

Camden Council homes

Week 18

Advert Thursday 03 May 2018 to Monday 07 May 2018

Housing for Older People

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B District: Kentish Town. Ward: Kentish Town. Rents up to: £157 pw. (including sheltered charges)



Advert no. 184166

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B District: Kentish Town. Ward: Kentish Town. Rents up to: £157 pw. (including sheltered charges)



Advert no. 187634

1 Bed

Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Gas central heating. Shared garden. **Permission will be required for pets.** No parking. Landlord: Clarion Housing. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 pw.

No photo available

Advert no. 288894

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.

Innisfree Housing

1 Bed

Parkhill Road, NW3

1 bedroom flat (double) in a house. 2nd floor with 25 external steps. Full gas central heating. **No pets allowed.** Street parking, parking permits will be issued on request to Camden. **This is a Affordable Rent property.** "Innisfree Housing Association houses all sections of the community based on need. However, as an organisation set up to meet the needs of the Irish in London, they would positively welcome bids from members of the Irish community" Landlord: Innisfree Housing. Council Tax Band: District: Gospel Oak. Ward: Gospel Oak. Rents up to: £114 pw.

Innisfree

Advert no. 288411

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

Genesis Housing

3 Bed

Manstone Road, NW2

3 bedroom flat (2 doubles, 1 single) in a house. Ground floor level. Full gas central heating. 5 year fixed term offered depending on previous tenancy type. Close to many shops and amenities. Very good transport links. Kilburn High Road and schools are also close by. The closest park is Mapesbury Dell Park located a few minutes away. **See Ground Floor Flats, Note 1** Landlord: Genesis Housing. Council Tax Band: District: Hampstead. Ward: Fortune Green. Rents up to: £143 pw.



Advert no. 288412

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

One Housing

1 Bed

Cantelowes Road, NW1

1 bedroom flat (double) in a house. Ground floor with 11 external steps. Full gas central heating. **No pets allowed. Right to Acquire.** If you do not currently hold a permanent Social Housing tenancy issued before 1 April 2012, you will be issued with a fixed term tenancy, upon successful completion of your 12 month starter tenancy. Landlord: One Housing. Council Tax Band: District: Kentish Town. Ward: Cantelowes. Rents up to: £129 pw.



Advert no. 288410

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

APOLOGIES

Week 10, Advert No. 189643 - Denton. This property was advertised as a Ground Floor Note 1 Priority property by error. Property has not been prioritised for Note 1 applicants who have a ground floor assessed need. Apologies for the error.

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

Grafton Way, WC1E

Studio flat on a small estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £119 pw. London Accessible code: E.

Advert no. 191095

Studio

Scrope House, Portpool Lane, EC1N

Studio flat on a large estate. 1st floor with 16 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £110 pw. London Accessible code: F.

Advert no. 187398

1 Bed

Cranleigh House, Cranleigh Street, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 33 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £114 pw. London Accessible code: F.

Advert no. 103382

1 Bed

Queensgate Place, NW6

1 bedroom flat (double) on a small 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: Hampstead. Ward: Kilburn. Rents up to: £131 pw. London Accessible code: E+.

Advert no. 187303

1 Bed

Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. Front garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £126 pw. London Accessible code: E+.

Advert no. 195579

2 Bed

Belsize Square, NW3

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 30 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: F. District: Hampstead. Ward: Belsize Park. Rents up to: £151 pw. London Accessible code: F.

Advert no. 181413

2 Bed

Gilden Crescent, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with 26 external steps and 1 internal step. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £147 pw. London Accessible code: F.

Advert no. 189426

2 Bed

Westcroft Close, NW2

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. Full central heating. Front garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £126 pw. London Accessible code: C.

Advert no. 199055

3 Bed

Makepeace Mansions, Makepeace Avenue, N6

3 bedroom newly refurbished flat (doubles) on a large estate. 1st floor with 17 external steps. No lift. Blow air heating. Shared back garden. White goods consisting of washing machine, dishwasher, fridge freezer and built-in electric cooker and hob will be gifted to the new tenant. **This property has photos of the interior and a floor plan that can be seen on Camden's Home Connections website.**

Landlord: Camden Council. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Highgate. Rents up to: £155 pw. London Accessible code: G.

Advert no. 187224

3 Bed

Spencer Rise, NW5

3 bedroom maisonette (2 doubles, 1 single) on a small estate. Split across the ground and 1st floor with 1 external and 14 internal steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £154 pw. London Accessible code: E.

Advert no. 183836

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Burnham (193879), 3 bedroom flat in a tower block, 184 bids, let for 525 points

Canteloves Road (195972), 1 bedroom flat in a house, 97 bids, let for 350 points

Charrington Street (103768), 2 bedroom flat in a house, 499 bids, let for 800 points

Dobson Court (109959), 1 bedroom flat on a large estate, 143 bids, let for 187 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 130 points

Dobson Court (109959), 1 bedroom flat on a large estate, 143 bids, let for 105 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 105 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 90 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 80 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 80 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 80 points

Dobson Court (109969), 2 bedroom flat on a large estate, 425 bids, let for 80 points

Ennerdale (108944), 2 bedroom flat on a large estate, 351 bids, let for 550 points

Equaino Court (109963), 1 bedroom flat on a large estate, 163 bids, let for 1080 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.

- 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.