

# Camden Council homes

Week 12

Advert Thursday 23 March to Monday 27 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

No photo available

Advert no. 286122

### Bevan John House, Harpur Street, WC1

Sheltered 1 bedroom flat (single) in a block. 3rd floor with lift access. Full central heating. Landlord: Centra Housing. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £164 pw.

1 Bed



Advert no. 289279

### Jubilee House, Grays Inn Road, WC1

Sheltered 1 bedroom flat (single) in a block. 1st floor with lift access. Full central heating. **Please note this scheme has predominately Chinese residents. Would be suitable for anyone who can speak Mandarin.** No pets (Permission Required). Landlord: Centra Housing. District: Holborn. Ward: King's Cross. Rents up to: £180 pw.

1 Bed



Advert no. 197696

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charge) pw.

1 Bed



Advert no. 189011

### Monica Shaw Court, Purchase Street, NW1

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

1 Bed



Advert no. 186772

### Monica Shaw Court, Purchase Street, NW1

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

## Circle Housing

1 Bed



Advert no. 281219

### Lawford Road, NW5

1 bedroom flat (double) in a house. 2nd floor with 20 external steps. Full central heating. 1 year starter tenancy followed by 5 year fixed term tenancy if all terms and conditions met. No pets. Street parking with Camden Council permits. Landlord: Circle Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £141 pw.

## One Housing

1 Bed



Advert no. 281650

### Castlehaven Road, NW1

1 bedroom flat (double) in a block. 1st floor with 12 external steps. No lift. No parking. No pets. This property cannot be adapted. Right to Acquire. Landlord: One Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £145 pw.

## Origin Housing Association

5 Bed



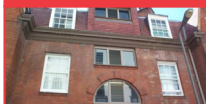
Advert no. 286111

### Chamberlain House, Ossulston Street, NW1

5 bedroom maisonette (doubles) on a small estate. 3rd and 4th floor with 10 internal steps and lift access. Full central heating. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £191 pw.

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

Studio



Advert no. 189673

### Cranley Buildings, Brooke's Market, EC1

Studio flat in an individual block. 2nd floor with 35 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £126 pw.

Studio



Advert no. 188380

### Dorney, Adelaide Road, NW3

Studio flat in a tower block. 17th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize Park. Rents up to: £109 pw.

Studio



Advert no. 189603

### Weedington Road, NW5

Studio flat on a large estate. Open plan lounge and kitchen. 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: £109 pw.

Studio



Advert no. 184773

### Wellesley Road, NW5

Studio flat on a large estate. 1st floor with 15 external steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £109 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** **Bray, Fellows Road, NW3**  
 1 bedroom flat (double) in a tower block. 13th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize Park. Rents up to: £126 pw.  
**Advert no. 197061**

**1 Bed** **Chenies Street Chambers, Chenies Street, WC1**  
 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £146 pw.  
**Advert no. 195679**

**1 Bed** **Marnham Avenue, NW2**  
 1 bedroom flat (double) on a small estate. 1st floor with 19 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £115 pw.  
**Advert no. 184647**


**1 Bed** **Marquis Road, NW1**  
 1 bedroom flat (double) in a house. 1st floor with 10 internal and 18 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £125 pw.  
**Advert no. 185940**

**2 Bed** **Howard Close, NW2**  
 2 bedroom flat (1 double, 1 single) on small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £130 pw.  
**Advert no. 184025**

**2 Bed** **Langhorne Court, Dorman Way, NW8**  
 2 bedroom maisonette (doubles) on a large estate. 2nd floor with 19 internal and 2 external steps and lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £138 pw.  
**Advert no. 184913**

**2 Bed** **Royal College Street, NW1**  
 2 bedroom flat (doubles) on a small estate. 1st floor with lift access and 1 external step. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £131 pw.  
**Advert no. 183650**

**3 Bed** **Linkwood Walk, NW1**  
 3 bedroom maisonette (2 doubles, 1 single) on a large estate. Ground and 1st floor with 14 internal steps. Wetroom, no bath. District heating. Back garden. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes. Rents up to: £167 pw.  
**Advert no. 105056**

**4 Bed** **Bowmore Walk, NW1**  
  
 4 bedroom maisonette (2 doubles, 2 singles) on a large estate. Ground floor, with ramps and steps leading to front door. 14 internal steps. District heating. Back garden. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £189 pw.  
**Advert no. 105099**

**4 Bed** **Kilburn Gate, Kilburn Priory, NW6**  
  
 4 bedroom flat (2 doubles and 2 singles) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £168 pw.  
**Advert no. 191155**

**RESULTS OF PREVIOUS WEEKS' ADVERTS**  
 We aim to publish the results of previous adverts as soon as they are available

**Agar Grove (288666), 3 bedroom maisonette in a house, 303 bids, let for 480 points**  
**Goldhurst Terrace (188690), 1 bedroom flat in a house, 94 bids, let for 375 points**  
**Jeygrove Court (189458), 2 bedroom flat in a tower block, 450 bids, let for 580 points**  
**Marquis Road (185839), 2 bedroom flat in a house, 571 bids, let for 1230 points**  
**Meru Close (288601), 3 bedroom flat on a small estate, 323 bids, let for 390 points**  
**Minster Road (195021), 2 bedroom flat in a house, 517 bids, let for 390 points**  
**Rothay (109741), 1 bedroom flat on a large estate, 146 bids, let for 300 points**  
**Torriano Avenue (183139), 1 bedroom flat in a house, 138 bids, let for 300 points**  
**Whitfield Street (288606), 2 bedroom maisonette in a house, 328 bids, let for 580 points**  
**Woodhall (109679), 2 bedroom flat on a large estate, 491 bids, let for 1230 points**

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## **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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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.