 2

The new owners of purchased properties could benefit if a new SMP plan was introduced building a sea defence system.

If the property ends up on the beach no-one will benefit.

It would have to be falling over the cliff to warrant moving out of property.

Those who would be paid to do the negotiations. All government initiatives involving cash whether for home improvements or whatever else middle men invariable get their sticky fingers into the pot and only a small % gets where needed.

Going for option 4 instead.

Everyone in Scratby and California affected by erosion.

It would give peace of mind to know that there would be some amount of financial compensation.

The people who stand to lose their home and the ones that lose their livelihood.

Cannot answer this question with one tick.

Build rock berm to prevent erosion taking place.

If the properties were to be purchased this would be a ticking clock until the next line of properties would be at risk and would have to be purchased. When do we say enough is enough?

Am not sure the owners would get a fair price for their properties if the price offered depends on the funds available or that can be recouped.

3.3 Question 3: How should the price paid for the property be decided?

Respondents were asked to choose one of the following six choices:

- the property should be purchased from the property owner at the value it would have if it was not at risk from erosion (this will *include* the value of the land on which the property stands);
- the property should be purchased at its current value (based on a valuation provided by a surveyor, this will *include* the value of the land on which the property stands and will take account of any erosion risks);
- the property should be purchased from the property owner at the rebuild value, they can then rebuild a house somewhere else (this will *exclude* the value of the land on which the property stands);
- the property owner should be given financial assistance based on the value of the land on which their property stands (this will *exclude* the value of any buildings on the land);
- don't know; or
- other (with space for comments/suggestions).

The majority of respondents to this question (84 or 59%, out of 140 responses to this question) believed 'the property should be purchased at the value it would have if it was not at risk from erosion'. The second most popular choice was 'at its current value' with 21 responses (14%), closely followed by 'at the rebuild value' (with 19 responses or 13%). Figure 3.2 shows a pie-chart highlighting the significance of these three responses compared with the other possible choice.

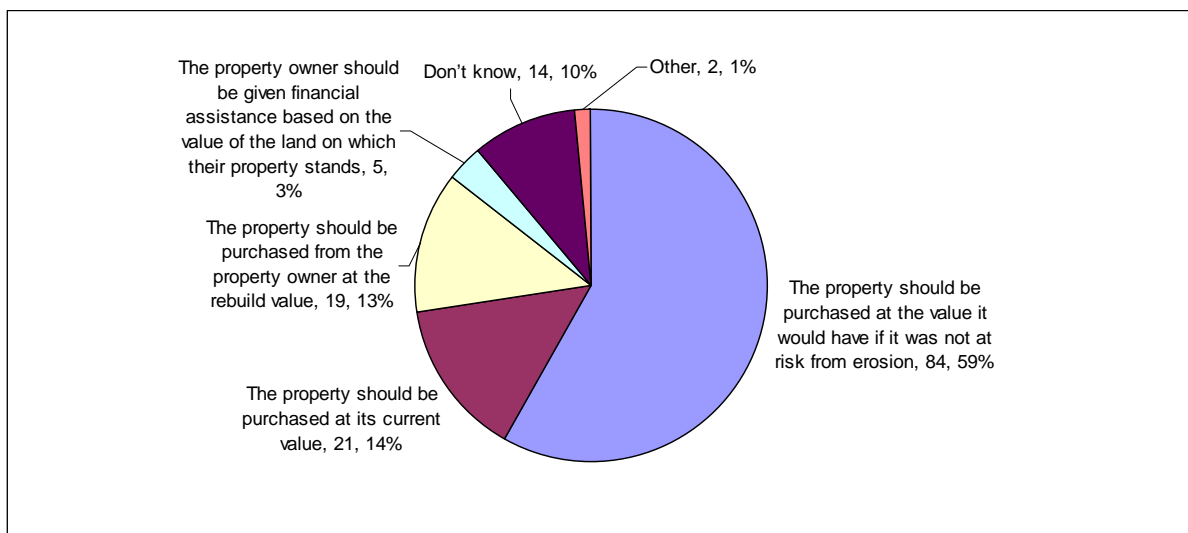


Figure 3.2: Responses to Question 3

Box 3.2 summarises the other suggestions received to question 3.

Box 3.2: Other Suggestions to Question 3

The property owner should express his preferred option.

There should be funds made available to protect the cliffs; thereby removing risk of erosion. This would also provide jobs!

3.B could be an option if part of my suggestion in Q22 is implemented (i.e. Plots from developer FOC)

No compensation, the property was on the coast when bought. Therefore it's obvious there is always a risk.

There has been no erosion in the 41 years I have lived in Scratby. Nothing has changed since these people purchased their properties.

Unsure as doesn't seem fair if people only get the current value (prob very minimal if at risk or erosion) but equally not right to get value before erosion risk.

Should have been solved long ago.

This question should have come before Q2.

3.4 Question 4: Do you think this option should be funded by...?

Here respondents were asked to choose from one of five possible answers:

- central government (taxpayers);
- local government (local taxpayers);
- don't know;
- this option should not be funded; or
- other (with space for comments/suggestions).

By far the most common response is 'central government' with 105 (77%) of responses (from a total of 139 responses to this question). There is quite a high number of 'don't know' responses (20, or 15%) but only 5 responses (4%) felt that this option should not be funded. Figure 3.3 provides a graphical representation of the findings.

Box 3.3 provides the other suggestions given to this question.

Box 3.3: Other Suggested Funders

Lottery funds and revenues from the offshore dredging companies and government licensing fees for offshore dredging.

Or lottery grants, or some kind of grants where available.

By owners paying some form of insurance policy to cover the loss.

Assuming central government are the SMP policy makers.

See Q3. [There has been no erosion in the 41 years I have lived in Scratby. Nothing has changed since these people purchased their properties]

We give via the EU to Greece/Spain etc. Why not the UK? All over the Greek islands you see signs funded by EU. We are a major payer.

Funding shared between Central and Local Government.

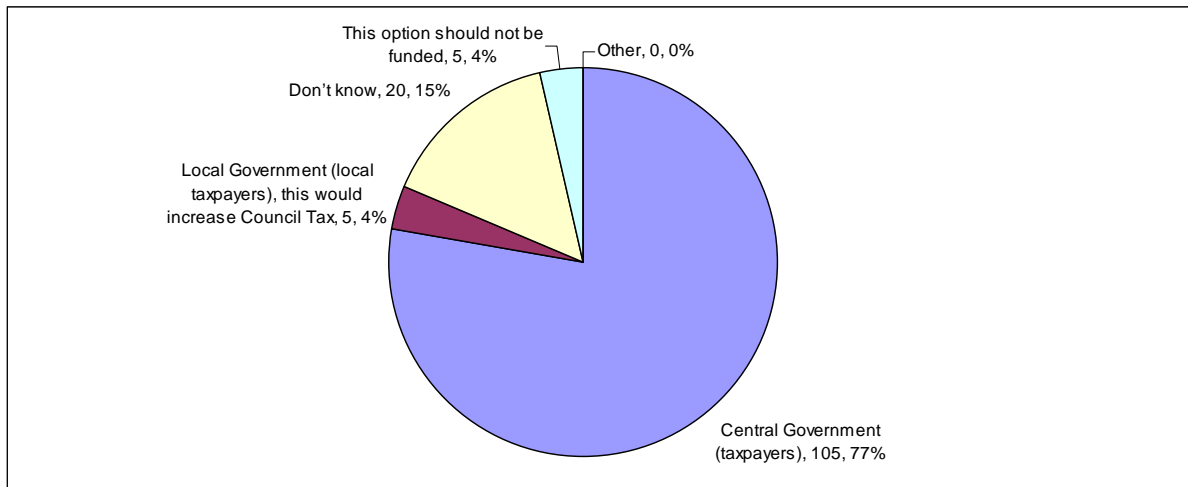


Figure 3.3: Responses to Question 4

3.5 Question 5: How much would you be willing to pay to help fund this option?

Respondents were asked to choose one level of payment from the following:

- I am not willing to pay for this option;
- between £1 and £10 per year;
- between £10 and £20 per year;
- between £20 and £30 per year;
- between £30 and £40 per year;
- between £40 and £50 per year;
- more than £50 per year; or
- don't know.

The aim of this question was to identify if people were willing to fund the option themselves, or expected others to pay. The responses show that 71 (54%) of respondents were not willing to pay for this option (out of 129 responses in total, 77% of all questionnaires received). The low response rate to this question may illustrate the difficulty of agreeing to pay for an option. A further 19 (15%) answered 'don't know'. However, the responses to this question provide useful information if, for example, one of the options was to set up a charitable trust or not-for-profit company, or to compare the suggested willingness to pay against a rise in Council Tax (if this were to be used as the method for raising the funds to pay for the option). Figure 3.4 provides an indication of the range of responses.

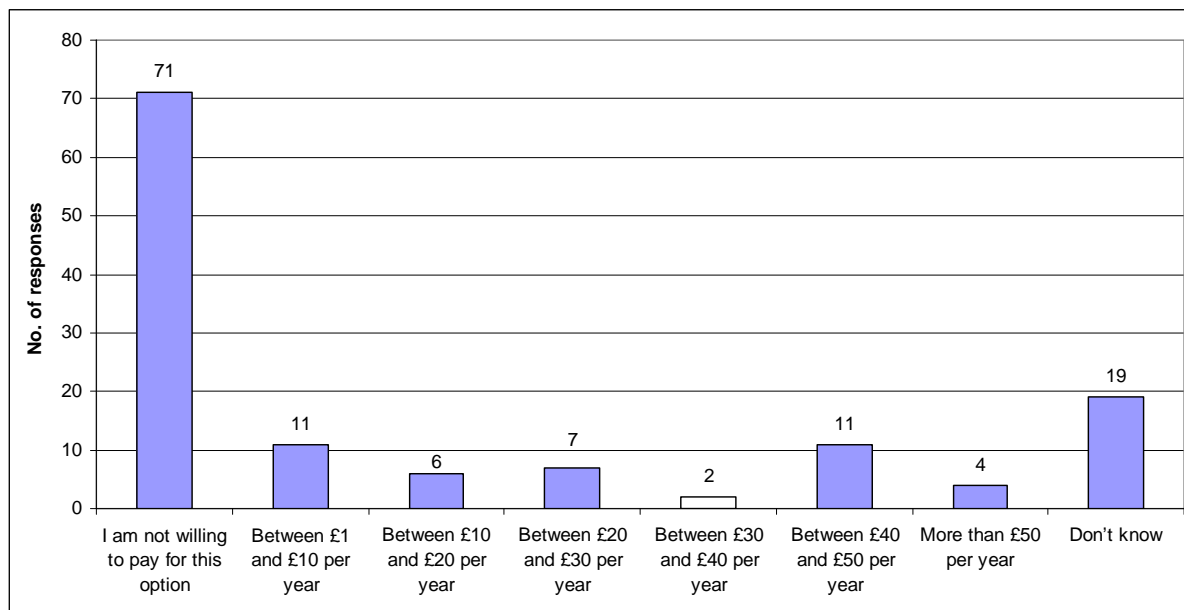


Figure 3.4: Responses to Question 5

The responses to Question 5 can be used to calculate a weighted average across all respondents. This gives an indication of the amount that people may be willing to pay to help fund the option on average across the community. For Question 5, the weighted average is £9 per year (across 110 responses, as it excludes don't knows).

3.6 Question 6: Do you think this option is fair?

The final question on Option 1 asked respondents to indicate if they thought the option was fair (yes), was not fair (no) or they did not know (don't know).

The responses were split reasonably evenly with 45 (40%) feeling it was fair, 26 (23%) feeling it was not fair and 41 (37%) responding 'don't know'. The total number of responses to this question was 125 (74% of the completed questionnaires).

Box 3.4 summarises the reasoning given as to why people thought the option was or was not fair.

Box 3.4: Explanations for Answers to Question 6

Yes

Coastal erosion will affect a large number of people, it is prudent to start saving now for repairs or measures.

Lottery funds are presently spent on arts and other less worthy causes. The intense area of offshore aggregate dredging off the Norfolk coastline is contributing to the accelerated coastal erosion and has been since 1983 when the tonnages of sea-bed aggregate removed were significantly increased. So the dredging companies should contribute to the costs of re-housing people who have lost their homes because of the accelerated erosion that they have caused. See www.marinet.org.uk for details.

Why should we pay towards funding. We pay our taxes already.

When I purchased this home 20+ yrs ago the survey said erosion was 7' in 70 years so why do we have to pay more now.

Use the money that would have been spent on defence in helping people re-house elsewhere.

This would spread the cost more evenly.

Although it is not my preferred option at least the government would compensate me for not protecting my property.

It spreads the burden across the country.

Thousands of tax payers have enjoyed Scratby and California.

Don't know.

Government duty to preserve land and coast.

Everybody should be prepared to pay a little bit as long as it is for Scratby NOT Ormesby.

This is a fair way of doing it.

We live and pay full rates and spend money to support local village economy.

Only works at pound per week that's not much.

Everyone in the country helps and this should include other victims i.e. Flood similar to an insurance policy.

To enable those affected to be rehomed or relocate.

If on a river then banks are raised without charge.

Because this is what they offer in the case of inland flooding and it is against the Human Rights Act to discriminate on any grounds – so parity is required in addition the Government has required the change from SMP1 (hold the line) so they are responsible for the current situation which again contravenes the Human Rights Act. If they defend one community they must defend all otherwise they are discriminating unless they compensate. How can they do this to coastal communities and yet already be paying out (from £50 million fund) to house owners as compensation for loss of value due to HS2. The HS2 line is not confirmed yet and it will be for the use of PLC rail companies – so taxpayers subsidising profit making private companies.

To make survival of the community - money has to come from somewhere.

We rent, so it would be the owner, not the occupants of the property who would be most affected - but in the long run, the whole community would be essentially unprotected, and compensation in whatever form would serve natural justice.

We are all at risk or have friends or family in Scratby who are at risk. It's just showing concern for others.

Because the government have a duty to every citizen who could be a victim of a calamity due to nature.

If everyone paid a few pounds a year people losing their homes to the sea would have the money for another property.

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It gives owners a chance to buy another house.

Taxes are to benefit everyone in need.

The government wastes our money on overseas aid. Most of which goes to corrupt officials. Charity begins at home!!!

Central government have chosen not to provide defences so should ensure those likely to suffer are adequately compensated.

If the government won't help prevent any erosion they should be responsible for other assistance.

Any funding must help.

Bought before erosion have paid taxes etc. Just because nothing, or not enough, has been done, do not think should pay more.

Most people could afford to pay at £1-10 a year.

We should all take responsibility to help those less fortunate.

It's an easy way to sell the property.

Paid tax for 52 years.

Flood victims receive government compensation. Why should erosion victims be treated differently.

Government could have done more to prevent further erosion.

We pay central government to protect our interests through taxes.

