

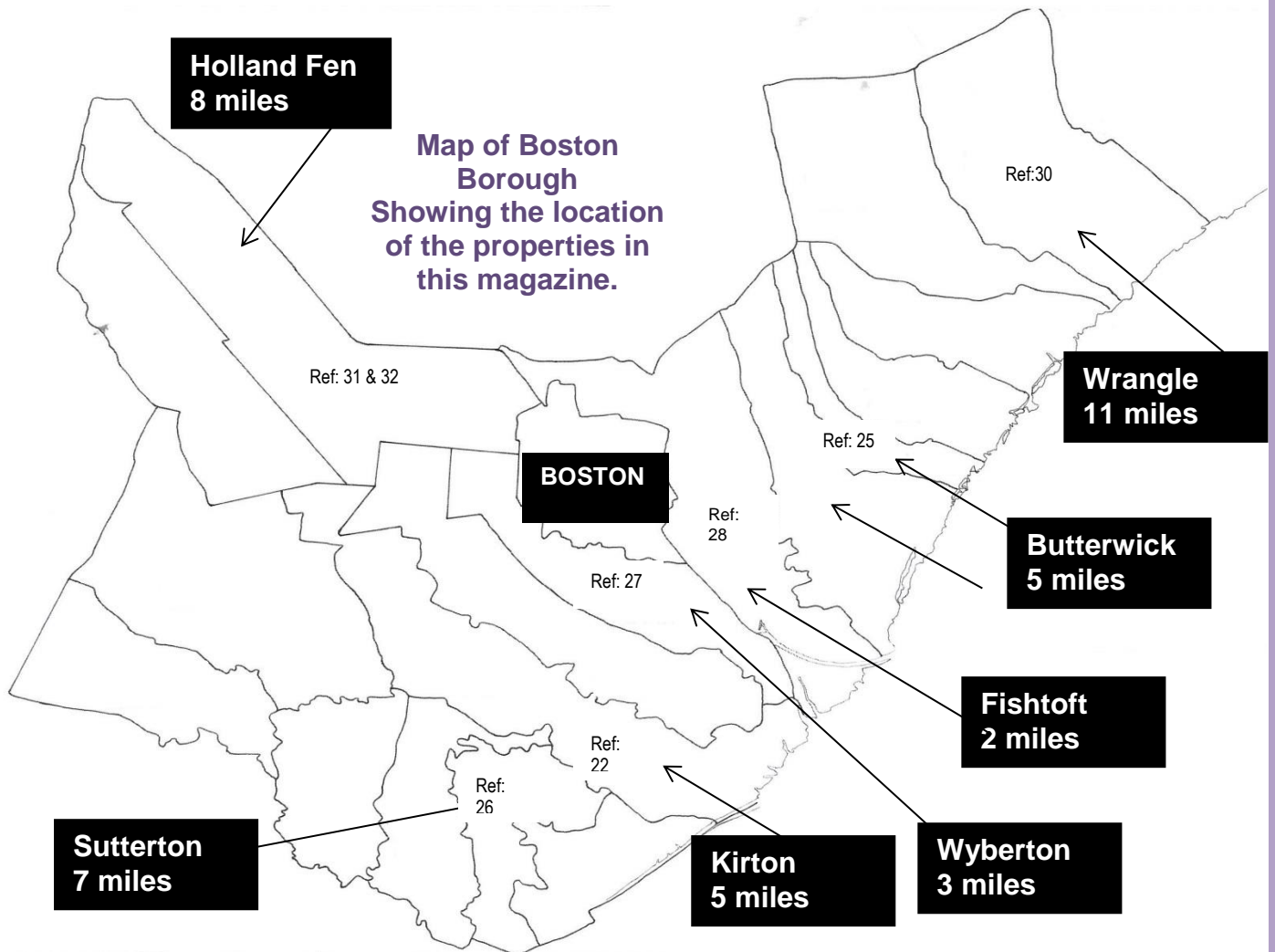
Issue Number 532

**Bidding deadline for properties in this edition
is 10am on:
Friday 4th August 2017**



www.bostonhomechoice.co.uk

BOSTON HOMECHOICE PROPERTY MAGAZINE



IMPORTANT CHANGES TO ALL BOSTON MAYFLOWER ALLOCATIONS

PLEASE READ PAGE 4
Key to symbols

	Warden Support Level 1 - 3		Communal Heating		Wheelchair accessible		Level Access Shower
	Communal Garden		Garden		Those in work		Energy Performance Certificate
	Parking		Council Tax Band		Ground Source Heating		Air Source Heating
	Gas Heating		Oil Heating		Electric Heating		Solid Fuel Heating

Available Properties

Ref: 22

L&H Homes



5 miles from Boston

No photo
provided

Penny Gardens, KIRTON – 1 Bedroom Bungalow - Rent & Charges £79.92

Bids from: Couple or Single applicants over 60 or over 55 with an assessed medical need.

