

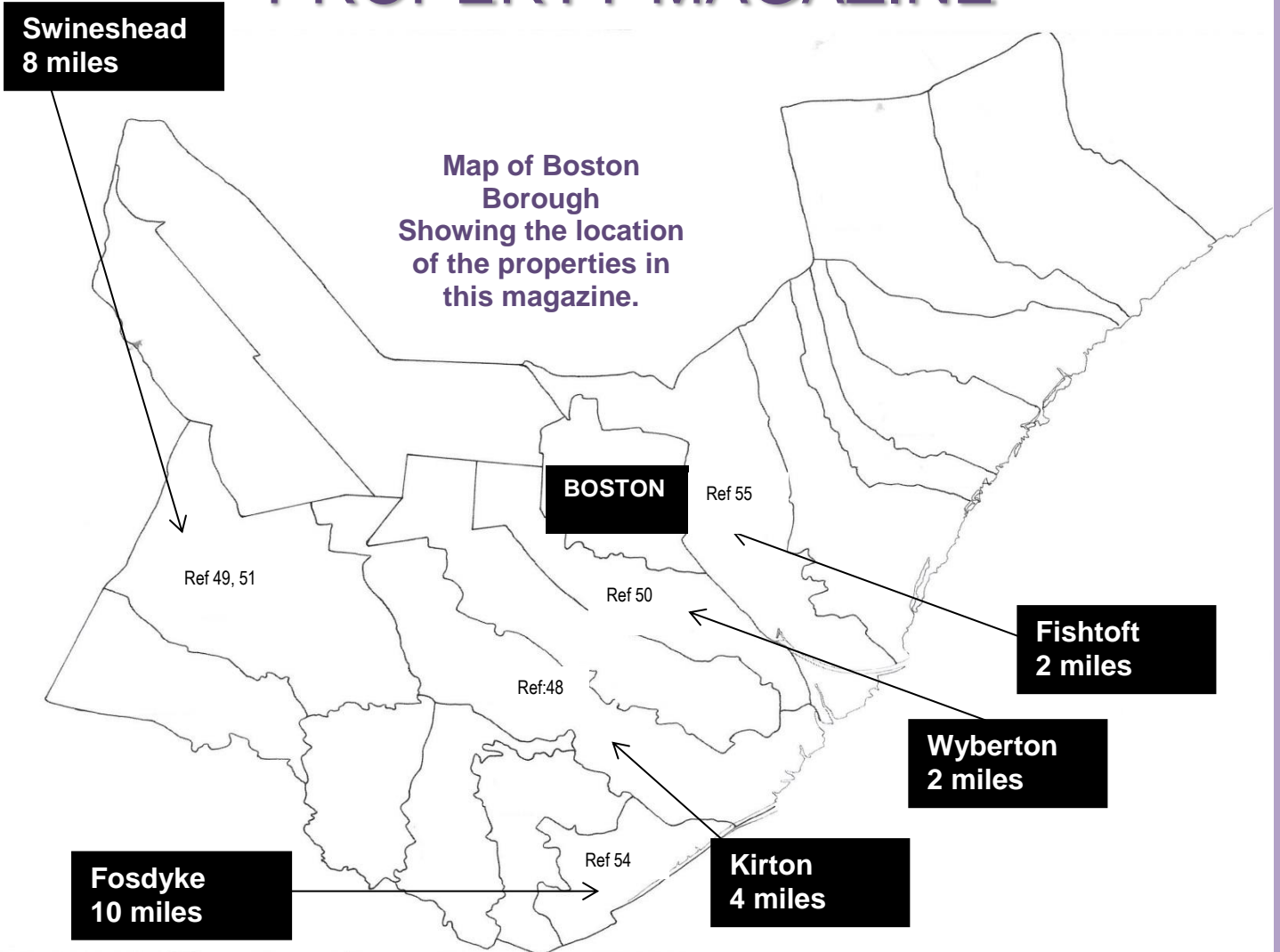
**Issue Number 544**

**Bidding deadline for properties in this edition  
is 10am on:  
Friday 27th October 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: 48**

