

Camden Council homes

Week 11

Advert Thursday 14 March to Monday 18 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

O'Donnell Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. 4th floor with lift access. Open plan kitchen. Low level access shower. Blowair 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. 184239



1 Bed

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. District heating. Shared back garden.

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross.

Rents up to: £196 (including sheltered charges) pw.

Advert no. 194635



Origin Housing Association

3 Bed

St Joseph's Flats, Drummond Crescent, NW1

3 bedroom maisonette (2 doubles, 1 single) in an individual block. Ground and 1st floor with 10 internal steps. Full gas central heating. No garden. Tenancy type will be a 1 year starter tenancy and then a 5 year fixed term tenancy after satisfactory starter tenancy has been completed.

Landlord: Origin Housing Association. Council Tax Band: TBC. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £154 pw.

Advert no. 288296



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

Covent Garden Tenant Management Co-operative

1 Bed

Drury Lane, WC2

1 bedroom flat (double) in a street property. 1st floor with 20 external and 6 internal steps. Full gas central heating. No right to buy or right to acquire. Tenants will have to seek permission from the Co-operative if they wish to keep any pets. Assured tenancy.

Landlord: Covent Garden Tenant Management Co-operative. Council Tax Band: TBC.

District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £91 pw.

Advert no. 288293



Studio

Broadfield Lane, NW1

Studio flat on a large estate. 1st floor with 14 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Cantelowes.

Rents up to: £106 pw.

London Accessible code: F

Advert no. 104745



1 Bed

Monmouth House, Raglan Street, NW5

1 bedroom flat (double) in a tower block. 16th floor with lift access. Full central heating. **Sensitive let**

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £117 pw.

London Accessible code: E

Advert no. 180541



One Housing Group

1 Bed

Oakford Road, NW5

1 bedroom flat (double) in a house. 1st floor with 20 external steps. Full gas central heating. **Strictly No Pets Policy. No Parking. No Laminate/wooden flooring.** Tenancy type will be a 1 year starter tenancy and then a 5 year fixed term tenancy after satisfactory starter tenancy has been completed.

Landlord: One Housing Group. Council Tax Band: TBC.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £134 pw.

Advert no. 288295



1 Bed

Wren Street, WC1X

1 bedroom flat (single) in a house. 1st floor with 20 external steps. Full gas central heating. **Strictly No Pets Policy. No Parking. No Laminate/wooden flooring.** Tenancy type will be a 1 year starter tenancy and then a 5 year fixed term tenancy after satisfactory starter tenancy has been completed.

Landlord: One Housing Group. Council Tax Band: TBC.

District: Holborn. Ward: King's Cross.

Rents up to: £141 pw.

Advert no. 288294



1 Bed

Makepeace Mansions, Makepeace Avenue, N6

1 bedroom flat (double) on a large estate. Ground floor with 15 external steps. Blow air heating. **Please note - this property is only suitable for single people with no children as property is very small.**

Landlord: Camden Council. Council Tax Band: TBC.

District: Kentish Town. Ward: Highgate.

Rents up to: £126 pw.

London Accessible code: G

Advert no. 199868



1 Bed

Loveridge Road, NW6

1 bedroom flat (double) in a house. 2nd floor with 34 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: G.

District: Hampstead. Ward: West Hampstead.

Rents up to: £118 pw.

London Accessible code: G

Advert no. 193114



1 Bed

Worcester Mews, NW6

1 bedroom flat (double) on a large estate. Ground floor with 1 external step. District heating. Front and back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: West Hampstead.

Rents up to: £132 pw.

London Accessible code: E+

Advert no. 189246



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.

2 Bed

Sherriff Road, NW6

2 bedroom flat (doubles) in a house. 2nd floor with 30 external and 15 internal steps. Full central heating. Shared front garden. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: West Hampstead. Rents up to: £146 pw. London Accessible code: F

Advert no. 190719

2 Bed

Walter Northcott House, Fortune Green Road, NW6

2 bedroom flat (doubles) in an individual block. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Fortune Green. Rents up to: £142 pw. London Accessible code: E

Advert no. 187252

3 Bed

Darfield, Bayham Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 1st floor with 30 external and 14 internal steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £168 pw. London Accessible code: G

Advert no. 101764

3 Bed

Aspern Grove, NW3

3 bedroom maisonette (2 doubles, 1 single) on a small estate. Ground floor with 1 external and 13 internal steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Hampstead. Rents up to: £178 pw. London Accessible code: E+

Advert no. 197778

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Ashdown Crescent (189513), sheltered 1 bedroom flat on a small estate, 1 bids, let for 350 points

Babington Court (189695), 2 bedroom flat in a tower block, 269 bids, let for 450 points

Bacton (180427), 1 bedroom flat in a tower block, 44 bids, let for 262 points

Blemundsby (189286), 3 bedroom flat in a tower block, 327 bids, let for 240 points

Calstock (101482), 1 bedroom flat on a small estate, 69 bids, let for 250 points

Camden Studios (103537), studio flat on a small estate, 120 bids, let for 150 points

Chenies Street Chambers (184263), 1 bedroom flat on a small estate, 77 bids, let for 1155 points

Christie Court (195432), 1 bedroom flat on a small estate, 78 bids, let for 400 points

Clarence Gardens (106570), 2 bedroom flat on a large estate, 82 bids, let for 220 points

Denton (188091), 3 bedroom maisonette on a large estate, 312 bids, let for 630 points

Hawkshead (109659), studio flat on a large estate, 103 bids, let for 150 points

Holmrook (105629), 1 bedroom flat on a large estate, 64 bids, let for 630 points

Kenbrook House (180228), 4 bedroom flat on a small estate, 79 bids, let for 260 points

King's Cross Road (288335), 2 bedroom flat in a house, 322 bids, let for 440 points



Advert no. 101764



Advert no. 197778

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.