

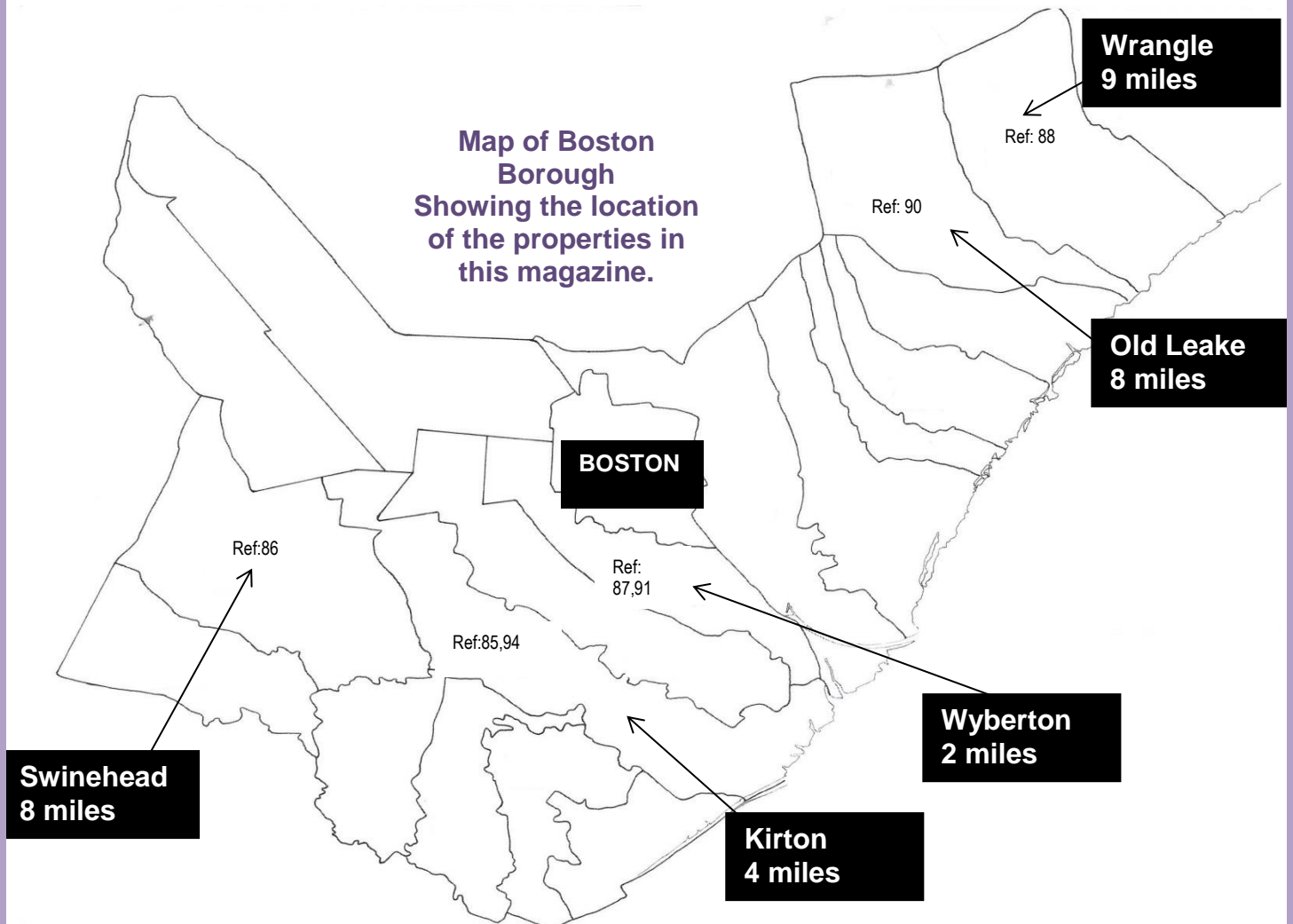
Issue Number 548

Bidding deadline for properties in this edition
is 10am on:
Friday 24th November 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: 85

Boston Mayflower



[4 miles from Boston](#)



D'Eyncourt, KIRTON – Ground Floor Bedsit - Rent & Charges £100.52

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, Pharmacy, fish & chip shop, Post Office and various other shops.

Ref: 86

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

Ref: 87

Boston Mayflower



[2 miles from Boston](#)



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

You are required to have undergone an assessment of your 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 2 miles from Boston. Nearby facilities include a Post Office, grocery store, fish & chip shop and newsagent. There is a regular bus service into Boston.

