

Property Weekly



Thursday 8th November 2018

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

Mutual Exchange

If you are a customer who currently accesses the Mutual Exchange register with Wigan Council, we have some exciting news about a new service we are providing. Wigan Council has partnered with HomeSwapper to provide a new and exciting way to find people to exchange with.

As we have this new service we will no longer have a mutual exchange register, therefore you will need to visit www.homeswapper.co.uk and register for this service where you can continue your search for alternative accommodation. The service is free and gives you access to properties across the country.

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:

Astley Point (Salcaul)

1 and 2 bedroom apartments

Affordable prices starting from £94,500 (with 30% equity loan)

Bispham Gate, Billinge (Morris Homes)

2 & 3 bedroom houses

Affordable prices starting from £109,025 (with 30% equity loan)

Cat l'th Window, Standish (Wainhomes)

2 bedroom houses & apartments

Affordable prices starting from £83,995 (with 30% equity loan)

Garrett Manor, Mosley Common (Eccleston Homes)

2 and 3 bedroom houses

Affordable prices starting from £114,097 (with 30% equity loan)

St Johns Gardens, Tyldesley (Eccleston Homes)

2 & 3 bedroom houses

Affordable prices starting from £116,197 (with 30% equity loan)

The Pastures, Lowton (Persimmon)

3 bedroom houses

Affordable prices starting from £102,897 (with 30% equity loan)

Walmsley Park, Leigh (Persimmon)

2 bedroom houses

Affordable prices starting from £82,597 (with 30% equity loan)

Summerhill Park (Atherton)

3 bedroom houses

Affordable prices starting from £129,496 (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:

Barrowcroft Green, Standish – PlumLife

3 bedroom houses available through shared ownership with prices starting from £71,750 www.plumlife.co.uk

Bridgwater View, Tyldesley – Torus

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

www.torushomes.co.uk/developments

Pennington Wharf, Leigh – PlumLife

2 & 3 bedroom houses available through shared ownership with prices starting from £47,250 www.plumlife.co.uk

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

Jigsaw New Build Properties

Crompton Way, Lowton

We are pleased to advertise a new build development in the Lowton area, owned and managed by Jigsaw Housing Association. The development at Crompton Way will be available from January 2019, and will be comprised of:

- 4 x 2 bedroom houses
- 2 x 3 bedroom houses

The properties have rear gardens, parking facilities, gas central heating, and allow pets at Jigsaw's discretion.

Applicants must meet the local lettings policy applied to this development; this includes a local connection to the Wigan borough as a necessity. Other criteria may include applicants who are downsizing or severely overcrowded in a social sector property, applicants who are economically active, or applicants in housing need.

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

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50152	4 x Two bedroom houses	Crompton Way, Lowton, WA3 1FS	Lowton	Off Road	Rear	Gas	Preference families with children	417.00

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50153	2 x Three bedroom houses	Crompton Way, Lowton, WA3 1FS	Lowton	Off Road	Rear	Gas	Preference families with children	473.72

Torus Group New Build Properties

Phase 2, Little Lowes Meadow, Lowton

We are also pleased to advertise Phase 2 of the new build development at Little Lowes Meadow (Southmead) in the Lowton area, owned and managed by Torus Group Housing Association. The development at Little Lowes Meadow (Southmead) will be available from November 2018, and will be comprised of:

- 1 x 3 bedroom house
- 4 x 2 bedroom houses
- 2 x 1 bedroom apartments

Please note: Phase 1 of the development has already been advertised in June 2018, and will not be available for bidding. Phase 1 was comprised of:

- 2 x 3 bedroom houses
- 1 x 2 bedroom houses

Applicants must meet the local lettings policy applied to this development; this includes a local connection to the Wigan borough as a necessity. Other criteria may include applicants who are downsizing or severely overcrowded in a social sector property, applicants who are economically active, or applicants in housing need.

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

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50171	Ground Floor 1 bedroom apartment	53 Southmead, Lowton, WA3 2XE	Lowton	Off Road	Communal	Gas	Singles, Couples	380.34

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50172	First Floor 1 bedroom apartment	55 Southmead, Lowton, WA3 2XE	Lowton	Off Road	Communal	Gas	Single, Couples	380.34

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50155	1 x Three bedroom house	59 Southmead, Lowton, WA3 2XE	Lowton	Off Road	Rear	Gas	Preference families with children	491.05

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
50162	4 x 2 bedroom houses	Plot 2 Southmead, Lowton, WA3 2XE	Lowton	Off Road	Rear	Gas	Preference families with children	451.01

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
50113	7 Dovedale Crescent, Ashton-In-Makerfield, Wigan, WN4 0DX	Landgate		347.01	Need	Preference families with children Property has a Dining Room
50023	44 Chatham Street, Ince, Wigan, WN2 2HG	Pennington Lane		352.60	Need	Preference families with children
50118	5 Beech Avenue, Lowton, Warrington, WA3 2BZ	Kings Avenue		358.02	Need	Preference families with children Property has a Dining Room
50135	75 Bluebell Avenue, Wigan, WN6 8NS	Beech Hill West		348.57	Need	Preference families with children

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.

