

Camden Council homes

Week 17

Advert Thursday 27 April to Monday 1 May 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

Studio

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift and ramp access. Electric heating. Communal lounge, laundry room, guest room and garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 (including sheltered charges) pw.

Advert no. 288655

1 Bed

Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd 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: £178 (including sheltered charge) pw.

Advert no. 194739

1 Bed

Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd 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: £178 (including sheltered charge) pw.

Advert no. 194752

1 Bed

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 charges) pw.

Advert no. 187284

1 Bed

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £198 (including sheltered charge) pw.

Advert no. 181973

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

Ascot Lodge, Greville Place, NW1

1 bedroom flat (double) in an individual block. Ground floor with 7 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £134 pw.

Advert no. 189650

1 Bed

Gascony Avenue, NW6

1 bedroom flat (double) in a house. Ground floor. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £127 pw.

Advert no. 183780

1 Bed

Holly Lodge Mansions, Oakshott Avenue, N6

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £131 pw.

Advert no. 195335

2 Bed

Gillfoot, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £137 pw.

Advert no. 105555

2 Bed

Grafton Crescent, NW1

2 bedroom flat (doubles) in a house. 2nd floor with 33 external steps. Full central heating. Shared back garden. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £151 pw.

Advert no. 187382

3 Bed

Kilburn Gate, Kilburn Priory, NW6

3 bedroom flat (doubles) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £153 pw.

Advert no. 199363

3 Bed

Beech House, Maitland Park Villas, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 13th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £198 pw.

Advert no. 187550

Studio

Sycamore House, Maitland Park Villas, NW3

Studio flat on a large estate. Ground floor with 1 internal and 4 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £105 pw.

Advert no. 191450

APOLOGIES

Week 9. Advert No. 286104. Lily Building, Heritage Lane. This property has been withdrawn because it was incorrectly advertised as a 1 bedroom property, this is as 2 bedroom property and will be advertised next week. 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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Broadfield Lane (104760), studio flat on a large estate, 107 bids, let for 180 points

Burrard Road (286008), 1 bedroom sheltered flat in a house, 1 bids, let for 90 points

Clevedon Mansions (196002), 3 bedroom flat on a large estate, 318 bids, let for 455 points

Hampstead Road (197936), 1 bedroom sheltered flat on a small estate, 5 bids, let for 306 points

Iverson Road (194812), 1 bedroom flat in a house, 133 bids, let for 280 points

Marquis Road (185940), 1 bedroom flat in a house, 142 bids, let for 405 points

Waxham (190788), 1 bedroom flat on a large estate, 120 bids, let for 510 points

Wintergarden House (194186), 1 bedroom flat in a tower block, 107 bids, let for 330 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.

- 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.