Ref: 88

Boston Mayflower



[9 miles from Boston](#)



Church Close, WRANGLE – 1 Bedroom Bungalow – Rent & Charges £73.58

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. Consideration will be given to applicants over 55 in work.

Located approximately 9 miles from Boston. Local facilities includes a shop, Post Office and there is a bus service into Boston and Skegness. There is a small garden to the front and rear of the property. This property benefits from a level access shower.

Ref: 89

Boston Mayflower



Staniland Road, BOSTON – 1 Bedroom Bungalow – Rent & Charges £72.48

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 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 property.

Ref: 90

Boston Mayflower



[8 miles from Boston](#)



The Meadows, OLD LEAKE – 2 Bedroom Ground Floor Flat – Rent & Charges £186.33

You will required to undergo an assessment of your support needs

Bids from: Couple or single applicants aged 55 or over 55. Priority will be given to couples. Priority may also be given to Boston Mayflower tenants downsizing. If you are under Pension Credit Age and are in receipt of benefits you will be liable to the bedroom tax.

Located approximately 8 miles from Boston. Nearby facilities in the village centre includes a medical centre, Post Office, shop and there is a bus service to Boston's town centre and Skegness.

Ref: 91

Boston Mayflower



2 miles from Boston

London Road, WYBERTON – 2 Bedroom First Floor Flat – Rent & Charges £84.93

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 2 miles from Boston. Nearby facilities includes a shop, Post Office, fish & chip shop and there is a regular bus service into Boston's town centre.



Ref: 92

Boston Mayflower



Goodson Close, BOSTON – 2 Bedroom Bungalow – Rent & Charges £91.14

Bids from: Couple or single applicant with dependent or full-time carer. Applicants must be over 60 or over 50 with an assessed support need. Priority may be given to Boston Mayflower tenants downsizing who will not under-occupy. 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 in the Woad Farm area of Boston, nearby facilities include a shop and there is a regular bus service into Boston's town centre.



Ref: 93

Boston Mayflower



King Street, BOSTON – 2 Bedroom House – Rent & Charges £72.30

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 with walking distance of Boston's town centre and all its amenities. There is a small courtyard to the year of the property.



Ref: 94

Boston Mayflower



4 miles from Boston

Hardwick Estate, KIRTON – 3 Bedroom First Floor Flat – Rent & Charges £96.64

Bids from: Families with 2 to 4 children, dependent on ages and sex of children.

Located in Kirton approximately 4 miles from Boston. Nearby facilities includes several shops, primary & secondary Schools, medical centre, pharmacy, fish & chip shop and there is a regular bus service into Boston's town centre. There are communal grounds and rear courtyard with shared rotary driers.



Ref: 95

Boston Mayflower



1 mile from Boston

Church Road, BOSTON – 3 Bedroom House – Rent & Charges £95.47

Bids from: Families with 2 to 4 children, dependent on ages and sex of children.

Located approximately 1 mile from Boston's town centre and all its amenities. Nearby facilities includes a shop, fish & chip shop and there is a regular bus service into Boston's town centre.



Ref: 96

Boston Mayflower



Sherwood Avenue, BOSTON – 3 Bedroom House – Rent & Charges £100.22

Bids from: Families with 2 to 4 children, dependent on ages and sex of children.

Located approximately within a 15 minute walk of Boston's town centre and all its amenities. Nearby facilities include a shop, fish & chip shop and there is a regular bus service into Boston's town centre.



Feedback – Results from Previous Bids Properties let from Issue 546

Property size/type	Location	Band	Selected bidder registration date	No. bids
Ground Floor Bedsit	D'Eyncourt	Copper	05/07/2017	1
1 Bed Bungalow	Church Close		No eligible bids	6
1 Bed House	Moorhen Close	Bronze	13/01/2017	20
1 Bed House	Blue Street	Bronze	20/04/2017	15
2 Bed Ground Floor Flat	The Meadows		No bids placed	0
2 Bed Ground Floor Flat	Hardwick Estate	Bronze	31/10/2017	3
2 Bed First Floor Maisonette	Pulvertoft Lane	Gold	13/11/2017	12
2 Bed Bungalow	Puritan Way	Copper	04/08/2017	23
2 Bed House	Tilney Avenue	Silver	15/09/2017	3
3 Bed House	Picketts Way	Silver	09/08/2017	30
3 Bed House	Pilgrim Close	Silver	22/08/2017	30
4 Bed House	Kyme Road	Bronze	13/03/2016	15

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.