

Camden Council homes

Week 12

Advert Thursday 22 March 2018 to Monday 26 March 2018

Housing for Older People

Studio



Advert no. 187634

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd 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: £157 (including sheltered charges) pw.

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: £157 (including sheltered charges) pw.

1 Bed



Advert no. 188995

Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

1 Bed



Advert no. 288894

Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Gas central heating. Shared garden. No pets (permission will be required). No parking. Landlord: Centra Group. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 pw.

1 Bed



Advert no. 288469

Robert Morton House, St Johns Wood, NW8

Sheltered 1 bedroom flat (single) on a large estate. 1st floor with lift access. Electric heating. Communal garden. No parking. No pets. Landlord: Origin Housing Association. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £167 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.

Nottinghill Housing Trust

Studio



Advert no. 288426

Ebony House, Lithos Road, NW3

Studio flat in an individual block. 1st floor with lift access. Electric heating. Parking is provided by Estate Management. 1 year probationary tenancy followed by 5 year fixed term tenancy. This is an affordable rent property. Landlord: Nottinghill Housing Trust. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £191 pw.

Genesis Housing Association

1 Bed



Advert no. 288435

Seaford Street, WC1H

1 bedroom flat (double) in a individual block. 3rd floor with 50 external steps. No lift. Full central heating. 5 year fixed term depending of previous tenancy. Controlled parking. Genesis will not issue parking permits. Landlord: Genesis Housing Association. Council Tax Band: D District: Holborn Ward: Kings Cross Rents up to: £247 pw.

Clarion Housing Group

2 Bed



Advert no. 288500

Fortress Road, NW5

2 bedroom flat (1 double, 1 single) in a house. 3rd floor with 28 internal and 10 external steps. Full central heating. Shared garden. No pets. Street Parking available through parking permits issued by the local authority. Property offers a 1 year starter tenancy and then if all terms and conditions have been adhered to then a lifetime assured tenancy will be offered. Landlord: Clarion Housing Group. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £173 pw.

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

Studio



Advert no. 104284

Royal College Street, NW1

Studio flat in a house. 3rd floor with 35 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £103 pw. London Accessible code: F

Studio



Advert no. 189509

Belsize Grove, NW3

Studio flat on a small estate. Ground floor. Shared communal bathroom facilities with individual use wash hand basin within the property. Storage heating. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £124 pw. London Accessible code: E

1 Bed



Advert no. 194559

Agincourt Road, NW3

1 bedroom flat (double) in a house. Ground floor with 1 internal step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £144 pw. London Accessible code: G

1 Bed




Advert no. 189701


Belsize Avenue, NW3

1 bedroom flat (double) on a small estate. Basement floor with 7 external steps. No lift. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £160 pw. London Accessible code: G


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

Bucklebury, Stanhope Street, NW1
 1 bedroom flat (double) in a tower block. 11th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £112 pw. London Accessible code: E+


Advert no. 109517

1 Bed

Caversham Road, NW5
 1 bedroom flat (double) in a house. Basement floor with 2 internal and 10 external steps. Full central heating. Front and Back garden. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £118 pw. London Accessible code: F

Advert no. 187047

1 Bed

Frewell House, Portpool Lane, EC1N
 1 bedroom flat (double) on a large estate. 1st floor with 16 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £128 pw. London Accessible code: F

Advert no. 195437


1 Bed

Rodmell, Regent Square, WC1X
 1 bedroom flat (double) on a small estate. 2nd floor with lift access and 8 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £140 pw. London Accessible code: F

Advert no. 199243


2 Bed

Derby Lodge, Wicklow Street, WC1X
 2 bedroom flat (doubles) on a small estate. Ground floor with 2 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: King's Cross. Rents up to: £168 pw. London Accessible code: E+


Advert no. 191665

2 Bed

Ennerdale, Varndell Street, NW1
 2 bedroom flat (doubles) on a large estate. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £134 pw. London Accessible code: F


Advert no. 108944

2 Bed

Hartland, Royal College Street, NW1
 2 bedroom flat (doubles) on a small estate. 2nd floor with 33 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £145 pw. London Accessible code: F


Advert no. 101555

2 Bed

Kendal, Augustus Street, NW1
 2 bedroom flat (doubles) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £134 pw. London Accessible code: E+

Advert no. 108705

2 Bed

St Mark's Square, NW1
 2 bedroom flat (1 double, 1 single) in a house. Ground floor with 2 internal and 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: F. District: Gospel Oak. Ward: Camden Town and Primrose Hill. Rents up to: £147 pw. London Accessible code: G

Advert no. 109384

3 Bed

Ainsworth House, Boundary Road, NW8
 3 bedroom flat (2 doubles, 1 single) on a large estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £157 pw. London Accessible code: C

Advert no. 198794

3 Bed

Blashford, Adelaide Road, NW3
 3 bedroom flat (2 doubles, 1 single) in a tower block. 8th floor with lift access. Full central heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £151 pw. London Accessible code: E

Advert no. 182004

3 Bed

Burnham, Fellows Road, NW3
 3 bedroom flat (doubles) in a tower block. 7th floor with lift access. Level access shower. Full central heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £158 pw. London Accessible code: G

Advert no. 198342

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Broadfield Lane (104761), studio flat on a large estate, 112 bids, let for 200 points
Cannington (190970), 2 bedroom flat on a large estate, 328 bids, let for 385 points
Fordwych Road (180933), 1 bedroom flat in a house, 153 bids, let for 500 points
Gaisford Street (198460), 1 bedroom flat in a house, 147 bids, let for 630 points
Juniper Crescent (288437), 2 bedroom flat in a individual block, 404 bids, let for 450 points
Kirkeby House (181902), 1 bedroom flat on a large estate, 94 bids, let for 200 points
Lady Margaret Road (195897), studio flat in a house, 122 bids, let for 600 points
Leonard Day House (288463), studio flat on a large estate, 92 bids, let for 150 points
Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 200 points
Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 220 points
Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 150 points
Maiden Lane (288523), 2 bedroom flat on a large estate, 641 bids, let for 1830 points
Maiden Lane (288523), 2 bedroom flat on a large estate, 641 bids, let for 630 points
Maiden Lane (288523), 2 bedroom flat on a large estate, 641 bids, let for 380 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.