

Issue Number 523

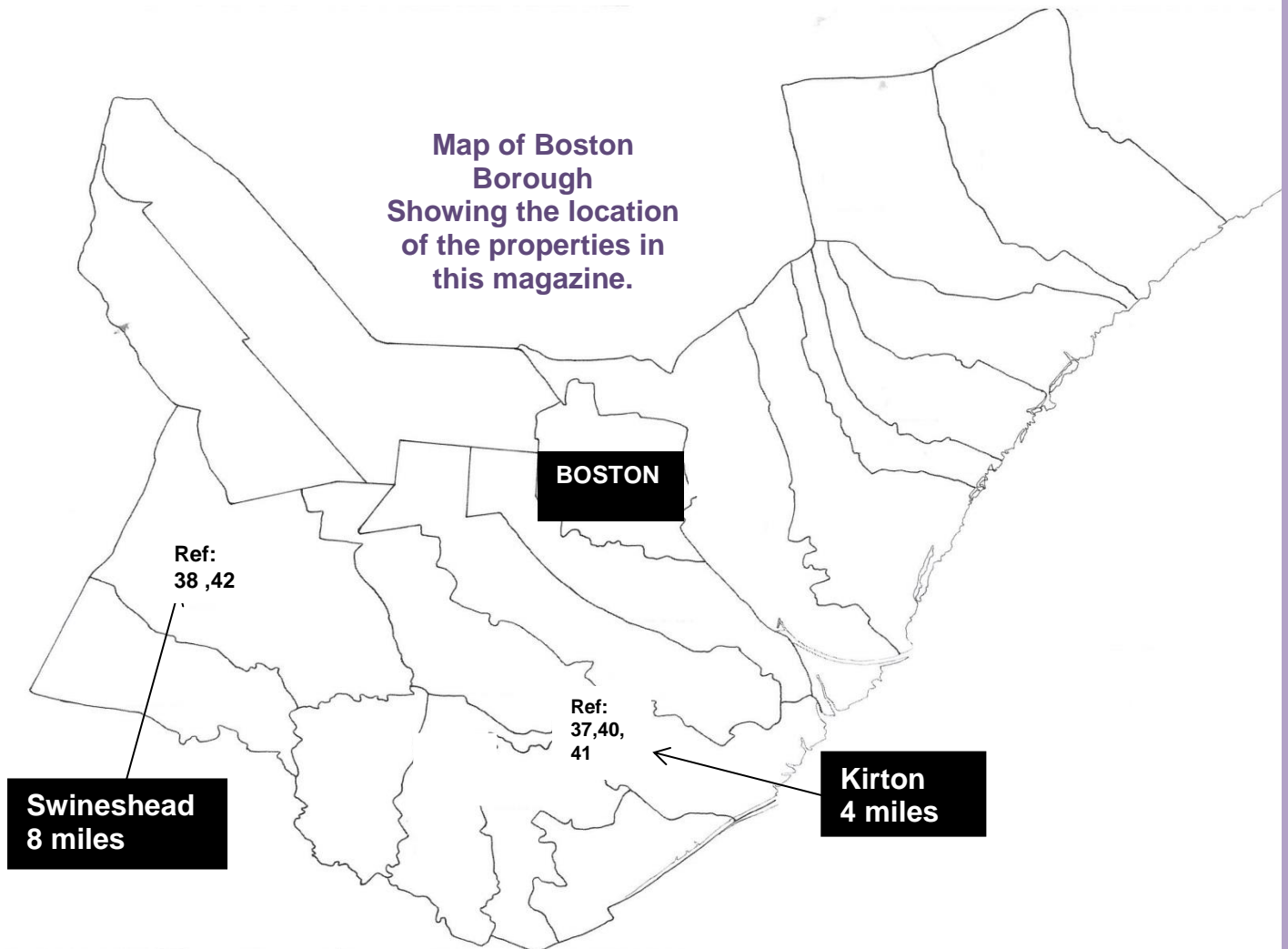
**Bidding deadline for properties in this edition
is 10am on:
Friday 2nd June 2017**



www.bostonhomechoice.co.uk

BOSTON HOMECHOICE PROPERTY MAGAZINE

**Map of Boston
Borough
Showing the location
of the properties in
this 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: 37