Only one reason, I am a pensioner and can't afford to pay (sorry).

Property owners should contribute toward the central government funding costs.

So long as it is only paid to those who have lost or will imminently lose their property . It should not be paid to properties that are not at imminent risk (1-2 years not 100 years).

Common sense.

If you have to move out of your home you should at least be compensated at a level which allows you to purchase a comparable property.

Because it is funded by combination of Government and owner (Council Tax).

No

Central government should pay 100% compensation as they do elsewhere in other areas.

It is not my responsibility but I cannot whose it is

We can pay MPs, we can pay for wars so we can help British home owners (Government)

Bureaucratic nonsense.

Because government should have provided better sea defences over the last 50 years.

You can give properties to druggies and people from other countries.

People live here because it's a great place to live and the coastline conservation is a government responsibility so should be preserved then no-one would have to move.

The government should pay!

People are unwilling to help one another.

We need to protect the coast and not allow erosion to continue unabated.

I already pay for rates and other things it should be paid for by everyone as we pay for things that don't affect our area.

I am a pensioner.

Pensioner. Can't afford to contribute.

Charity begins at home.

Because of money shortages.

Both on just basic pension so not really any extra funds available but would think the £50 a year fair if we could.

The subject of erosion is not new. The vast majority of the costs should be covered by the owners who should have made prior plans.

Erosion is not a new phenomenon it was happening when they bought the property.

Because we already pay council tax which increases every year.

The property owners took the risk when they purchased.

Because government and councils have neglected to look after the coast for decades when the principle of "a stitch in time saves nine" would have been logical. Also who will give the guarantee that this money will be used for the intended purpose.

Waste of money!

People buy property knowing where they stand.

Put in coastal defences.

Would be unfair for people not at risk of erosion in towns etc.

Government should pay.

As a house owner (40 years) in Scratby if government do not protect properties then they should pay.

We give aid all over the world plus via the EU.

The government should pay to stop erosion.

Because the cost would be too great

4. RESPONSES TO QUESTIONS ON OPTION 2

4.1 Overview

Option 2 discusses the possible opportunity to exchange the at-risk property for shared ownership in a new property. There are four questions on Option 2:

- who would benefit from this option?
- how should the option be funded?
- how much the respondent would be willing to pay? and
- if the option is fair?

4.2 Question 7: Who do you think would benefit from this option?

Respondents were given nine possible choices and were asked to tick all those that they thought would apply:

- owners of the properties;
- business owners;
- landowners
- visitors/tourists;
- second-home owners;
- no-one;
- everyone in Scratby and California;
- don't know; and
- other (with space for comments/suggestions).

A total of 138 responses were received to this question, with a reasonable split amongst the possible answers. A total of 56 responses (41%) thought that the owners of the properties would benefit, followed by 34 (25%) who thought that no-one would benefit. Just 15 (11%) thought business owners would benefit (compared with 32 (22%) under Option 1, Question 2). The proportion feeling that everyone in Scratby and California would benefit is also reduced, to just 10% (14 respondents), compared with 35% (24) under Option 1.

Figure 4.1 shows the spread of responses across the potential beneficiaries. Box 4.1 summarises comments received on Question 7.

Box 4.1: Comments on Question 7

HM government as it allows them to evade their responsibilities or some of them.

Developers.

Builders and local councils.

More bureaucratic nonsense.

Detailed Analysis of Questionnaire Responses

I don't like this option. Not interested.

Not interested! Want to stay in my own property!

The landlord.

Please see my answers at option 1 ref providing jobs to keep protecting the coast.

Owners of the new properties would benefit.

I think the at risk property owners should be given the market value for their property and the council rent them out til such time that the cliff changes. Then they can make some money.

Should not have to pay rent.

Most people in California are old age and would not be able to afford rent plus all other charges i.e. Council tax, water rates and other bills when on fixed income.

The shared ownership?

We own property and would not be in a financial position to pay rent now, we are aged 71 and 85.

The people providing the new property.

Shared ownership properties being built are small with little land - whilst the bungalows will be much larger.

Would not like shared ownership.

Don't like this option at all.

See Q3. [There has been no erosion in the 41 years I have lived in Scratby. Nothing has changed since these people purchased their properties]

Why would we want to move into shared property if we own ours now?

The government.

Why should anyone pay rent for a part owned property when they already own property. What would happen when that person wants to sell or dies.

Property owners only want to receive the value that they place on their homes.

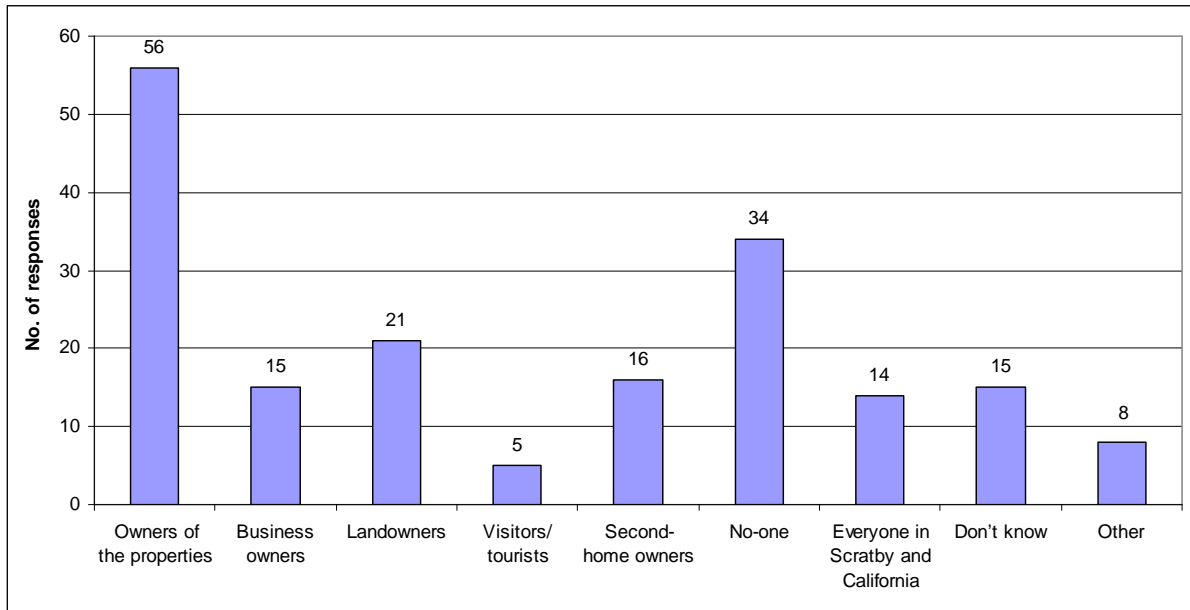


Figure 4.1: Responses to Question 7

4.3 Question 8: Do you think this option should be funded by...?

Respondents were asked to choose from one of five possible answers:

- central government (taxpayers);
- local government (local taxpayers);
- don't know;
- this option should not be funded; or
- other (with space for comments/suggestions).

Of the 140 responses to this question, 82 (61%) thought that central government should pay. The next most common response was 'don't know', ticked by 21 respondents (16%). A total of 15 respondents (11%) thought this option should not be funded. Just 7 (5%) of respondents felt the option should be paid for by allowing landowners to sell their land for further development, as shown in Figure 4.2.

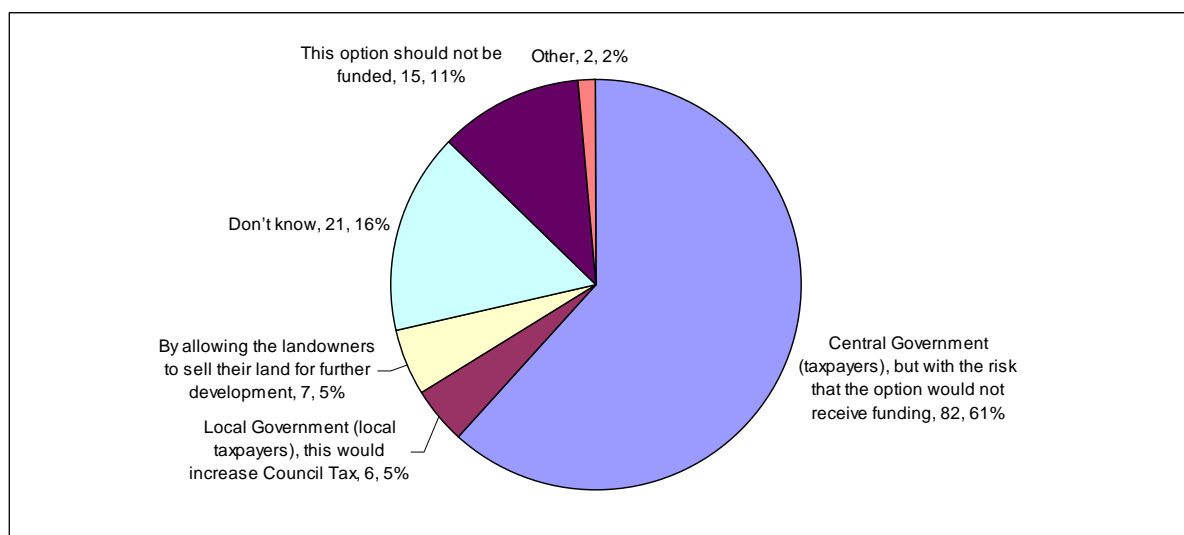


Figure 4.2: Responses to Question 8

Box 4.2 summarises the comments and suggestions made to this question.

Box 4.2: Other Suggested Funders to Question 8

As above. [Not interested! Want to stay in my own property!]

Don't see this as a viable option.

See Q6. [Because this is what they offer in the case of inland flooding and it is against the Human Rights Act to discriminate on any grounds – so parity is required in addition the Government has required the change from SMP1 (hold the line) so they are responsible for the current situation which again contravenes the Human Rights Act. If they defend one community they must defend all otherwise they are discriminating unless they compensate. How can they do this to coastal communities and yet already be paying out (from £50 million fund) to house owners as compensation for loss of value due to HS2. The HS2 line is not confirmed yet and it will be for the use of PLC rail companies – so taxpayers subsidising profit making private companies.]

See question 4 reply. [By owners paying some form of insurance policy to cover the loss]

See Q4. [Assuming central government are the SMP policy makers]

Since I would not like to be put in the position that option 2 suggests, I have no answer to those questions above.

See Q3. [There has been no erosion in the 41 years I have lived in Scratby. Nothing has changed since these people purchased their properties]

Government should pay. We already pay enough taxes.

We pay our tax to the government and I expect the government to save our land. If they can save the bank with our money why can't they save the coast for us.

Why shared ownership!?

It would seem to be in Central Governments interest to halt the erosion when large numbers of people from the EU are settling in Norfolk.

4.4 Question 9: How much would you be willing to pay to help fund this option?

Respondents were asked to choose one level of payment from the following:

- I am not willing to pay for this option;
- between £1 and £10 per year;
- between £10 and £20 per year;
- between £20 and £30 per year;
- between £30 and £40 per year;
- between £40 and £50 per year;
- more than £50 per year; or
- don't know.

As with Option 1 (Question 5), the most common response by far was 'I am not willing to pay for this option', with 80 responses (67%) out of a total of 118 responses to the question. Again, there was a high response rate for don't knows (13 or 11%). Figure 4.3 summarises all the responses.

The weighted average amount that respondents were willing to pay is £5 per household per year (from a total of 105 responses, excluding the 13 don't knows). This is much lower than the weighted average of £9 for Option 1.

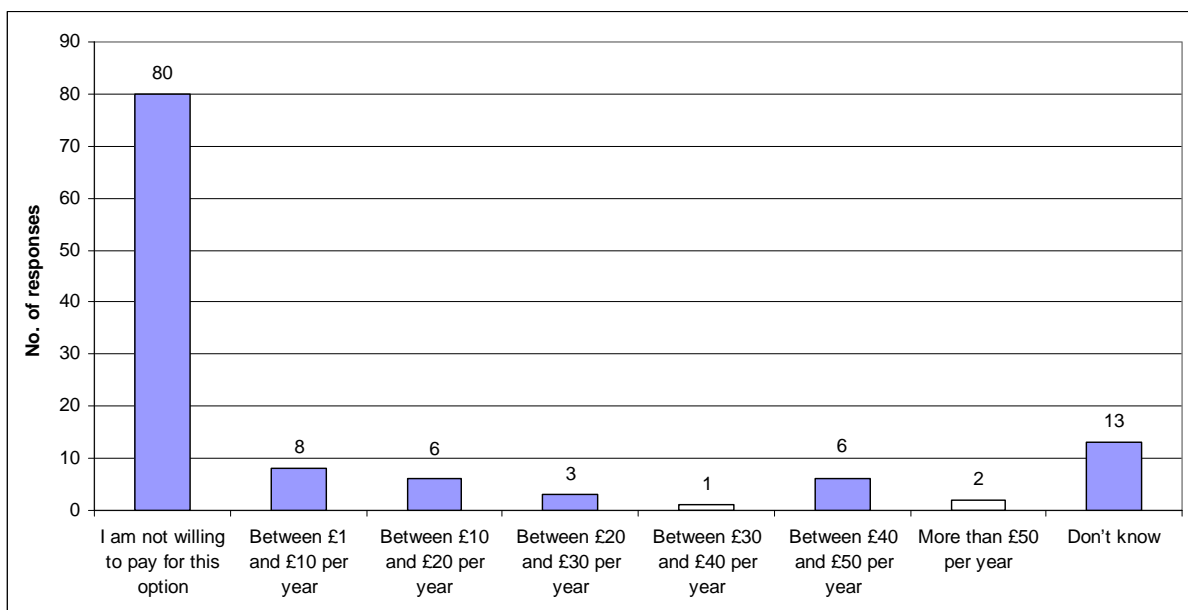


Figure 4.3: Responses to Question 9

4.5 Question 10: Do you think this option is fair?

The final question on Option 2 asked respondents to indicate if they thought the option was fair (yes), was not fair (no) or they did not know (don't know).

Detailed Analysis of Questionnaire Responses

Unlike Option 1 (Question 6), there is a much smaller percentage of respondents who felt that Option 2 is fair (just 17% (18 respondents) thinking this option is fair compared with 40% for Option 1). There was only a small difference between 'no' and don't know', however, with 44 responses for 'don't know' (42%) and 42 responses for 'no' (40%). Box 4.3 provides details of the comments and explanations accompanying these responses.

Box 4.3: Explanation of Response to Question 10

Yes

It allows at risk owners to stay in their properties without worry of being homeless.

This would encourage continuation of local spirit whilst not putting the whole bundle of costs on non-involved public.

Again it spreads the cost across the country.

Because it could increase the number of new properties being built.

I think it's more than fair.

Everyone shares in either coastal protection or property funding.

It allows people to stay in the local area and provides jobs for local people.

