

Camden Council homes

Week 16

Advert Thursday 5 May to Monday 9 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

Studio



Advert no. 288734

Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a large estate. 5th floor with lift access. Adapted shower. Full central heating. Small paved garden. Limited parking. No pets. Communal facilities including lunch club, computer room, communal lodge and laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

1 Bed



Advert no. 187971

Kingsgate Road, NW6

Sheltered 1 bedroom flat (double) in an individual block. Ground floor with 29 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £183 (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.

1 Bed



Advert no. 191434

Greatcroft, Cromer Street, WC1H*

1 bedroom flat (double) on a large estate. 4th floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £131 pw.

1 Bed



Advert no. 183059

Rodmell, Regent's Square, WC1H*

1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Balcony. **This is a First Choice property; under occupiers will be given first priority. Sensitive let.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £129 pw.

1 Bed



Advert no. 187373

Scrope House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 3rd floor with 50 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £127 pw.

2 Bed



Advert no. 191005

Dartmouth Park Avenue, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with 32 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £135 pw.

2 Bed



Advert no. 190320

Fairhurst, Compayne Gardens, NW6

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 13 internal and 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Swiss Cottage. Rents up to: £142 pw.

2 Bed



Advert no. 184742

Oseney Crescent, NW5

2 bedroom flat (doubles) in a house. Ground floor with 33 internal and 10 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £152 pw.

Genesis Housing Association

1 Bed

No photo available

Advert no. 288736

Craig House, Belsize Road, NW6

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. Council controlled parking. Close to bus, tube and overground stations. **See Ground Floor Flats, Note 1.** Landlord: Genesis Housing Association. District: Hampstead. Ward: Swiss Cottage. Rents up to: £140 pw.

2 Bed

No photo available

Advert no. 288735

Harcourt House, Belsize Road, NW6

2 bedroom flat (doubles) in a house. Ground floor with 1 external step. Full central heating. Council controlled parking. Close to bus, tube and overground stations. **See Ground Floor Flats, Note 1.** Landlord: Genesis Housing Association. District: Hampstead. Ward: Swiss Cottage. Rents up to: £161 pw.

2 Bed

No photo available

Advert no. 281335

Messina Avenue, NW6

2 bedroom flat (1 double, 1 single) in an individual block. 2nd floor with 19 internal and 19 external steps. Full central heating. Close to bus, tube and overground stations. Landlord: Genesis Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £150 pw.

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bacton (197550), studio flat in a tower block, 148 bids, let for 240 points
Bacton (182854), 1 bedroom flat in a tower block, 138 bids, let for 385 points
Caversham Road (197942), studio flat in a block, 160 bids, let for 375 points
Derby Lodge (184925), 1 bedroom flat on a small estate, 124 bids, let for 350 points
Eresby Place (194228), 1 bedroom flat on a small estate, 145 bids, let for 300 points
Gascony Avenue (192621), 1 bedroom flat in a house, 171 bids, let for 430 points
Linfield (195271), 2 bedroom flat on a small estate, 434 bids, let for 575 points
Mornington Street (106014), studio flat on a small estate, 160 bids, let for 450 points
Parkside Court (106893), 2 bedroom flat in a block, 502 bids, let for 550 points
Penshurst (198220), 2 bedroom flat on a large estate, 411 bids, let for 305 points
Riverfleet (182941), 2 bedroom flat on a small estate, 397 bids, let for 500 points
Waterhouse Close (190249), 1 bedroom sheltered flat in an individual block, 3 bids, let for 341 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.

- **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 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.