

Property Weekly



Thursday 19-Sep-2019

Weekly list of homes available from Wigan Council

You have six days to bid for a property from 9.00am Thursday to 5.30pm Tuesday.

You can bid at any time during this period through the **website** (www.wigan.gov.uk) or you can call at the Life Centres – see details below.

Please note that the text bidding service is not available at the moment.

Some of our properties are advertised whilst they are still occupied. Please be respectful of the people living in the properties and do not approach them or enter the garden/property.

Housing Advice

Leigh Life Centre
Turnpike Centre
Civic Square
Leigh
WN7 1EB

Housing Advice

Wigan Life Centre
The Wiend
Wigan
WN1 1NH

email: houreg@wigan.gov.uk

website: www.wigan.gov.uk

Increased demand for Council Housing

We have seen a substantial increase in demand for all Council properties and would like to make customers aware of this so we can better manage expectations.

We now have just over 8,500 customers on the Housing Register, with approximately 4500 customers bidding for properties on a regular basis. Around 1600 properties become vacant each year, which equates to just 7.5% of Council stock. The average number of bids received for each property is 178 and waiting times have substantially increased, even for those in urgent housing need.

We ask that you consider alternative housing options if these are available to you, which may include;

- Renting a private property**
- Renting a Housing Association property**
- Home ownership/affordable home ownership**
- A mutual exchange if you are a secure tenant**

Visit what are my housing options on our website for further information.

***Figures quoted correct as at 30.08.19**

Affordable Home Ownership in Wigan Borough

Wigan Council's Affordable Homes Scheme is now available on a number of new housing developments across the borough. Properties are available to purchase either through an interest free equity loan or at a discounted price depending on the development. You will need to secure a mortgage from a lender, and a minimum 5% deposit is required on properties.

There are various property types and sizes available with the current schemes available detailed below:

Cat l' Th' Window, Standish (Wainhomes)

2 bedroom houses & apartments

Affordable prices starting from £108,465 (with 30% equity loan)

Churchfields, Standish (Morris Homes)

3 bedroom houses

Affordable prices starting from £122,325 (with 30% equity loan)

The Fairways, Standish (Persimmon)

2 bedroom houses

Affordable prices starting from £97,997 (with 30% equity loan)

Heathfields, Lowton (Wainhomes)

2 bedroom houses & apartments

Affordable prices starting from £73,465 (with 30% equity loan)

Persimmon Gardens, Hindley Green (Persimmon)

2 bedroom & 3 bedroom houses

Affordable prices starting from £86,797 (30% equity loan)

Pocket Green, Lowton (Bellway)

2 bedroom & 3 bedroom houses

Affordable prices starting from £99,750 (with 30% equity loan)

For further details please visit www.wigan.gov.uk/affordablehomeownership

There are several other schemes and options currently available in the borough, including shared ownership. Current schemes available include:

Bridgwater View, Tyldesley – Torus Homes

2 & 3 bedroom houses available through shared ownership with prices starting from £69,997

www.torushomes.co.uk/developments

Lowton Heath, Lowton – Torus Homes

2 & 3 bedroom houses, 2 bedroom flats available through shared ownership with prices starting from £44,000

www.torushomes.co.uk/developments

Pennington Wharf, Leigh – Torus Homes

3 bedroom houses available through shared ownership with prices starting from £75,250

www.torushomes.co.uk/developments

Rothwells Farm, Golborne – Heylo

2 bedroom bungalows available through shared ownership with prices starting from £68,495

www.homereach.org.uk

There are also other buying options through the Government's Help to Buy scheme. For further details please visit www.helptobuynw.org.uk/

Great Places New Build Properties

Poplar Avenue, Worsley Hall

We are pleased to announce an exciting new development at Poplar Avenue, Worsley Hall. The development is due for completion in November 2019. The development consists 30 Properties scheduled to be ready at staggered times, this week we have the following properties available;

- 2 x 2 Bed House's
- 4 x 3 Bed House's

The properties are situated in a highly sought-after area, with designated parking space outside house, shower over bath, with rear gardens, pets are allowed at Great Places discretion. They are very close to schools, local shops and bus stops with good transport links.

Applicants must meet the local lettings policy applied to this development, which includes a local connection to the Wigan borough. Other criteria include but are not limited to, applicants in housing need, age and/or household type restrictions are in place. Preference will go to families who fully occupy these properties.

All offers are subject to a financial assessment to ensure that any property offered is affordable.

Bidding closes on Tuesday 24th September 2019, at 17:30. If you're interested, place your bid today!

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
52444	2 x 2 Bed Houses	Plot 1 Poplar Avenue, Wigan, Worsley Hall, WN5 9NU	Worsley Hall	Parking Space	Rear	Gas Central Heating	Preference families with children Maximum 4 - person household	412.92
52446	4 x 3 Bed Houses	Plot 2 Poplar Avenue, Wigan, Worsley Hall, WN5 9NU	Worsley Hall	Parking Space	Rear	Gas Central Heating	Preference families with children Maximum 4 - person household	469.65

Needs Based Properties	Offered to applicants with the highest group and/or points
Time Based Properties	Preference given to Wigan Council tenants with the earliest registration date

