

Property Weekly



Thursday 25th 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.

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>

Three Bedroom Houses

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62494	Car Bank Street, Atherton, Manchester, M46 0HZ	Car Bank South		108.88	Need	Preference families with children. Shower over bath
62441	Warwick Road, Atherton, Manchester, M46 9GE	Car Bank North		107.20	Need	Preference families with children. Property has a Dining Room Ramp access to front of property Stairlift to property
62480	Henry Street, Leigh, WN7 3ER	Siddow Common		102.66	Need	Preference families with children. Property has a Dining Room
62475	Brabazon Place, Marsh Green, Wigan, WN5 0HH	Marsh Green Central		102.90	Need	Preference families with children.
62495	Severn Drive, Pemberton, Wigan, WN5 9NE	Norley Hall East		107.45	Need	Preference families with children. Property has a Dining Room

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
62472	Bridges Street, Atherton, Manchester, M46 0PD	Howe Bridge		93.41	Need	Preference families with children.
62478	Maple Crescent, Leigh, WN7 5QX	Bright Street		93.91	Need	Preference families with children.
62498	Norley Hall Avenue, Pemberton, Wigan, WN5 9TG	Norley Hall Avenue		101.61	Need	Preference families with children Property has a Dining Room
62490	Cambridge Way, Wigan, WN1 3EN	Scholes Cambridge		100.42	Need	Preference families with children
62482	Ellis Street, Wigan, WN1 3PL	Bottling Wood		96.45	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 Flats

Ref	Address	Area	Housing Assoc	Floor Level	Weekly Rent	List Type	Criteria & Special Features
62497	Scafell Grove, Platt Bridge, Wigan, WN2 5ND	Woodcock Drive		1 st	90.74	Need	None
62290	Ashfield Park Drive, Standish, Wigan, WN6 0EG	Standish Larkhill		Ground	91.01	Time	None

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
62504	Cinnamon Avenue, Hindley Green, Wigan, WN2 4RF	Hindley Green		1 st	84.08	Need	None Shower Tray
62496	Strange Street, Leigh, WN7 4UG	Plank Lane		1 st	83.12	Need	None
62421	Boyswell House, Wigan, WN1 3QG	Scholes Multi Storey		1 st	85.51 + 16.23 service charge	Need	Over 40's - no children under 12 years and no cats and dogs. No Pets Allowed. Shower Tray
62566	Thornley Grove, Standish, Wigan, WN6 0WP	Standish Lower Ground	Bolton at Home	1 st	88.73	Need	Single applicants or Couple *This property is managed by Bolton at Home

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
61916	Montrose Avenue, Norley Hall, Wigan, WN5 9XJ	Norley Hall West		88.25	Need	Over 55's - preference over 60's. Ramp access to both front and rear of property
62462	Station Avenue, Orrell, Wigan, WN5 8TH	Orrell Village		90.31	Need	Over 60's - property type required due to disability. Shower Walk-in
62424	Buckingham Place, Tyldesley, Manchester, M29 8LR	Shakerley		90.82	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.

Two Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Weekly Rent	List Type	Criteria & Special Features
62325	Holden Road, Leigh, WN7 1HA	Leigh Town Centre		100.25	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.

Sheltered Accommodation (IHM- Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Weekly Rent	List Type	Criteria & Special Features
62336	Manor Court, Golborne, Warrington, WA3 3JF	Derby Road		1 Bed Ground Floor Flat	84.32 + 13.21 furnished charge + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62328	Basswood Green, Hindley, Wigan, WN2 4LN	Hindley Green		1 Bed Bungalow	96.64 + 12.23 IHM charge	Need	Over 55's - preference over 60's.

							Shower Polyfloor/Tiled
62473	Furness Crescent, Leigh, WN7 5PG	Abbey Lane East		1 Bed Bungalow	90.54 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62474	Roadside Court, Lowton, Warrington, WA3 2DU	Pennine Lane		1 Bed Bungalow	91.50 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62340	Winster House, Norley Hall, Wigan, WN5 9XS	Norley Hall West		1 Bed Ground Floor Flat	82.78 + 12.23 IHM charge	Need	Over 55's - preference over 60's. Shower Polyfloor/Tiled
62070	Pagefield Close, Wigan, WN6 7EE	Pagefield		1 Bed Bungalow	90.82 + 12.23 IHM charge	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.

***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.