

Camden Council homes

Week 10

Advert Thursday 9 March to Monday 13 March 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. 183030

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Electric cooking only.
Landlord: Camden Council.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £180 pw (including sheltered charges).

1 Bed



Advert no. 190705

Foundling Court, Brunswick Centre, WC1N

1 bedroom sheltered flat (double) on a large estate. 6th floor with lift access.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Bloomsbury.
Rents up to: £195 pw (including sheltered charges).

1 Bed



Advert no. 186772

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. District heating. Electric cooking only. **Fully wheelchair accessible with adapted kitchen and wet room. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this to applicants with round floor medical priority.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 pw (including sheltered charges).

1 Bed



Advert no. 286008

Burrard Road, NW6

1 bedroom sheltered flat (double) in a house. 1st floor with 18 external steps. Small utility room. Full central heating. Street parking with Camden Council permits. **Narrow hallway not wheelchair accessible, property is suitable for a person who is able to negotiate steps.** Landlord: Genesis Housing Association. Council Tax Band: D. District: Hampstead. Ward: Fortunes Green. Rents up to: £143 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

2 Bed



Advert no. 288640

Grangeway, NW6

2 bedroom flat (doubles) in an individual block. 4th floor with lift access. Gas boiler. Controlled parking. 5 year fixed term tenancy depending on previous tenancy. This is an Affordable Rent property. Landlord: Genesis Housing Association. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £287 pw.

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

Origin Housing Association

Studio



Advert no. 288597

Hillwood House, Polygon Road, NW1

Studio flat in an individual block. 1st floor with lift access. Full gas central heating
Landlord: Origin Housing Association. Council Tax Band: B.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £107 pw

One Housing Group

1 Bed



Advert no. 288596

Belsize Square, NW3

1 bedroom flat (double) in an individual block. 2nd floor with over 20 steps. No lift. Gas central heating. **This is an affordable rent property.** Starter to Fixed tenancy or Starter to Assured tenancy depending on current tenure. No parking. No pets allowed. **This property cannot be adapted.** Right to acquire Landlord: One Housing Association. Council Tax Band: E. District: Hampstead. Ward: Belsize. Rents up to: £240 pw.

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

Studio



Advert no. 108087

Langdale, Stanhope Street, NW1

Studio flat on a large estate. 8th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: A.
District: Camden Town. Ward: Regent's Park.
Rents up to: £102 pw.

Studio



Advert no. 184945

Wellesley 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: £110 pw.

1 Bed



Advert no. 196328

Shene House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 3rd floor with 51 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £127 pw.

1 Bed



Advert no. 187036

Langbourne Mansions, Langbourne Avenue, N6

1 bedroom flat (single) on a large estate. Ground floor with 11 external steps. Full central heating
See Ground Floor Flats, Note 1
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £120 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

Mayford, Oakley Square, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £123 pw.

Advert no. 102423



2 Bed

Oxenholme, Harrington Square, NW1

2 bedroom flat (1 double, 1 single) in a tower block. 12th floor with lift access. District heating
Landlord: Camden Council.
Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £138 pw.

Advert no. 105696

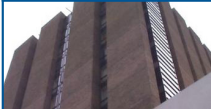


1 Bed

Winter Garden House, Macklin Street, WC2B

1 bedroom flat (double) in a tower block. 3rd floor with lift access. District heating
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £153 pw.

Advert no. 182858



3 Bed

Clevedon Mansions, Lissenden Gardens, NW5

3 bedroom flat (doubles) on a large estate. 4th floor with 72 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Kentish Town. Ward: Highgate.
Rents up to: £175 pw.

Advert no. 196002

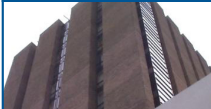


1 Bed

Winter Garden House, Macklin Street, WC2B

1 bedroom flat (double) in a tower block. 11th floor with lift access. District heating
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £153 pw.

Advert no. 194186



4 Bed

Conisborough, Bayham Street, NW1

4 bedroom flat (3 doubles, 1 single) on a large estate. Ground and 1st floor with 28 internal and 6 external steps. District heating. Back garden.
Landlord: Camden Council. Council Tax Band: E.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £195 pw.

Advert no. 101992



1 Bed

Woodhall, Robert Street, NW1

1 bedroom flat (double) on a large estate. 5th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £131 pw.

Advert no. 108773



2 Bed

Oak House, Maitland Park Villas, NW3

2 bedroom flat (doubles) on a large estate. 3rd floor with lift access and 2 external steps. Full central heating
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £137 pw.

Advert no. 191899



2 Bed

Castle Court, Castlehaven Road, NW1

2 bedroom flat (doubles) on a small estate. 6th floor with lift access. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Camden and Primrose Hill.
Rents up to: £134 pw.

Advert no. 199181



2 Bed

Kiln Place, NW5

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floors with 30 external and 14 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £138 pw.

Advert no. 198102



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Broadfield Lane (104783), studio flat on a large estate, 126 bids, let for 190 points

Cliff Road (199889), 1 bedroom flat in a house, 174 bids, let for 550 points

Grafton Road (195824), studio flat on a large estate, 136 bids, let for 287 points

Herbert Street (184550), 4 bedroom house, 113 bids, let for 1350 points

O'Donnell Court (191294), 2 bedroom flat on a large estate, 497 bids, let for 1310 points

APOLOGIES

Week 7 Advert no.103092 - Purchase Street This property has been withdrawn because it is a wheelchair adapted property and the Occupational Therapist will be directly offering it. Apologies to anyone who bid on it.

Week 7 Advert no. 288640 - Grangeway This property was advertised with incorrect information. Now advertised this week. Apologies to anyone who bid on it."

Week 8 Advert no.189804 - Burnham This property has been withdrawn for a direct offer. Apologies to anyone who bid on it.

Week 9 Advert no.105437 - Dalehead This property has been withdrawn because it was advertised in week 7 already. Apologies to anyone who bid on it.

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.