See answer to Q6. [We rent, so it would be the owner, not the occupants of the property who would be most affected - but in the long run, the whole community would be essentially unprotected, and compensation in whatever form would serve natural justice]

See Q6. [The government wastes our money on overseas aid. Most of which goes to corrupt officials. Charity begins at home!!!]

We have had benefit of living here. We should therefore have to pay something.

Pay for services would expect more to be done by government to prevent erosion.

Would benefit more people than just owners or properties at risk.

As before. [we should all take responsibility to help those less fortunate]

I have enough expense with my own property.

Again property owners should contribute toward the costs.

As a taxpayer.

Not a good option all round.

No

HM Government are required under human rights legislation to protect our homes and yet seem to be trying their best to evade their responsibilities.

Not specific enough and too dependent on opinions.

If this option is exercised it shouldn't be shared ownership, you're having to pay rent it should be a complete new individual unit, i.e. House or flat.

No. Just a way for rich to make themselves richer.

As with Option 1. [property owners do not want to move, only for others to benefit or live in their properties]

As in Q6. [You can give properties to druggies and people from other countries]

Benefitting others rather than the affected people.

Don't like the swapping as wouldn't benefit locals as it doesn't/isn't community friendly.

Property owners lose their security - most residents are retired.

Nothing. Government should pay any costs!

Why would anyone exchange a property they own for one they only part-own?

See answers at option 1. [We need to protect the coast and not allow erosion to continue unabated]

Don't like this option.

Should not have to pay rent.

They should pay us.

As before. [Pensioner. Can't afford to contribute.]

The cost of the home should be completely covered.

Charity begins at home.

See Q6. [Because this what they offer in the case of inland flooding and it is against the Human Rights Act to discriminate on any grounds – so parity is required in addition the Government has required the change from SMP1 (hold the line) so they are responsible for the current situation which again contravenes the Human Rights Act. If they defend one community they must defend all otherwise they are discriminating unless they compensate. How can they do this to coastal communities and yet already be paying out (from £50 million fund) to house owners as compensation for loss of value due to HS2. The HS2 line is not confirmed yet and it will be for the use of PLC rail companies – so taxpayers subsidising profit making private companies.]

Five or so years ago my neighbours and I were asking for an extension of the rock berm nothing more, a lot of money has been spent in these last years and what was originally asked for has been lost sight of. I really can't go on with anymore of this survey. Quite simple please Rock berm yes or no.

Why give up sole ownership for shared ownership?

I will be dead before it happens.

Seems very complicated and open to abuse.

As per previous option. [The subject of erosion is not new. The vast majority of the costs should be covered by the owners who should have made prior plans]

See previous answer. [Erosion is not a new phenomenon it was happening when they bought the property]

Because I pay council tax.

Detailed Analysis of Questionnaire Responses

Owners of properties made a choice when they purchased.

People who have a property should have another one of similar standard. Not shared ownership and paying more money.

Central government should do more to stop coastal erosion.

It will leave current property owners worse off. Shared ownership instead of owning a property outright.

We pay enough council tax. As it is £134 per month. For what?

Should be owned outright - not shared ownership.

Again government could prevent the erosion and it would be cheaper or are they too thick to see it and because they don't live here.

It sounds like I am asked to invest in a system that makes me into a tenant.

Nothing at all.

Put in coastal defences.

Meetings taking gov nowhere only cost more money when it could be used to help.

Take money out of lottery to fund the project.

See Q14, same view [any costs should be met by those properties in the front line not by the rest of the village]

Already paid for my house.

See Q6. [As a house owner (40 years) in Scratby if government do not protect properties then they should pay]

We give aid to China/India plus Vietnam (the fastest growing economies) why not ourselves.

Please look at answer 2 item 8. [We pay our tax to the government and I expect the government to save our land. If they can save the bank with our money why can't they save the coast for us.]

Some people could not afford to pay rent out of limited income.

See question 7. [Why should anyone pay rent for a part owned property when they already own property. What would happen when that person wants to sell or dies]

Because money being wasted when it should be spent on erosion not surveys and pipedreams.

Central government responsibility.

People who own their property will then have a property with shared ownership.

Having worked and saved to buy your ideal property why should you then end up owning only part of a property and paying rent.

5. RESPONSES TO QUESTIONS ON OPTION 3

5.1 Overview

Option 3 considers buy and rent back, including the potential for private investors to be involved in purchasing the properties and renting them. There are four questions on Option 3:

- who would benefit from this option?
- how should the option be funded?
- how much the respondent would be willing to pay? and
- if the option is fair?

5.2 Question 11: Who do you think would benefit from this option?

Respondents were asked to tick all those they thought would benefit from nine possible choices:

- owners of the properties;
- business owners;
- private landlord/investor;
- visitors/tourists;
- second-home owners;
- no-one;
- everyone in Scratby and California;
- don't know; and
- other (with space for comments/suggestions).

Of the 134 people responding to this question, 43 (32%) thought it was the owners of the at-risk properties that would benefit. However, the highest number of responses was for private investor/landlord, with 49 (37%) of respondents feeling they would benefit. Just 10 people (7%) thought everyone in Scratby and California would benefit, compared with 20 (16%) who thought no-one would benefit. Figure 5.1 summarises all the responses.

Box 5.1 presents the comments and suggestions made on Question 11.

Box 5.1: Comments and Suggestions on Question 11

HM Government as they would be able to get out of their responsibilities to a large extent.

Too much influenced by bureaucratic procedures.

Again a venture that would mean home owners being taken advantage of - someone else making huge money.

Not interested in this option either.

Detailed Analysis of Questionnaire Responses

Not interested. Want my property protected by rock berm.

Only the government would benefit and get off scot free after deciding not to protect our homes from the sea. I can't see private landlords taking on such a risk. If they did, the rents to cover it would have to be ridiculously high.

See answers at option 1. [Yes but only if they bought before 1990 when a storm surge destroyed the marrams at California; so starting natural erosion of the cliffs]

Only if the property owners are paid market value.

Because the rent would start low and in oncoming years go sky high. That's life.

The private owner is likely to get a low price. Who then guarantees the investors investment. Surely this is a no win situation.

Could potentially be a costly option for the tenant / owner.

No way - we saved hard for our own property and we don't want to become tenants.

How could they guarantee a number of years?

The wrong people.

The private investor and central government by saving them money.

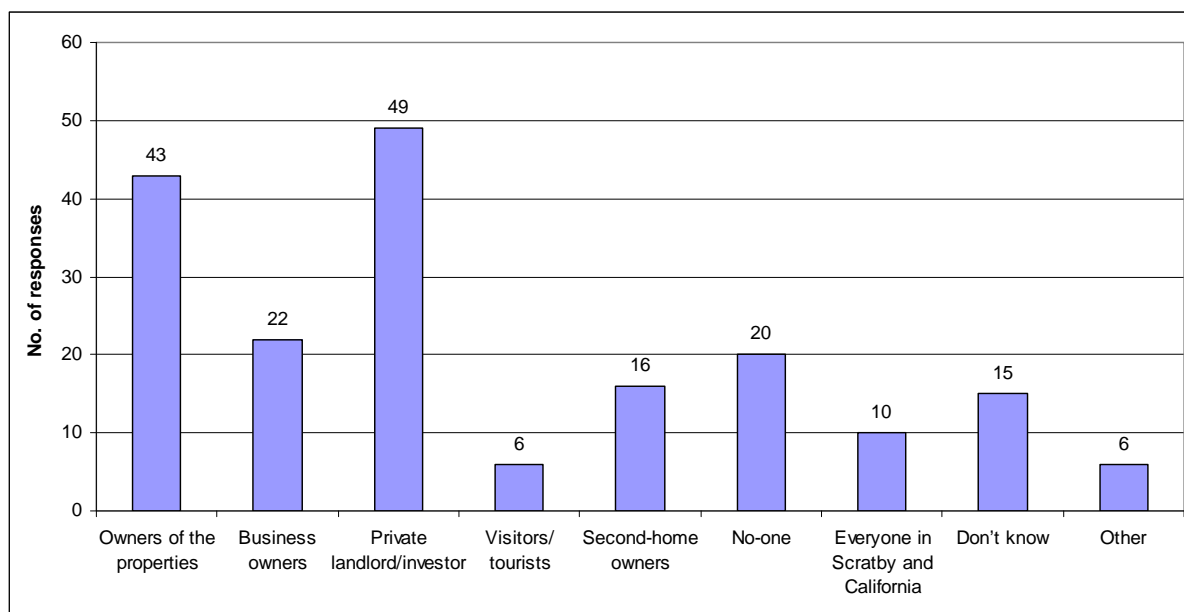


Figure 5.1: Responses to Question 11

5.3 Question 12: Do you think this option should be funded by...?

Respondents were asked to choose one of five possible answers:

- central government (taxpayers);
- local government (local taxpayers);

- don't know;
- this option should not be funded; or
- other (with space for comments/suggestions).

Of the 124 responses to this question, 63 (51%) thought central government should pay. The next highest number of responses was 'don't know' with 25 (20%). A total of 24 respondents (19%) thought this option should not be funded. Figure 5.2 summarises all the responses, while Box 5.2 presents all the comments and suggestions for other funders.

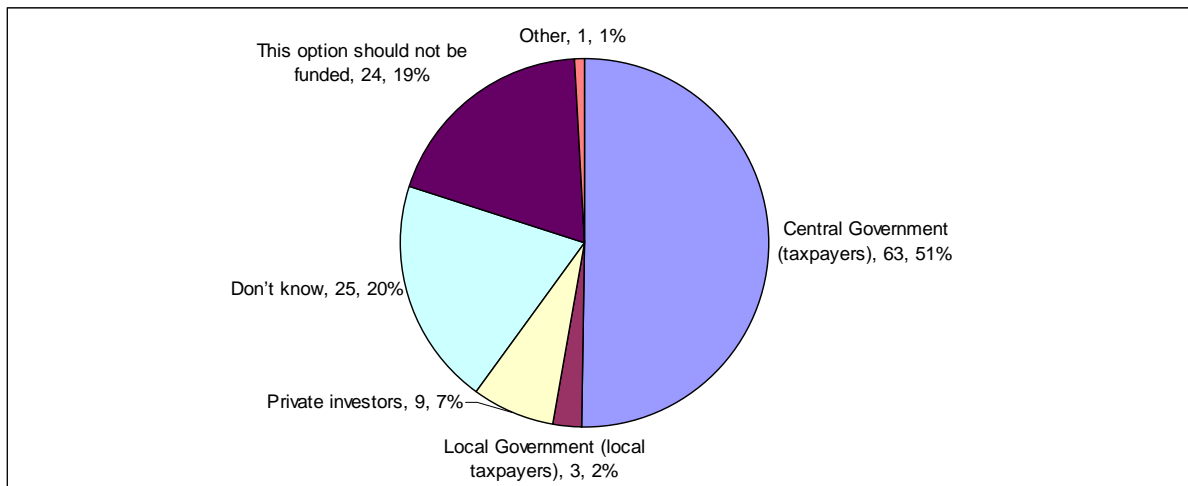


Figure 5.2: Responses to Question 12

Box 5.2: Suggestions for Other Funders to Question 12

Not interested. Want my property protected by rock berm.

See Q4. [Assuming central government are the SMP policy makers]

Not a fair option.

5.4 Question 13: How much would you be willing to pay to help fund this option?

Respondents were asked to indicate which level of payment they might be willing to make from the following eight choices:

- I am not willing to pay for this option;
- between £1 and £10 per year;
- between £10 and £20 per year;
- between £20 and £30 per year;
- between £30 and £40 per year;
- between £40 and £50 per year;
- more than £50 per year; or
- don't know.

There were 96 responses to this question, of which 67 (68%) stated 'I am not willing to pay for this option'. Figure 5.3 presents the range of responses. The responses allow a weighted average of £5 per household per year to be estimated for this option (from 83 responses, excluding 13 don't knows).

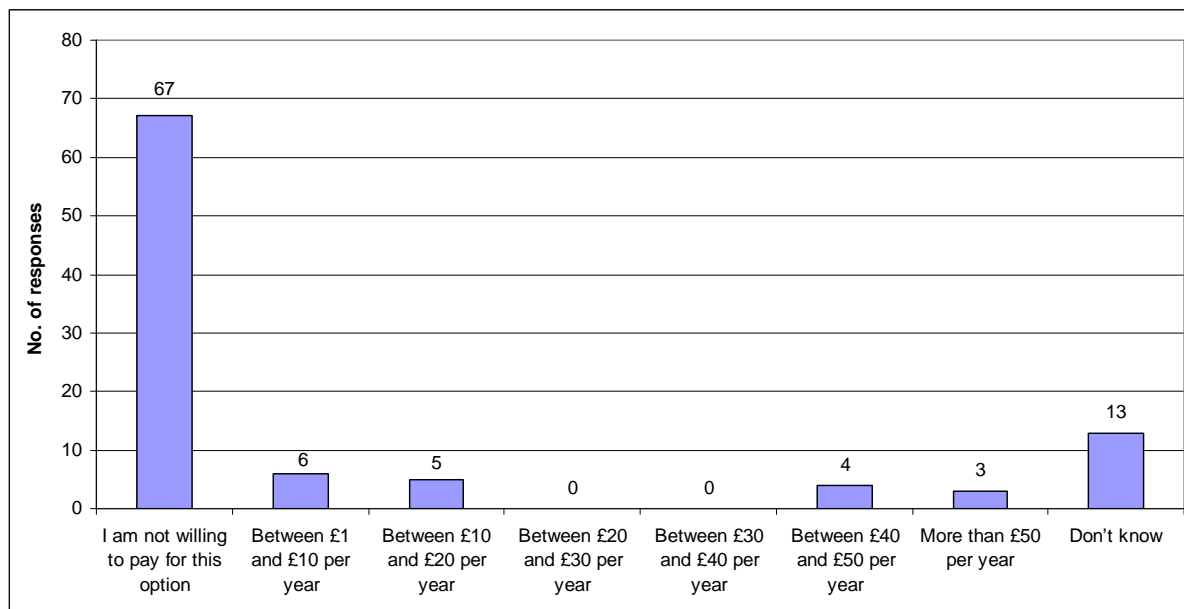


Figure 5.3: Responses to Question 13

5.5 Question 14: Do you think this option is fair?

The final question on Option 3 asked respondents to indicate if they thought the option was fair (yes), was not fair (no) or they did not know (don't know). There were 107 responses to this question, with 44 (42%) answering don't know, 41 (39%) replying 'no' and just 19 (18%) considering Option 3 to be fair. Box 5.3 presents the comments and explanations behind these responses).

Box 5.3: Explanation for Responses to Question 14

Yes

Removes the worry of property being worthless due to erosion.

I would rather stay and pay rent, but have the money for my property for when I need to move due to the coastal erosion.

