

Camden Council homes

Week 8

Advert Thursday 23 February to Monday 27 February 2017

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

Sheltered Housing

1 Bed



Advert no. 286096

Carole House, Fitzroy Road, NW1

Sheltered studio flat in a block. 5th floor with lift access and accessibility ramp. Full central heating. No pets. Limited parking facilities. No right to acquire. Communal facilities include lunch club, computer club, lounge, laundry and a small paved garden. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £157 pw.

1 Bed



Advert no. 186290

Foundling Court, Brunswick Centre, WC1

Sheltered 1 bedroom flat (single) on a large estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £195 (including sheltered charges) pw.

1 Bed



Advert no. 286099

Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat in a block. 1st floor with lift access and accessibility ramp. Full central heating. Communal facilities include lunch club, computer club, lounge, laundry and small paved communal garden. No pets. Limited parking facilities. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £157 pw.

1 Bed



Advert no. 288945

Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in a block. 5th floor with lift. Electric heating. Communal garden. Landlord: Origin Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £162 pw.

All Camden sheltered schemes have the Careline service. Housing association schemes have an alarm system.

Only those applicants assessed and approved for sheltered housing in Camden will be considered for these properties. If you are interested in sheltered housing, but have not yet been assessed, please phone sheltered housing on 020 7974 1991.

Origin Housing Association

1 Bed



Advert no. 289213

St Georges House, Bridgeway Street, NW1

1 bedroom flat (double) in a block. 3rd floor with 30 external steps. No lift. Full central heating. 1 year starter tenancy followed by 5 year fixed term tenancy. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £129 pw.

1 Bed



Advert no. 286102

Winifrede Paul House, York Rise, NW5

1 bedroom flat (double) in a block. 2nd floor with lift access. Full central heating. Close to shops, buses and trains. **Offer subject to passing Origin's affordability assessment. 1 week's rent to be paid before signing tenancy. 1 year starter tenancy followed by 5 year fixed term tenancy.** Landlord: Origin Housing Association. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £127 pw.

Housing associations will only consider households of the correct size for their properties.

Circle Housing

2 Bed



Advert no. 286101

York Way, N7

2 bedroom flat (doubles) in a house. Ground floor with 2 internal steps. Full central heating. Shared back garden. Street parking with Camden Council permits. 5 year fixed tenancy if all terms and conditions met during 1 year starter tenancy. **See Ground Floor Flats, Note 1.** Landlord: Circle Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £136 pw.

One Housing Group

3 Bed



Advert no. 289107

Whidborne House, Whidborne Street, WC1*

3 bedroom flat (doubles) in a block. 4th floor with 35 external steps. Full central heating. 5 year fixed term tenancy after successful completion of 1 year starter tenancy. No Right to Acquire. **This property cannot be adapted. Sensitive let.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £342 pw.

Housing associations will only consider households of the correct size for their properties.

Studio



Advert no. 191627

Belsize Grove, NW3*

Studio flat on a small estate. 3rd floor with lift access. Shared bathroom. Electric radiators. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £124 pw.

Studio



Advert no. 104760

Broadfield Lane, NW1*

Studio flat on a large estate. 2nd floor with 28 external steps. District heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Canteloves. Rents up to: £107 pw.

Studio



Advert no. 108389

Swallowfield, Munster Square, NW1

Studio flat in a tower block. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £102 pw.

Studio



Advert no. 195392

Weedington Road, NW5

Studio flat on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £109 pw.

1 Bed



Advert no. 103831

College Place, NW1

1 bedroom flat (double) in a house. Ground floor with 3 external steps. Back garden. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras Somers. Rents up to: £127 pw.

It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

1 Bed

Sherriff Road, NW6

1 bedroom flat (double) in a house. 2nd floor with 32 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £122 pw.

Advert no. 187265

1 Bed

Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. Front garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £128 pw.

Advert no. 195579

1 Bed

York Way, N7

1 bedroom maisonette (double) in a house. 2nd and 3rd floor with 36 external and 15 internal steps. Full central heating. Shared back garden. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes. Rents up to: £120 pw.

Advert no. 105374

2 Bed

Burnham, Fellows Road, NW3

2 bedroom flat (doubles) in a tower block. 19th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £147 pw.

Advert no. 189804

2 Bed

Candida Court, Clarence Way, NW1

2 bedroom flat (doubles) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £134 pw.

Advert no. 183933

2 Bed

Ferdinand House, Ferdinand Street, NW1

2 bedroom flat on a small estate. 1st floor with 18 external steps. No lift. Full central heating. **Please note this property has a wet room only and no bath. Property managed by Chalk Farm TMO.** Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £125 pw.

Advert no. 193354

2 Bed

Marquis Road, NW1

2 bedroom flat (doubles) in a house. 1st floor with 18 internal and 12 external steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £152 pw.

Advert no. 185839

2 Bed

Woodhall, Robert Street, NW1

2 bedroom flat (doubles) on a large estate. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £154 pw.

Advert no. 109679

3 Bed

Bray, Fellows Road, NW3

3 bedroom flat (doubles) in a tower block. 20th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £156 pw.

