

Camden Council homes

Week 17

Advert Thursday 12 May to Monday 16 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. 288827

Spencer House, Belsize Park Gardens, NW3

Sheltered studio flat in a block. Ground floor with stairlift. 8 external steps. Full central heating. Communal garden. Landlord: Circle Anglia. District: Hampstead. Ward: Belsize. Rents up to: £196 pw.

1 Bed



Advert no. 186426

Ashdown Crescent, NW5

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Full central heating. 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. 189011

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. Wheelchair accessible. Wet room with shower, no bath. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

1 Bed



Advert no. 289085

Spencer House, Belsize Park Gardens, NW3

1 bedroom sheltered flat (single) in a block. 2nd floor with lift access and a stairlift. 8 external steps. Full central heating. Communal garden. Landlord: Circle Anglia. District: Hampstead. Ward: Belsize. Rents up to: £196 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.

Circle Anglia

1 Bed



Advert no. 286056

Derby Lodge, Wicklow Street, WC1*

1 bedroom flat in a block. 5th floor with 50 external steps. No lift. Full central heating. 1 year starter tenancy, then 5 years fixed term tenancy. **Sensitive let.** Landlord: Circle Anglia. District: Holborn. Ward: King's Cross. Rents up to: £157 pw.

One Housing Group

1 Bed



Advert no. 286053

Rubicon Court, York Way, N1

1 bedroom flat (double) in a block. 1st floor with lift access. Open plan kitchen and living room. Wheelchair accessible. Wetroom, no bath. Electric only, no gas. Full central heating. Starter to Fixed or Starter to Assured tenancy depending on current tenancy. **No parking, car free zone.** Right to acquire. No pets. Landlord: One Housing Group. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 pw.

Genesis Housing Association

2 Bed



Advert no. 286054

Fordwych Road, NW2

2 bedroom flat (doubles) in a house. 1st floor with 22 external steps. Full central heating. Landlord: Genesis. District: Hampstead. Ward: Fortune Green. Rents up to: £157 pw.

2 Bed



Advert no. 286055

West End Lane, NW6

2 bedroom flat (doubles) in a house. Ground floor with 1 external step. Walk in shower, no bath. Full central heating. Front garden. **See Ground Floor Flats, Note1.** Landlord: Genesis. District: Hampstead. Ward: West Hampstead. Rents up to: £160 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.

Studio

Burmarsh, Marsden Street, NW5

Studio flat on a large estate. 1st floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £109 pw.

Advert no. 181411

2 Bed

Frogna Lane, NW3

2 bedroom flat (doubles) in a house. 1st floor with 21 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: G. District: Hampstead. Ward: Frogna and Fitzjohns. Rents up to: £160 pw.

Advert no. 186110

2 Bed

Millman Court, Millman Street, WC1H

2 bedroom flat (doubles) on a small estate. 1st floor with 17 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £150 pw.

Advert no. 182871

2 Bed

Milverton, Grafton Road, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with 32 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw.

Advert no. 198248

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Argenta House (196399), 1 bedroom sheltered flat on a small estate, 16 bids, let for 494 points

Ascot Lodge (195854), 1 bedroom flat in an individual block, 120 bids, let for 630 points

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

Bradfield Court (195875), studio flat on a large estate, 178 bids, let for 280 points

Brassey Road (193613), 1 bedroom flat on a large estate, 184 bids, let for 180 points

Clarence Gardens (108675), 4 bedroom house on a large estate, 121 bids, let for 810 points

Cotleigh Road (184640), 3 bedroom house, 403 bids, let for 1230 points

Durdans House (195328), 1 bedroom flat on a small estate, 139 bids, let for 790 points

Flaxman Court (184675), 1 bedroom flat on a small estate, 161 bids, let for 530 points

Gresse Street (192477), 1 bedroom flat in a tower block, 163 bids, let for 530 points

Kenbrook House (199128), 2 bedroom flat on a small estate, 391 bids, let for 100 points

Leighton Road (140612), 1 bedroom flat in a house, 148 bids, let for 270 points

Leighton Road (140612), 1 bedroom maisonette in a house, 148 bids, let for 270 points

Quadrant Grove (180298), 2 bedroom house, 770 bids, let for 1380 points

Rowley Way (182633), 1 bedroom flat on a large estate, 130 bids, let for 420 points

St Albans Villas (184740), 3 bedroom maisonette on a small estate, 328 bids, let for 390 points

Tolmer's Square (109439), 2 bedroom maisonette on a small estate, 508 bids, let for 500 points

Una House (188366), 2 bedroom flat on a small estate, 402 bids, let for 560 points

Weedington Road (192773), 1 bedroom flat on a large estate, 141 bids, let for 385 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.

- **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.