Residents can remain in their homes and should the coast erode enough to make it unsafe to live the government would have to rehouse.

It gives the home-owner choice and it spreads the costs of this option.

This would be a fair option.

Those who wish to stay in their properties would be able to do so.

See answers to Q6 and 10. [We rent, so it would be the owner, not the occupants of the property who

would be most affected - but in the long run, the whole community would be essentially unprotected, and compensation in whatever form would serve natural justice]

Private investors take the risk in exchange for possible gains.

See Q6. [The government wastes our money on overseas aid. Most of which goes to corrupt officials. Charity begins at home!!!]

See my answer to Q10. [I have enough expense with my own property]

Since private investors should accept the risk.

No

Because the property owner and community will lose out.

Only private developers and landlords will benefit. It does not help the householder who lost his home to erosion.

As in Q6. [Because government should have provided better sea defences over the last 50 years]

Landlords would buy at a fraction of the price and they will charge high rent and cover the purchase in about 5 years. So the present owners will then have no money and no home.

Benefitting others rather than the affected people.

Only beneficial to landowners/property developers. Unfair to those who live in a home purchased to be a home and owners hoped on death the benefit would be to their dependents.

Nothing!

Only landlords and investors would profit.

Central government inaction.

Subject to profiteering by investors forcing values of houses down.

Private investors would have too much money.

As before. [Pensioner. Can't afford to contribute.]

We are O.A.P's!

Does not solve the long term problem or provide viable local accommodation for those affected.

My home is my children's inheritance.

The current owners will suffer and racketeers will benefit.

As per previous option. [The subject of erosion is not new. The vast majority of the costs should be covered by the owners who should have made prior plans]

See previous answer. [Erosion is not a new phenomenon it was happening when they bought the property]

Central government should do more to stop coastal erosion, so people do not lose the homes they have worked for all their lives.

As stated this could potentially be an expensive option for tenant / ex owner.

Detailed Analysis of Questionnaire Responses

We have spent a lot of money on our property as others have in Scratby.

Owners of at risk properties should be put back in the position they would have been before government chose not to defend coast.

Why should we sell? Can't see anyone taking these options on. Supposed to be a credit squeeze.

Put in coastal defences.

Would not be nice for property owner to suddenly be charged rent for their home - could be set as high as landlord wished.

Nothing is ever fair.

Short term fix.

Any costs should be met by those properties in the front line not by the rest of the village.

See Q10. [already paid for my house]

Why ask this question when previous ones are same.

Need more details - seems very vague.

See Q 7 and Q 11. [Why should anyone pay rent for a part owned property when they already own property. What would happen when that person wants to sell or dies; only private landlord would benefit. People have paid mortgage. Landlord would buy property and then get money back from rent. Would be like buying twice!]

As stated in Q10 [Because money being wasted when it should be spent on erosion not surveys and pipedreams]

Why if property bought/paid for should we have to pay rent?!

People would not want to go from living in their own home to becoming a rent paying tenant.

If the property is not damaged/lost to coastal erosion the taxpayer should not have to pay anything.

Rents may be high and would certainly rise. What would happen if the exowner lived long enough to use all the capital by paying rent. What then eviction?

Private funding should not be an option.

6. RESPONSES TO QUESTIONS ON OPTION 4

6.1 Overview

Option 4 looks at actions that might be available to help those people that want to continue living in their property. There are four questions on Option 4:

- who would benefit from this option?
- how should the option be funded?
- how much the respondent would be willing to pay? and
- if the option is fair?

6.2 Question 15: Who do you think would benefit from this option?

Respondents were asked to tick all those they thought would benefit from nine possible choices:

- owners of the properties;
- business owners;
- owners of nearby properties;
- visitors/tourists;
- second-home owners;
- no-one;
- everyone in Scratby and California;
- don't know; and
- other (with space for comments/suggestions).

There were a total of 138 responses to Question 15, of which 97 (70%) thought that the owners of the properties would benefit. The remaining beneficiaries were relatively evenly spread, as shown in Figure 6.1. For Option 4, more respondents thought everyone in Scratby and California would benefit (20 or 14%) than thought no-one would benefit (14 or 10%).

Box 6.1 presents the comments and suggestions to Question 15.

Box 6.1: Comments and Suggestion on Question 15

HM Government as it gets them out of most of their responsibilities.

Not interested. Want my property protected by rock berm.

The government yet again.

See answers at option 1. [Yes but only if they bought before 1990 when a storm surge destroyed the marrams at California; so starting natural erosion of the cliffs]

I don't agree with help in maintenance. That is up to any homeowner to maintain.

Those providing the so called help.

Only if the owners bought before the publication of SMP.

We feel this would be like throwing good money away.

Can't take any of this serious any more.

See Q3.

Still possibly the wrong people.

Everyone in Scratby and California will benefit if you build a rock berm.

Protect the coastline and problem is solved.

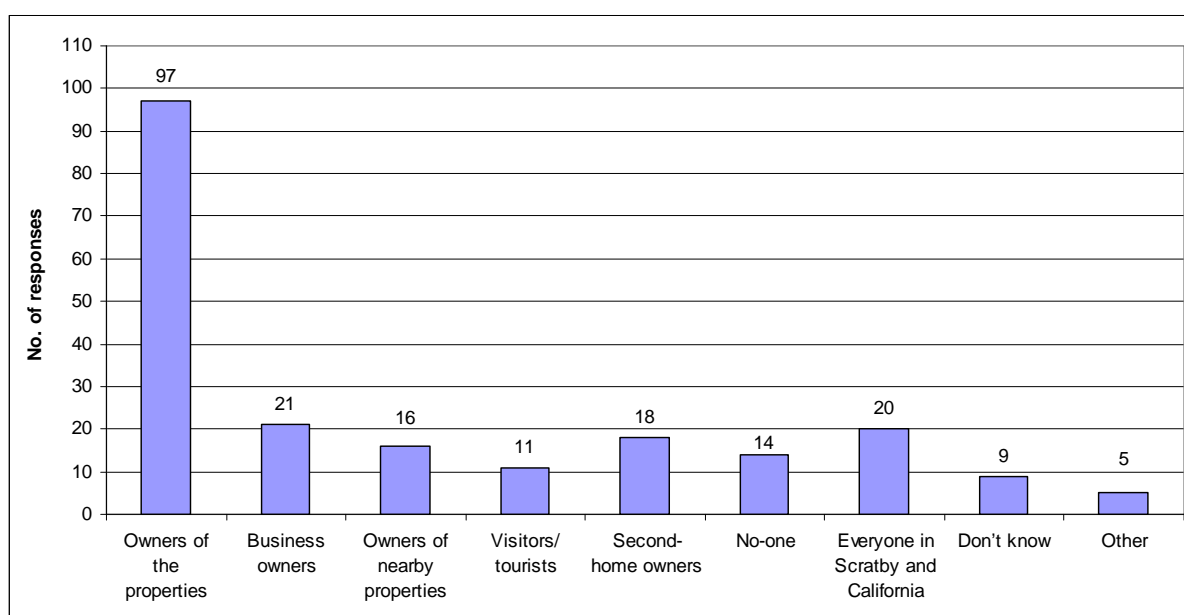


Figure 6.1: Responses to Question 15

6.3 Question 16: Do you think this option should be funded by...?

Respondents were asked to choose who they thought should fund this option from one of five possible answers:

- central government (taxpayers);
- local government (local taxpayers);
- don't know;
- this option should not be funded; or
- other (with space for comments/suggestions).

As with the other options, the majority of respondents felt that it should be central government that pays (88, or 66% of the 134 responses to this question). There were a total of 25 (19%) of don't knows, while 9 (7%) felt

that this option should not be funded. Figure 6.2 presents the share of all responses to this question.

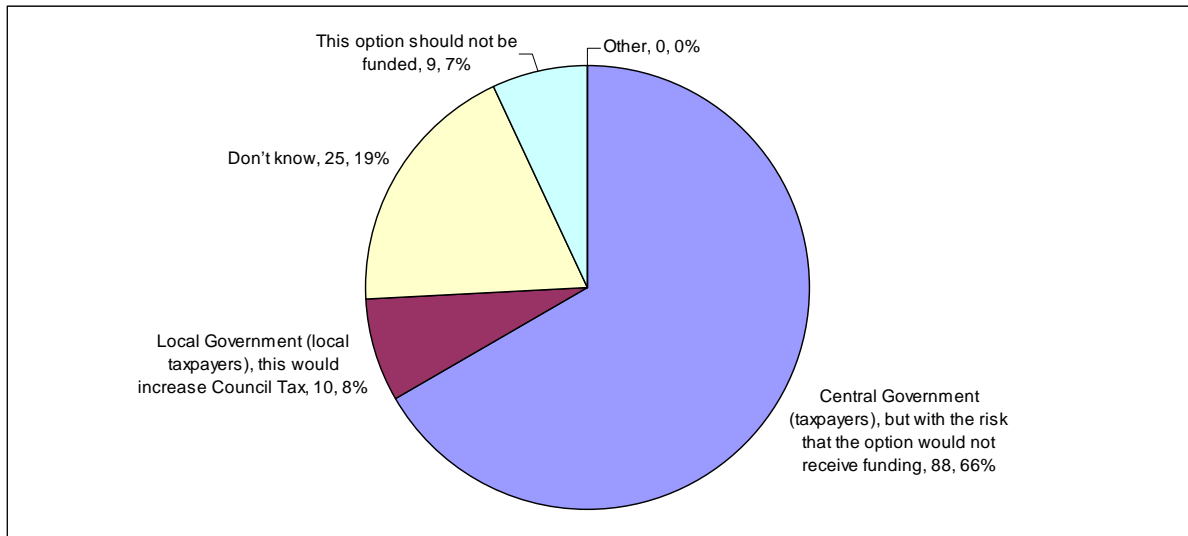


Figure 6.2: Responses to Question 16

Box 6.2 provides the suggestions for other funders for this option.

Box 6.2: Suggestions for other Funders for Option 4

Not interested. Want my property protected by rock berm.

See my answer to question 4. [By owners paying some form of insurance policy to cover the loss]

See Q4. [Assuming central government are the SMP policy makers]

It is all a waste of time and money what you are doing with these questionnaires.

Government should pay.

This funding would not be an option if the coastal erosion was halted.

6.4 Question 17: How much would you be willing to pay to help fund this option?

Respondents were asked to indicate which level of payment they may be willing to make from the following eight choices:

- I am not willing to pay for this option;
- between £1 and £10 per year;
- between £10 and £20 per year;
- between £20 and £30 per year;
- between £30 and £40 per year;
- between £40 and £50 per year;
- more than £50 per year; or
- don't know.

There were 112 responses to this question and the majority of responses (66 or 58%) were not willing to pay for this option. A further 15 (13%) answered don't know. Figure 6.3 shows that there is no real pattern to the responses, although the weighted average across 97 responses (excluding don't knows) is £8 per household per year.

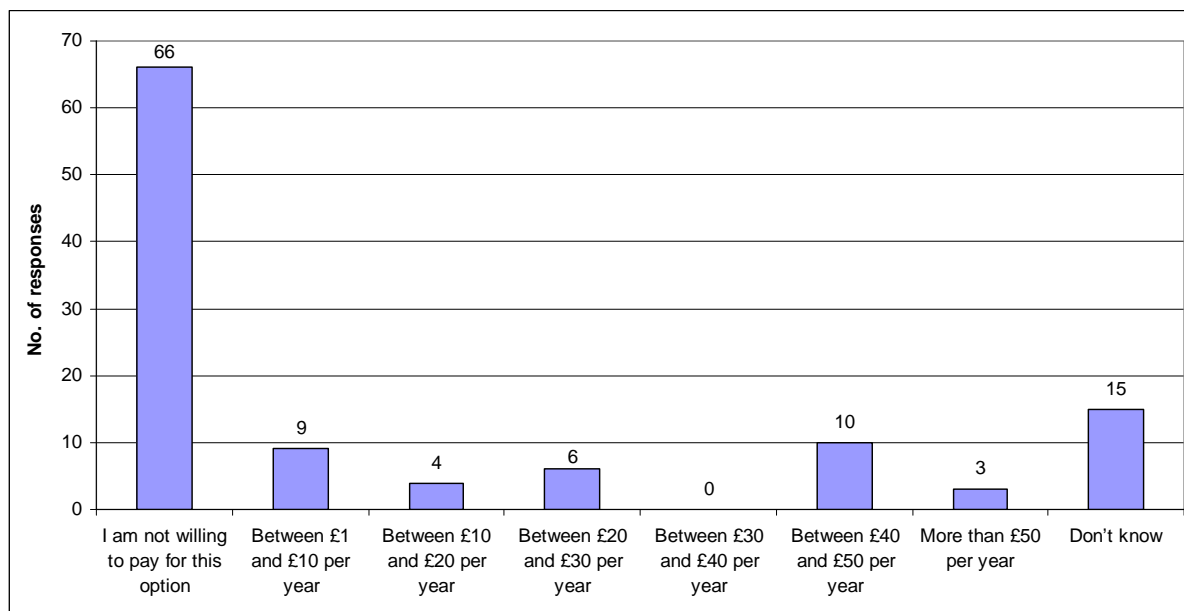


Figure 6.3: Responses to Question 17

6.5 Question 18: Do you think this option is fair?

The final question on Option 4 asked respondents to indicate if they thought the option was fair (yes), was not fair (no) or they did not know (don't know). Of the 108 responses to Question 18, 49 (43%) did not know if this option was fair or not. Those who thought it was fair (31, or 27%) were slightly outnumbered by those who thought it was not (33, or 29%). The explanations and comments accompanying the responses are given in Box 6.3.

Box 6.3: Explanations for Responses to Question 18

Yes

Preferably all costs should be met by government - but some costs are better than none.

Best option! I want to stay!!

Best option after option 1 as it should cost less than option 1, I've ticked a lower amount.

Coastal erosion is a national responsibility so government must take responsibility.

It goes some way towards reassuring property owners that they are not abandoned to the coastal changes whilst keeping costs low.

As in option one. [Thousands of tax payers have enjoyed Scratby and California]

Fair way of doing it.

Would be fair if everyone agreed

If you are losing your home because of erosion then you should be re-homed.

The Scratby community stays.

For continuation of village.

See answers to Q6,10,14. [We rent, so it would be the owner, not the occupants of the property who would be most affected - but in the long run, the whole community would be essentially unprotected, and compensation in whatever form would serve natural justice]

Because the government have a duty to help every citizen who could be a victim of a calamity due to nature.

It would help people with maintenance when needed. People would like to stay in their own property for as long as possible.

It's a compromise.

Least cost to taxpayer.

See Q6. [The government wastes our money on overseas aid. Most of which goes to corrupt officials. Charity begins at home!!!]

See Q10. [I have enough expense with my own property]

See Q6. [Paid tax for 52 years]

Gives owners choice of staying put.

Owners would be able to stay in their homes with peace of mind.

