

Camden Council homes

Week 11

Advert Thursday 16 March to Monday 20 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

Studio



Advert no. 192016

Monro House, Fitzjohns Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £180 (including sheltered charges) pw.

Studio



Advert no. 288614

Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 2nd floor with lift access. Fitted kitchen. Shower and bath tub. Communal central heating, wheelchair access. Communal facilities include: laundry room, hall, library, lounge and garden. Parking facilities. No pets. No Right to Acquire. Landlord: Central & Cecil Housing Trust. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £172 (including sheltered charges) pw.

1 Bed



Advert no. 186383

Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 7th floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 192985

Highgate Road, NW5

Sheltered 1 bedroom flat (double) in a block. 3rd floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

1 Bed



Advert no. 188421

Kingsgate Road, NW6

Sheltered 1 bedroom flat (double) in an individual block. 2nd floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £183 (including sheltered charges) pw.

1 Bed



Advert no. 187284

Lauriston Lodge, Barlow Road, NW6

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £177 (including sheltered charges) 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.

Origin Housing Association

1 Bed



Advert no. 288595

Chamberlain House, Ossulton Street, NW1

1 bedroom maisonette (double) on a large estate. 3rd and 4th floors with lift access and 10 internal steps. Full central heating. No pets. **1 weeks rent to be paid in advance at tenancy sign up.** Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £140 pw.

1 Bed



Advert no. 288594

St Augustines House, Werrington Street, NW1

1 bedroom flat (double) on a large estate. 1st floor with 20 external steps (approx). Full central heating. **1 weeks rent to be paid in advance at tenancy sign up.** Landlord: Origin Housing Association. District: Camden Town. Ward: Regents Park. Rents up to: £122 pw.

London and Quadrant

1 Bed



Advert no. 289188

Mornington Crescent, NW1*

1 bedroom flat (double) in a house. 4th floor with 30-40 external steps. Full central heating. **This property has a narrow stairwell and therefore is unsuitable for applicants with mobility issues. Please also note that this property is not wheelchair accessible. The property will not be decorated but a decorating allowance will be issued.** No pets. **Sensitive let.** Landlord: London and Quadrant. District: Camden Town. Ward: Regent's Park. Rents up to: £131 pw.

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

Studio



Advert no. 191627

Belsize Grove, NW3*

Studio flat on a small estate. 3rd floor with lift access. Shared bathroom. Electric radiators. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £124 pw.

Studio



Advert no. 188748

Kennistoun House, Leighton Road, NW5

Studio flat on a small estate. 3rd floor with 56 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £111 pw.

Studio



Advert no. 101898

Mexborough, Pratt Street, NW1

Studio flat on a large estate. Ground floor. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £104 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

Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block.
5th floor with lift access. Full central heating.
Please note: This property has a wet room only and no bath.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £148 pw.

Advert no. 182249

1 Bed

Gloucester Avenue, NW1

1 bedroom flat (double) in a house.
2nd floor with 41 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £148 pw.

Advert no. 108769

1 Bed

Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate.
2nd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £128 pw.

Advert no. 190788

2 Bed

Chester Road, N19

2 bedroom flat (1 double, 1 single) on a small estate.
2nd floor with 36 external steps. No lift. District heating.
Communal garden.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Highgate.
Rents up to: £139 pw.

Advert no. 181015

2 Bed

Dorney, Adelaide Road, NW3

2 bedroom flat (doubles) in a tower block.
10th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Belsize.
Rents up to: £149 pw.

Advert no. 191739

2 Bed

Farjeon House, NW6

2 bedroom flat (doubles) on a large estate.
6th floor with lift access and 2 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £138 pw.

Advert no. 190108

2 Bed

Faversham House, Bayham Street, NW1

2 bedroom flat (doubles) in a tower block.
2nd 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: £132 pw.

Advert no. 101024

2 Bed

Mary Green, Abbey Road, NW8

2 bedroom flat (doubles) in a tower block.
10th floor with lift access. Full central heating.
This property has a wet room only and no bath.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £143 pw.

Advert no. 191618

4 Bed

Primrose Hill Court, King Henry's Road, NW3

4 bedroom flat (3 doubles, 1 single) on a small estate.
4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £180 pw.

Advert no. 198626

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Barrington Court (199337), 2 bedroom flat in tower block, 418 bids, let for 580 points

Chester House (194367), 1 bedroom flat in an individual block, 120 bids, let for 325 points

Dalehead (105437), 2 bedroom flat in a tower block, 378 bids, let for 650 points

Denton (193918), 1 bedroom sheltered flat in a tower block, 2 bids, let for 230 points

Grafton Way (193264), studio flat on a small estate, 123 bids, let for 200 points

St Paul's Crescent (104979), 1 bedroom flat on a large estate, 101 bids, let for 430 points

Whitfield Street (288606), 1 bedroom flat in a house, 92 bids, let for 470 points

Whitfield Street (288605), 3 bedroom flat in a house, 244 bids, let for 300 points

Whitfield Street (288607), 3 bedroom flat in a house, 211 bids, let for 470 points

Woburn Mansions (196885), 3 bedroom flat on a small estate, 357 bids, let for 550 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 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.