

Property Weekly



Thursday 6th June 2024

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.

Please note that bidding is NOT on a first come, first served basis. You can bid at any time during this period via www.wigan.gov.uk so you may wish to place your bid(s) over the weekend or during quieter periods.

Digital support is available at all of the Borough's libraries, if you need assistance in being shown how to bid for yourself or someone else, you will need your email address, password, and bidding number.

Please ensure that we have your current contact details so that you do not miss out on any offers of properties. You are able to request an update of these via your Housing Online Account.

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.

Email: houreg@wigan.gov.uk

Website: www.wigan.gov.uk

Telephone: 01942 486183

Demand for Council housing continues to rise in 2024.

We are continuing to see an increase in demand for Council properties and would like to make customers aware of this so we can better manage expectations.

We currently have over 13,500 customers on the Housing Register, with approximately 6,200 customers bidding for properties on a regular basis. Only 1,260 Council properties became vacant last year (1.04.23 – 31.03.24) and the average number of bids received for each property remains high at 222. This means that waiting times are very long at the moment, even for those homeless and if you are not in urgent housing need it is unlikely you will be offered a Council property.

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 31.03.24

Affordable Home Ownership in Wigan Borough

There is a diverse range of affordable housing options available on the market which could help you into home ownership. For information about the types of schemes available, please see the Government's Own Your Home website, which also includes an online comparison tool to help you find which could be right for you. Additionally, we have information about affordable housing options on our website.

Properties are advertised in many different ways. Most new build developments will have some affordable home ownership properties – if you are interested you should enquire with their on-site sales office.

Additionally, you can find properties online using popular property search websites, such as Rightmove or Zoopla, and Gov.uk also has a directory of properties available on an affordable purchase schemes (by local authority area), such as Shared Ownership resales. If you have any queries about affordable home ownership options, you can contact us at affordablehomes@wigan.gov.uk.

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

Home swapper – Mutual exchange

A mutual exchange is when you arrange to swap homes with someone else. To apply you must be a secure council tenant or Housing Association tenant and you must have your landlord's written permission before you swap. Mutual exchange can often help tenants to find alternative accommodation quickly.

Wigan Council now subscribes to HomeSwapper, the UK's leading mutual exchange service. If you are a Wigan Council tenant and have been for 12 months or more, you can register and look for potential swaps free of charge.

You can register for this service at www.homeswapper.co.uk

Or visit our web-page to find more information and the link -

<https://www.wigan.gov.uk/Resident/Housing/Council-homes/Find-a-home/What-are-my-housing-options/Mutual-exchange.aspx>

Four Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62393	Culcheth Avenue, Abram, Wigan, WN2 5QW	Lee Lane		118.41	Need	Adapted - preference to family requiring adaptations. Property has a Dining Room. Shower Polyfloor/Tiled. Ramp access to front of property. Bedroom Extension

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.

Three Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62779	Broadway, Hindley, Wigan, WN2 4JP	The Hollins		108.13	Need	Adapted - preference to family requiring adaptations. Shower Polyfloor/Tiled.
62629	Carlton Grove, Hindley Green, Wigan, WN2 4QE	Hindley Green		104.30	Need	Preference families with children.
62732	Etherstone Street, Leigh, WN7 4HY	Diamond/ Etherstone		104.88	Need	Preference families with children.
62687	Warrington Road, Leigh, WN7 3XE	Butts Bridge		102.32	Need	Preference families with children.
62799	Plot 1, Webb Road, Pemberton, Wigan, WN3 6NR	Pemberton	Torus	168.18 + 9.35 service charge	Need	Preference families with children. LLP Applies New Build *This property is managed by Torus

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	Weekly Rent	List Type	Criteria & Special Features
62800	Plot 2, Webb Road, Pemberton, Wigan, WN3 6N	Pemberton	Torus	144.75 + 9.35 service charge	Need	Preference families with children. LLP Applies New Build *This property is managed by Torus
62825	Plot 1, Grainey Berry Field, Golborne, Warrington, WA3 3YX	Derby Road	Torus	145.00	Need	Preference families with children. LLP Applies. Maximum number of people – 3. New Build *This property is managed by Torus

