

Camden Council homes

Week 11

Advert Thursday 15 March to Monday 19 March 2018

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/>

Newlon Housing Trust



Camden Road

A selection of 6 wheelchair accessible properties in a large new development with open plan kitchen and living area. Located on the 1st to 4th floor with lift access. Curtains provided and non-slip vinyl flooring in kitchens and bathrooms. District heating. Communal garden. Council tax band to be confirmed. Located in the Cantelowes area of Kentish Town with excellent transport links and close to local amenities. Properties are built to a Lifetime Home standard.

A 1 year starter assured tenancy will be offered followed by an assured tenancy if all terms and conditions are met. One weeks advance rent to be paid before tenancy signing. No right to acquire. Strictly no pets except assistance dogs. This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate.

Wheelchair Accessible Properties:

First priority will be given to applicants assessed as requiring the use of a wheelchair internally followed by applicants assessed as requiring the use of a wheelchair externally.

2 Bed

Rochester Place, NW1

2 x 2 bedroom (doubles) wheelchair accessible flats. Located between the 1st and 3rd floors. Lift access. Full central heating. Wetroom. Affordable rent property. Rents up to: £237 pw.

Advert no. 286256



2 Bed

St Pancras Way, NW1

2 x 2 bedroom (doubles) wheelchair accessible flats. Located between the 1st, 2nd and 3rd floors. Lift access. Full central heating. Wetroom. Affordable rent property. Rents up to: £237 pw.

Advert no. 286252



3 Bed

Rochester Place, NW1

3 bedroom (2 doubles, 1 single) wheelchair accessible flat. Located between the 2nd and 3rd floors. Lift access. Full central heating. Wetroom. Rents up to: £201 pw.

Advert no. 286259



4 Bed

Rochester Place, NW1

4 bedroom (1 double, 3 singles) wheelchair accessible flat. 4th floor with lift access. Full central heating. Wetroom. Rents up to: £214 pw.

Advert no. 286258



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.

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

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor. District heating. **Electric cooking only.** Shared back garden. Landlord: Camden Council. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 196962

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 186154

Studio

Monro House, Fitzjohns Avenue, NW3

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: . District: Hampstead. Ward: Hampstead. Rents up to: £178 (including sheltered charges) pw.

Advert no. 195207

1 Bed

Clyde Court, Hampden Close, NW1

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

Advert no. 194752

1 Bed

Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £176 (including sheltered charges) pw.

Advert no. 191762

1 Bed

O'Donnell Court, Brunswick Centre, WC1

Sheltered 1 bedroom flat (single) on a large estate. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. District: Holborn. Ward: Bloomsbury. Rents up to: £193 (including sheltered charges) pw.

Advert no. 181448

2 Bed

Foundling Court, Brunswick Centre, WC1

Sheltered 2 bedroom flat (doubles) on a large estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. District: Holborn. Ward: Bloomsbury. Rents up to: £226 (including sheltered charges) pw.

Advert no. 198422

2 Bed

Rosebush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets unless registered assistance dogs. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £159 pw.

Advert no. 288572

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

Studio

St Anthony's Flats, Aldenham Street, NW1

Studio flat in a block. 1st floor with 20 external steps. No lift access. Full central heating. Introductory tenancy followed by fixed term tenancy. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £106 pw.

Advert no. 282600

3 Bed

Athlone House, Athlone Street, NW5

3 bedroom flat (doubles) in an individual block. 1st floor with 20 external steps. No lift access. Full central heating. Communal garden. No right to acquire. Close to Kentish Town overground station, excellent bus links across London. Starter tenancy followed by 5 year fixed tenancy. **Applicant must pass Origin Affordability Assessment. One weeks advance rent to be paid before tenancy signing.** Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £156 pw.

Advert no. 286212

One Housing Group

1 Bed

Leslie Foster House, Endsleigh Gardens, WC1

1 bedroom flat (double) in a block. 4th floor with lift access. Full central heating. No parking. Introductory tenancy followed by 5 year fixed term tenancy. Landlord: One Housing Group. District: Holborn. Ward: Bloomsbury. Rents up to: £166 pw.

Advert no. 286214

Clarion Housing

1 Bed

Brecknock Road, N19

1 bedroom flat (single) in a house. 1st floor with 2 external and 11 internal steps. Storage heating, in line for installation of full central heating. Parking with Camden Council permits. 6 year fixed tenancy. Landlord: Clarion Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £112 pw.

Advert no. 286215

2 Bed

Leighton Road, NW5

2 bedroom maisonette (doubles) in a house. Basement and ground floor with 7 external and 12 internal steps. Full central heating. Sole use back garden. 1 year introductory tenancy followed by 5 year fixed term tenancy. Street parking with Camden Council parking permits. Landlord: Clarion Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £150 pw.

Advert no. 286213

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

Studio

Bacton, Haverstock Road, NW5

Studio flat in a tower block. 13th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw. Accessible Housing Category: C

Advert no. 194431

Studio

Coram House, Herbrand Street, WC1

Studio flat on a small estate. 1st floor with 17 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £109 pw. Accessible Housing Category: F

Advert no. 195358

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

Great Ormond Street, WC1

Studio flat in a block. 1st floor with 17 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £113 pw. Accessible Housing Category: F

Advert no. 199631

2 Bed

Castle Court, Castlehaven Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 5th floor with lift access and 2 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £127 pw. Accessible Housing Category: E

Advert no. 196414

2 Bed

Chenies Street Chambers, Chenies Street, WC1

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access and 9 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Bloomsbury.
Rents up to: £165 pw. Accessible Housing Category: F

Advert no. 184982

2 Bed

Kiln Place, NW5

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floors with 45 external and 14 internal steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £138 pw. Accessible Housing Category: F

Advert no. 199701

2 Bed

Westcroft Close, NW2

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. Level access shower, no bath. Full central heating. Front garden. 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: £132 pw. Accessible Housing Category: C

Advert no. 199055

3 Bed

Blemundsbury, Dombey Street, WC1

3 bedroom flat (2 doubles, 1 single) in a tower block. 1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £183 pw. Accessible Housing Category: F

Advert no. 190592

3 Bed

Burnham, Fellows Road, NW3

3 bedroom flat (doubles) in a tower block. 19th floor with lift access. Full central heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Belsize.
Rents up to: £161 pw. Accessible Housing Category: G

Advert no. 193879

3 Bed

Camelot House, Camden Park Road, NW1

3 bedroom flat (1 double, 2 singles) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Canteloves.
Rents up to: £167 pw. Accessible Housing Category: C

Advert no. 184030

3 Bed

Kenbrook House, Leighton Road, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. 4th floor with 81 external and 12 internal steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £154 pw. Accessible Housing Category: G

Advert no. 196265

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Besant Road (195286), 2 bedroom flat on a small estate, 364 bids, let for 380 points

Dartmouth Park Hill (191678), 1 bedroom flat on a large estate, 132 bids, let for 200 points

Frewell House (194599), 3 bedroom flat on a large estate, 259 bids, let for 385 points

Greenwood (187634), sheltered studio flat on a small estate, 1 bids, let for 110 points

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

Maiden Lane Estate (286207), 1 bedroom flat on a large estate, 88 bids, let for 260 points

Maiden Lane Estate (288518), 3 bedroom wheelchair accessible flat, 12 bids, let for 225 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 690 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 630 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 210 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 95 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 95 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 90 points

Maiden Lane Estate (288527), 1 bedroom flat on a large estate, 173 bids, let for 82 points

APOLOGIES

Week 9. Advert No.196781. Horton Avenue.

This property has been withdrawn because it was advertised by error. Property is being used by Camden. 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 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.