

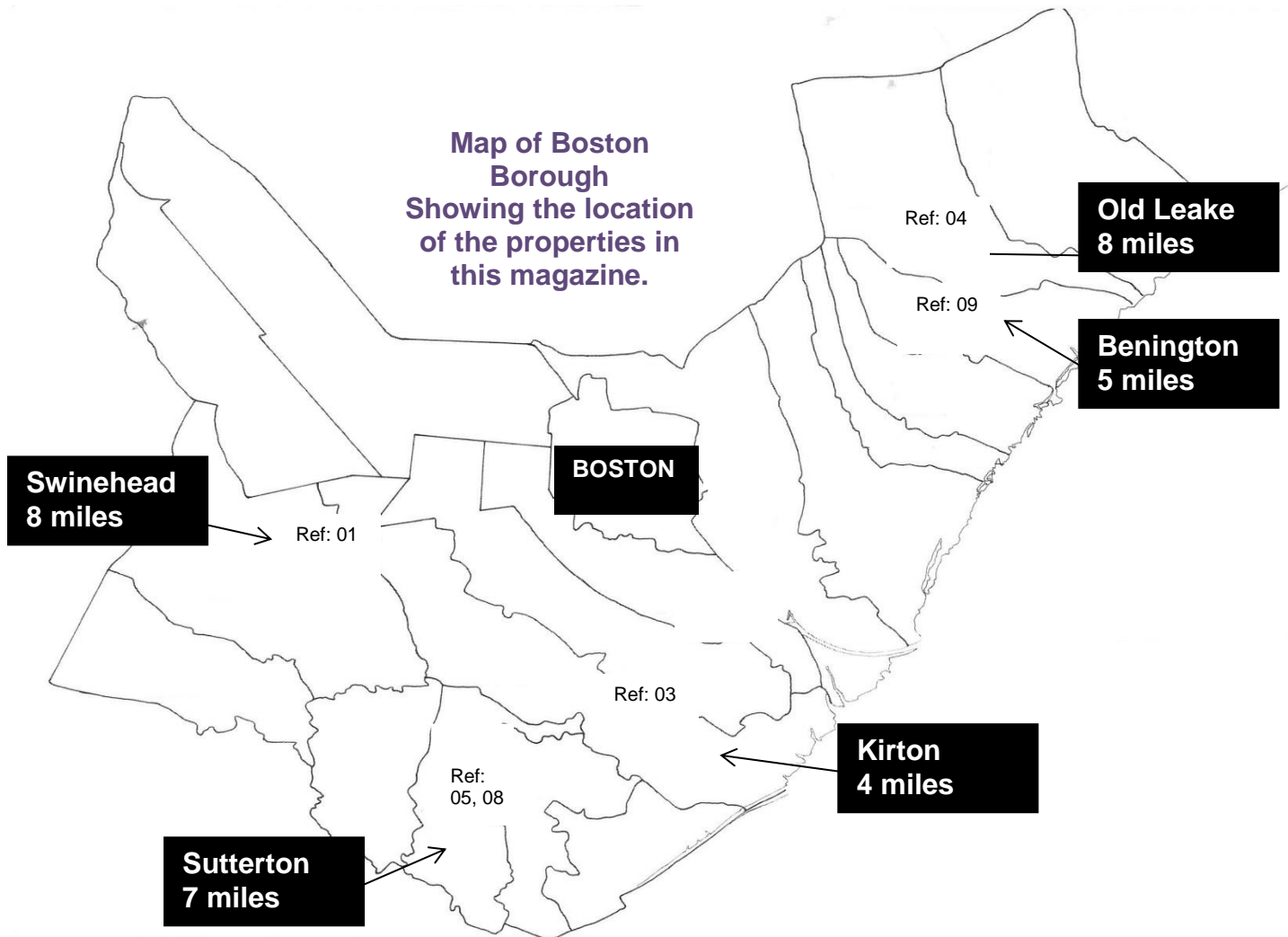
Issue Number 530

**Bidding deadline for properties in this edition
is 10am on:
Friday 21st July 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: 01

Boston Mayflower



8 miles from Boston

Swinfields, SWINESHEAD – Ground Floor Bedsit - Rent & Charges £111.50



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

Bids from: Single person aged 55 or over or those with an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants downsizing.

Located approximately 8 miles from Boston. Local facilities include a shop, baker, Post Office, fish & chip shop and chemist. A limited bus service operates to and from Boston. **This property is Ready to Let.**

Ref: 02

Boston Mayflower



Hinton Court , BOSTON – Ground Floor Bedsit - Rent & Charges £95.57



You are required to have undergone an assessment of your support needs.