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	Weekly Rent	List Type	Criteria & Special Features
62769	Derby House, Wigan, WN1 3RW	Scholes Multi Storey		11 th	93.91+ 16.23 service charge	Need	Over 40's - no children under 12. No Pets Allowed Shower Tray
62801	Plot 3, Webb Road, Pemberton, Wigan, WN3 6NR	Pemberton	Torus	Ground	147.29 + 5.02 service charge	Need	LLP Applies New Build *This property is managed by Torus
<p>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.</p>							

One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria & Special Features
62599	Bolton Road, Atherton, Manchester, M46 9JW	Atherton Town Centre		1 st	82.78	Need	Over 30's No Pets Allowed
62774	Kendal Road, Ince, Wigan, WN2 2NR	Busy Bee/ Petticoat		1 st	85.34	Need	None
12076	Markland Court, Wigan, WN6 7TW	Beech Hill South	Your Housing Group	Ground	81.52 + 45.16 service charge	Need	Over 30's – Single adult only. Applicants must be employed. No Pets Allowed *This property is managed by Your Housing Group
<p>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.</p>							

Two Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
61734	West Street, Atherton, Manchester, M46 9BX	Hindsford		98.36	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62770	Marlborough Avenue, Lower Ince, Wigan, WN3 4PR	Spring View		103.50	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled. Ramp access to front of property Ceiling Track Hoist to property
62701	Fir Tree Avenue, Lowton, Warrington, WA3 2NG	Kitt Green		104.73	Need	Over 55's - preference 60+ or recognised need. Shower Polyfloor/Tiled
<p>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.</p>						

One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
12415	St Johns Court, Abram, Wigan, WN2 5QQ	Lee Lane		90.80 + 10.61 service charge	Need	Over 55's – Single adult or couple. Low Level Shower – not suitable if applicant needs level access. *This property is managed by Your Housing Group
62734	Norwood Avenue, Astley, Tyldesley, Manchester, M29 7AP	Astley		90.48	Time	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62768	Ashbourne Avenue, Hindley, Wigan, WN2 4JQ	The Hollins		96.64	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62781	The Bungalows, Landgate Estate, Ashton-In-Makerfield, Wigan, WN4 0DP	Landgate		91.50	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62775	Green Hey, Orrell, Wigan, WN5 0DG	Kitt Green		90.31	Need	Over 55's - preference 60+ or recognised need. Shower Polyfloor/Tiled
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.						

Sheltered Accommodation (IHM- Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Weekly Rent	List Type	Criteria & Special Features
62783	Kildare Grange, Hindley, Wigan, WN2 3JD	Hindley Town Centre		1 Bed 1st Floor Flat	85.34 + 12.23 IHM charge	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
62707	Furness Crescent, Leigh, WN7 5PG	Abbey Lane East		1 Bed Bungalow	90.54 + 6.32 IHM charge	Need	Over 55's - preference over 60's Shower Tray
58873	The Rowans, Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		2 Bed Ground Floor Flat	96.99 + 12.23 IHM charge	Need	Over 55's - preference 60+ or recognised need. Shower Walk-in Ramp access to rear of property. No Pets Allowed
62583	Wellington Street, Wigan, WN1 3SA	Scholes Cambridge		1 Bed Bungalow	89.11 + 12.23 IHM charge	Time	Over 55's - preference over 60's. Shower Polyfloor/Tiled

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.

***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. Many of our sheltered schemes have communal facilities and are therefore subject to the higher fee to pay (maximum £12.23 per week). However, you may be able to get assistance with this fee if you are entitled to housing benefit (maximum £2.84 per week). The fee you pay will depend on which scheme you choose to live in.