

# Camden Council homes

Week 16

Advert Thursday 20 April to Monday 24 April 2017

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

## Sheltered Housing

1 Bed



Advert no. 186772

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and bathroom. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this, to applicants with ground floor medical priority. 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 charge) pw.

1 Bed



Advert no. 189011

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and bathroom. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this, to applicants with ground floor medical priority. 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 charge) pw.

1 Bed



Advert no. 187284

### Lauriston Lodge, Barlow Road, NW6

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

Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Fortune Green.  
Rents up to: £177 (including sheltered charge) 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.

## Asra Housing Group

1 Bed



Advert no. 286123

### Pooja Court, Agar Grove, NW1

1 bedroom flat (double) in a block. 1st floor with 12 external steps. No lift access. Full central heating.  
Landlord: Asra.  
District: Kentish Town. Ward: Canteloves.  
Rents up to: £119 pw.

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

Studio



Advert no. 108059

### Tilehurst, Albany Street, NW1

Studio flat on a large estate. 1st floor with 1 internal and 14 external steps. No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: A.  
District: Camden Town. Ward: Regent's Park.  
Rents up to: £101 pw.

Studio



Advert no. 105269

### Woollett Court, St Pancras Way, NW1

Studio flat on a small estate. 2nd floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Kentish Town. Ward: Canteloves.  
Rents up to: £100 pw.

1 Bed



Advert no. 190347

### Hawley Street, NW1

1 bedroom maisonette (double) in a block. 1st floor with 13 internal and 12 external steps. No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Camden Town. Ward: Camden Town and Primrose Hill.  
Rents up to: £113 pw.

1 Bed



Advert no. 183820

### Seymour House, Tavistock Place, WC1

1 bedroom flat (double) on a small estate. 3rd floor with lift access and 3 internal steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £137 pw.

1 Bed



Advert no. 194815

### Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 2nd floor with lift access and 1 internal step. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £126 pw.

2 Bed



Advert no. 187464

### Derby Lodge, Wicklow Street, WC1\*

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access. Full central heating. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Holborn. Ward: King's Cross.  
Rents up to: £166 pw.

2 Bed



Advert no. 199038

### Mansfield Road, NW3

2 bedroom maisonette (doubles) on a small estate. Ground and 1st floors with 14 internal steps. **Wet room with shower only, no bath.** Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £151 pw.

2 Bed



Advert no. 197907

### Skipwith House, Portpool Lane, EC1

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: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £155 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.

### 3 Bed

#### **Bridgeway Street, NW1**

3 bedroom flat (2 doubles, 1 single) on a small estate.  
3rd floor with 1 internal and 49 external steps.  
No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £152 pw.

Advert no. 101161



### 3 Bed

#### **Dorney, Adelaide Road, NW3**

3 bedroom flat (doubles) in a tower block.  
18th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Hampstead. Ward: Belsize.  
Rents up to: £158 pw.

Advert no. 193756



### 3 Bed

#### **Lorraine Court, Clarence Way, NW1**

3 bedroom flat (doubles) on a large estate.  
3rd floor with lift access and 1 external step. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Camden Town. Ward: Camden Town and Primrose Hill.  
Rents up to: £147 pw.

Advert no. 192909



### 3 Bed

#### **Woodfield, Parkhill Road, NW3**

3 bedroom flat (doubles) on a small estate.  
1st floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £164 pw.

Advert no. 192197



## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Belsize Square (288596), 1 bedroom flat in a block, 107 bids, let for 345 points**

**Chamberlain House (288595), 1 bedroom flat on a small estate, 114 bids, let for 220 points**

**Gaisford Street (188807), studio flat in a house, 144 bids, let for 220 points**

**Kiln Place (198102), 2 bedroom flat on a small estate, 437 bids, let for 525 points**

**Long Meadow (182189), 3 bedroom flat on a small estate, 299 bids, let for 380 points**

**St Albans Villas (197215), 2 bedroom flat on a small estate, 457 bids, let for 550 points**

**York Way (105374), 1 bedroom maisonette in a house, 141 bids, let for 480 points**

## APOLOGIES

### **Week 15. Advert No. 192985. Highgate Road.**

This sheltered property has been withdrawn because it was advertised by error. Property already advertised in Week 14. Apologies to anyone who bid on it.

### **Week 15. Advert No. 190127. Webheath.**

This sheltered property has been withdrawn because it was advertised by error. Property already advertised in Week 14. Apologies to anyone who bid on it.

### **Week 15. Advert No. 188421. Kingsgate Road.**

This sheltered property has been withdrawn because it was advertised by error. Property already advertised in Week 14. Apologies to anyone who bid on it.

**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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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.