

Bidding deadline for properties in this edition  
is 10am on:  
Friday 29<sup>th</sup> September 2017



[www.bostonhomechoice.co.uk](http://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: 89

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 over 55 years of age, 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 shop, baker, Post Office and chemist. There is a regular bus service to Boston. There is a communal garden and off road parking is available. **THIS PROPERTY IS READY TO LET.**

Ref: 90

Boston Mayflower



4 miles from Boston



**D'Eyncourt, KIRTON – Ground Floor Bedsit – Rent & Charges £102.17**

You will be required to undergo 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 tenant downsizing.

Located approximately 4 miles from Boston. There is a regular bus service into Boston. Local facilities include a medical centre, chemist, library, Post Office and various other shops. **THIS PROPERTY IS READY TO LET.**

Ref: 91

Boston Mayflower



**Richmond House, BOSTON – Ground Floor Bedsit – Rent & Charges £111.50**



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

Bids from: Single applicant 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 half a mile from Boston's town centre. Local facilities within walking distance include two grocery stores and a fish and chips. There are maintained communal gardens, and off-road parking is available.

Ref: 92

Boston Mayflower



**Witham Court, BOSTON – First Floor Bedsit – Rent & Charges £100.77**



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 within a 15 minute walk of Boston town centre and all its amenities. Nearby facilities includes a shop, fish & chip shop and there is a regular bus service into Boston town centre. This property benefits from a shower in place of a bath. **THIS PROPERTY IS READY TO LET.**

Ref: 93

Boston Mayflower



8 miles from Boston



**Swinfields, SWINESHEAD – 1 Bed Ground Floor Flat – Rent & Charges £120.84**

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

Bids from: Couple or 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 8 miles from Boston and 5 miles from Donington. Local facilities in the village include a Spar shop, bakers, Post Office and chemist. A limited bus service travels to and from Boston. There are communal gardens and off road parking is available. **THIS PROPERTY IS READY TO LET**

Ref: 94

Boston Mayflower



**Shaw Road, BOSTON – 1 Bed Ground Floor Flat – Rent & Charges £77.51**



Bids from: Single applicant and those requiring ground floor accommodation. Priority may be given to Boston Mayflower tenants downsizing

Located on an estate on the outskirts of Boston. Nearby facilities include shops, fish & chip shop and there is a regular bus service into Boston's town centre. There is a communal area to the rear of the flats with communal drying facilities.

**Ref: 95**

Waterloo Housing



No photograph  
provided

**South Terrace, BOSTON – 1 Bed First Floor Flat – Rent & Charges £88.52**

Bids from: Single person or couple.

Located within walking distance of Boston town centre and all amenities.

**Ref: 96**

Boston Mayflower



**Shaw Road, BOSTON – 1 Bed First Floor Flat – Rent & Charges £77.88**

Bids from: Single applicant. Priority may be given to Boston Mayflower tenant downsizing.

Located on an estate on the outskirts of Boston. Nearby facilities include shops, fish & chip shop and there is a regular bus service into Boston's town centre. There is a communal area to the rear of the flats with communal drying facilities.



**Ref: 97**

Boston Mayflower



**Wellington Road, BOSTON – 1 Bed Bungalow – Rent & Charges £76.98**

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's town centre. There is an open plan area to the front with a small garden to the rear of the property.



**Ref: 98**

Boston Mayflower



4 miles from Boston

**Hardwick Estate, KIRTON – 2 Bed Ground Floor Flat - Rent & Charges £85.72**

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. Consideration will also be given to families with 1 or 2 children dependent on ages and sex of children who require ground floor accommodation.

Located approximately 4 miles from Boston's town centre. Nearby facilities includes small supermarket, Post Office, several shops, Medical centre, pharmacy, primary and secondary schools and there is a regular bus service into Boston's town centre.



**Ref: 99**

Boston Mayflower



**Bartol Crescent, BOSTON – 2 Bed First Floor Flat – Rent & Charges £84.64**

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.