Two Bedroom Houses

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
49868	6 Car Bank Avenue, Atherton, Manchester, M46 9WJ	Formby Avenue East		331.80	Need	Preference families with children
50122	29 Samuel Street, Atherton, Manchester, M46 9AY	Hindsford		326.00	Need	Preference families with children
49870	44 Lincoln Road, Hindley, Wigan, WN2 3QY	Chapelfields		328.60	Need	Preference families with children
50126	202 Maple Crescent, Leigh, WN7 5SW	Bright Street		323.09	Need	Preference families with children Shower Tray

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.

Two Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
49754	2 Church Avenue, Bickershaw, Wigan, WN2 4AH	Bickershaw		Ground	314.34	Need	None
50128	35a Richmond Drive, Leigh, WN7 2XU	Higher Folds North		1st	301.25	Need	Over 40's
50040	14 Langdale Crescent, Abram, Wigan, WN2 5RF	Lee Lane		Ground	314.34	Need	None
50143	51 Yewdale Road, Ashton-In-Makerfield, Wigan, WN4 0EA	Landgate		1st	313.08	Need	None
50011	51 Belmont Avenue, Bickershaw, Wigan, WN2 4AG	Bickershaw		1st	314.73	Time	None
50038	56 Church Avenue, Bickershaw, Wigan, WN2 4AH	Bickershaw		1st	314.73	Need	None
49852	2 Mersey Road, Platt Bridge, Wigan, WN2 5DZ	Millers Lane		Ground	294.88	Need	None

One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
50067	11 Edgerton Road, Lowton, Warrington, WA3 2NP	New Meadows		1st	279.63	Need	None
50053	4 Derby House, Wigan, WN1 3RN	Scholes Multi Storey		Ground	278.94+ 64.74*	Need	Over 40's - no children under 12 years and no cats and dogs Shower Polyfloor/Tiled *Service Charge
50133	63 Scot Lane, Aspull, Wigan, WN2 1YL	Aspull Scot Lane		Ground	286.35	Need	No cats and dogs allowed
50115	6 Belvedere Close, Leigh, WN7 2XH	Higher Folds North		Ground	278.46	Need	None
50121	72 Kitt Green Road, Marsh Green, Wigan, WN5 0HJ	City Road		Ground	278.50	Time	None
50096	14 Thackeray Place, Worsley Mesnes, Wigan, WN3 5XS	Worsley Mesnes Drive		Ground	278.59	Need	No cats and dogs allowed

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.

One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
50071	94 Wentworth Road, Ashton-In-Makerfield, Wigan, WN4 9UH	Wentworth		289.51	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
50063	16 School Way, Pemberton, Wigan, WN5 9TQ	Norley Hall Avenue		285.83	Need	Over 55's - preference over 60's
49718	58 Woodcock Drive, Platt Bridge, Wigan, WN2 5NW	Woodcock Drive		276.42	Need	Over 55's - preference 60+ or recognised need Shower Polyfloor/Tiled
49933	39 Lincoln Close, Tyldesley, Manchester, M29 8LL	Shakerley		287.04	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
50007	97 Thicknesse Avenue, Wigan, WN6 8PW	Beech Hill Central		285.74	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled

Bungalows are allocated to single people or couples. In the first instance, at least one of the occupants must be over the age of 60 years or where it can be proven that no other property type can meet their needs. If we have no interest from applicants over the age of 60 years, only then will we look at allocating bungalows to people over the age of 55 years. Due to the demand for bungalows, it is unlikely that we will receive no interest from people over 60 years of age. Some bungalows are advertised with a lower age criteria, for example, over 30's and this is clearly stated on the property advert.

Sheltered Accommodation (IHM – Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Monthly Rent	List Type	Criteria & Special Features
49944	14 Hesketh Manor, Bullough Street, Atherton, Manchester, M46 0DL	Atherton Town Centre		1 Bed Ground Floor Flat	286.69 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled No cats and dogs allowed
50132	17 Manor Court, Golborne, Warrington, WA3 3JF	Derby Road		1 Bed Ground Floor Flat	283.66 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled Ramp access to front of property
50087	4a Roman Close, Goose Green, Wigan, WN3 6QR	Goose Green		1 Bed Bungalow	291.33 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
50086	6 The Rowans, Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		1 Bed Ground Floor Flat	289.08 + 49.70 IHM*	Need	Over 55's - preference over 60's
50065	13 The Rowans, Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		1st Floor Studio Apartment	237.29 + 49.70 IHM*	Need	Over 55's - preference over 60's
49530	15 The Rowans, Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		1 Bed 1st Floor Flat	288.43 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
49900	7 Chapel Close, Lower Ince, Wigan, WN3 4LA	Lower Ince		1 Bed Bungalow	296.53 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
47248	21 Clarington Place, Bird Street, Ince, Wigan, WN2 2AS	Ince Central	Riverside	1 Bed Ground Floor Flat	448.11 + 49.70 IHM*	Need	Over 55's - preference over 60's No cats and dogs allowed

***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.