We require 4 weeks rent in advance at sign up & applicants should have the means to pay this before placing a bid on any L & H Homes property, including applicants on Housing Benefit. All offers are subject to an affordability assessment. Local

Housing Allowance rates: £88.28 for 1 bed (over 35's as of 1/04/18),

Ref: 23

Boston Mayflower



Wellington Road, BOSTON – 1 Bedroom Bungalow - Rent & Charges £76.98 per week.

Bids from: Couple or single applicant over 60 or over 50 with an assessed medical need. Priority

may be given to Boston Mayflower tenants over 50 downsizing.

Located in the Woad Farm area of Boston, nearby facilities includes a shop, pharmacy, fish & chip shop and there is a regular bus service into Boston town centre. There is an open plan area to the front with a small garden to the rear of the property. The property benefits from having solar panels installed.

Ref: 24

Boston Mayflower



Middlecott Close, BOSTON – 1 Bedroom Bungalow - Rent & Charges £82.94

You will be required to undergo an assessment of your support needs.

Bids from: Couple or single applicant over 60 or over 50 with an assessed medical need. Priority may

be given to Boston Mayflower tenants over 50 downsizing.

Located approximately 1 mile from Boston town centre and amenities, nearby facilities includes a shop and there is a regular bus service. There is an open plan lawn area to the front with a small garden to the rear of the property.

Ref: 25

Boston Mayflower



5 miles from Boston



School Lane, BUTTERWICK – 2 Bedroom Bungalow - Rent & Charges £89.97

You will be required to undergo an assessment of your support needs.

Bids from: Couple or single person with a dependent or a full-time carer. Applicants must be over 60,

or over 50 with an assessed medical need. Priority will be given to Boston Mayflower tenants

downsizing who will not under-occupy. Applicants under Pension Credit age may still be liable for some of the rent if receiving benefits, due to the Bedroom Tax.

Located approximately 5 miles from Boston; local facilities include a Post Office, shop and fish & chip shop. This property has an open plan lawn to the front and a garden to the rear.

Ref: 26

Boston Mayflower



7 miles from Boston



Stanley Drive, SUTTERTON – 2 X 2 Bedroom Bungalows – Rent & Charges £107.73

You will be required to undergo an assessment of your support needs.

Bids from: Couple or single applicant with a dependent or a full-time carer. Applicants must be over 60 or have an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants downsizing who will not underoccupy. Priority will be given to couples, consideration will be given to single applicants of Pension Credit age. Applicants under Pension Credit age may still be liable for some of the rent if receiving benefits, due to Bedroom Tax.

Located approximately 7 miles from Boston. Nearby facilities includes shop, Post Office, surgery and there is a regular bus service. There is an open plan lawn area to the front with a small garden to the rear of the property.

Ref: 27

Boston Mayflower



3 miles from Boston



St Leodegars Close, WYBERTON – 2 Bedroom Ground Floor Flat – Rent & Charges £86.32

Bids from: Families with 1 or 2 children, dependent on ages and sex of children. Priority may be given to Boston Mayflower tenants downsizing who will not under-occupy. Also those families with medical needs for ground floor accommodation.

Located approximately 3 miles from Boston. Local facilities include a Post Office, local store, fish & chip shop, primary school and regular bus service into Boston town centre. There is an open plan lawn area to the front with a medium garden to the rear of the property.

Ref: 28

Boston Mayflower



[2 miles from Boston](#)



Ward Crescent, FISHTOFT – 3 Bedroom Second Floor Flat - Rent & Charges £99.15

Bids from: Families with 2 or 3 children, dependent on ages and sex of children. Consideration will be given to single applicants with 2 to 4 children. Consideration may also be given to families in work. Located approximately 2 miles from Boston. The property is accessed through a communal access with a door entry system. Local facilities include a Spar shop within a 5 minute walk and a primary school close by. There is a regular bus service into Boston.

Ref: 29

Boston Mayflower



Kyme Road, BOSTON – 3 Bedroom House – Rent & Charges £98.98



Bids from: Families with 2 or 3 children, dependent on ages and sex of children. Consideration may be given to single applicants with 2 to 4 children, dependent on ages and sex of children. Located on an estate in the outskirts of Boston. Local facilities within walking distance include a supermarket, butcher, hairdresser, newsagent, primary school and there is a regular bus service into Boston town centre. There are gardens to the front and rear of this property.

Ref: 30

Boston Mayflower



[11 miles from Boston](#)



Bull Drove, WRANGLE – 3 Bedroom House – Rent & Charges £100.32

Bids from: Families in work with 2 or 3 children, dependent on ages and sex of children. Consideration may be given to single families in work with 2 to 4 children, dependent on ages and sex of children. Located approximately 11 miles from Boston's town centre. There is a medium garden to the front with a large garden to the rear of the property. This property benefits from off road parking. Due to limited facilities and public transport, this property would suit families with their own vehicle(s). Please check the area **PE22 9DW** (on google maps) is where you would like to live. Have we got your upto date contact details, if not then let us know? If you refuse 2 offers of a property in a 12 month period, you will be suspended from bidding for 12 months.