This property is located within a ten minute walk of Boston town centre. Local facilities include a shop, butchers, hairdresser and primary school. There is a garden to the rear of the property with a communal lawn to the front.



**Ref: 01**

Boston Mayflower



**St Leodegars Close, WYBERTON – 2 Bed First 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.

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



**Ref: 02**

Boston Mayflower



**Elizabeth Road, BOSTON – 2 Bed First Floor Flat - Rent & Charges £84.21**

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.

Located on the outskirts of Boston's town centre. Nearby facilities include a shop, Post Office, hairdresser, butchers and there is a regular bus service into Boston's town centre. There is an open plan lawn area to the front with a medium garden to the rear of the property.

**Ref: 03**

Boston Mayflower



7 miles from Boston



**Stanley Drive, SUTTERTON – 2 Bed Bungalow – Rent & Charges £104.30**

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

Bids from: Couple or single applicant with a dependant or full time carer. Applicants must be over 55 or those with an assessed support need for this type of accommodation. Priority may be given to Boston Mayflower tenants who are downsizing who will not under occupy. Priority will be given to couples, consideration will be given to single applicants. Applicants under pension credit age may still be liable for some of the rent if receiving Housing benefit due to the bedroom tax.

Located approximately 7 miles from Boston. Nearby facilities include a shop, Post Office, Doctors 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.

**THIS PROPERTY IS READY TO LET.**

**Ref: 04**

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. There is a small garden to the front and rear of the property.

**Ref: 05**

Boston Mayflower



4 miles from Boston



**Dennis 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 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 approximately 4 miles from Boston. Nearby facilities includes several shops, Post Office, Medical centre, pharmacy and there is a regular bus service into Boston's town centre. There is a small garden to the front and rear of the property.

**Ref: 06**

Boston Mayflower



**Chapel Passage, BOSTON – 2 Bed House – Rent & Charges £83.94**

Bids from: Families with 1 or 2 children, dependent on ages and sex of children. Priority may be given to Boston Mayflower tenants downsizing.

Located within walking distance from Boston's town centre and all its amenities. There is a small garden to the rear of the property.



**Ref: 07**

Accent Housing



[4 miles from Boston](#)

**Edinburgh Crescent, KIRTON - 2 Bed House – Rent & Charges £80.48**

Bids from: Couple with one child, or single parent families with 1 or 2 children.

This property benefits from gardens to the front and rear. There is a shared driveway to the property.



**Ref: 08**

Boston Mayflower



[3 miles from Boston](#)

**Ward Crescent, FISHTOFT – 3 Bed 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 with a primary school close by. There is a regular bus service into Boston. **THIS PROPERTY IS READY TO LET.**



**Ref: 09**

Boston Mayflower



[10 miles from Boston](#)

**School Lane, OLD LEAKE – 3 Bed House – Rent & Charges £97.44**

Bids from: Families with 2 to 4 children, dependent on ages and sex of children. Preference will be given to larger families. Consideration may be given to those families in work.

Located approximately 8 miles from Boston. There are gardens to the front and rear of this property. Local facilities include a Post Office, shops, primary and secondary schools, medical centre and there is a regular bus service into Boston and Skegness. Please check (on google maps) that the area is where you would like to live.



**Ref: 10**

Boston Mayflower



**Taverner Road, BOSTON – 3 Bed House – Rent & Charges £96.77**

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.

Located on an estate on the outskirts of Boston. Nearby facilities are several shops, primary school and there is a regular bus service into Boston's town centre. There is a small garden to the front with a medium garden to the rear of the property.



**Ref: 11**

Boston Mayflower



[3 miles from Boston](#)

**Church Green Road, FISHTOFT – 3 Bed House – Rent & Charges £99.16**

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.

Located approximately 3 miles from Boston's town centre. Nearby facilities includes a shop, Post Office and there is a bus service into Boston's town centre. There is a medium garden to the front with a large garden to the rear of the property.



