

OAK TREE HOUSING ASSOCIATION LTD

RENTED ACCOMMODATION PACK

**NEWBUILD HOUSES AT AUCHMEAD ROAD
GREENOCK**



**36 RENTED PROPERTIES AVAILABLE
2, 3 & 4 BEDROOM PROPERTIES**

1. Travel Directions



2. Description of Site & Surroundings

The houses are being built on the site of the former Ravenscraig Primary School. The site is located in Auchmead Road in the Braeside area of Greenock. There is a bus route and train station nearby, it is also very convenient for local schools and nurseries.

3. Details of Specification

- Full gas central heating with condensing combination boiler
- Fully fitted kitchen and most properties have a dining area
- 2, 3 & 4 bedroom houses have an additional downstairs w.c.
- Fitted bathroom suite with over bath shower
- Double Glazed windows
- Off Street Parking
- Energy Performance Certificate
- Communal TV Digital System/Sky Q
- Solar panel roofs
- No white goods, floor coverings or blinds

4. Details of Accommodation Provided and Rental Prices

The development provides the following accommodation for rent. **Rent is charged one month, in advance and you if you are offered a property, it is a condition of the offer that you pay one month's rent when you sign for the house.**

The suggested rents for the properties are as follows (these may change slightly in future). They do not include the service charge for environmental maintenance which will be added later.

4 x 2 bedroom ground floor cottage flats	£382.18 per month
4 x 2 bedroom first floor cottage flats	£383.85 per month
17 x 2 bedroom houses (terraced or semi detached)	£410.56 per month
9 x 3 bedroom houses (terraced or semi detached)	£427.25 per month
2 x 4 bedroom detached houses	£452.28 per month

The Council Tax bandings have still to be confirmed by Inverclyde Council.

5. Viewing Arrangements and Contact Details

The houses are due for completion from November 2019 onwards and we hope that they will all be completed by early 2020.

Properties will be advertised in advance of completion of the houses and there will be several "Phases" advertised. You will be able to bid for more than one "Phase".

An Open Day will be arranged for all applicants who have been successful in their bid when the properties are ready for viewing and the contractor has agreed to allow access.

If you have any queries relating to this development please contact the Allocations Team who are based in our High Street offices at 41 High Street, Greenock. (Tel. 01475-807000).

6. How to Apply

Not all the properties will be advertised as some are let directly to applicants nominated by agencies that we have nomination agreements with. However most of the houses will be let via the Inverclyde Common Housing Register.

Cloch HA, Oak Tree HA, Larkfield HA & Link HA have created a common housing register to apply for our available housing. To bid for the Auchmead Road properties advertised you need to be registered on our joint housing list.

If you are an existing Oak Tree Housing Association tenant and are looking to transfer to these properties, you must have a clear rent account, no outstanding rechargeable repairs and your own house must be in good condition before you will be allowed to transfer.

If you want to make sure that your property will be passed for a transfer then please contact your Housing Officer for advice.

How to register

Register online at www.inverclydechr.org.uk. Keep a note of your application ID and password which will be given on the completion page of the online form. Once you receive an e-mail advising your application has been activated, you will be able to bid for available houses.

Please note that you are required to have an e-mail address to register with the Inverclyde Common Housing Register (ICHR). If you do not have an e-mail address and still wish to register, contact the ICHR Team on 01475 807011 to arrange for a referral to be made to the local Future Skills Team who shall arrange to put on an application for you.

How do I bid?

If you are interested in one of the advertised properties and want to bid on this (express an interest) there are several ways that you can do this:-

- Accessing our website www.inverclydechr.org.uk and logging in using your ID number and password.
- In person at any of the ICHR Landlords' offices in the Inverclyde area.
- Using the bidding app on your smartphone (via apple store or Google play, search for Home Connection)
- Contact a member of the ICHR Team on 01475 807011.

What happens next?

After the closing date for each Phase, the landlord draws up a list for each property from all the people who have said they are interested in it. The offer is made to the person whose household best fits the property in terms of size and type. **Your household size has to fit the property size.** A property will be categorised as general needs or adapted, along with specified stair level(s) and this should match the list your application has been placed on. If there many applicants who fit the property, it will go to the one who has the most points or if a household has the same points as another, the date they applied for housing will decide who gets the offer.

Results of Bidding

Unfortunately, your bidding position will not be correct for any property that you bid on due to several properties being included within the one advert. The ICHR will arrange for a news article to be placed on our website to advise when all properties have been allocated. This information will also be available in the reception of the ICHR Landlords'. Please note you are only allowed to place three bids per week.