Ref: 31

Boston Mayflower



[8 miles from Boston](#)



Parsons Drove, HOLLAND FEN – 3 Bedroom House – Rent & Charges £92.05

Bids from: Families with 2 or 3 children, dependent on ages and sex of children. Consideration may be given to single families with 2 to 4 children, dependent on ages and sex of children and those in work. Located approximately 8 miles from Boston town centre. There is a large garden to the front and an extra large garden to the rear of the property. Due to limited facilities and public transport, this property would suit families with their own vehicle(s) Please check the area **LN4 4QH** (on google maps) is where you would like to live. Have we got your upto date contact details, if not then let us know? If you refuse 2 offers of a property in a 12 month period, you will be suspended from bidding for 12 months.

Ref: 32

Boston Mayflower



[8 miles from Boston](#)



North Forty Foot Bank, HOLLAND FEN – 3 Bedroom House – Rent & Charges £100.40

Bids from: Families with 2 or 3 children, dependent on ages and sex of children, consideration may be given to single families with 2 to 4 children and those in work. Located approximately 8 miles to the north-west of Boston, in the rural area of Holland Fen. There are gardens to the front and rear of the property. Due to limited facilities and public transport, this property would suit families with their own vehicle(s). Please check the area **LN4 4QH** (on google maps) is it where you would like to live. Have we got your upto date contact details, if not then let us know? If you refuse 2 offers of a property in a 12 month period, you will be suspended from bidding for 12 months

Feedback – Results from Previous Bids Properties let from Issue 530

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	Swinfields		No eligible bids	1
Ground Floor Bedsit	Hinton Court	Copper	06/09/2016	4
Ground Floor Bedsit	D'Eyncourt		No bids received	0
Ground Floor Flat	The Meadows		No bids received	0
1 Bedroom Bungalow	Park Avenue	Copper	02/08/2016	2
1 Bedroom Bungalow	Staniland Road		Emergency Decant	
2 Bedroom Bungalow	Cotton Road	Copper	22/07/2015	3
2 Bedroom Bungalow	Stanley Drive	Copper	13/04/2017	15
2 Bedroom Bungalow	Bede Crescent	Bronze	17/07/2017	1

Boston Mayflower has started mandatory Pre-Tenancy Financial Assessments from Monday 20th June 2016

- The assessment calculates your total income and deducts the essential costs to live in the property (eg rental charges, utilities, housekeeping costs) and demonstrates whether the property is affordable to you.
- This will be carried out when you have been shortlisted for a property.
- You will need to attend a pre-tenancy appointment and bring documented evidence of all your income whether that is from paid work or benefits.
 - Wages pay slips – 2 if paid monthly / 3 if paid fortnightly / 5 if paid weekly
 - Benefits – your most recent benefit award or entitlement letter
- Bank statements – last 2 months
A soft credit search will also be carried out at the appointment to identify any outstanding debts, these will be included in the assessment calculation.
- If you will be claiming Housing Benefit or Universal Credit we will do a trial calculation to establish likely entitlement and this benefit can then be added in to the calculation
- **If you do not attend or provide all the information at the appointment you will be deemed to have “refused the property” and your application will be re-dated as per policy.**
- If the assessment result is “unaffordable” the offer will be withdrawn by Boston Mayflower and will not be detrimental to your position on the waiting list.
- We will also assist and guide any applicant to improve their situation in readiness for future offers.

Ways To Bid

Homechoice Website - visit www.bostonhomechoice.co.uk and place your bids

Subscriptions – For a fee of £5.00 Homechoice Property Magazine can be posted directly to you for 13 weeks. Please contact Boston Mayflower at: 0300 365 5000 to find out about methods of payment. Remember to notify us of any change to your mailing address.

Bid By Phone – 01205 318628 – Follow the instructions given.

Bids by email – Send your membership number and the property reference numbers each week to: bid@bostonhomechoice.co.uk

Bids by text message – Call 07624 819020. Follow the steps below:

Enter your membership number followed by the # e.g. 02278# Enter your property reference number followed by the #.

To bid for more than one property enter the next property reference number followed by the #. Press send.

Energy Efficiency Rating

The Energy Efficiency Rating of a property may give you an idea of potential fuel bills. The nearer to the start of the alphabet a property is graded the more energy efficient it is.

PLEASE NOTE: All property details in this magazine are listed in good faith. We will not accept any liability for printed inaccuracies.

Pictures in this magazine are meant to serve as guidance and might not be the pictures of the properties advertised. Please do not visit any offered or advertised properties, unless you are accompanied by a member of staff.