Three Bedroom Houses

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
52451	48 Durham Street, Whelley, Wigan, WN1 3QY	Whelley	Jigsaw	473.72	Need	Preference families with children Downstairs shower room Maximum 5-person household *This property is managed by Jigsaw Homes
52395	1 Gaskell Street, Wigan, WN1 3LS	Scholes Platt Lane		341.08	Need	Preference families with children
52427	19 Exeter Road, Hindley, Wigan, WN2 3QW	Chapelfields		318.50	Need	Preference families with children Shower Polyfloor/Tiled
51774	17 Whitley Crescent, Abram, Wigan, WN2 5RS	Kingsdown Road		342.77	Need	Preference families with children
52239	13 Smithwood Avenue, Hindley, Wigan, WN2 4DL	Castle Hill		336.66	Need	Preference families with children
52226	23 Clarence Street, Ashton-In-Makerfield, Wigan, WN4 9UB	Wentworth		366.69	Need	Preference families with children
52446	Plot 2 Poplar Avenue, Wigan, Worsley Hall, WN5 9NU	Worsley Hall	Great Places	469.65	Need	Preference families with children, who fully occupy this property Maximum 4 - person household Shower over Bath *This property is managed by Great Places
52445	191 Devonshire Road, Atherton, Manchester, M46 9GA	Car Bank North		346.19	Need	Preference families with children

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Two Bedroom Houses

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
52444	Plot 1 Poplar Avenue, Wigan, Worsley Hall, WN5 9NU	Worsley Hall	Great Places	412.92	Need	Preference families with children, who fully occupy this property Maximum 4 - person household Shower over Bath *This property is managed by Great Places
52401	52 Sandringham Drive, Leigh, WN7 2YN	Higher Folds North		323.83	Need	Preference families with children
52272	53 Samuel Street, Atherton, Manchester, M46 9AY	Hindsford		326.52	Need	Preference families with children

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Two Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
52414	2a Woodvale Avenue, Atherton, Manchester, M46 9GD	Car Bank North		1st	309.79	Need	None
52431	9 Devonshire Road, Atherton, Manchester, M46 9WE	Formby Ave East		Ground	308.06	Need	Over 30's Shower Polyfloor/Tiled

One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
52441	16 Brook House, Warrington Lane, Wigan, WN1 3RP	Scholes Multi Storey		Second	276.16 + 64.74*	Need	Over 40's - no children under 12 years No cats and dogs allowed *Service charge
50671	4 Scholes, Wigan, WN1 3QJ	Scholes General		Ground	274.52	Need	No cats and dogs allowed
52442	39 George Street, Hindley, Wigan, WN2 3PX	Chapelfields		Ground	283.70	Need	None
52428	34 Silverdale Avenue, Ince, Wigan, WN2 2NS	Busy Bee/Petticoat Lane		Ground	281.54	Need	None
52400	80a Richmond Drive, Leigh, WN7 2XW	Higher Folds North		1st	275.69	Need	None
52271	7 Thompson House, Rosedale Avenue, Atherton, Manchester, M46 0DZ	Atherton Town Centre		1st	275.90	Need	No cats and dogs allowed
52413	127b Bag Lane, Atherton, Manchester, M46 0JY	Car Bank South		2nd	273.56	Time	No cats and dogs allowed
52415	61 Samuel Street, Atherton, Manchester, M46 9AY	Hindsford		Ground	273.52	Need	Over 30's No cats and dogs allowed Shower Polyfloor/Tiled

One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
51991	20 Hardybutts, Wigan, WN1 3RY	Scholes Cambridge		280.63	Need	Over 55's - preference 60+ or recognised need Shower Polyfloor/Tiled
52443	7 Silverdale Road, Hindley, Wigan, WN2 4LF	The Hollins		299.48	Need	Over 55's - Preference 60+ or recognised need Shower Polyfloor/Tiled
52126	1 Nostell Road, Ashton-In-Makerfield, Wigan, WN4 9XD	Wentworth		286.61	Time	Over 60's - property type required due to disability Shower Polyfloor/Tiled Ramp access to both front and rear of property
52409	94a Montrose Avenue, Norley Hall, Wigan, WN5 9XN	Norley Hall East		277.72	Need	Over 55's - preference 60+ or recognised need

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Sheltered Accommodation (IHM – Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Monthly Rent	List Type	Criteria & Special Features
47063	2 Longshoot Close, Scholes, Wigan, WN1 3NG	Scholes Lower Longshoot	Riverside	1 Bed Bungalow	388.35	Need	Over 55's Maximum occupancy is 2. *This property is managed by Riverside Housing
52257	45 Manor Court, Golborne, Warrington, WA3 3JF	Derby Road		1 Bed Ground Floor Flat	280.84 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
47460	3 St Clements Court, Worsley Mesnes Drive, Wigan, WN3 5UF	Worsley Mesnes Drive	Anchor	Ground Floor Bedsit Flat	476.10	Need	Over 55's No Cats and dogs allowed *This property is managed by Anchor Housing
52169	35 Pagefield Close, Wigan, WN6 7EE	Pagefield		1 Bed Bungalow	286.78 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled

***Please note that if you are in receipt of Housing Benefit, you will still have a charge to pay each week. The charge will be determined by your own individual financial circumstances.**

What is Sheltered Accommodation?

Sheltered accommodation could suit you if you want to live within a scheme in your own home, with your own front door but with the company of other residents, should you want this. To give you peace of mind there is support in place that can be accessed 24/7 via a Scheme manager or a response service. We want sheltered accommodation to be a lively place for residents and the local community where our resident's skills are celebrated, and lives enriched to keep people living independently and well for longer. We have social events that you can access and there are no rules on when you come and go from the scheme.

IHM Charge – what does this cover?

To cover the cost of the communal areas and to ensure your security a management fee applies in sheltered accommodation schemes. The majority of our sheltered schemes have communal facilities and are therefore subject to the higher fee to pay (maximum £11.40 per week). However, you may be able to get assistance with this fee if you are entitled to housing benefit (maximum £2.01 per week). The fee you pay will depend on which scheme you choose to live in.