



Housing Options

Property Shop

Thursday, 2nd February 2012

Weekly list of homes available from Wigan and Leigh Housing and Partners

You have six days to bid for a property ; from 9.00a.m. Thursday to 5.30p.m. Tuesday
You can bid at any time during this period through the Property Shop **website** (propertyshop.walh.co.uk) and by **Text**: 07797806546 (Just text APP followed by your reference number, the PROP followed by the void reference numbers of the properties separated by a full stop e.g. APP 1234 PROP 123.456.789).
Or you can **telephone** or **call at** either of the Property Shops – see details below

Leigh Property Shop
4-6 Market Street
Leigh
Telephone 01942 404091

Wigan Property Shop
Wigan Life Centre
The Wiend, Wigan
Telephone 01942 404128

email: propertyshop@walh.co.uk
website: propertyshop.walh.co.uk
Text: 07797 806546

Opening Times:

Monday – Friday 9.00am. – 5.00pm.
Saturday 10.00am – 4.00pm.

IMPORTANT... NEW RULES – less Housing Benefit for those under occupying properties

Wigan Council permits the 'under occupation' of properties in certain circumstances. So, for example a couple and one child could be offered a three bedroom house even though they only need two bedrooms. We allow single people to take up the tenancy of a two bedroom flat.

At present anyone in receipt of full Housing Benefit has their rent covered irrespective of the number of bedrooms in their home and whether all the bedrooms are in use.

The Government propose to introduce new rules for tenants aged under 62 years who are in receipt of full or partial Housing Benefit and these changes are likely to come into effect in April 2013. There will be a deduction of;

- 15% in Housing Benefit for those tenants who have one spare bedroom and
- 23% reduction for those tenants who have two or more bedrooms that are not being used.

So if your rent is £75 a week, you receive full Housing Benefit and you have one spare bedroom, then your Housing Benefit will be **reduced** to £63.75 and you will have to find an additional £11.25 a week to cover the rent.

These proposals are contained within the Welfare Reform Bill which is currently going through Parliament. It is possible that further changes will be made before these rules are adopted and the Bill becomes law.

However, we felt it necessary to draw your attention to these proposed changes now. If you are

- in receipt of Housing Benefit, and
- under the age of 62 years

You should take these points into account before deciding whether to bid for a property or accept an offer of accommodation that is larger than your current needs.

Please speak to a member of staff if you have any questions or concerns.

Needs Based Properties	offered applicants in the highest band with the earliest registration date
Time Based Flats and Bungalows	offered applicants with the earliest registration date
Time Based Houses	offered to social sector tenants with the earliest registration date

Three Bedroom Houses							
Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria	Special Features
28747	Grasmere Avenue, Ince	Busy Bee/ Petticoat		74.01	Need	Families with children	Property has a Dining Room
28791	Exeter Road, Hindley	Chapelfields		67.01	Need	Families with Children - PROPERTY ON NOTICE	
28589	Blenheim Road, Marsh Green	City Road		72.31	Need	Families with children	
28727	Crankwood Road, Abram	Crankwood Road		69.77	Need	Families with children	
28711	Westwood Lane, Lower Ince	Lower Ince		70.89	Need	Families with children	
28712	Devon Close, Norley Hall	Norley Hall East		74.62	Need	Families with Children - PROPERTY ON NOTICE	Property has a Dining Room
28785	Hind Road, Marsh Green	Scot Lane		72.31	Need	Families with children	
28642	Tatton Drive, Ashton-In-Makerfield	Wentworth		77.72	Need	Families with Children - PROPERTY ON NOTICE	

Two Bedroom Houses							
Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria	Special Features
28714	Hooten Lane, Leigh	Butts Bridge		66.92	Need	Families with Children - PROPERTY ON NOTICE	Stair lift to property
28411	Leigh Road, Atherton	Howe Bridge		59.78	Need	Families with children	
28746	Ullswater Road, Golborne	Pennine Lane		69.55	Need	Families with Children - PROPERTY ON NOTICE	
12244	Sydney Street, Platt Bridge	Platt Bridge	Arena	69.44	Need	Families with children	
28804	Sydney Street, Platt Bridge	Platt Bridge	Arena	70.44	Need	Families with children	

Two Bedroom Flats								
Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria	Special Features
28752	Enid Place, Bamfurlong	Bamfurlong		Ground	66.74	Need	None - PROPERTY ON NOTICE	
28753	Enid Place, Bamfurlong	Bamfurlong		Ground	66.74	Need	None - PROPERTY ON NOTICE	Ramp access to front of property
28741	Oxford Road, Atherton	Car Bank North		Ground	65.68	Need		
28768	Brierfield Avenue, Atherton	Car Bank South		Ground	65.68	Need	None - PROPERTY ON NOTICE	
28795	Stranraer Road, Marsh Green	Central		1st	64.81	Need	None - PROPERTY ON NOTICE	
28774	Heron Place, Marsh Green	City Road		1st	65.18	Need	None	Shower Walk-in
9000 0996	Orchard Close, Leigh	Leigh Town Centre	Adactus	1 st	74.89	Need	Over 40's - no pets allowed	
28797	Millers Lane, Platt Bridge	Millers Lane		1st	62.77	Need	None - PROPERTY ON NOTICE	
28756	Douglas House, Wigan	Scholes Multi Storey		6th	62.88	Need	Over 40's No Children Under 12 Years - PROPERTY ON NOTICE	
28784	Derby House, Wigan	Scholes Multi Storey		6th	63.25	Need	Over 40's No Children Under 12 Years - PROPERTY ON NOTICE	
28802	Withington Lane, Aspull	Top Lock		Ground	66.59	Need	None	

