

Camden Council homes

Week 14

Advert Thursday 21 April to Monday 25 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

1 Bed



Advert no. 183444

Ashdown Crescent, NW5

1 bedroom sheltered flat (single) on a small estate. 2nd floor with lift access. District heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £174 (including sheltered charges) pw.

1 Bed



Advert no. 198187

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 1st 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: £180 (including sheltered charges) pw.

1 Bed



Advert no. 181167

Hampstead Road, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Full central heating.

Electric shower. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: D.

District: Camden Town. Ward: Regent's Park.

Rents up to: £180 (including sheltered charges) pw.

1 Bed



Advert no. 193044

Makepeace Avenue, N6

1 Bedroom sheltered flat (double) in an individual block. 1st floor with lift access. District heating.

Shared back garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Highgate.

Rents up to: £181 (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. 288737

Drummond Street, NW1

1 bedroom flat (double) in an individual block. 7th floor with lift access. Communal gas central heating. Balcony. Communal roof terrace. Close to Warren Street and Regent's Park underground stations. No gas. No pets. No parking. You can not apply for resident parking permit with Camden. Starter tenancy, then 5 Year Fixed Term. Landlord: Origin Housing.

Council Tax Band: D. District: Camden Town.

Rents up to: £167 pw.

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

Circle Anglia Housing

2 Bed

No photo available

Advert no. 286051

Shirlock Road, NW3

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 20 external steps. Full central heating. The successful nominee will be issued with a fixed term tenancy upon successful completion of the 12 month starter tenancy. Landlord: Circle Anglia Housing. Council Tax Band: E. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £150 pw.

Fairhazel Housing Co-operative

4 Bed



Advert no. 288738

Canfield Gardens, NW6

4 bedroom maisonette (1 double, 3 singles) in a house. 1st floor with 19 external and 36 internal steps. 1st level has a large kitchen, dining/lounge area and a separate WC. 2nd level has a bathroom including a bath with mixer shower, wash hand-basin and WC. Good public transport and close to main shopping area. No right to acquire. **The successful bidder must be prepared to be actively involved in the Co-op. Bidding will be restricted to applicants with the appropriate assessed bedsize need.** Landlord: Fairhazel Housing Co-operative.

Council Tax Band: G. District: Hampstead. Ward: Hampstead.

Rents up to: £195 pw.

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

Studio



Advert no. 198394

Argyle Street, WC1H*

Studio flat in an individual block. Ground floor with 6 external steps. Full central heating. **Sensitive let.**

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: A.

District: Holborn. Ward: King's Cross.

Rents up to: £112 pw.

1 Bed



Advert no. 187216

Estelle Road, NW3

1 bedroom flat (double) in a house. 1st floor with 5 internal and 13 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: E.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £127 pw.

1 Bed

No photo available

Advert no. 191803

Mansfield Road, NW3

1 bedroom flat (double) in a house. Ground floor with 1 internal and 1 external step. Wet room only, no bath. Full central heating.

Back garden. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: D.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £146 pw.

1 Bed



Advert no. 196260

Millman Street, WC1N

1 bedroom flat (double) in a house. Basement and ground floor with 15 internal and 2 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: F.

District: Holborn. Ward: Holborn and Covent Garden.

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

Primrose Gardens, NW3

1 bedroom flat (double) in a house.
1st floor with 25 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Belsize.
Rents up to: £147 pw.

Advert no. 185824

2 Bed

Quadrant Grove, NW5

2 bedroom house (doubles). Ground and 1st floor with 16 internal steps. Wet room. Full central heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: F.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £157 pw.

Advert no. 180298

2 Bed

Bartholomew Road, NW5

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 16 internal and 25 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £152 pw.

Advert no. 193923

3 Bed

Kingsgate Road, NW6

3 bedroom flat (doubles) in a house. Basement and ground floor with 16 internal and 7 external steps.
Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Kilburn.
Rents up to: £194 pw.

Advert no. 190557

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Beech House (198284), 3 bedroom flat on a large estate, 356 bids, let for 360 points

Mexborough (101866), Studio flat on a large estate, 159 bids, let for 225 points

Sage Way (184284), 1 bedroom flat on a small estate, 146 bids, let for 380 points

Spode Walk (181463), 1 bedroom flat on a large estate, 168 bids, let for 440 points

Wedgewood House (182915), 1 bedroom flat on a large estate, 128 bids, let for 350 points

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 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.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 অনুবাদ করা হয়েছে।

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

Home Connections (住房连接)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.