

Dear Resident,

Wells-Next-The-Sea – Housing Need Assessment

Broadland Housing Association is providing Development Services to Homes for Wells, to progress proposals to develop land on Two Furlong Hill that's been allocated in Wells-next-the-Sea's Neighbourhood Plan for affordable housing.

Homes for Wells has commissioned Broadland Housing Association to undertake a housing need assessment, to identify the local housing need in Wells and adjoining parishes of Holkham, Wighton and Warham.

Housing need in rural areas can often be hidden and not necessarily apparent to statutory authorities or the wider community. An individual or household is in housing need, when they require separate or alternative accommodation and are unable to rent or buy housing generally available on the open market.

Property tenures being considered for the proposed development include:

- Social rent - low-cost, government-subsidised housing provided by housing associations to people on low incomes.
- Shared ownership - allowing a household to buy a share in a home and pay rent on the portion retained by the housing association.
- Rent to Buy - where a household pays an affordable rent and uses the saving from open market, to save for a deposit to purchase the property as shared ownership.

Homes for Wells is a community land trust and who's involvement restricts new affordable homes to remain affordable in perpetuity. Right-to-Buy doesn't apply, and shared owners would only be able to purchase up to 80% equity shares.

Whether you consider yourself to be in housing need or not, the information you provide is important as it will help give a wider understanding of the local housing market. Information you provide will be treated as strictly private and confidential and only used for the purposes of this assessment.

All households are asked to complete Part 1 of the assessment and those who consider they have a housing need are also asked to complete Part 2. The assessment can either be completed online, by following the link below, or by returning a hard copy using the pre-paid envelope provided. We politely request completed forms are returned by 24th April 2026.

If there is more than one person or group of people living within your current household potentially needing separate accommodation, then they should complete a separate assessment form. Friends and family currently living outside the parish who can demonstrate a strong local connection may also complete the assessment.

Yours faithfully,

Adam Ballard

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WELLS-NEXT-THE-SEA - HOUSING NEED ASSESSMENT

Part 1: About You and Your Household

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

- | | | | |
|-----------------------------------------|--------------------------|-----------------------------------------|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> |
| Flat / maisonette / apartment / bed-sit | <input type="checkbox"/> | Caravan / mobile home / temp. structure | <input type="checkbox"/> |
| Sheltered / retirement housing | <input type="checkbox"/> | Other (specify) _____ | |

2. **What is the tenure of your home:** (Tick one box only ✓)

- | | |
|----------------------------------------------|--------------------------|
| Owned outright by a household member(s) | <input type="checkbox"/> |
| Owned with mortgage by a household member(s) | <input type="checkbox"/> |
| Shared ownership (part owned / part rented) | <input type="checkbox"/> |
| Rented from a Housing Association | <input type="checkbox"/> |
| Rented from a private landlord | <input type="checkbox"/> |
| Renting from relative / friend | <input type="checkbox"/> |
| Tied to job | <input type="checkbox"/> |
| Other (specify) _____ | |

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

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

4. **How many years have you and your household lived in this parish?** []

5. **How many people live in this house?** []

6. **Please complete the table to show the age and gender of all those living in this property at present?** If there is more than one household living in this property, please indicate whether each person is part of the main household or 2nd household etc...

By household we mean a single person/group of people who have the address as their only/main residence and who either share one meal a day or share the living/sitting room

	Age	Gender	Household	1 st / 2 nd
You				
Other person 1				
Other person 2				
Other person 3				
Other person 4				

7. **Do you / your household need to move to alternate accommodation?** Yes No

(if you answered Yes to question 7 and you are looking to remain in Wells-next-the-Sea please complete Part 2 of this questionnaire which collects information on your housing needs)

Part 2: Your Housing Needs

8. What is your main reason for needing to move? (Tick one box only ✓)

- | | | | |
|-------------------------------------------|--------------------------|----------------------------------|--------------------------|
| Need larger accommodation | <input type="checkbox"/> | Need to avoid harassment | <input type="checkbox"/> |
| Need smaller accommodation | <input type="checkbox"/> | Need secure accommodation | <input type="checkbox"/> |
| Need to set-up independent accommodation | <input type="checkbox"/> | Need to change tenure | <input type="checkbox"/> |
| Need physically adapted accommodation | <input type="checkbox"/> | Need cheaper home | <input type="checkbox"/> |
| Need to move on medical / welfare grounds | <input type="checkbox"/> | Change in personal circumstances | <input type="checkbox"/> |
| Need to be closer to a carer or dependent | <input type="checkbox"/> | | |
| Other (specify) _____ | | | |

9. What type of accommodation do you require? (Tick one box only ✓)

- | | | | |
|--------------------------------|--------------------------|-----------------------|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> |
| Sheltered / retirement housing | <input type="checkbox"/> | Other (specify) _____ | <input type="checkbox"/> |

10. What is the minimum number of bedrooms you require? (Tick one box only ✓)

- | | | | |
|----------------|--------------------------|-----------------------|--------------------------|
| One bedroom | <input type="checkbox"/> | Two bedrooms | <input type="checkbox"/> |
| Three bedrooms | <input type="checkbox"/> | Four or more bedrooms | <input type="checkbox"/> |

11. Which tenure can you afford? (Tick one box only ✓)

- | | | | |
|------------------------------------|--------------------------|------------------|--------------------------|
| Renting from a Housing Association | <input type="checkbox"/> | Shared Ownership | <input type="checkbox"/> |
| Right to Buy | <input type="checkbox"/> | | |

12. Could you please indicate the total take-home income (i.e. after deductions), of everyone responsible for the cost of housing (rent or mortgage)? (Tick one box only ✓)

- | Weekly Income | or | Monthly Income | |
|----------------|----|--------------------|--------------------------|
| Less than £95 | | Less than £420 | <input type="checkbox"/> |
| £95 - £192.99 | | £420 - £834.99 | <input type="checkbox"/> |
| £193 - £288.99 | | £835 - £1,249.99 | <input type="checkbox"/> |
| £289 - £384.99 | | £1,250 - £1,665.99 | <input type="checkbox"/> |
| £385 - £576.99 | | £1,666 - £2,499.99 | <input type="checkbox"/> |
| £577 - £769.99 | | £2,500 - £3,329.99 | <input type="checkbox"/> |
| £770 + | | £3,300 + | <input type="checkbox"/> |

13. Do you work in any of the following employment sectors?

- | | | | |
|--------------------------------------|--------------------------|-------------------------------|--------------------------|
| Care home or carer | <input type="checkbox"/> | Harbour staff | <input type="checkbox"/> |
| Catering / hospitality | <input type="checkbox"/> | Health related role | <input type="checkbox"/> |
| Essential utility service provider | <input type="checkbox"/> | Police | <input type="checkbox"/> |
| Firefighter | <input type="checkbox"/> | Postal worker | <input type="checkbox"/> |
| Fishing industry | <input type="checkbox"/> | Religious staff | <input type="checkbox"/> |
| Flood / coast watch | <input type="checkbox"/> | RNLI / Coastguard / Lifeguard | <input type="checkbox"/> |
| Food production / retail food outlet | <input type="checkbox"/> | School or nursery | <input type="checkbox"/> |
| Funeral Director | <input type="checkbox"/> | | |

Are you registered with North Norfolk District Council's Your Choice Your Home? Yes No

Thank you for taking the time to complete this questionnaire.