

Property Weekly



Thursday 4th April 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.

So far this year we have continued 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 now have over 14,000 customers on the Housing Register, with approximately 6,111 customers bidding for properties on a regular basis. Only 1,131 Council properties became vacant last year (1.04.22 – 31.03.23), which is considerably lower compared to previous years when we had around 1600 properties. The average number of bids received for each property is 142 and waiting times have substantially increased, even for those homeless and 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 31.03.22**

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>

Three Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
57503	Oxford Road, Atherton, Manchester, M46 9GB	Car Bank North		107.45	Need	Preference families with children. Property has a Dining Room
59264	Woodvale Avenue, Atherton, Manchester, M46 9GD	Car Bank North		107.45	Need	Preference families with children. Property has a Dining Room
62162	Newton Road, Lowton, Warrington, WA3 2BQ	Kings Avenue		104.88	Time	Preference families with children. Shower Polyfloor/Tiled. Stairlift to property

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
62205	Earl Street, Ince, Wigan, WN2 2EN	Busy Bee/ Petticoat		98.53	Need	Preference families with children. Stairlift to property
62251	Hope Carr Road, Leigh, WN7 3AJ	Butts Bridge		95.01	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.

One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria & Special Features
61743	Boyswell House, Wigan, WN1 3QQ	Scholes Multi Storey		10 th	85.51	Need	Over 40's - no children under 12. Shower Tray No Cats or Dogs
62345	Kermishaw Nook, Astley, Tyldesley, Manchester, M29 7AA	Astley		Ground	85.79	Need	None No Pets Allowed
62349	Oakfield Avenue, Atherton, Manchester, M46 0FJ	Car Bank South		Ground	84.49	Need	None Shower Polyfloor/Tiled
62289	Spring Gardens, Atherton, Manchester, M46 0DU	Atherton Town Centre		Ground	86.00	Need	None No Pets Allowed
62284	Longton Street, Hindley, Wigan, WN2 3HT	Hindley Town Centre		Ground	85.34	Need	None Shower Polyfloor/Tiled
62351	Grove Place, Standish, Wigan, WN6 0EP	Standish Larkhill		Ground	85.51	Time	None Shower Polyfloor/Tiled

62361	Markland Court, Wigan, WN6 7TW	Beech Hill East	Your Housing Group	2 nd	81.52 + weekly service charge	Need	Over 25's. Single Adult only. Applicants must be in employment. No Pets Allowed *This property is managed by Your Housing Group
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	Weekly Rent	List Type	Criteria & Special Features
61797	Mealhouse Lane, Atherton, Manchester, M46 0DT	Atherton Town Centre		91.33	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62221	Mealhouse Lane, Atherton, Manchester, M46 0DT	Atherton Town Centre		91.33	Need	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.						

Two Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62093	Charleston Court, Charles Street, Tyldesley, Manchester, M29 8JS	Tyldesley Town Centre		98.36	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled. Ramp access to both front and rear of property
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
62098	Wharfdale, Derby Street, Leigh, WN7 2PD	Siddow Common		1 Bed 2nd Floor Flat	153.92 + IHM	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62346	Regency Court, Wigan, WN1 3SZ	Scholes General		1 Bed 1st Floor Flat	85.51 + IHM	Need	Over 55's - preference 60+ or recognised need
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.