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 town centre. **THIS PROPERTY IS READY TO LET.**

**Ref: 49**

Boston Mayflower



8 miles from Boston



**Swinfields, SWINESHEAD – Ground Floor Bedsit – Rent & Charges £109.82**

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

Bids from: Single person over the age of 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. Nearby facilities include a shop, bakery, Post Office and chemist. A limited bus service travels to and from Boston .**THIS PROPERTY IS READY TO LET.**

**Ref: 50**

Boston Mayflower



2 miles from Boston



**The Orchards, WYBERTON – Ground Floor Bedsit – Rent & Charges £103.27**

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 2 miles from Boston. Nearby facilities include a Post Office, fish & chip shop and newsagent. There is a regular bus service nearby to Boston. **THIS PROPERTY IS READY TO LET .**

**Ref: 51**

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, bakery, Post Office and chemist. A limited bus service travels to and from Boston. **THIS PROPERTY IS READY TO LET**

**Ref: 52**

Waterloo Housing



**NO PHOTO PROVIDED**

**Kitwood Road, BOSTON – 1 Bed First Floor Flat - Rent & Charges £88.52**

No pets allowed

Bids from: Couple or single applicants

A maximum of one month's rent in advance will be required at tenancy sign up. Property advertised at LHA rate due to rent not yet being confirmed. Rent subject to change.

**Ref: 53**

Waterloo Housing



**NO PHOTO PROVIDED**

**Kitwood Road, BOSTON – 1 Bed Second Floor Flat - Rent & Charges £88.52**

No pets allowed

Bids from: Couple or single applicant.

This is a 2nd floor flat with no lift. A maximum of one month's rent in advance will be required at tenancy sign up. Property advertised at LHA rate due to rent not yet being confirmed. Rent subject to change.

**Ref: 54**

Boston Mayflower



10 miles from Boston



**Randolph Road, FOSDYKE – 2 Bed Bungalow - Rent & Charges £83.74**

Bids from: Couple or single applicant with a dependent or full-time carer. Applicants must be over 55 or over 50 with an assessed medical need. Priority may be given to Boston Mayflower tenants over 50 downsizing. Applicants under Pension Credit age may still be liable for some of the rent if receiving benefits, due to Bedroom Tax.

Located approximately 10 miles from Boston. There are gardens to the front and rear. This property is in a rural location and therefore having your own transport would be beneficial. A limited bus service travels to Boston and Spalding.

**Ref: 55**

Boston Mayflower



2 miles from Boston



**Bladon Estate, FISHTOFT – 2 Bed Ground Floor Flat – Rent & Charges £85.65**

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

Located on an estate close to Boston. Nearby facilities include a shop, bus stop, and fish & chip shop. There are open plan gardens to the front of the property, with a garden allocated to the property at the rear.

## **NEW BUILD PROPERTIES for Affordable Rent at The Quadrant, Wyberton**

**8 x 1 Bedroom Apartments**

**6 x 2 Bedroom Apartments**

**2 x 2 Bedroom Houses**



**MORE DETAILS COMING SOON**

**Feedback - Results from Previous Bids  
Properties let from issue 542**

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	The Orchards	Copper	13/08/2015	1
Ground Floor Bedsit	Swinfields		No eligible bids	1
Ground Floor Bedsit	D'eyncourt		No eligible bids	1
1 Bed Ground Floor Flat	Swinfields		No eligible bids	1
1 Bedroom Bungalow	Dudley Close	Gold	09/10/2017	1
1 Bed Second Floor Flat	Swan House		No information provided	15
2 Bedroom Bungalow	Woodthorpe Avenue	Silver	03/08/2015	34
2 Bed Ground Floor Flat	Elizabeth Road	Silver	30/06/2017	2
2 Bedroom House	James Street	Silver	30/08/2017	27
3 Bedroom House	Edinburgh Drive	Copper	29/02/2016	36
3 Bedroom House	Hawthorn Road	Copper	03/10/2016	20

**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.