



What type of property can I be considered for?

As a general guide, these are the types of properties you can be considered for.

	Type of Property	Household composition	
Flats / Bedsits	Studio flat/bedsit	Single person	
	One bedroom flat	Single person or couple – including those with access to a child.	
	Two bedroom flat on the ground floor	Single person, couple, two adults, a person who has access to one or more children or family who need two bedrooms.	
	Two bedroom block flat or multi story flat above the ground floor	Single person, couple, two adults, a person who has access to one or more children or family who need two bedrooms and the youngest child is at least 12 years.	
	Two bedroom cottage flat above the ground floor	Single person, couple, two adults, a person who has access to one or more children or family who need two bedrooms.	
Bungalow	One bedroom bungalow	Single person or couple. At least one of the occupants must be over the age of 60 years. Under age applicants with a 'bungalow' medical award can be considered in exceptional circumstances. Age criteria can be reduced to 55 if no demand from over 60's.	
	Two bedroom bungalow	At least one of the occupants must be over the age of 60 years and the size and nature of the household means that two bedrooms are required. Under age applicants with a 'bungalow' medical award can be considered in exceptional circumstances. Also, if there are no applicants in group A or with 20 points or more needing 2 bedrooms, the property can be let to a single person or couple in urgent need (A or 20 points+).	
Sheltered	Bed-sit Flat	Single person over the age of 60 years.	Age criteria can be reduced if no demand, provided that an assessment of needs show that the applicant would benefit from sheltered.
	One bedroom flat or bungalow	Single person or couple. At least one of the occupants must be over the age of 60 years.	
	Two bedroom bungalow	At least one of the occupants must be over the age of 60 years and the size and nature of the household means that two bedrooms are required.	
	Two bedroom flat	At least one of the occupants must be over the age of 60 years and all occupants over the age of 50 years. The size and nature of the household means that two bedrooms are required.	
Houses	Two bedroom house	Families who need two bedroom accommodation	
	Three bedroom	Families who need two/three bedroom accommodation	
	Three bed parlour	Families who need three or four bedroom accommodation. If the property is suitable for adaptations, it may be offered to a household that would benefit from the adaptations.	
	Four bed plus	Families who need at least the number of bedrooms in the house	Not necessarily offered to the highest on the list. For 4 bed+ houses the size of household and current accommodation. should be taken into account. For adapted – the household with the greatest need for the adaptation taking into account existing accommodation.
Purpose built or adapted property	A member of the household must need the adaptations.		

DWP Guidelines and Wigan Council's Allocation Policy: A separate bedroom is allocated to:

- Every adult couple
- Any other adult aged 16 or over
- Any two children regardless of gender aged under 10
- Any two children of the same gender aged up to 15 any other child