

Camden Council homes

Week 15

Advert Thursday 12 April 2018 to Monday 16 April 2018

Housing for Older People

Studio



Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 196962

Studio



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.

Advert no. 186154

1 Bed



Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Communal garden. **Electric cooking only.** Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

Advert no. 194752

1 Bed



Monica Shaw Court, Purchase Street, NW1

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

Advert no. 191762

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Full electric central heating. This is an adapted retirement property with a wet floor shower room. No pets. No parking currently. Landlord: Origin Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £154 pw.

Advert no. 288422

1 Bed



Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric central heating. Communal garden. No pets unless registered blind/ hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £148 pw.

Advert no. 288481

Housing for Older People

1 Bed



Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £180 (including sheltered charges) pw.

Advert no. 190127

2 Bed



Foundling Court, Brunswick Centre, WC1

Sheltered 2 bedroom flat (doubles) on a large estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Bloomsbury. Rents up to: £226 (including sheltered charges) pw.

Advert no. 198422

2 Bed



Rose Bush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets unless registered blind/ hard of hearing dogs. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospl Oak. Rents up to: £153 pw.

Advert no. 288572

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.

Clarion Housing Group

Studio



Fortress Road, NW5

Studio flat in a house. 1st floor with 7 internal and 15 external steps. Full central heating. Shared back garden. Street parking with Camden parking permits. 6 year fixed term tenancy. **Applicants who accept the property on viewing will be subject to an affordability check.**

Landlord: Clarion Housing Group. District: Kentish Town. Ward: Kentish Town. Rents up to: £160 pw.

Advert no. 288425

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

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.

Studio

Fairfield, Arlington Road, NW1

Studio flat on a small estate. 8th floor with lift access and 1 internal and 6 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £103 pw.
London Accessible code: E+.

Advert no. 105830

Studio

Mornington Terrace, NW1

Studio flat in a house. 1st floor with 26 external steps.
Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £108 pw.
London Accessible code: F.

Advert no. 106247

1 Bed

Loveridge Road, NW6

1 bedroom flat (double) in a house. Ground floor with 1 internal step. Full central heating. Back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: West Hampstead.
Rents up to: £119 pw. London Accessible code: G.

Advert no. 196834

1 Bed

Patterdale, Osnaburgh Street, NW1

1 bedroom flat (double) in a tower block. Ground floor.
Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £115 pw.
London Accessible code: E+.

Advert no. 108543

2 Bed

Marnham Avenue, NW2

2 bedroom flat (1 double, 1 single) on a small estate.
1st floor with 21 external steps. No lift. Full central heating.
Communal garden.
Landlord: Camden Council. Council Tax Band: B.
Ward: Out of Borough.
Rents up to: £128 pw. London Accessible code: F.

Advert no. 188834

APOLOGIES

Week 11, Advert No 184030 - Camelot House.

This property has been withdrawn because it was advertised in error. Apologies to anyone who bid on it.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Agar Grove (190554), 1 bedroom flat on a small estate, 101 bids, let for 250 points
Aldwych Buildings (180780), 1 bedroom flat on a small estate, 106 bids, let for 210 points
Argyle Square (288442), 1 bedroom flat in an individual block, 76 bids, let for 160 points
Bartholomew Road (183299), 1 bedroom flat in a house, 169 bids, let for 350 points
Bassett Street (187015), 1 bedroom flat in a house, 188 bids, let for 1380 points
Cressfield Close (187414), sheltered 1 bedroom flat on a small estate, 7 bids, let for 168 points
Denton (189643), 3 bedroom flat on a large estate, 366 bids, let for 505 points
Edington (193275), studio flat on a large estate, 105 bids, let for 200 points
Grasmere (108099), 2 bedroom flat in a tower block, 441 bids, let for 455 points
Maiden Lane (288527), 1 bedroom flat on a large estate, 132 bids, let for 690 points
Maiden Lane (288527), 1 bedroom flat on a large estate, 132 bids, let for 630 points
Maiden Lane (288527), 1 bedroom flat on a large estate, 132 bids, let for 630 points
Maiden Lane (288522), 3 bedroom flat on a small estate, 369 bids, let for 1170 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 150 points
Maiden Lane (286207), 1 bedroom flat on a large estate, 88 bids, let for 150 points
Millman Street (190164), sheltered 1 bedroom flat on a small estate, 5 bids, let for 285 points
Monica Shaw Court (191094), sheltered 1 bedroom flat on a small estate, 3 bids, let for 285 points
Monro House (195207), sheltered studio flat on a small estate, 2 bids, let for 235 points
Newlyn (101398), 2 bedroom flat on a small estate, 395 bids, let for 385 points
Oakshott Court (102624), 3 bedroom flat on a small estate, 330 bids, let for 500 points
Phyllis Hodges (288440), 4 bedroom maisonette in a block, 90 bids, let for 270 points
St Anthonys Flats (282600), studio flat on a small estate, 93 bids, let for 200 points
Taplow (196910), 2 bedroom flat in a tower block, 311 bids, let for 550 points
Weedington Road (193511), studio flat on a large estate, 90 bids, let for 200 points
Woodfield (191104), 3 bedroom flat on a small estate, 366 bids, let for 260 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.