The cost would be low to moderate and the property owners would have a home to live in which would be safe and comfortable.

People stay where they want to be.

Owners should contribute towards maintenance costs.

Because it enables people to stay in their much loved homes.

No

HM Government have a responsibility under the human rights act to provide full compensation.

We must wait and see how, if at all, erosion develops.

This option again sounds like a quango making money and homeowner not doing so well.

Pay enough in taxes.

As in Q6. [Because government should have provided better sea defences over the last 50 years]

No real help whatsoever.

Nothing see previous. [The government should pay!]

Again the government would not bear the full cost of their decision.

Not my fault nothing has been done.

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Home owners loses/gains nothing.

Been expensive ... I haven't money to waste.

As before. [Pensioner. Can't afford to contribute]

As before should be compensated completely.

We are O.A.P's.

Sounds nice idea for people wishing to stay in their own property but the money could be better spent on providing residences with other properties in the local area. By building new properties away from affected areas this would have long term benefits for the local area.

What provision has the owner made for when maintenance is not an option and who decides when this is the case or would the property be subject to constant surveys?

See previous answer. [Erosion is not a new phenomenon it was happening when they bought the property]

I cannot afford to cover my own costs.

Could be wasteful and money could be put to better use - re-housing etc.

See previous answers! [Central government have chosen not to provide defences so should ensure those likely to suffer are adequately compensated; Owners of at risk properties should be put back in the position they would have been before government chose not to defend coast]

Same reasons as before. [again government could prevent the erosion and it would be cheaper or are they too thick to see it and because they don't live here]

Put in coastal defences.

Problem would be tax payers funding people living in at risk properties - waste of money to keep maintaining a property that will become dangerous to live in.

The government are cutting our throats already.

Same explanation as in Q14. [any costs should be met by those properties in the front line not by the rest of the village]

Government should pay as I already pay enough tax and as a pensioner am paying tax again on pension etc.

The government is prepared to give money for losing weight. I think people's homes are far more deserving.

As in Q10. [Because money being wasted when it should be spent on erosion not surveys and pipedreams]

Why rent for your own property.

The cost of maintenance should be paid by the property owner in the knowledge that appropriate compensation will only be paid when the property have suffered coastal erosion damage or is too unsafe to live in.

Why waste money on property going over cliff.

7. RESPONSES TO QUESTIONS ON OPTION 5

7.1 Overview

Option 5 looks at how it may be possible to recoup money from the properties or land, with the potential to make the various actions self-funding over time (or to minimise the amount of future funding that is required). There are three questions on Option 5:

- who would benefit from this option?
- which actions could be used to bring in some money? and
- which of the listed actions is likely to be the best?

7.2 Question 19: Who do you think would benefit from this option?

Respondents were asked to tick who they thought would benefit from nine possible choices:

- owners of the properties;
- business owners;
- private landlord/investor;
- visitors/tourists;
- second-home owners;
- no-one;
- everyone in Scratby and California;
- don't know; and
- other (with space for comments/suggestions).

There were 133 responses to this question, with the most common being 'owners of the properties' with 46 (35%) of respondents ticking this choice. The next most common was 'private landlord/investor', chosen by 40 (30%) of respondents. Many more people thought that the 'no-one' would benefit (22, or 17%) than 'everyone in Scratby and California' (10, or 8%). Figure 7.1 presents the full results for this question. Box 7.1 summarises the comments and suggestions accompanying the responses.

Box 7.1: Comments and Suggestions on Question 19

HM Government as it will help them evade their responsibilities.

See Q11. [Not interested. Want my property protected by rock berm]

Again the government.

See answers at option 1. [Yes but only if they bought before 1990 when a storm surge destroyed the marrams at California; so starting natural erosion of the cliffs]

Both. [refers to owners of the properties and private landlord/investor]

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Where are the private investors coming from? MARS! Or are we talking about tax loss arrangements?

Potentially people could lose a lot of money this way and some properties may go empty whilst others hang on.

Not necessary - protect the coastline, build a rock berm.

Local and Central Government to gain to help funds.

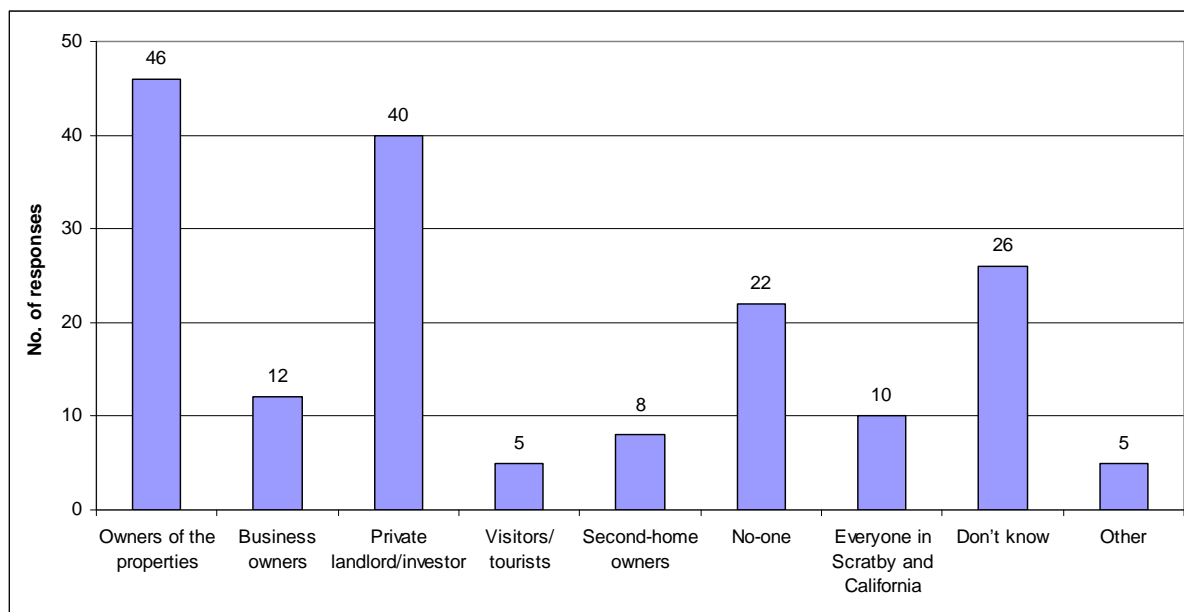


Figure 7.1: Responses to Question 19

7.3 Question 20: Which of the following do you think could be used to bring in some money?

Respondents were asked to tick all the statements that they thought could bring in money:

- rent out the property as a home, but with information on how long it is likely to be before it is affected by erosion;
- rent out the property as a holiday let, or for other business use, with information on how long it is likely to be before it is affected by erosion;
- knock down the property and rent out the land for caravans or mobile homes;
- make the land available so holiday parks can use it to replace land they may have lost to erosion (this would reduce the costs of having to find alternative sites for the holiday park);
- knock down the property and use it as open space for the local community to use (this would not bring any money in to cover the costs of the option, but it would benefit the local community by providing open space for recreation);
- don't know; and
- other (with space for comments/suggestions).

A total of 120 people responded to this question, with 57 (48%) agreeing that renting out the property as a home could bring in some money and 29 (24%) thinking that renting the property as a holiday let could recoup some of the costs. However, there was a high number of ‘don’t know’ responses at 41 (34%). Figure 7.2 summarises all the responses to Question 20 with comments and other suggestions provided in Box 7.2.

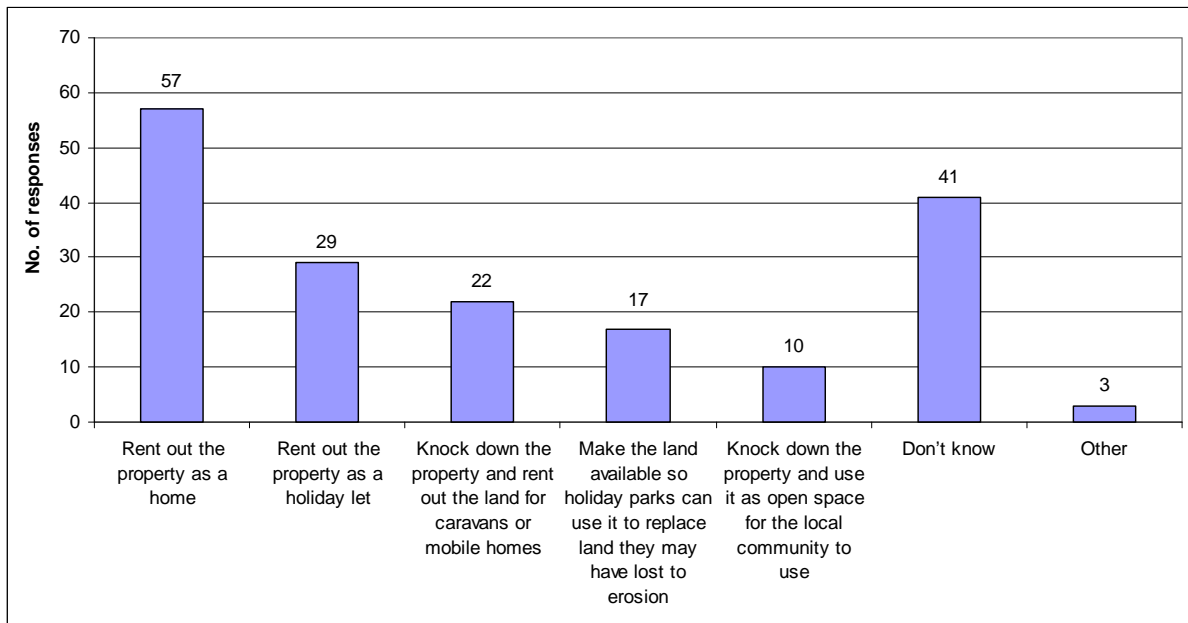


Figure 7.2: Responses to Question 20

Box 7.2: Additional Suggestions and Comments on Question 20

Why do all these options sound like a way for homeowners to cost out and landlords/government to make money?

I don't like this option if I can't remain.

None.

See Q11. [Not interested. Want my property protected by rock berm]

People love to come to Scratby and California for holidays because it is a safe haven and away from the rotten places that they live in and they can let their children have fun and freedom.

Non/Applicable.

Make the owners responsible for their own homes and not allow them to benefit in any way from a possible profit.

Leave it as it is!

Put in coastal defences.

Not an option.

Continue our village here - protect the coastline. Who wants to invest in land due to fall into the sea!

If Central Government are going to watch Scratby fall into the sea do any of the above apply?

7.4 Question 21: Which do you think is the best way?

Respondents were asked to choose which of the seven possible choices that they thought was the best way of recouping some money. A total of 127 provided a response, with the most common being 'rent out the property as a home' with 49 (38%) of the responses. The next most common response, as shown in Figure 7.3, was 'don't know' which was stated by 43, or 33% of the respondents.

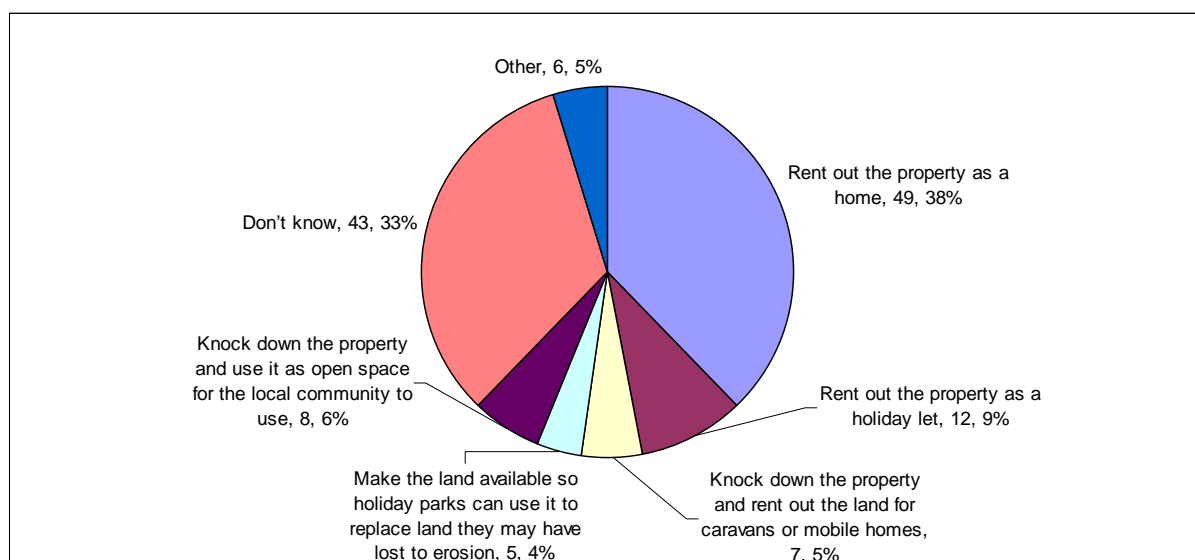


Figure 7.3: Responses to Question 21

Box 7.3 summarises the comments and suggestions provided by respondents on Question 21.

Box 7.3: Comments and Suggestions on Question 21

It would help if we were allowed to build up the cliff face with any appropriate material, particularly alongside the esplanade as we used to do in past years, using common sense.

All nonsense.

None.

Keeps community, could help younger families/ low income to have access to good homes in a good area that I want to have as a community and not just as a tourist attraction.

Question 21 same as 20.

Put money into sea defences to help save our homes as like up the coast such as Sea-Palling.

No money or land should be available to anyone other than the homeowners whose homes are there!

If the land is not safe for homes, why would it be safe for any purpose, other than as open space?

As above. [Make the owners responsible for their own homes and not allow them to benefit in any way from a possible profit]

When trying to generate as much income/capital as possible each property/location would need to be looked at on its merits - there is no cut and dried option.

Why would a holiday park want to put caravans in place of the bungalow. If the bungalow is affected by erosion so will the land with the caravans on. Again is the people who do the survey thick?

Put in coastal defences.

Not an option.

Build rock berm. Prevention is better than cure.

As answer to above [Continue our village here - protect the coastline. Who wants to invest in land due to fall into the sea!]

Answer same as above [If Central Government are going to watch Scratby fall into the sea do any of the above apply?]

8. COMPARISON OF THE OPTIONS

8.1 Overview

Sections 3 to 7 of this report summarise the responses for each option individually. It is also useful to compare responses across the five options to see which are more or less preferred. Options 1 to 4 have four questions in common, while Option 5 has one question in common.

8.2 Who do you think would benefit from this option?

This question was asked for all five options. Table 8.1 presents the results to each question. The most common response for each option is given in **bold**.

