

Camden Council homes

Week 10

Advert Thursday 8 March 2018 to Monday 12 March 2018

Maiden Lane Estate



Allensbury Place, Broadfield Lane and York Way.

As part of Camden's ongoing Community Investment Programme to deliver new homes across the borough, this latest development is on the Maiden Lane estate located in the Canteloves area of Camden, close to exciting and vibrant King's Cross. These new homes replace two older blocks of housing on the estate and will provide high quality sustainable homes.

All homes will be gifted with a cooker, a cooker hood and flooring in the living room/kitchen. The properties are electric throughout and there is no gas supply for cooking. Heating and hot water will be provided by a communal boiler.

Please note that this is a car free scheme and residents of the new homes will not be issued with either an on-street parking permit or council estate parking permit. If you are offered one of the new homes and have a permit for an existing parking space on any Camden housing estate you will need to give this up.

1 Bed

Maiden Lane, NW1

4 x 1 bedroom flats (doubles). Open plan kitchen and living room. 1st floor with 19 external steps. No lift. Balcony. Council Tax Band: B. Rents up to: £164 pw. London Accessible code: G

Advert no. 288527

3 Bed

Maiden Lane, NW1

13 x 3 bedroom flats (2 doubles, 1 single). Open plan kitchen and living room. Bathroom and additional separate shower and WC. Located on the 1st to 5th floors with lift access. Balcony. Rents up to: £187 pw. London Accessible code: G

Advert no. 288522

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

Housing for Older People

Studio



Advert no. 184166

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 1st floor with lift access. District heating. Shared back 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.

1 Bed



Advert no. 288428

Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 4th floor with lift access. Full central heating. Shared garden. Please note this is a CAT 1 supported property and has no support staff based on site (independent living). Landlord: Centra Housing Group. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 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.

Genesis Housing Association

1 Bed



Advert no. 288429

Kingsgate Road, NW6

1 bedroom flat (single) in a house. 1st floor with 7 external and 17 internal steps. Shower over bath. Full central heating. Entry phone system. Controlled parking. 5 year fixed term depending on previous tenancy. Landlord: Genesis Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £241 pw.

Habinteg

2 Bed



Advert no. 288502

Castlehaven Road, NW1

2 bedroom flat (doubles) in a house. Ground floor with level access, a wetroom, 2 wc's and an adapted kitchen. Full central heating. Small rear patio garden. Maximum of two domestic animals allowed with permission confirmed in writing. No right to acquire. **First priority will be given to applicants assessed as requiring the use of a wheelchair externally followed by applicants with a ground floor assessed need (See Ground Floor Flats, Note 1).** Landlord: Habinteg. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £229 pw.

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.

Peabody

2 Bed



PEABODY

Advert no. 288427

Parnell House, Streatham Street, WC1A

2 bedroom flat (singles) in an individual block. 2nd floor with 20 external steps. No lift. Full central heating. Communal court yard. Landlord: Peabody. District: Holborn. Ward: Bloomsbury. Rents up to: £209 pw.

One Housing Group

1 Bed



Advert no. 288431

North Villas, NW1*

1 bedroom flat (double) in a house. 1st floor with 9 external steps. Full central heating. Starter tenancy for 12 months followed by fixed term tenancy. Strictly no pets. **Sensitive let.** Landlord: One Housing Group. District: Kentish Town. Ward: Cantelowes. Rents up to: £223 pw.

1 Bed



Advert no. 288432

Tankerton House, Tankerton Street, WC1H

1 bedroom flat (single) in an individual block. 1st floor with 8 external steps. Full central heating. Property has a veranda. Starter tenancy for 12 months followed by fixed term tenancy. Strictly no pets. Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £131 pw.

2 Bed



Advert no. 288430

Arthouse, Handyside Street, N1C

2 bedroom flat (doubles) in an individual block. 7th floor with lift access and 20 internal steps. Electric heating. Starter tenancy for 12 months followed by fixed term tenancy. Strictly no pets. No parking. No wooden/laminate flooring. Landlord: One Housing Group. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £207 pw.

2 Bed



Advert no. 288433

Kellet House, Tankerton Street, WC1H

2 bedroom flat (1 double, 1 single) in an individual block. 1st floor with 9 external steps. Full central heating. Starter tenancy for 12 months followed by fixed term tenancy. Strictly no pets. Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £154 pw.

4 Bed



Advert no. 288434

Rubicon Court, York Way, N1C

4 bedroom flat (2 doubles, 2 singles) in an individual block. 5th floor with lift access. Full central heating. Property has a veranda. Starter tenancy for 12 months followed by fixed term tenancy. Strictly no pets. No parking. Landlord: One Housing Group. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £206 pw.

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

Studio



Advert no. 193275

Edington, Allcroft Road, NW5

Studio flat on a large estate. Ground floor with 1 internal step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £100 pw. London Accessible code: G.

3 Bed



Advert no. 189643

Denton, Malden Crescent, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground floor with 7 external and 13 internal steps. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £166 pw. London Accessible code: F.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Betterton Street (181638), 1 bedroom flat on a small estate, 115 bids, let for 660 points

Blemundsbury (196009), 3 bedroom flat in a tower block, 505 bids, let for 268 points

Denton (180345), 1 bedroom Sheltered flat in a block, 5 bids, let for 180 points

Gilden Crescent (184157), 2 bedroom flat on a large estate, 357 bids, let for 350 points

Hardington (192008), 2 bedroom flat in a tower block, 412 bids, let for 490 points

Ludham (193749), 2 bedroom flat on a large estate, 336 bids, let for 1265 points

Maiden Lane (286210), studio flat on a large estate, 123 bids, let for 150 points

Maiden Lane (286210), studio flat on a large estate, 123 bids, let for 200 points

Maiden Lane (104702), 1 bedroom flat on a large estate, 111 bids, let for 312 points

Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 300 points

Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 262 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 605 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 160 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 130 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 577 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 480 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 310 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 280 points

Maiden Lane (288521), 4 bedroom flat on a large estate, 127 bids, let for 250 points

Maiden Lane (286210), studio flat on a large estate, 123 bids, let for 110 points

Robert Morton House (288469), 1 bedroom sheltered flat in a block, 6 bids, let for 242 points

Sherlock Court (180161), studio flat on a large estate, 103 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.