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, pharmacy and medical centre. There is a regular bus service into Boston's town centre. **This property is Ready To Let.**

Ref: 38

Boston Mayflower



[8 miles from Boston](#)



Swinfields, SWINESHEAD – First Floor Bedsit - Rent & Charges £109.82

You are required to have undergone 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 and 5 miles from Donington. Nearby facilities include a variety of shops, bakery, Post Office and chemist. There is a bus service to Boston. **This property is Ready to Let.**

Ref: 39

Boston Mayflower



Valentine Close, BOSTON – 1 Bed Bungalow - Rent & Charges £93.37



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

Bids from: Couple or single applicant over 60 or those with an assessed support need. Priority may be given to Boston Mayflower tenants downsizing.

Located in the Woad Farm Estate area of Boston. Nearby facilities include shop, Post Office and there is a regular bus service into Boston's town centre. This property benefits from a step in shower.

Ref: 40

Boston Mayflower



[4 miles from Boston](#)



Lighton Avenue, KIRTON – 2 Bed Bungalow – Rent & Charges £103.59

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 over 60 or those with an assessed support need. Priority may be given to Boston Mayflower tenants downsizing. Consideration may be given to single applicants. Applicants under Pension Credit age may still be liable for some of the rent if receiving benefits, due to the Bedroom Tax.

Located approximately 4 miles from Boston. Nearby facilities include a variety of shops, medical centre, pharmacy, Post Office and there is a regular bus service into Boston's town centre.

Ref: 41

Boston Mayflower



[4 miles from Boston](#)



Hardwick Estate, KIRTON – 2 Bed Bungalow – Rent & Charges £91.44

You will be required to undergo an assessment of your needs

Bids from: Couple or single applicants 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. Consideration may be given to single applicants. Applicants under Pension Credit age may still be liable for some of the rent if receiving benefits, due to the Bedroom Tax.

Located approximately 4 miles from Boston. Nearby facilities includes a variety of shops, medical centre, pharmacy and there is a regular bus service into Boston's town centre.

Ref: 42

Boston Mayflower



[8 miles from Boston](#)



High Green, SWINESHEAD – 3 Bed House – Rent & Charges £81.70

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.

Nearby facilities includes a variety of shops, Post Office, Primary School and there is a bus service into Boston.

Ref: 43

Boston Mayflower



Revesby Avenue, BOSTON – 3 Bed House – Rent & Charges £97.77

Bids from: Families with 2 or 3 children depending on ages and sex of children.

Located approximately 10 minutes walk from Boston's town centre. Local facilities include supermarkets, medical centre, primary school, fish & chip shop and there is a regular bus service into Boston's town centre. There is a small garden to the front and a medium garden to the rear of the property.

Have You Changed Your Phone Number?



It is important that you keep us informed if you change your phone number. If you are successful in your bid we will contact you by phone and if we are unable to get hold of you we will contact the next successful person.

If you have changed your phone number recently and have not told us, please contact Boston Borough Council on 01205 314555 to inform them of your new number and they will update your application.

BE AWARE

**That some properties you bid on will be available very quickly.
Please consider this when you place any bids.**

**Once you have been offered a Boston Mayflower property,
viewing, accepting and signing for the property could
happen very quickly,
usually within a few days.**

**One week's rent and two proofs of ID
will be required at the time of sign up.**

SO BE PREPARED

Feedback – Results from Previous Bids Properties let from Issue 521

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	Swinfields	Copper	28/03/2017	2
2 Bed First Floor Flat	The Evergreens	Silver	24/02/2017	2
1 Bed Bungalow	Church Road	Bronze	27/04/2016	18
1 Bed Bungalow	Tennyson Close	Copper	31/03/2014	22
2 Bed House	Scotia Road	No information provided		38
3 Bed Second Floor Maisonette	Middlecott Close	Copper	30/09/2016	9
3 Bed House	Hall Lane	Copper	16/10/2014	18
3 Bed House	Butterwick Road	Bronze	18/01/2016	25
3 Bed House	Parthian Avenue	Bronze	18/10/2016	48

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.