Option	Option 1 (purchase properties)	Option 2 (property swap)	Option 3 (buy and rent back)	Option 4 (help to continue living in property)	Option 5 (recouping money)
Question	2	7	11	15	19
Owners of the properties	61%	41%	32%	70%	35%
Business owners	22%	11%	16%	15%	9%
Landowners	-	15%	-	-	-
Private landlord/investor	-	-	37%	-	30%
Owners of nearby properties	-	-	-	12%	-
Visitors/tourists	6%	4%	4%	8%	4%
Second-home owners	16%	12%	12%	13%	6%
No-one	13%	25%	15%	10%	17%
Everyone in Scratby and California	24%	10%	7%	14%	8%
Don't know	5%	11%	11%	7%	20%
Other	3%	6%	4%	4%	4%
Number of responses	147	138	134	138	133

Figure 8.1 presents these results graphically. The Figure shows that there is considerable variability between the options, although 'owners of the properties' are generally the most common response. The only variation is under Option 3 where 'private landlord/investors' were considered to benefit more than 'owners of the properties'. The percent thinking 'private

landlord/investors' would benefit under Option 5 (37%) is also similar to that for 'owners of the properties' (32%).

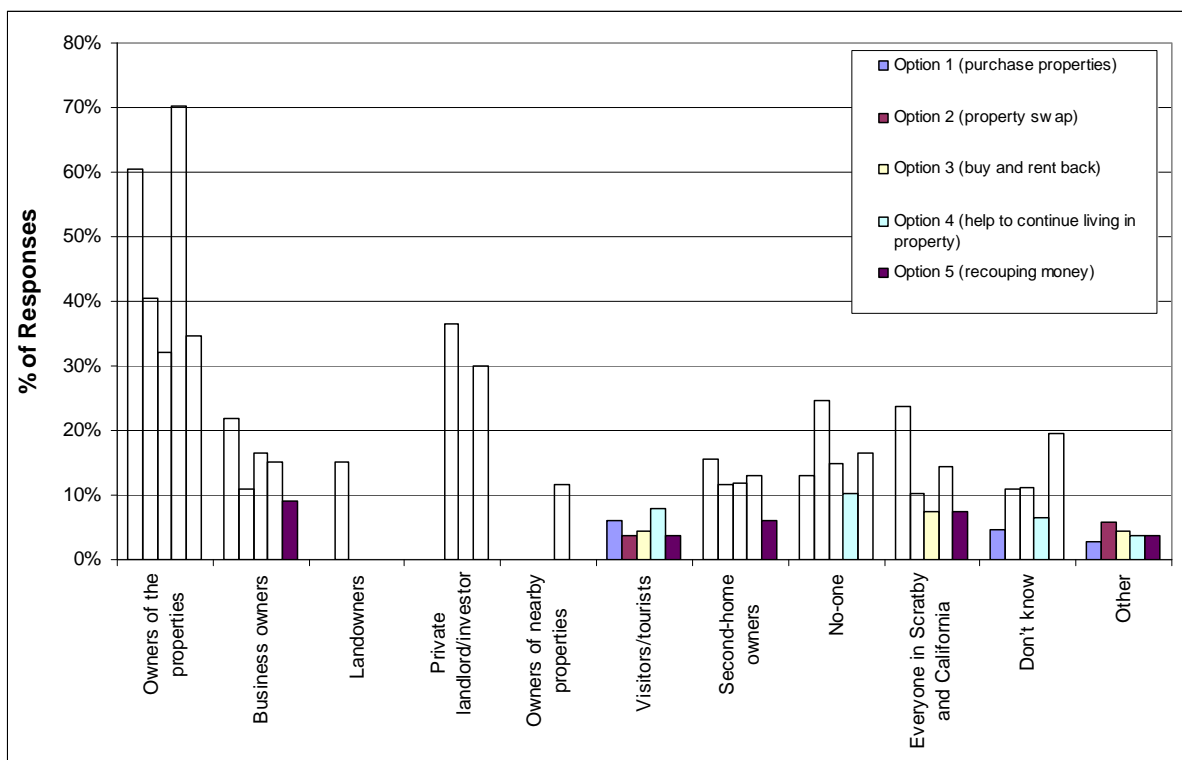


Figure 8.1: Comparison of Who Benefits under each Option

Option 2 (property swap) has a higher proportion of people who think 'no-one' would benefit at 25%, followed by Option 5 at 17% (recouping money). Option 1 (purchase property) is the option with the highest percentage believing that everyone in Scratby and California would benefit, but this is still only the case for 24% of all responses. Generally, respondents do not believe that visitors/tourists will benefit greatly from any of the options.

It is important to note that relatively high proportion of 'don't know' responses, especially for Option 5 where this is 20% of all responses.

8.3 Do you think this option should be funded by...?

This question was asked for Options 1 to 4 (it is not relevant to Option 5). Table 8.2 provides a summary of the responses, with most common response for each option shown in **bold**.

Option	Option 1 (purchase properties)	Option 2 (property swap)	Option 3 (buy and rent back)	Option 4 (help to continue living in property)
Question	4	8	12	16
Central Government (taxpayers)	78%	62%	50%	67%
Local Government (local taxpayers)	4%	5%	2%	8%
By allowing landowners to sell their land for further development	-	5%	-	-
Private investors	-	-	7%	-
Don't know	15%	16%	20%	19%
This option should not be funded	4%	11%	19%	7%
Other	0%	2%	1%	0%
Number of responses	139	137	124	134

Figure 8.2 presents the results graphically. It shows that the majority thought that central government should fund all the options. The highest percentage being for Option 1 (purchase properties) at 78% and the lowest at 50% for Option 3 (buy and rent back). Again, there is a significant proportion of 'don't know' responses to these questions (from 15% to 20%).

The responses suggesting that the options should not be funded are variable, with the least popular option being Option 3 (buy and rent back) with 19%, followed by Option 2 (property swap) with 11%. The most popular is Option 1 (purchase properties) with just 4% feeling this should not be funded, with Option 4 (help for those who wish to continue to live in their properties) scoring just 7%.

8.4 How much would you be willing to pay to help fund this option?

This question was asked for options 1 to 4 (it is not relevant to option 5). Although it is a simplistic way of identifying people's willingness to pay to fund the options, it does give an indication of the level of funding that might be generated locally. It also provides further evidence on which options are most and least preferred. The most useful way of comparing the options is to consider the weighted average willingness to pay calculated across all the responses. This takes account of all those who said they were not willing to pay (counted as £0); it also excludes don't knows. The weighted average willingness to pay values for each option are:

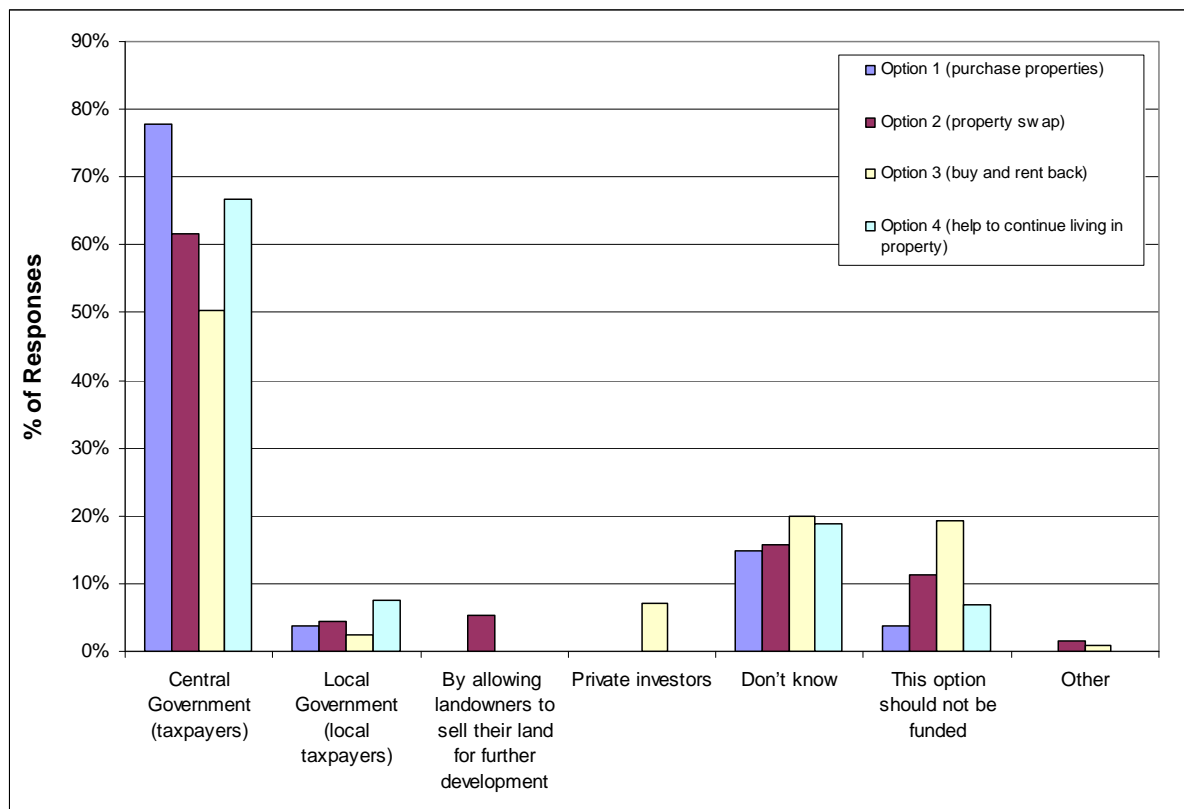


Figure 8.2: Comparison of Responses on Who Should Fund the Options

- Option 1 (purchase properties): £9 per household per year;
- Option 2 (swap properties): £5 per household per year;
- Option 3 (buy and rent back): £5 per household per year; and
- Option 4 (help to continue living in property): £8 per household per year.

This information suggests a preference for Option 1, followed by Option 4 with Options 2 and 3 again the least preferred in terms of the amount people would be willing to pay to fund these options.

It is important to note that the percentage of respondents stating that they were not willing to fund the options was high:

- Option 1 (purchase properties): 54% were not willing to pay to fund this option;
- Option 2 (swap properties): 67%;
- Option 3 (buy and rent back): 68%; and
- Option 4 (help to continue living in property): 58%.

8.5 Do you think this option is fair?

This question was asked for Options 1 to 4. Table 8.3 summarises the responses across these four options. The most common response for each option is shown in **bold**.

Option	Option 1 (purchase properties)	Option 2 (property swap)	Option 3 (buy and rent back)	Option 4 (help to continue living in property)
Question	6	10	14	18
Yes	40%	17%	18%	27%
No	23%	40%	39%	29%
Don't know	37%	42%	42%	43%
Number of responses	125	119	107	108

Figure 8.3 provides a graph showing the variation in results. The figure shows that Option 1 (purchase properties) is considered to be the fairest, although the proportion responding 'don't know' is only marginally lower than those agreeing with 'yes' (40% stated yes compared with 37% who stated don't know). Option 2 (property swap) has the highest proportion of no answers (at 40%), but this is slightly less than the proportion who did not know (42%). The highest proportion of 'don't knows', however, was for Option 4 (43%), but this was only slightly greater than for Options 2 and 3. This suggests that there is considerable uncertainty over whether the options are fair, probably reflecting the lack of concrete information on who would pay, how much they would pay and when.

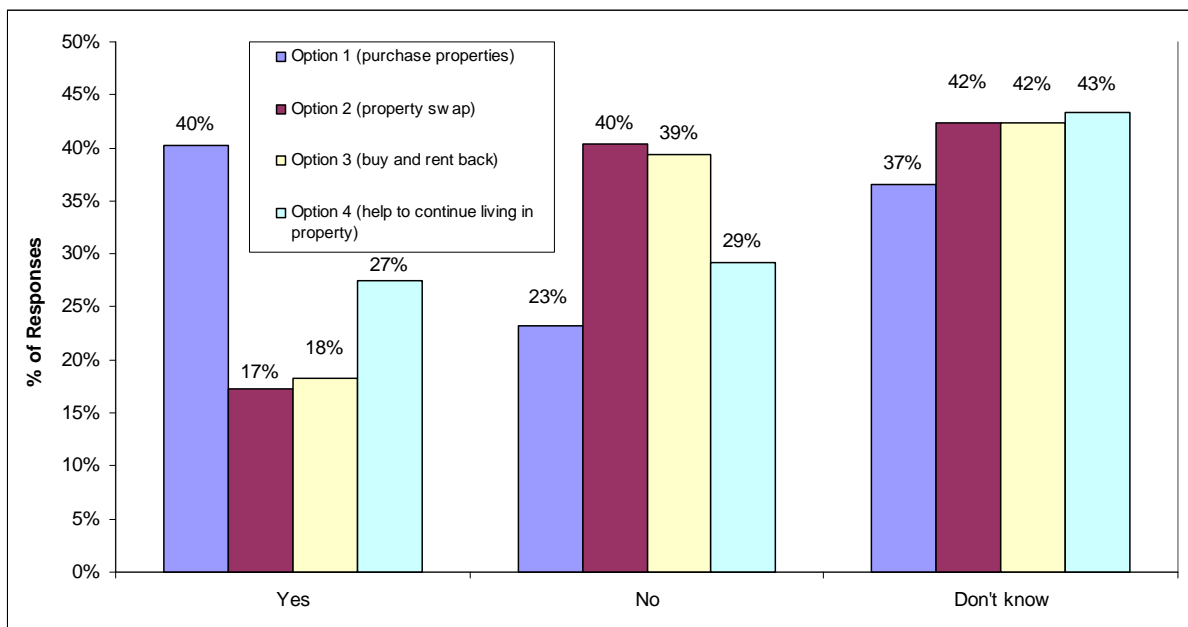


Figure 8.3: Comparison of Responses on Whether the Options are Fair

9. OTHER POSSIBLE OPTIONS

Question 22 provided space for respondents to add their own suggestions for options. The comments and suggestions received are given in Box 9.1.

Box 9.1: Comments and Suggestions to Question 22

Why have you not considered a similar scheme to that at Bawdsey in Suffolk? This is where the development was allowed on land (which otherwise would not have been allowed) and the profits from it were used to provide defences against coastal erosion. It did not cost the taxpayer anything.

The lowest cost option is to provide sea defences for all uk residential coastal areas. In the long run all these fancy other options will be more costly.

What I want as a resident of Scratby is 1) the rock berm extended to protect the cliffs, 2) when erosion eventually happens for central Government (taxes) to reimburse home owners (who live there) at market value. Not to make landowners money, not more holiday homes and not to make Scratby look like a shanty town – it is not! The money for this project appears to be wasted and not looking to push out locals and create wealth for those already wealthy. Pathfinder in Liverpool is apparently very corrupt – we don't need it here!

Stop wasting money on all this crap and just complete the berm.

We don't really want any of these options, we want to stay in our properties for as long as we possibly are able, so all we want are rocks (a berm) along the rest of Scratby to protect us, like California have. Then there wouldn't be any worries about these alternative options and I think many other residents will agree!