Advert no. 188378

3 Bed

Lady Somerset Road, NW5

3 bedroom flat (doubles) in a house. 1st and 2nd floors with 36 internal and 8 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Kentish Town. Rents up to: £166 pw.

Advert no. 189958

3 Bed

Oseney Crescent, NW1

3 bedroom maisonette (2 doubles, 1 single) in a house. 1st and 2nd floors with 14 internal and 28 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £165 pw.

Advert no. 187072

4 Bed

Alpha Court, Raglan Street, NW5

4 bedroom maisonette on a small estate. Ground and first floors with 14 internal steps and 1 external step. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £162 pw.

Advert no. 189420

RESULTS OF PREVIOUS WEEKS' ADVERTS

We aim to publish the results of previous adverts as soon as they are available

Bayham Street (103547), 1 bedroom flat in a house, 145 bids, let for 150 points

Belsize Avenue (190216), 1 bedroom flat in a block, 192 bids, let for 680 points

Brookes Court (187432), 1 bedroom flat on a small estate, 130 bids, let for 350 points

Croftdown Road (186260), 4 bedroom flat in a block, 99 bids, let for 275 points

Kendal (108804), 1 bedroom flat on a large estate, 128 bids, let for 305 points

Lyme Street (104138), studio flat in a house, 142 bids, let for 280 points

Mackworth House (108062), 2 bedroom flat on a large estate, 400 bids, let for 665 points

Solent Road (182369), 1 bedroom flat in a block, 106 bids, let for 530 points

Springfield Lane (196385), 1 bedroom flat in an individual block, 114 bids, let for 210 points

Taylor Court (184174), 2 bedroom flat on a small estate, 466 bids, let for 630 points

Vicar's Road (288647), 2 bedroom flat in a block, 375 bids, let for 420 points

Wendling (181781), 1 bedroom flat on a large estate, 136 bids, let for 455 points

Wendling (187810), 1 bedroom flat on a large estate, 129 bids, let for 360 points

It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

Changes that may affect the help you receive towards your rent.

Some of the recent changes to benefits may affect the amount of help you get towards your housing costs.

- Department of Work and Pensions: If you are of working age and live in a council or housing association home that the Department for Works and Pensions say is larger than your household requires, any housing benefit or universal credit you claim may be reduced. The amount of the reduction depends on your eligible rent and how many spare rooms you have.
- Benefit Cap: For people of working age who claim housing benefit or universal credit there is a limit on the amount of benefit you can receive every week. This is currently £500 for families and £350 for single people, any help towards housing costs may be reduced to reflect this rule. From Autumn 2016 the benefit cap will be reduced to £442.31 a week if you are a couple or have children or £296.35 a week if you are a single person (London amounts).

Remember, if you claim Universal Credit the money you get towards your housing costs will be paid directly to you as part of your universal credit monthly payment and it will be your responsibility to pay your rent from the money you receive.

There are exemptions that may apply to you, for more information, please visit: www.camden.gov.uk/benefitchanges

Homefinder UK – allows council tenants and some housing association tenants to move from one part of the UK to another. You can also use this scheme if you are a homeless household living in temporary accommodation provided by Camden Council.

For more information visit www.homefinderuk.org

How do I apply?

If you wish to bid for a property visit <http://camden.homeconnections.org.uk/>. You can bid for as many properties as you want but we ask you only to bid for properties that you genuinely want to view. You need to be registered for housing in Camden. You can bid for a council (not housing association) property that is smaller than you need, however if this would result in serious overcrowding you will not be shortlisted. You cannot bid for a larger home than you need.

Deadline: bids must be received by midnight of the closing date.

Successful applicants: applicants with the most points will be contacted shortly after the closing date. Please make sure that the permanent allocations team have your correct telephone number. If you have been shortlisted, we will contact you by telephone with a viewing date and time. You may invite one other person (but no more) to attend the viewing with you. Please do not contact us to ask if you have been shortlisted. We will contact you.

Verification: before we make an offer of housing we will check all information you have given us to make sure it is correct and that you are entitled to the points you have been awarded and the bed size need you have qualified for, this will be done following an expression of interest to accept a property after the viewing. Any offer will be subject to the outcome of the verification process.

First Choice: priority will be given to existing tenants who are under occupying their homes.

Sensitive lets: marked with an asterisk*. We may need, on occasion, to select bidders based on certain factors connected to the property, eg history of antisocial behaviour or elderly tenants residing in the block. This could mean that we may have to bypass applicants with a history of drug, alcohol or mental health problems in line with our sensitive letting policy. We may also, on occasion, obtain a police check relating to bidders for some properties advertised.

Adaptations: if you have been assessed as needing an adaptation or wheelchair-accessible property, you **must** discuss this with your occupational therapist or, if you do not have one, with the allocations occupational therapist (OT), Neil Stedman, phone **020 7974 2294** before making a bid. If you do not do this you may find that we are unable to adapt the property if it is necessary to do so. Please be aware that you will need to take up residence before assessment for adaptations can take place and it may be several months before an adult social care OT can visit you.

Ground floor and basement flats

Note 1: Priority for these flats will be given to applicants assessed as having a medical need for ground floor. After that any priority will be given to households assessed as under occupying their current Camden Council or Housing Association home.