

Camden Council homes

Week 13

Advert Thursday 14 April to Monday 18 April 2016

Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

Sheltered Housing

Studio



Advert no. 288786

Spring Court, Iverson Road, NW6

Sheltered studio flat on a small estate. 2nd floor with 1 internal step. Full central heating. Wheelchair accessible. Shared garden. No parking. No pets. No right to acquire. No smoking facilities. Landlord: Riverside ECHG. District: Hampstead. Ward: West Hampstead. Rents up to: £153 pw.

1 Bed



Advert no. 197446

Denton, Malden Road, NW5

Sheltered 1 bedroom flat (double) in a tower block. 6th floor with lift access. Level access shower. Full central heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £168 (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

Studio



Advert no. 289099

St Anthony's Flats, Aldenham Street, NW1

Studio flat in a block. Ground floor with 1 external step. Full central heating. Communal Courtyard. Starter tenancy, then 5 Year Fixed Term tenancy. 1 week's rent to be paid in advance before signing tenancy. No right to acquire. Close to King's Cross/St Pancras and Euston stations, excellent bus links across London. See Ground Floor Flats, Note 1. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £111 pw.

Innisfree Housing Association

3 Bed

No photo available

Advert no. 286052

Lowfield Road, NW6

3 bedroom flat (2 doubles, 1 single) in a house. 1st floor with 7 external and 16 internal steps. No lift. Full central heating. Unsuitable for those with limited mobility because of the stairs. Affordable rent property. Lifetime assured tenancy. Landlord: Innisfree Housing Association. District: Hampstead. Ward: West Hampstead. Rents up to: £156 pw.

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

1 Bed



Advert no. 199889

Cliff Road, NW1

1 bedroom flat (double) in a house. Basement floor level with 1 internal and 11 external steps. Full central heating. Back garden. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Canteloves. Rents up to: £118 pw.

1 Bed



Advert no. 193049

Coram House, Herbrand Street, WC1

1 bedroom flat (double) 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: Bloomsbury. Rents up to: £128 pw.

1 Bed



Advert no. 194228

Eresby Place, NW6

1 bedroom flat (double) on a small estate. Ground floor with 2 internal steps. Full central heating. Communal garden. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £134 pw.

1 Bed



Advert no. 104899

Maiden Lane, NW1*

1 bedroom flat (double) on a large estate. 2nd floor with 28 external steps. No lift. Full central heating. Sensitive let. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Canteloves. Rents up to: £125 pw.

1 Bed



Advert no. 197654

Makepeace Mansions, Makepeace Avenue, N6

1 bedroom flat (double) on a large estate. 3rd floor with 56 external steps. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £125 pw.

1 Bed



Advert no. 192281

Stedham Chambers, Coptic Street, WC1

1 bedroom flat (double) on a small estate. Ground floor with 2 external steps. Wet room only, no bath. Full central heating. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £163 pw.

1 Bed



Advert no. 192773

Weedington Road, NW5

1 bedroom flat (double) on a large estate. 1st floor with 15 external steps. No lift. Open plan kitchen and living room. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £127 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

Winter Garden House, Macklin Street, WC2

1 bedroom flat (double) in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £152 pw.

Advert no. 182767

3 Bed

Britannia Street, WC1*

3 bedroom flat (1 double, 2 singles) in a individual block. 3rd floor with lift access. Separate WC. Full central heating. Balcony. **Sensitive let.** Landlord: Camden Council. Council Tax Band: E. District: Holborn. Ward: King's Cross. Rents up to: £172 pw.

Advert no. 185089

2 Bed

Belsize Road, NW6

2 bedroom flat (doubles) in a house. 1st floor with 35 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £148 pw.

Advert no. 187238

3 Bed

Cecil Rhodes House, Goldington Street, NW1

3 bedroom flat (2 doubles, 1 single) in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £169 pw.

Advert no. 102229

2 Bed

Courthope Road, NW3

2 bedroom flat (1 double, 1 single) in a house. Ground floor with 6 external steps. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £157 pw.

Advert no. 198308

4 Bed

Charlton King's Road, NW5

4 bedroom house (doubles). Ground, 1st and 2nd floors with 18 internal and 2 external steps. 2 toilets. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: F. District: Kentish Town. Ward: Kentish Town. Rents up to: £tba pw.

Advert no. 187649

2 Bed

Grasmere, Osnaburgh Street, NW1

2 bedroom flat (doubles) in a tower block. 2nd floor with lift access. Full central heating. 2 balconies. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £135 pw.

Advert no. 108488

2 Bed

Kirkeby House, Portpool Lane, EC1

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with 32 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £167 pw.

Advert no. 191919

2 Bed

The Tarns, Varndell Street, NW1

2 bedroom flat (doubles) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £133 pw.

Advert no. 109640

3 Bed

Augustus House, Augustus Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 7th floor with lift access. Storage heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £155 pw.

Advert no. 109046

3 Bed

Bransdale Close, NW6

3 bedroom house (2 doubles, 1 single). Ground and 1st floors with 26 internal steps and 1 external step. 2 toilets. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Kilburn. Rents up to: £180 pw.

Advert no. 194356

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

- Bacton (192099), Studio flat in a tower block, 132 bids, let for 270 points**
- Beech House (198284), 3 bedroom flat on a large estate, 356 bids, let for 360 points**
- Bradfield Court (180307), 3 bedroom flat on a large estate, 270 bids, let for 580 points**
- Cartmel (106976), 1 bedroom on a large estate, 238 bids, let for 535 points**
- Cheshunt House (185577), 4 bedroom flat on a small estate, 154 bids, let for 827 points**
- College Place (103831), 1 bedroom flat in a house, 289 bids, let for 150 points**
- Highgate Road (181018), 2 bedroom flat in a house, 489 bids, let for 650 points**
- Leighton Grove (195513), 1 bedroom flat in a house, 202 bids, let for 385 points**
- Long Meadow (194331), 2 bedroom flat on a small estate, 484 bids, let for 600 points**
- Lowfield Road (400719), 1 bedroom flat in a house, 156 bids, let for 400 points**
- O'Donnell Court (185792), 1 bedroom flat on a large estate, 11 bids, let for 440 points**
- Rowley Way (180702), 3 bedroom flat on a large estate, 188 bids, let for 350 points**
- St Paul's Crescent (104977), 1 bedroom flat on a large estate, 176 bids, let for 350 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.

- **Social Sector Size Criteria:** 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 you 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. These amounts are due to be reduced; this will be phased in from autumn 2016.

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.homefinder.org

The Home Connections telephone service and parts of the website have been translated into Camden's core community languages.

Le service téléphonique 'Home Connections' et certaines parties de ce site internet ont été traduits dans cette langue.

হোম কানেকশনস (Home Connections) এর টেলিফোন সার্ভিস এবং ওয়েবসাইট এর অংশবিশেষ এই ভাষায় অনূবাদ করা হয়েছে।

Adeegga telefoonnada ee xidhiidhka guriga iyo qaybo ka mid ah goobta internetka ayaa lagu tarjumay luqaddan.

Home Connections (住房連接)的電話服務和網站的部分內容都已翻譯成本種語言。

How do I apply?

If you wish to bid for a property visit camden.gov.uk/housing or ring HOME CONNECTIONS on **0845 402 7881** quoting the advert number and your user ID and PIN number. 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.