I sure the cost of this pathfinder could of paid for more defence or even helped out the people who are about to lose their homes. How is this funded (please tick)!

Save any money from any scheme for defence which is nonsensical; as you cannot beat nature, and use it to re-house people in safer areas which would, in the long run, work out a lot cheaper and more economic whilst allowing nature to create more natural and different landscapes for tourists to visit.

The Administrative (and other) costs involved in effecting any of the above options would be better utilized in putting into a "rock berm/offshore reef" fund. The fund could be further added to by an increase in council taxes – justifiable because of the beautiful coastal location of these properties, coupled with the vulnerability that these coastal positions naturally have. With the construction of an extension to the rock berm, or the installation of 2 off-shore reefs, would come strict council legislation that responsibility for purchase/improvement of at risk properties will entirely be that of the owner of that property. This would be a "cut and dried" arrangements – all residents would have the reassurance of an additional (estimated) 50 years of protection from the elements. Any new property purchases would sign an undertaking that they understood and agreed to conditions imposed (i.e. no future claims). This would solve the problem in the quickest possible way in a clean cut manner.

The government should fund a rock berm to protect properties at risk as California cheapest option!

If the government will not protect homes at risk (i.e. rock berm extension) and do not wish to pay any form of compensation at this time, why not pledge to all those who may lose their homes to the sea, that they will compensate the full market value of the properties, as, if, and when they are no longer habitable and have to be demolished. This would save one massive payout and spread costs over a period of time. If, as some residents feel, that there is little or no risk from erosion, and it doesn't happen, then only the administration costs would be incurred by the government, everybody would know where they stand and owners would have security and confidence in their homes. This would have to be a legally binding arrangement and not something future governments could change.

Please see answers at option 1. The whole coastline should be protected.

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Why do the government help other people in this country but when it comes to all those properties along this coast line are in danger, it seems that no one really cares about us. Perhaps they need to come down here and see as most of us are retired and can't afford to move but why should we, Norfolk coast line is very large and it would take a lot of money to sort this but the Government hand out money left right and centre to others and other countries so why won't they do something for the British people as most of us fought for this country at some time.

I was involved in approaching government for grant towards the existing rock berm in front of our properties. It was a condition at that time that the local council maintained the berm. We all pay poll tax on the properties (therefore they are not valueless!) so maybe the Emergency Disaster Fund can cover re-housing at the equivalent rate of the poll tax band – as they seem to get involved in other countries. We have purchased our properties so why should we have to become homeless or exist on benefits? And why should we pay rent on something we own?

Either improve the sea defences or pay us the market value for our property so we can move on with our lives. Thank you. Ps and please move that container from the car park ASAP it's not doing us any good.

As I have lived at California for 22 yrs and love it and don't really wish to move as can't afford to at present, I think something should be done about the cliff edge as it is getting nearer to us residents at California Crescent. At the moment a lot of people that live there are retired and can't afford another home, the government need to look into this and aid some help for us. They give enough to other people in this country, so they need to us all along the Norfolk coast so we can all stay in our homes. Some sort of defence is necessary now rather than later. Hope you can help with this.

Why not net the cliffs as France has done so garden rubbish builds into cliffs and helps to bind it.

The whole area of Scratby should be protected, any houses lost, government should pay for at full present value, as failed to protect the village and pay for removals. Spend some money on English people. Where is our human rights and social justice?

Please do not waste the money given for all these surveys as most of them are repetitive anyway. Make more use by putting the rock berm from California to Winterton which will have more benefit from this money. This is what a majority of Scratby people (who have been here for many years want). We have not seen any change in the cliff edge all the years we have been here.

Once again this questionnaire is both hypothetical and ambiguous. How can residents of Scratby form a reasoned view today of a situation that might repeat might occur in 100 years time? There will be many more wasteful SMP's before then. Although you state this questionnaire is not about rock berms or offshore reefs, which incidentally we all know are very successful for prolonged protection and beach sand recharging, it is solely around the constructions being put in place that an opinion concerning those whose homes that may be in the high risk area may be sensibly reached. Are you telling us that we, who do not live in the supposed high risk zone should determine the future of those that do? The present 'no active intervention' plan is absolutely rejected by us residents and if this is to be the future ruling then the government at national level should completely compensate in full anyone whose property falls into the North sea. After all it was their approval that was given to build there in the first place.

Having read through this questionnaire I have chosen to leave the answers unanswered. I feel the cheapest solution for all concerned is to complete the rock berm along the beach to Hemsby.

Persuade local land owners to consider: A) selling land to property developer and donate large % profit to a trust fund, B) Donate land to trust fund – trust fund sells to property developer who split proceeds on agreed % basis with landowners. To facilitate this the land will have to pre sale building approvals provided by local authority. The developer must then allocate a number of building places (to cover possible erosion losses) FOC to the trust fund. The trust fund then allocates building plots and money as aid when needed (possibly only 5 in first 20 years). In case of insufficient funds (for building) a housing assoc could be recruited to assist. To increase viability and economics it should

be agreeable for developer to 'trade' non required fund plots for others on other sites but additional pay to fund monies to account for inflation (after all this is a period of 100 years). The fund trustees could be GYBC, parish council plus at least 3 representatives from the 'at threat' community. OR Much quicker and cheaper and being done elsewhere – use profits from land sale to build a rock berm which at current deflated prices, costs and overheads has got to be a lot cheaper! QED

The only economic option is to defend the coastline. If central government are unwilling to do this they should pay full pre blight market value on lost homes. Please highlight this in your report.

1) Everyone living in a vulnerable area should pay a levy on their council tax to finance coastal protection. 2) All offshore dredging for sand and gravel should be stopped (sorry if that would upset big business). 3) When the so called experts who predict all this doom and gloom are proved wrong in the fullness of time the insurance monies should be used to fund a folly in their memory.

I don't think a one size fits all solution is possible/affordable. The shoreline management plan is a macro strategy and needs a sense of micro plans at local levels with a range of options available to suit different circumstances. It is impossible to have a long range projection for this, it needs to be in sensible 'bites' e.g. 3-5 5-10 10-20 etc with a portfolio of options for each period, which then allow funding options to be modelled.

Provide access to an insurance scheme that the owners could adapt to meet their own needs. Financial help in any form should be restricted on a non profit basis to those identified as in special need financial or otherwise (age etc).

Although there has been no erosion in our immediate location would it not be better to preserve the coastline rather than try to buy up and re-home houses at risk.

With rising sea levels and unpredictable weather patterns forecast to occur, it does not bode well for our unprotected part of the coast. It's a myth that in certain tidal and storm conditions sand and clay will hold the sea back 'IT WILL NOT'. Go to Happisburgh and witness for yourselves the damage that has been done by wind and tide to their shoreline. Belatedly, a berm has been installed after many houses have been lost and many more are in danger. Worse still, at Sea Palling, a real tragedy here as not only houses but lives were lost. Once again, after it happened, sea defences were built. I also remember, only a few years ago, bungalows at Hemsby toppled on to the beach because of unexpected tidal surge. The road down to the beach past the California Tavern was cut in half in a sudden storm. Just after that scare a berm was built (notice, its always after the event we act). Answer me this, if it was deemed sensible and necessary to built a berm at California why not at Scratby? Common sense tells us the only cast iron solution to this pressing problem is an extension to the California berm as stated in my previous report.

Put in coastal defences.

All of the options that have been put forward are for when the coastal erosion effects Scratby. Does this mean that nothing will be done to stop the coastal erosion? Surely it would be less expensive and much better to stop the coastal erosion and let all of the people in Scratby keep their homes.

In the twenty two years that we have lived in Scratby we have never seen the sea crash against the cliffs along the Promenade and Esplanade. The only time we have seen erosion in these areas is after several days of heavy rainfall because the cliff face is very soft and we think it is the rain and the winds that are causing the cliffs in this area to be washed away. Depositing our garden waste sensibly over the cliff edge had stopped this from occurring and the cliffs have actually grown in size since this was put into practice. It is neighbours that are new to the area and object to this practise that are putting their own homes and the neighbouring houses at risk. If all residents were instructed to let this depositing of garden waste over the cliffs continue the risk of coastal erosion would not be as serious. The placement of large boulders in front of the cliffs combined with tipping of garden waste would help to halt the coastal erosion at Scratby for generations to come. Stopping coastal erosion should be funded by Central Government. The population of Norfolk is growing while the area of Norfolk is shrinking. It is the politicians in Central Government who are letting so many people from the EU settle in Norfolk. (Please see the enclosed article from a national newspaper about the surge

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of eastern European immigrants coming to Norfolk). In some areas of Norfolk migrant numbers rose by 23% in the last year.

We find it difficult to complete this questionnaire since:

- 1) No knowledge of the SMP2 plan
- 2) Only recently aware of the excellent past work done by Scratby Coastal Pathfinder Project e.g. Culminating the existing rock defences at Scratby and California
- 3) Although we have been a caravan owner at California Cliffs Holiday Park for 10 years plus, hence know the area well, we have only purchased our house at California in the last two months.

Of the 5 options, I feel that option 1 is best. If not funded by Central Government, then it should be funded by local Government with funding input from owners. I feel that the shore rock defences should be extended towards Hemsby and Gt Yarmouth to prevent Scratby and California from becoming an island! Whilst sea levels will rise, I feel that cliff erosion at Scratby and California could be a greater problem. Has any consideration been given to the advantages of planting marram grass and plants on the cliff faces?

The Central Government's responsibility must be protection of the coastline spending money as it thinks appropriate on various coastline solutions. Should any coastline property be lost or damaged by coastal erosion the government has to take responsibility and compensate those who lose property resulting from coastal erosion. The Central Government should have a fund for properties lost/damaged to coastal erosion. The same applies to those properties lost/damaged by flooding from rivers/lakes/dams/reservoirs.

I was born in Scratby as was my father and his father before him. In all that time dating back to before the beginning of the 20th century I can categorically state there has been no erosion of the cliffs at Scratby whatsoever. In fact the dunes at the base of the cliff are now higher than at any time. However, should the prediction of sea level rise take place, the cliffs may one day be attacked by the sea again, but as this such a slow process it would take many decades before any noticeable erosion would take place. So I see this survey as being very premature and as such a total waste of time and money at this point in time. Although I don't believe there will be any erosion for many years to come I also feel that people who decide to buy a property and live close to a cliff, a cliff that was created by erosion sometime in the past, should have had enough common sense to realise the position they might find themselves in, and should therefore be prepared to accept the consequences, and not expect the rest of the population to put their hand in their pockets to bail them out.

10. ADMINISTRATIVE INFORMATION

10.1 Overview

Finally, the questionnaire included three questions about the respondents. This provides information that allows the representativeness of the sample to be assessed and compared with the results from the NRCC questionnaire.

10.2 Question 23: Are you...?

Question 23 asked people to assign themselves to one or more of the following categories:

- resident of Scratby or California living in a property along the cliff top;
- resident of Scratby or California living in a property away from the cliff top;
- owner of a second home;
- owner of a holiday let;
- owner of a business in Scratby or California (with space for description of the business type);
- visitor hiring a holiday let, chalet or caravan;
- visitor staying with friends or family; and
- other (with space for comments/suggestions).

A total of 150 responses were received to this question. Figure 10.1 presents the results and shows that 54% (81) of responses were from residents of Scratby or California living away from the cliff top and 43% (65) from residents of California living in a property along the cliff-top. There were two responses each (1% each) from second home owners, owners of holiday lets, and owners of businesses in Scratby/California, plus 2 'others', these were:

- *we rent; and*
- *1 road back from clifftop.*

Others similarly commented that they were close to the cliff-top with responses such as:

- *resident of Scratby/California living in a property away from the cliff top but fairly near; and*
- *only behind it.*

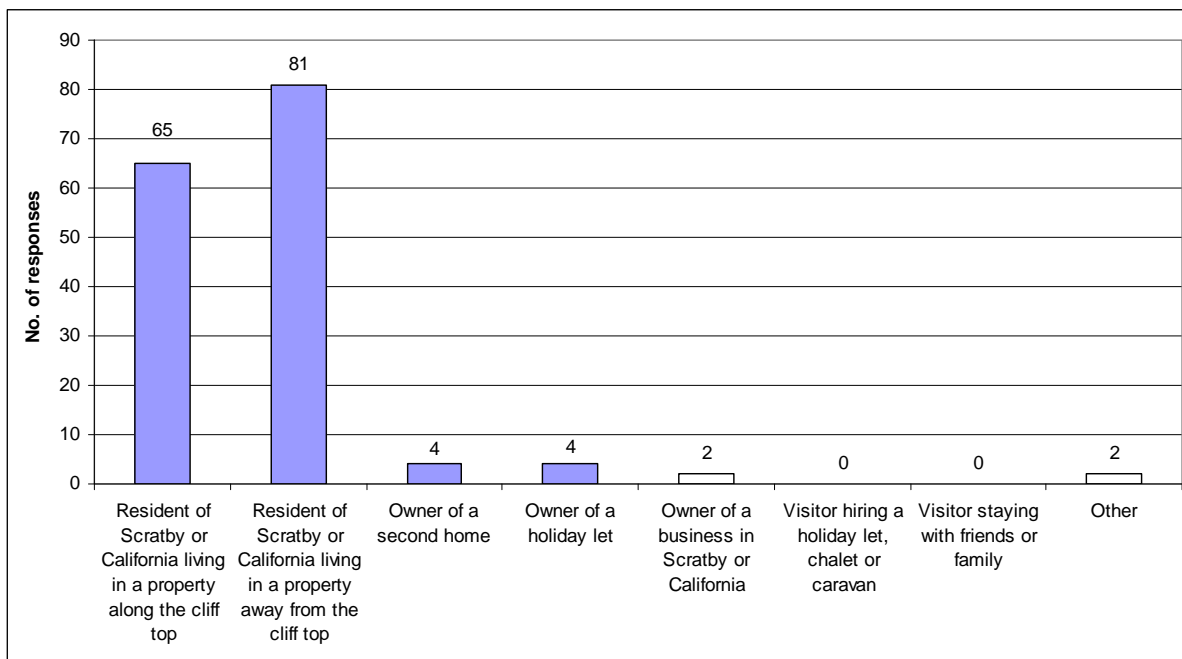


Figure 10.1: Responses to Question 23

10.3 Question 24: How long have you lived in, worked in or been visiting Scratby and California?

Respondents were asked to tick one of four boxes:

- less than one year;
- between one and five years;
- between six and ten years; or
- more than ten years.

The responses to Question 24 have been compared with responses to the earlier questionnaire circulated by NRCC. Figure 10.2 provides the comparison of results. The Figure shows that this (RPA) questionnaire received a higher response from those who had been living in Scratby and California for more than 10 years (71% for this questionnaire compared with 63% to the NRCC questionnaire). Responses to all other categories were consequently higher in the NRCC questionnaire. The overall weighted average in terms of years lived/worked/visiting Scratby and California is very similar though, at 8.3 years. Using the same approach gives an average from the NRCC report as 7.8 years.

