

# Camden Council homes

Week 15

Advert Thursday 28 April to Monday 2 May 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

#### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £181 (including sheltered charges) pw.

Advert no. 199188

1 Bed

#### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £181 (including sheltered charges) pw.

Advert no. 191964

1 Bed

#### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. Communal garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £181 (including sheltered charges) pw.

Advert no. 183030

1 Bed

#### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered 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 charges) pw.

Advert no. 197696

Studio

#### Weedington Road, NW5

Studio flat on a large estate. Ground floor with 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1**  
Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £110 pw.

Advert no. 199162

2 Bed

#### Caversham Road, NW5

2 bedroom flat (doubles) in a house. 3rd floor with 17 internal and 32 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £152 pw.

Advert no. 190603

2 Bed

#### Constable House, Adelaide Road, NW3

2 bedroom flat (doubles) on a small estate. Ground floor with 4 external steps. Full central heating. Communal garden.

**See Ground Floor Flats, Note 1**  
Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £153 pw.

Advert no. 186759

2 Bed

#### Crofters Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 15 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £145 pw.

Advert no. 199273

2 Bed

#### Kiln Place, NW5

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floor with 14 internal and 30 external steps. No lift. Full central heating. Communal garden.

Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £139 pw.

Advert no. 198828

3 Bed

#### Barnfield, Upper Park Road, NW3

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor with 4 external steps. Full central heating. Balcony.

**See Ground Floor Flats, Note 1**  
Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £165 pw.

Advert no. 187270

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

Camelot House (195487), 2 bedroom flat on a small estate, 421 bids, let for 525 points  
Gillfoot (105528), 2 bedroom flat in a tower block, 341 bids, let for 680 points  
Hampstead Road (288742), 3 bedroom maisonette in a house, 228 bids, let for 530 points  
Langridge (187203), 2 bedroom flat on a large estate, 489 bids, let for 590 points  
Millman Place (190564), 1 bedroom sheltered flat in a block, 8 bids, let for 157 points  
Prince Park (288744), 2 bedroom flat on a small estate, 417 bids, let for 650 points  
Rowley Way (192994), 3 bedroom flat on a large estate, 193 bids, let for 400 points  
Somers Close (103090), 1 bedroom flat on a small estate, 133 bids, let for 600 points  
St Albans Road (288751), 1 bedroom flat on a small estate, 140 bids, let for 187 points  
St Mary's Flats (288739), 3 bedroom flat in a block, 240 bids, let for 490 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](http://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](http://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](http://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.