One Bedroom Flats								
Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria	Special Features
28776	Gantley Crescent, Billinge	Billinge		1st	61.64	Time	None - PROPERTY ON NOTICE	
9000 0995	Chisworth Close, Leigh	Bright Street	Riverside	1 st	71.35	Need	None	
26302	Huxley Place, Worsley Mesnes	Eliot		Ground	58.50	Need	Over 30's	
28761	Samuel Street, Atherton	Hindsford		1st	57.54	Need	None - PROPERTY ON NOTICE	
28690	Peter Street, Orrell	Kitt Green		1st	61.96	Need	None - PROPERTY ON NOTICE	
28779	Church Drive, Orrell	Orrell Village		Ground	61.44	Need	None - PROPERTY ON NOTICE	

28759	Derby House, Wigan	Scholes Multi Storey		5th	56.35	Need	Over 40's No Children Under 12 Years - PROPERTY ON NOTICE	Shower Polyfloor/Tiled
28766	Mannion House, Wigan	Scholes Multi Storey		2nd	56.35	Need	Over 40's and no children under 12 years	
28762	Linney Square, Wigan	Scholes Platt Lane		1st	59.03	Need	None	
28786	Broadway, Hindley	The Hollins		Ground	59.40	Need	None - PROPERTY ON NOTICE	

Studio Apartments

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria	Special Features
28748	Bombay Road, Marsh Green	City Road		Ground	50.51	Time	None	
28781	Kitt Green Road, Marsh Green	City Road		Ground	50.51	Need	None	

Three Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria	Special Features
28685	Rawsthorne Street, Tyldesley	Sale Lane		73.99	Need	Adapted Property - Preference Given To Household Requiring Adaptation - PROPERTY ON NOTICE	

Two Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria	Special Features
28677	Peter Street, Orrell	Kitt Green		66.30	Need	Over 60's. Preference to household with a two bed requirement	
28767	Station Avenue, Orrell	Orrell Village		66.62	Need	Over 60's. Preference to household with a two bed requirement	
28757	Tatton Drive, Ashton-In-Makerfield	Wentworth		70.07	Need	Over 60's. Preference to household with a two bed requirement	Shower Polyfloor/Tiled

One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria	Special Features
28773	Mealhouse Lane, Atherton	Atherton Town Centre		61.87	Need	Over 55's - preference will be given to over 60's	Shower Tray Ramp access to front of property
28750	Gisburn Avenue, Golborne	Edge Green Lane		59.76	Need	Over 55's - PROPERTY ON NOTICE	Shower Walk-in
28713	Linton Avenue, Golborne	Edge Green Lane		59.44	Need	Over 55's	
28798	Isabella Square, Wigan	Scholes Platt Lane		61.58	Need	Over 55's but preference given to over 60's or where a member of the household is severely disabled	

Housing for Older People - (SPC – Supporting People Charge)

Ref	Address	Area	Housing Assoc	Prop Type	Weekly Rent	List Type	Criteria	Special Features
28390	Gantley Crescent, Billinge	Billinge		1 Bed Bungalow	73.33 incl SPC	Need	Over 55's - preference will be given to over 60's	
28732	Faith Street, Leigh	Charity Farm		1 Bed Bungalow	73.15 incl SPC	Need	Over 55's - preference will be given to over 60's	Shower Tray
11988	Lekh Court, Golborne	Golborne	Arena	1 Bed Ground Floor Flat	119.47 incl SPC	Need	Over 55's	
28772	Oak Avenue, Hindley Green	Hindley Green		1 Bed Bungalow	75.32 incl SPC	Need	Over 60 Or Property type required due to disability - PROPERTY ON NOTICE	Shower Walk-in
12274	Saddle Court, Bridgewater Street, Newtown	Newtown	Arena	1 Bed Ground Floor Flat	106.89 incl SPC	Need	Over 55's	
28769	Winster House, Norley Hall	Norley Hall West		1 Bed 1st Floor Flat	69.28 incl SPC	Time	Over 55's - PROPERTY ON NOTICE	
28777	Linden Court, Orrell	Orrell Post		2 Bed 1 st Floor Flat	66.75 Incl SPC	Need	Over 55's - preference will be given to over 60's	
12519	Wesley Street, Pemberton	Pemberton	Arena	Ground	80.77 incl SPC	Need	Over 55's	
28579	Leonard Court, Leigh	Plank Lane		Ground Floor Studio Apartment	62.07 incl SPC	Time	Over 55's - preference will be given to over 60's	
28663	Withington Grange, Withington Lane, Aspull	Top Lock		1 Bed Ground Floor Flat	71.18 incl SPC	Need	Over 55's - preference will be given to over 60's	