**Ref: 12**

Boston Mayflower



[2 miles from Boston](#)

**Parthian Avenue, WYBERTON – 3 Bed House – Rent & Charges £96.34**

Bids from: Families with 2 or 3 children, dependent on ages and sex of children. Consideration will be given to single families with 2 to 4 children, dependent on ages and sex of children.

Located approximately 2 miles from Boston. Nearby facilities includes a shop, Fish & chip shop, Post Office and regular bus service into Boston town centre. There is a small garden to the front with a medium garden to the rear of the property.



Ref: 13

Boston Mayflower



10 miles from Boston

**Tooley Lane, Wrangle – 3 Bed House – Rent & Charges £93.92**

Bids from families with 2 to 3 children dependant on ages and sex of children , single families with 2 to 4 children dependant on ages and sex of children. Consideration may be given to families in work located approximately 10 miles from Boston town centre. Nearby facilities include a shop and a regular bus service into Boston and Skegness. There is a medium garden to the front and large garden to the rear of the property. This property benefits from off road parking. Please check (on google maps) that the area is where you would like to live.



Ref: 14

Boston Mayflower



9 miles from Boston

**Drury Lane, BICKER – 3 Bed House – Rent & Charges £98.43**

Bids from: Families in work with 2 or 3 children, dependent on ages and sex of children. Consideration will be given to single families with 2 to 4 children, dependent on ages and sex of children. Located approximately 9 miles from Boston town centre. There are several shops in Donington (approx 2 miles away) There is a primary school and nursery in Bicker along with a bus service that operates to Boston and Donington. Please check this is an area you would like to live before placing a bid (PE20 3DU).



## **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 tenancy 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 the sign up.

**SO BE PREPARED**

# **THINK before you BID**

Please only bid for properties which are suitable to your housing needs and in an area where you would like to live. If you refuse a property which you have bid on your application will be re-dated which effectively puts you at the bottom of the band.

**COMING SOON**  
**1 Bed Houses & 2 Bed Houses**  
**at the Roseberry North, Boston**






These properties will be advertised in the Boston Homechoice Property magazine in the coming weeks. If you require any further information about the properties please do not hesitate to contact:

**Housing Options Team on 0300 365 5000**



**Boston Mayflower  
Warden Services**

We offer two levels of warden service within our sheltered housing schemes and a third level in some of our designated bungalows. The table below outlines what's included in each level. If you're not sure which ones would suit you best; we are happy to help you decide, just give us a ring on 0300 365 5000.

Type of service	What's included:
	Up to five support visits each week, Help with ordering prescriptions, collection, appointments, form filling etc Organised social events for those living in our sheltered schemes.
	Up to two support visits each week, Organised social events for those living in our sheltered schemes. Help ordering prescriptions, making appointments, completing forms.
	Emergency response available through life line for which you are required to have a telephone line installed.

## Feedback – Results from Previous Bids Properties let from Issue 538

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	Swinfields		No eligible bids	1
Ground Floor Bedsit	D'Eyncourt		No eligible bids	1
Ground Floor Bedsit	The Orchards		No eligible bids	1
1 Bed First Floor Flat	Botolph Street	Bronze	03/07/2017	12
1 Bed First Floor Flat	Daisy Dale		No information provided	14
2 Bed Ground Floor Flat	Queen Street	Silver	11/08/2017	15
2 Bed Ground Floor Flat	Hardwick Estate	Silver	31/07/2017	4
2 Bed House	The Graylings	Silver	04/09/2017	31
2 Bed House	Eaton Road	Silver	09/08/2017	46
2 Bed House	Tilney Avenue	Silver	09/08/2017	31
2 Bed House	Tilney Avenue	Bronze	19/04/2017	30
3 Bed House	St Nicholas Road	Copper	22/05/2015	45

### Boston Mayflower has started mandatory Pre-Tenancy Financial Assessments from Monday 20<sup>th</sup> 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](http://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](mailto: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.