

Property Weekly



Thursday 16th May 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>

List of Council and Registered Social Landlord Properties Date: 16th May 2024

Four Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62649	Avon Road, Norley Hall, Wigan, WN5 9ND	Norley Hall East		112.77	Need	Preference families with children. Property has a Dining Room

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Three Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62580	Samuel Street, Atherton, Manchester, M46 9AY	Hindsford		106.94	Need	Preference families with children.
62638	Derby Road, Golborne, Warrington, WA3 3LE	Derby Road		109.43	Need	Preference families with children.
62356	Dakins Road, Leigh, WN7 3AY	Butts Bridge		102.32	Need	Preference families with children.
62250	Maple Crescent, Leigh, WN7 5QX	Bright Street		104.03	Time	Preference families with children. Shower Poly floor/Tiled.
62646	Lancaster Road, Marsh Green, Wigan, WN5 0QU	Marsh Green Central		103.27	Need	Preference families with children. Shower Polyfloor/Tiled. Ramp access to rear of property. Stairlift Curved

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Two Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62429	Lilford Street, Atherton, Manchester, M46 0PF	Howe Bridge		93.41	Need	Preference families with children
62647	Dakins Road, Leigh, WN7 3AU	Butts Bridge		95.97	Need	Preference families with children
62676	Chestnut Road, Whelley, Wigan, WN1 3XH	Bottling Wood		102.13	Time	Preference families with children
46447	Nangreaves Street, Leigh, WN7 4TN	Plank Lane	Jigsaw Homes	94.18	Need	Preference families with children. *This property is managed by Jigsaw Homes
62700	Hawthorn Rise, Whelley, Wigan, WN1 3AN	Whelley	Jigsaw Homes	126.58	Need	Preference families with children. Maximum number of people – 3. *This property is managed by Jigsaw Homes

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Two Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria & Special Features
62658	Dixon Avenue, Shevington, Wigan, WN6 8HF	Shevington		1 st	101.38	Need	None
62644	Sandringham Drive, Leigh, WN7 2YW	Higher Folds North		1 st	89.81	Need	None
62645	Kitt Green Road, Marsh Green, Wigan, WN5 0EE	City Road		1 st	92.20	Need	None Shower Tray
62549	Derby House, Wigan, WN1 3RW	Scholes Multi Storey		8 th	93.91 + 16.23 service charge	Need	Over 40's - no children under 12 years and no cats and dogs. Shower Tray
46546	Orchard Close, Leigh, WN7 1NY	Bright Street	Jigsaw Homes	1 st	98.60 + 4.62 service charge	Need	Over 25's. Applicants must be in employment. *This property is managed by Jigsaw Homes
46658	Palatine Square, Leigh, WN7 4RZ	Plank Lane	Jigsaw Homes	1 st	97.91 + 2.35 service charge	Need	Over 25's. Applicants must be in employment. *This property is managed by Jigsaw Homes

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One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria & Special Features
62667	Winstanley Road, Bamfurlong, Wigan, WN2 5JP	Bamfurlong		1 st	85.34	Need	None Shower Tray
62323	Thackeray Place, Worsley Mesnes, Wigan, WN3 5XS	Worsley Mesnes Drive		2 nd	83.12	Need	None No Pets Allowed
62631	Gantley Avenue, Billinge, Wigan, WN5 7AF	Billinge		1 st	87.74	Need	None Shower Polyfloor/Tiled
62653	George Street, Hindley, Wigan, WN2 3PX	Chapelfields		Ground	85.34	Need	None
62643	Central Avenue, Leigh, WN7 3BH	Butts Bridge		Ground	83.12	Need	None
62654	Thackeray Place, Worsley Mesnes, Wigan, WN3 5XS	Worsley Mesnes Drive		Ground	83.12	Need	None Shower Polyfloor/Tiled. No Pets Allowed
62692	Patricroft Road, Ince, Wigan, WN2 2DF	Ince Central	Jigsaw Homes	1 st	101.26	Need	Over 25's. Maximum number of people – 2. Applicants must be in employment.

								*This property is managed by Jigsaw Homes
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One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62348	Local Board Street, Ince, Wigan, WN2 2AW	Ince Central		93.73	Need	Over 60's - property type required due to disability. Shower Poly floor/Tiled.
62384	Rathen Avenue, Ince, Wigan, WN2 2JR	Careless Lane		93.73	Need	Over 55's - preference 60+ or recognised need Shower Poly floor/Tiled
62428	Davidson Walk, Worsley Hall, Wigan, WN5 9SE	Lathwaite/Matheson		88.25	Need	Over 55's - preference 60+ or recognised need Shower Walk-in

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Two Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62678	Barnham Close, Golborne, Warrington, WA3 3XR		Your Housing Group		Need	Over 55's - preference over 60's *This property is managed by Your Housing Group

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Sheltered Accommodation (IHM- Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Weekly Rent	List Type	Criteria & Special Features
62418	Cherry Tree Grove, Atherton, Manchester, M46 0HN	Car Bank South		1 Bed Bungalow	91.33 + 12.23 IHM charge	Time	Over 55's - preference 60+ or recognised need. Shower Polyfloor/Tiled
62402	Manor Court, Golborne, Warrington, WA3 3JF	Derby Road		1 Bed Ground Floor Flat	84.32 + 12.23 IHM charge	Need	Over 55's - preference over 60's Shower Tray
61822	William Street, Lower Ince, Wigan, WN3 4LD	Lower Ince		1 Bed Bungalow	93.73 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62665	Regency Court, Wigan, WN1 3SZ	Scholes General		1 Bed 1 st Floor Flat	85.51 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62379	Withington Grange, Withington Lane, Aspull, Wigan, WN2 1JS	Top Lock		1 Bed 1 st Floor Flat	85.51 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled. No Pets Allowed
62378	Withington Grange, Withington Lane, Aspull, Wigan, WN2 1JS	Top Lock		1 Bed 1 st Floor Flat	85.51 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled.

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***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.