



NEW PROGRESS

HOUSING ASSOCIATION LIMITED

New Progress has a variety of stock within the South Ribble, Chorley and Preston areas.

This consists of general needs accommodation of 2,3 & 4 bedroom houses and flats and sheltered accommodation of flats and bungalows. In the future any vacancies available through our shared ownership or low cost home ownership schemes for the area will also be advertised through Select Move with different criteria than the main social housing scheme (details will be included in the advert.)

Sheltered accommodation is available to people over 55 years old, but people in receipt of high rate Disability Allowances can also be considered for these vacancies.

All new tenants to New Progress sign up on a Starter Tenancy for the first 12 months of their tenancy, which converts to a full Assured tenancy as long as they have been a good tenant who has not been involved with serious anti social behaviour. This is a condition of accepting a tenancy with us.

A caretaker service is also provided to the majority of our tenants, to help keep our estates decent places to live and provide a service to remove bulky items of rubbish.

Central Leyland

The Central Leyland area consists of property in and around the centre of Leyland but excludes specific estates such as Broadfield Estate or Wade Hall etc. The area consists of a general mix of property, including 2 and 3 bedroomed terraced and semi detached houses and a number of flats, either 1 or 2 bedroomed.

The area is generally popular due to its immediate vicinity to all local amenities, rail and motorway links, although green areas, other than formal parks tend to be few and far between.

Leyland Estates Peacock Hall

The Peacock Hall estate consists of semi detached houses

and flats. The flats are in blocks of 4, (2 upper and 2 lower per block), each having their own front door leading to the street. Therefore no problems associated with communal entrances occur. Both houses and flats remain very popular and vacancies rarely occur.

Tenancies tend to be long term within the area and tenants appear to feel a sense of community amongst themselves.

The estate is very well maintained and has a good mix of owner occupiers and New Progress tenants. Seven Stars School is located on the estate. The estate is popular and there is good take up of offers for the houses and the flats.

Wade Hall Estate.

Wade Hall is a large and popular estate. It has a number of 2, 3, 4, bedroom homes and a small number of flats.

There is a community centre and a children's centre close to a local store and a takeaway. There is a school located in the heart of the estate and a regular bus service to Leyland centre is available.

Broadfield Estate

This is a very large estate with mixed size and types of property all with open plan frontages maintained by contractors of New Progress.

Despite its size, this is a settled community and houses are popular when they come available. There are several junior and high schools on the estate. There is a small row of local shops and it is within walking distance of Leyland town centre.

Welsby Road

The Welsby Road / Fox Lane area is mainly made up of 1 bedroomed category one sheltered flats, and a number of bungalows. Other properties include 2 and 3 bedroomed semi-detached houses with garages. Due to the nature of the area the population tends to be mature / elderly, although there are a number of young families occupying the houses.

Generally the area is medium demand for upper flats, higher demand for Lower flats and very high demand for houses, the latter of which rarely come available. Shops and schools are within a short walk and the estate is not far from Leyland town centre.

Moss Side

This areas consists of both houses, flats and sheltered accommodation. There are also some owner occupiers and shared ownership properties. The properties are relatively new and vacancies rarely occur in the houses, although flats become available more regularly.

Sales within the Shared Ownership properties are quite rare indicating again the areas desirability. When available these sales are dealt with directly by our Property Management section.

Farington

Farington consists of traditional 2 and 3 bedroom houses spread around the area. It is within easy access of Leyland with good transport links, which adds to its popularity.

Houses come available rarely and are consequently in high demand. The majority of the properties within this area are made up of sheltered accommodation with non-resident scheme managers. Bashall Grove is one such scheme and is made up of 1-bedroomed ground floor flats and 2 bedroomed first floor flats.

There is a school in Farington but the nearest shops are in Leyland. There is a regular bus service to Leyland.

Bamber Bridge

This is a popular area with both houses, flats and sheltered accommodation.

Houses are in great demand, particularly the new build houses, but there are regular vacancies in the sheltered accommodation.

The areas has many shops, including a post office and also has very good bus and rail links to Preston and Chorley.

Higher Walton/Houghton

This semi-rural area has a very settled community and vacancies are rare, despite the fact that it is lacking many facilities especially shops. There is a regular bus route to Preston and Blackburn.

Walton Le Dale

This a mixed tenure area with a high portion of the original housing stock sold through the "Right to Buy" legislation. The properties, which we still have, are mainly three bedroomed semis, which are popular when they are available. There are also two sheltered schemes (Hennel House & Outram House). There is a selection of local shops, junior schools and high schools both in Walton Le Dale and nearby Bamber Bridge. The bus routes serve Preston, Bamber Bridge and Chorley.

Penwortham

Penwortham has a large number of flats and 2 or 3 bedroomed houses. It is generally a settled area and the 2 bed flats are especially popular. There are several sheltered schemes for the elderly, which are popular. There is a selection of both junior and high schools in the vicinity.

The area has an excellent variety of local shops and is on a bus route to Preston, Leyland and Lostock Hall. It is a high demand area.

Samlesbury

This is a semi rural area on the edge of the Select Move sub region where South Ribble meets the Ribble Valley. It has only a small number of 3 bed houses and one 2 bed flat. They are very rare and extremely popular, despite the fact the village has very few facilities.

Longton, New Longton and Walmer Bridge

In Longton, New Longton and Walmer Bridge there are a small number of 2 and 3 bedroom houses and 2 bedroom flats. These are very rare and much sought after. There are also four sheltered schemes for the elderly. There are local shops in all three villages along with several schools and they are on a bus route to Preston and Southport.