

Camden Council homes

Week 18

Advert Thursday 4 May to Monday 8 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.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Communal garden.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £174 (including sheltered charge) pw.

Advert no. 196790

1 Bed

O'Donnell Court, Brunswick, WC1N

Sheltered 1 bedroom flat (double) on a large estate. 5th floor with lift access. Full central heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: C.

District: Holborn. Ward: Bloomsbury.

Rents up to: £196 (including sheltered charges) pw.

Advert no. 180745

1 Bed

Philip House, Mortimer Place, NW6

Sheltered 1 bedroom flat in an individual block. 1st floor with lift access. Fitted kitchen. Shower and bath tub. Communal Central heating. Wheelchair Access. Communal facilities include: laundry room, hall, Library, Lounge and garden. Parking Facilities.

No Pets. No Right to Acquire. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn.

Rents up to: £180 (including sheltered charges) pw.

Advert no. 288579

1 Bed

Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £180 (including sheltered charges) pw.

Advert no. 190127

1 Bed

Wedgewood Walk, NW6

Sheltered 1 bedroom flat (double) on a large estate. Ground floor. District heating. **Electric cooking only.**

Landlord: Camden Council.

Council Tax Band: C.

District: Hampstead. Ward: West Hampstead.

Rents up to: £183 (including sheltered charge) pw.

Advert no. 191736

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.

A2 Dominion Housing Association

1 Bed

St Pancras Way, NW1

1 bedroom flat (double) in a street property. 1st floor with lift access. Individual gas heating. No pets allowed.

Landlord: A2 Dominion. District: Camden Town.

Ward: St Pancras and Somers Town.

Rents up to: £120 pw.

Advert no. 289609

2 Bed

Lily Building, Heritage Lane, NW6

2 bedroom flat (double) on a large estate in a brand new development. Ground floor with its own entrance. Full central heating. 1 year starter tenancy (can be extended to 18 months) followed by 2 or 5 year fixed term tenancy. No pets. **Car free scheme, no parking. See Ground Floor Flats, Note 1**

Landlord: A2 Dominion. District: Hampstead. Ward: West Hampstead. Rents up to: £180 pw.

Advert no. 286104

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

Women for Housing

Studio

Lancaster Grove, NW3

Studio flat in a house. Ground floor with 6 external steps. Electric storage heating. Communal Garden. Street Parking.

Only women will be shortlisted for this property.

See Ground Floor Flats, Note 1

Landlord: Women for Housing. District: Hampstead.

Ward: Belsize. Rents up to: £106 pw.

No
photo
available

Advert no. 288580

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

Soho Housing Association

2 Bed

Endell Street, St Giles, WC2H

2 bedroom duplex (1 double, 1 single) in a brand new development. Located over 3 floors with 5 external and 26 internal steps.

This is an Affordable Rent property. Car free scheme, no parking.

Landlord: Soho Housing Association.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £300 pw.



Advert no. 288621

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

Studio

Gaisford Street, NW3

Studio flat in a house. 3rd and 4th floors with 17 internal and 26 external steps. Full central heating. **Sensitive let**

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £110 pw.

Accessible Housing Category: G



Advert no. 188807

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



Advert no. 105230

Soane Court, St Pancras Way, NW1

Studio flat on a small estate. 1st floor with lift access and 16 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Canteloves.
Rents up to: £101 pw.
Accessible Housing Category: G

2 Bed



Advert no. 180351

Goldsmith Place, Springfield Lane, NW6

2 bedroom flat (doubles) on a small estate. Ground and 1st floor with 1 external and 14 internal steps. No lift. Full Central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £139 pw.
Accessible Housing Category: F

2 Bed



Advert no. 196910

Taplow, Adelaide Road, NW3

2 bedroom flat (doubles) in a tower block. 16th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Belsize.
Rents up to: £142 pw.
Accessible Housing Category: G

2 Bed



Advert no. 192454

Webheath, Netherwood, NW6

2 bedroom flat (doubles) on a large estate. Ground and 1st floor with 1 external and 14 internal steps. Full central heating. Front garden.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £144 pw. Accessible Housing Category: F

3 Bed



Advert no. 105052

Linkwood Walk, NW1

3 bedroom flat (1 double, 2 singles) on a large estate. Basement and ground floor with 14 internal steps. District heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Canteloves.
Rents up to: £166 pw. Accessible Housing Category: F

APOLOGIES

Week 16. Advert No. 192197. Woodfield.

This property has been withdrawn for a direct offer.

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

Athlone House (288587), 2 bedroom flat on a small estate, 311 bids, let for 680 points

Bacton (182249), 1 bedroom flat in a tower block, 90 bids, let for 350 points

Bray (197061), 1 bedroom flat in a tower block, 118 bids, let for 455 points

George Mews (109255), 3 bedroom flat on a small estate, 352 bids, let for 370 points

Holly Lodge Mansions (189447), 1 bedroom flat on a large estate, 116 bids, let for 240 points

Purchase Street (103104), 1 bedroom flat on a small estate, 154 bids, let for 300 points

Winifred House (288584), 1 bedroom flat on a small estate, 99 bids, let for 440 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.