

Camden Council homes

Week 10

Advert Thursday 07 March to Monday 11 March 2019

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

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

Studio

Foundling Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £173 (including sheltered charges) pw.

Advert no. 184852

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor with 6 external steps. Full central heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £157 (including sheltered charges) pw.

Advert no. 195549

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 1st floor with lift access. Full central heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 192703

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 195283

Studio

Vivian Court, Maida Vale, W9

Sheltered studio flat in an individual block. 5th floor with lift access. Separate bathroom and kitchen. Walk-in shower. Gas central heating. Communal garden. Communal facilities including: Computer room, communal lounge and laundry. No rights to acquire. Limited parking through issue of parking permits. There is a no pets policy. Landlord: Central and Cecil Housing Group. Council Tax Band: A. District: Hampstead. Ward: Kilburn. Rents up to: £154 (including sheltered charges) pw.

Advert no. 288300

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £173 (including sheltered charges) pw.

Advert no. 190187

1 Bed

Bevan John House, Harpur Street, WC1

Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Full central heating. Shared garden. Pets with permission.

Landlord: Clarion Housing Group. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 pw.

Advert no. 288894



1 Bed

Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

Advert no. 193326



1 Bed

Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Electric storage heating. Communal garden. Assured retirement tenancy. No parking and permit will not be issued. No pets unless registered blind/hard of hearing dogs. No right to acquire. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £152 pw.

Advert no. 288298



1 Bed

Shan House, Millman Street, WC1

Sheltered 1 bedroom flat (double) in an individual block. Ground floor. Wetroom with shower. Electric heating. Communal facilities including lounge, laundry room and garden. Scheme has a manager. Applicants will be required to pay 4 week's rent in advance at sign up. Landlord: Paragon Asra Housing. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £191 pw.

Advert no. 288297



1 Bed

Waterhouse Close, NW3

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council.

Council Tax Band: C. District: Hampstead. Ward: Hampstead. Rents up to: £214 (including sheltered charges) pw.

Advert no. 188811



1 Bed

Waterhouse Close, NW3

Sheltered 1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council.

Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £212 (including sheltered charges) pw.

Advert no. 190249



Notting Hill Genesis

Studio

Ebony House, Lithos Road, NW3

Studio flat on a large estate. 2nd floor with lift access. Electric heating. This is an affordable rent property. The tenant will be offered a year probationary period tenancy followed by 5 year fixed term tenancy. Landlord: Notting Hill Genesis Housing Group. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £195 pw.

Advert no. 288301



1 Bed

Clyde House, Belsize Road, NW6

1 bedroom flat (double) in an individual block. 2nd floor with 34 external steps. No lift. Gas boiler heating. This is an affordable rent property. Introductory tenancy followed by 5 year fixed term tenancy depending on previous tenancy.

Landlord: Notting Hill Genesis Housing Group. Council Tax Band: C. District: Hampstead. Ward: Swiss Cottage. Rents up to: £252 pw.

Advert no. 288333



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

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.

Studio

Gaisford Street, NW5

Studio flat in a house. 2nd floor with 35 internal and 10 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Canteloves.
Rents up to: £107 pw.
Accessible Housing Category: G

Advert no. 196093

Studio

St Martin's Close, NW1

Studio flat in a house. Ground floor with 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £105 pw.
Accessible Housing Category: E+

Advert no. 104321

Studio

Gascony Avenue, NW6

Studio flat in a house. 3rd floor with 54 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £96 pw.
Accessible Housing Category: G

Advert no. 185181

Studio

Delancey Street, NW1

Studio flat in a house. Basement floor with 9 external steps. 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: £105 pw.
Accessible Housing Category: F

Advert no. 106167

1 Bed

Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (single) on a large estate.
1st floor with 13 external steps. No lift. Full central heating.
Only suitable for single applicants or couples.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £132 pw. Accessible Housing Category: G

Advert no. 186010

1 Bed

Levita House, Chalton Street, NW1

1 bedroom flat (double) on a large estate. Ground floor with 8 external steps. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £111 pw. Accessible Housing Category: G

Advert no. 102987

1 Bed

Lawn Road, NW3

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. Back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: E.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £145 pw. Accessible Housing Category: G

Advert no. 192837

2 Bed

Maitland Park Road, NW3

2 bedroom flat (doubles) on a large estate. Ground floor with 6 external steps. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £137 pw. Accessible Housing Category: F

Advert no. 199546

5 Bed

Kiln Place, NW5

5 bedroom flat (3 doubles, 2 singles) on a small estate.
2nd and 3rd floor with 14 internal and 31 external steps.
No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £176 pw. Accessible Housing Category: E+

Advert no. 199625

APOLOGIES

Week 7. Advert No.288333 - Clyde House. Property withdrawn due to being advertised with incorrect information. Readvertised this week. Apologies to anyone who bid on it.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Calver (180228), 2 bedroom flat on a small estate, 489 bids, let for 875 points
Headcorn (182710), 1 bedroom flat on a large estate, 55 bids, let for 170 points
Holmrook (105630), 2 bedroom flat on a large estate, 311 bids, let for 490 points
Maitland Park Road (191310), 3 bedroom flat on a large estate, 261 bids, let for 250 points
Oakshott Court (102607), 1 bedroom flat on a small estate, 73 bids, let for 490 points
Tottenham (180856), 3 bedroom flat on a small estate, 302 bids, let for 250 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 we have your correct telephone number. You can contact the Accommodation Placements Team on 0207 974 6498 to update your number or to provide additional contact numbers or email addresses. 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.