Bids from: Single person over 55 or those with an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants downsizing.

Located approximately 1 mile from Boston town centre. There is a local shop, small supermarket, butcher and hairdressers. There is a regular bus service into Boston's town centre. Anticipated availability is 4th August, 2017.

Ref: 03

Boston Mayflower



4 miles from Boston

D'eyncourt, KIRTON – Ground Floor Bedsit - Rent & Charges £99.96



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

Bids from: Single person aged 55 or over or those with an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants downsizing.

Located approximately 4 miles from Boston. Nearby facilities include a medical centre, variety of shops, post office and pharmacy. There is a regular bus service into Boston's town centre. **This property is Ready To Let**

Ref: 04

Boston Mayflower



8 miles from Boston

The Meadows, OLD LEAKE – 1 Bed Ground Floor Flat – Rent & Charges £168.56



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

Bids

from: Couple or single applicants over the age of 55. Priority may be given to Boston Mayflower tenants downsizing.

Located approximately 8 miles from Boston. Nearby facilities in the village centre include a medical centre, Post Office, small supermarket and there is a bus service to Boston's town centre and Skegness. This property benefits from a small step in shower. **This property is Ready To Let.**

Ref: 05

Boston Mayflower



7 miles from Boston

Park Avenue, SUTTERTON – 1 Bed Bungalow – Rent & Charges £98.03



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

Bids from: Couple or single applicant over 55 or those with an assessed support need for this type of accommodation.

Priority may be given to Boston Mayflower tenants over 50 downsizing.

Located approximately 7 miles from Boston. Nearby facilities include Post Office, shop and fish and chip shop. There is a regular bus service into Boston and Spalding. **This property is Ready To Let.**

Ref: 06

Boston Mayflower



Staniland Road, BOSTON – 1 Bed Bungalow – Rent & Charges £77.80



Bids from: Couple or single applicants over 60 or over 50 with an assessed medical need. Priority may be given to Boston Mayflower tenants over 50 downsizing.

Located within a 10 minute walk of Boston's town centre and all its amenities. Nearby facilities include a shop, fish & chip shop and there is regular bus service into Boston's town centre. There are open plan lawn areas to the front and rear of the properties.

Ref: 07

Boston Mayflower



Cotton Road, BOSTON – 2 Bed Bungalow – Rent & Charges £91.76

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

Bids from: Couple or single applicant with dependent or full-time carer. Applicants must be over 60 or over 50 with an assessed medical need. Priority may 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 on an estate on the outskirts of Boston's town centre. Nearby facilities include several shops, fish & chip shop and there is a regular bus service into Boston's town centre. This property benefits from a small step in shower in place of a bath. Anticipated availability is 24th July 2017.

Ref: 08

Boston Mayflower



7 miles from Boston



Stanley Drive, SUTTERTON – 2 Bed Bungalow – Rent & Charges £99.71

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

Bids from: Couple or single applicant with dependent or full-time carer. Applicants must be over 60 or those with an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants downsizing. 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 the Bedroom Tax. Located approximately 7 miles from Boston. Nearby facilities includes shop, Post Office, surgery and there is a regular bus service into Boston's town centre. Anticipated availability is 11th August 2017.

Ref: 09

Boston Mayflower



5 miles from Boston



Bede Crescent, Benington – 2 Bed Bungalow – Rent & Charges £85.46

Bids from: Couple or single with dependent or full-time carer. Applicants must be over 60 or over 50 with an assessed medical need. Priority may 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 in receipt of benefits, due to the Bedroom Tax. Located approximately 5 miles from Boston. Nearby facilities in Butterwick 1 mile away is a shop, Post Office, fish & chip shop and there is a regular bus service into Boston & Skegness. Anticipated availability is the 8th August 2017.



Did you know...

Boston Mayflower has garages and parking spaces available to rent in various locations around Boston. These can be rented whether or not you are a Boston Mayflower tenant.

Contact us on 0300 365 5000 or visit our Chantry House reception for further details or an application form.

Feedback – Results from Previous Bids Properties let from Issue 528

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	Swinfields		No eligible bids	2
Room in Shared Accommodation	Hardwick Estate		No information provided	2
1 Bed Ground Floor Flat	Kitwood Road	Bronze	21/10/2017	19
2 Bed Ground Floor Flat	Medlock Place	Silver	09/06/2017	22
2 Bed Bungalow	Stanley Drive		No eligible bids	10
2 Bed Bungalow	Hardwick Estate	Copper	25/09/2013	17
2 Bed Bungalow	Roos Hall	Silver	24/10/2014	8

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.