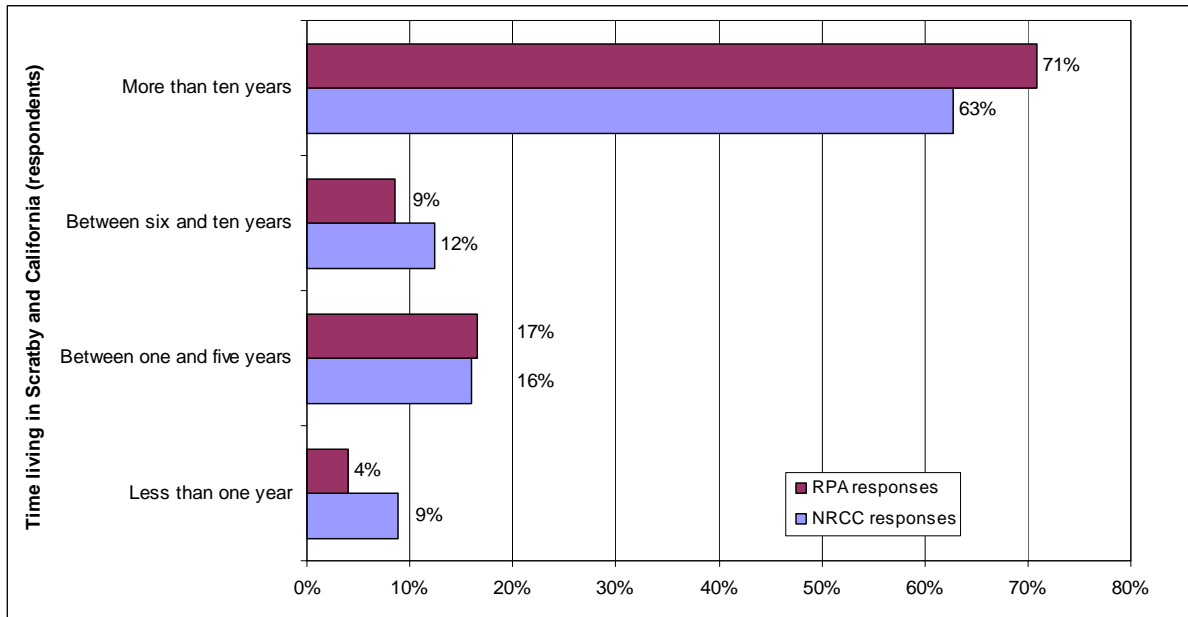


Figure 10.2: Comparison of Results to Question 22 with Results of NRCC Questionnaire

10.4 Question 25: How many people of each age category are there in your household?

The final question asked people to indicate how many people there were in each age category in their household:

- 0-15 years;
- 16-24 years;
- 25-44 years;
- 45-64 years; or
- 65+ years.

Responses to Question 25 also allow a comparison to be made using the breakdown of respondents to this questionnaire and the results from the NRCC questionnaire. Figure 10.3 presents this comparison. The Figure shows that this (RPA) questionnaire received more responses from the 45-64 and 65+ age groups than the NRCC questionnaire. The difference is greater for the 45-64 age group, with 39% being in this age group for the RPA questionnaire and 34% for the NRCC questionnaire. The difference is 2% for the 65+ age group (42% in RPA questionnaire and 40% to NRCC questionnaire). The RPA responses are consequently lower for the younger age groups.

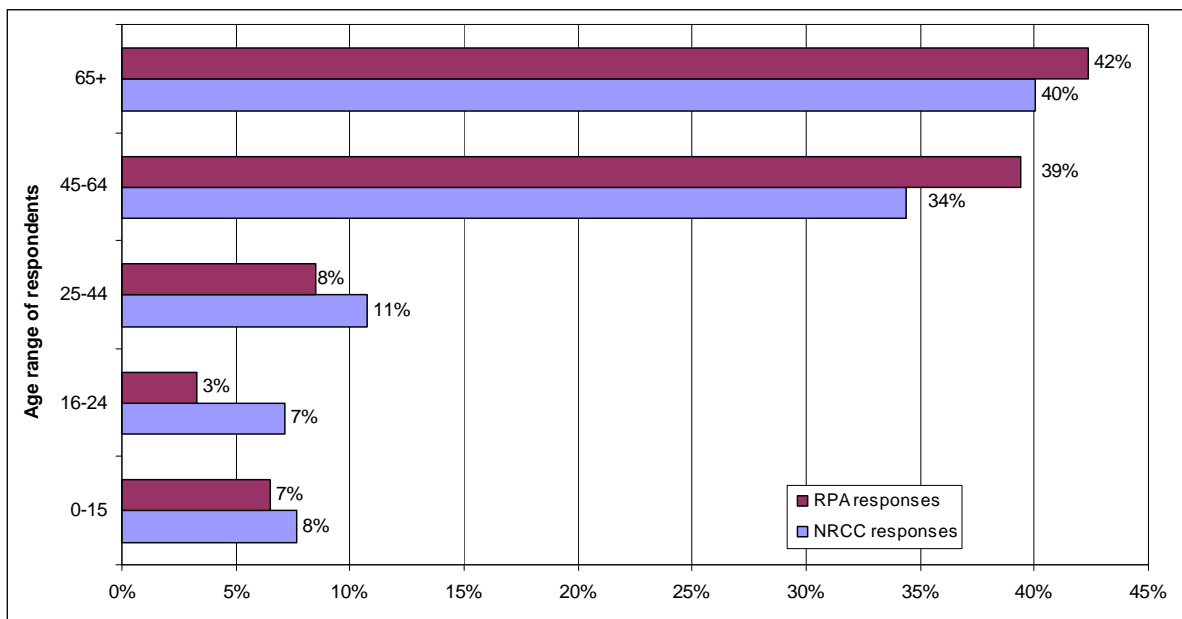


Figure 10.3: Comparison of Responses to Question with NRCC Questionnaire

10.5 Other Comments

Space was provided for people to add any further comments that they would like to make. Box 10.1 provides the additional comments made.

Box 10.1: Other Comments

The SCEG, over the last five years, have worked extremely hard for Scratby to achieve the position it is in today. The committee members are all volunteers, and from the information that Pathfinder has been circulating I feel that it has undermined the work and time they have devoted to the area. People in Scratby have been kept up to date with what has been going on by meetings and newsletters.

The 35 year+ established DIY sea defence practiced by residents near the Scratby cliffs of depositing garden cuttings onto the clay cliff faces to encourage vegetation coverage which stabilises them and prevents weather and sea erosion should be encouraged because this area is (NAI) no active intervention in SMP 3B with no sea defences allowed for the next 100 years.

It seems to me that this is the real reason for this survey - how to make landlords/councillors very rich - nothing about helping Scratby people or about trying to protect Scratby coastline. It shows it is a waste of money and nothing to do with giving power to the people - just making a few rich people richer - no change there then!

Have lived in Caister/Scratby all my life (last 30 in Scratby) and have not noticed any discernable worrying erosion. It is time the Governments (local and national) realised that nature will evolve as it seems fit and the most sensible manner in which to carry on is to live side by side instead of throwing away tens of millions of pounds trying to beat the problem and use it instead to rehouse people in safer areas.

Questions are rubbish. Rock berm is the most logical solution to the problem. People do not want to move - just have their homes protected and government should fund this.

We think this is a complete waste of time and effort and cost. As money used for this survey could have been used to continue sea defences along California and Scratby making this survey completely trivial.

I must stress that extending the rock berm should be the number one choice.

Perhaps the lottery fund could help save our homes along the Norfolk coast.

Maintain the rocks already down that we fought for years ago.

In the results paper from your last questionnaire {this refers to the questionnaire and report prepared by the Norfolk RCC}, I was mortified to see a picture of my home under the heading of substandard housing. I consider this an invasion of my privacy and very insulting.

At the moment we are trying to sell our property to move near our daughter in Bradwell. And all this is not helping. You are making it impossible for us. And the price keeps going down.

We have been coming to California and Scratby for 52 years. 5 lived in + 47 years = 52 years.

Extend the rock berm, we have all seen what the benefit of this has been over the last few years!

We have resided in Scratby for 31 years and as far as we can see no change has taken place.

A proper pathway down to beach between the Esplanade and Promenade as 90% of people in Scratby are S/citizens and don't get benefit of the beach.

When I purchased my property 16 years ago I was on the 100 year line. I don't know if this has changed. I have no reason to believe this has changed.

Waste of money and time. Money on survey should be spent on better things.

Is there too much money being spent on this survey which could have been better used in some form of defence/compensation from erosion? The more publicity regarding the FUTURE problem of erosion is surely affecting house prices and the ability to get insurance? The question is there really an IMMEDIATE risk of property being lost to erosion as all the hype seems to suggest? ARE WE ALL GOING TO END UP IN THE SEA?

This survey is a waste of time and money. Money spent on producing these questionnaires could have been spent on improving the sea defences.

This is not a very good survey - far too complicated and quite difficult to understand. I also find it difficult to relate the financial statements - what do costs "high to very high" means? (000's?, 00,000's? 000,000's or what?).

In order that the comments given below may be considered to be intended to be helpful and reasonably civic minded, I must repeat some of the comments made in my response to the previous questionnaire. Predominantly among those were that I have an inbuilt dislike of "tick box" type of questionnaires; at best they do not give as much free rein to community feelings and aspirations as possible and, at worst, (to those of us who are sceptical of the raison d'être for the generation of the project), could be constructed in such a manner as to produce a pre-determined response.

I note from number 65 of the Residents response section of the document The Scratby Coastal Pathfinder Executive Summary recently published by Norfolk RCC, that at least one person other than myself has doubts as the effective use of public money in conducting this and, presumably, other such projects.

Having been less than helpful in the above two paragraphs, I will set out below some of my reasons for not completing the subject questionnaire:

- 1) I fail to understand why Options 1 through 4 require to be further researched as the responses from the initial questionnaire provided the answer (see paragraph 6.6 page 16 of the document The Scratby Coastal Pathfinder Executive Summary recently published by Norfolk RCC).*
- 2) The repetitive nature of the questions relating to willingness to financially commit to funding various Options is so daunting that I doubt mine will be the only lack of helpful response.*

Detailed Analysis of Questionnaire Responses

- 3) *Do your analysts really believe that a predominantly middle and retiring age population would be prepared to financially commit themselves and presumably, their heirs and successors, to provide funding for an unknown number of potential property owners at risk, for up to 100 years !!!!*
- 4) *In the context of 3 above, what organization would be responsible for the investment and disposal of any such money collected for the purposes of compensation for loss of property? Would, at the end of the 100 year period, any surplus be handed back? You may consider these points puerile but recent disclosures of expenses scandals involving public servants have let many of the community to doubt the wisdom of providing finance for spurious schemes.*
- 5) *Nowhere have I seen a quantitative statement regarding the number and type of properties which are reputed to be at risk for between 10 and 100 years hence. Such a statement might have produced a more positive response from the community and would enable a better informed personal evaluation of the real risk to be assessed.*

We have lived in Scratby for 28 years and the worst thing about living here is that outsiders don't seem to think we are worth looking after. Houses on the cliffs are often neglected and run down and that gives a poor impression to outsiders who see us as an inferior holiday resort. There is a lot to like about Scratby and it would be good it perhaps we could be smartened up with the aid of some lottery money.

The UK is a small island and land is at a premium. We should be conserving land and homes, not giving it up to the sea. If the Dutch can not only protect their land but reclaim it, why are we doing the opposite?

As prevention is better than cure a rock berm is the answer. The problem seems to have escalated due to speculation. Other coast lines have sea defences, did they have to fill in questionnaires? I have filled in one questionnaire and these options divide the community. This method of questionnaires is setting a precedent for future crisis. People will be divided and that weakens their resolve to help themselves. A rock berm would help everyone. People already pay into the community adding to the wealth of this area. Surely we don't want any more people having to go on the social burden of this country.

The answer is, if you buy a property along this coast line with sea views close to the cliff edge and what with coastal erosion and climate change all the time, there is not a lot you can do (you will not beat nature).

It seems to me that there is a lot of money being spent on doing these questionnaires, to what end? I would like to know the cost, including wages. Some of this money could go towards the cost of putting sea defences up.

Please notice I have not completed the adaptation questionnaire simply because it is totally irrelevant to this particular problem and will only cause stress and confusion to the local population.

Consider this set up as a total waste of time and money.

Don't wish to sounds unsympathetic to households but I just cannot see the risks in this area and would hate to see the public money wasted!

I have not seen any large amount of cliff falling in these years.

Opinions seem to be amongst the local people of resentment to the incomers coming in and stirring up a benign situation into a for and against action polarising the village. The feeling is that the incomers and new arrivals are running the show, and that the views of the truly local residents of some years standing indeed going back generations are not being listened to with their vast knowledge of the conditions of tide, and shifting sands etc.

Nothing was mentioned about coastal erosion when we first bought a home here which we intended to be left to our grandchildren for their further education, what happens now!

Money spent on these questionnaires is a waste. Erosion will always take place. People buying property near cliffs know the risks. We would not agree to subsidise any payments. We do feel that the Broads as they are need protecting, and must not be flooded by the sea.

The money allocated by the government to fund this and other surveys should be used in more constructive and material way. i.e. protect more of the cliffs.

Stop wasting time, money and effort with stupid questionnaires such as this and get in and put a rock berm in to protect our homes and futures in this lovely area.

We wish to see results of these questionnaires. Having invested 26 years of our lives in this village we don't want our quality of life to be eroded like our coastline. Whatever is decided will involve finance. We feel the most economically controlled option would be a berm on a fixed price contract. All other options have too many variables to control financial costings.

I don't feel I know enough about this subject to comment. I haven't considered the risk to price of neighbouring properties. Thank you

Newspaper article attached - entitled: "Rural towns see huge influx of immigrants".

I chose to live in my property many years ago and have never expected or would expect to be rehomed or compensated if my property fell victim to the elements. Many of the newer residents in Scratby/California sold property in other parts of the country at much higher prices than they paid for the property they moved to in this area. Do they expect to be compensated? I should hope not! For many years we have been told of the possible effects of global warming/rise in sea levels etc. This should have been taken into consideration when moving to a coastal area, along with other information produced when searches and surveys are undertaken prior to purchase of a property. The fact is that many people do not have these searches completed and assume that because the sea looks blue and the sun shines in summer it is like that all year – they are not ready for a NE gale with a North sea surge tide which can be very frightening. Local and/or government money should not be used for compensation and anybody considering moving to the coastal area should acquaint themselves with the facts about possible erosion and effects of the SMP before making their decision – they don't have to come and live here!

Please, please, please DO NOT extend the current rock berm at California.

