

Camden Council homes

Week 19

Advert Thursday 10 May 2018 to Monday 14 May 2018

Housing for Older People

Studio



Advert no. 197045

O'Donnell Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor with ramp access. Wetroom, no bath. District heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Holborn. Ward: Bloomsbury.

Rents up to: £173 (including sheltered charges) pw.

Studio



Advert no. 288407

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak. Rents up to: £134 pw.

1 Bed



Advert no. 288408

Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Level access. Full central heating. Shared garden.

Landlord: Centra Group. Council Tax Band: D.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £151 pw.

1 Bed



Advert no. 191762

Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £176 (including sheltered charges) pw.

1 Bed



Advert no. 288422

Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Full electric central heating. Adapted property with a wet floor shower room. No pets. No parking currently.

Landlord: Origin Housing Association.

Council Tax Band: B. District: Hampstead.

Ward: Kilburn. Rents up to: £154 pw.

1 Bed



Advert no. 288431

Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric central heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak. Rents up to: £148 pw.

2 Bed



Advert no. 198422

Foundling Court, Brunswick Centre, WC1N

Sheltered 2 bedroom flat (doubles) on a large estate. 3rd floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: Bloomsbury.

Rents up to: £226 (including sheltered charges) pw.

Housing for Older People

2 Bed



Advert no. 288572

Rose Bush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets unless registered assistance dogs. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: C.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £153 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.

Origin Housing Association

1 Bed



Advert no. 288409

Bayes Court, Primrose Hill Road, NW3

1 bedroom flat (double) in an individual block. 2nd floor with 30 external steps. No lift. Full central heating.

Landlord: Origin Housing Association. Council Tax Band: D.

District: Hampstead. Ward: Belsize.

Rents up to: £232 pw.

Newlon Housing Association

1 Bed



Advert no. 286251

St Pancras Way, NW1

1 bedroom flat (double) in a new development on a large estate. 4th floor with lift access. Non-slip vinyl flooring in kitchens and bathrooms. Curtains provided. District heating. Communal garden. Council tax band to be confirmed. This is an Affordable rent property. Properties have been built to a Lifetime Home standard. A 1 year starter assured tenancy will be offered followed by an assured tenancy if all terms and conditions are met. No right to acquire. Strictly no pets except assistance dogs. **This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate. One weeks advance rent to be paid before tenancy signing.** Landlord: Newlon Housing Association.

District: Kentish Town. Ward: Canteloves. Rents up to: £206 pw.

Clarion Housing Group

3 Bed



Advert no. 188020

The Towers, Dartmouth Park Avenue, NW5

3 bedroom flat (2 doubles, 1 single) in a tower block. 4th floor with lift access. Full central heating. Flat has a balcony. 6 year fixed term tenancy. Parking permits can be obtained via Camden council.

Landlord: Clarion Housing. Council Tax Band: D.

District: Kentish Town. Ward: Highgate. Rents up to: £192 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.

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

Dudley House, Belsize Road, NW6

Studio flat on a small estate. 1st floor with 16 external steps. No lift. Full central heating. **This property has a short lease until 2028. No Right to Buy. Prospective tenant will need to move before the lease ends.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £95 pw. London Accessible code: G.

Advert no. 191704

Studio

Maitland Park Road, NW3

Studio flat on a large estate. Ground floor. No 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: £104 pw. London Accessible code: E+.

Advert no. 199534

1 Bed

Cobourg Street, NW1

1 bedroom flat (double) on a small estate. Ground and 1st floor with 15 internal steps and 1 external step. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £131 pw. London Accessible code: F.

Advert no. 108518

1 Bed

Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 3rd floor with 44 external steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £126 pw. London Accessible code: G.

Advert no. 193360

1 Bed

Linstead Street, NW6

1 bedroom flat (double) on a large estate. Ground floor with 1 internal step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: West Hampstead. Rents up to: £130 pw. London Accessible code: E+.

Advert no. 182333

1 Bed

Sycamore House, Maitland Park Villas, NW3

1 bedroom flat (double) on a large estate. Ground floor. This property has a wet room and no bath. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel oak. Ward: Haverstock. Rents up to: £118 pw. London Accessible code: E+.

Advert no. 196677

1 Bed

Tiptree, Castlehaven Road, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 28 external steps. No Lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £133 pw. London Accessible code: F.

Advert no. 182661

2 Bed

Ellerton, Mill Lane, NW6

2 bedroom maisonette (doubles) in a tower block. 9th floor with lift access and 13 internal steps. Full central heating. This property has a balcony. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £155 pw. London Accessible code: F.

Advert no. 181392

2 Bed

Fleetway, Birkenhead Street, WC1H

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: King's Cross. Rents up to: £149 pw. London Accessible code: G.

Advert no. 187916

2 Bed

Fleetway, Birkenhead Street, WC1H

2 bedroom flat (1 double, 1 single) on a small estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £149 pw. London Accessible code: G.

Advert no. 190744

2 Bed

Royal College Street, NW1

2 bedroom flat (doubles) on a small estate. 4th floor with lift access and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £131 pw. London Accessible code: G.

Advert no. 180509

2 Bed

Torbay Court, Clarence Way, NW1

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor. Level access. This property has a wet room. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £133 pw. London Accessible code: E+.

Advert no. 189527

3 Bed

Carrol Close, NW5

3 bedroom maisonette (1 double, 2 singles) on a small estate. Ground and 1st floor with 13 internal steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £167 pw. London Accessible code: F.

Advert no. 185002

3 Bed

Willow House, Maitland Park Villas, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 3rd floor with lift access and 1 internal and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £146 pw. London Accessible code: F.

Advert no. 181903

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Belsize Avenue (189701), 1 bedroom flat on a small estate, 154 bids, let for 870 points

Bray (191663), 2 bedroom flat in a tower block, 281 bids, let for 420 points

Castle Court (196414), 2 bedroom flat on a small estate, 417 bids, let for 400 points

Coram House (195199), 2 bedroom flat on a small estate, 288 bids, let for 400 points

Derby Lodge (191665), 2 bedroom flat on a small estate, 408 bids, let for 80 points

Foster Court (197243), studio flat on a small estate, 120 bids, let for 210 points

Kiln Place (198198), studio flat in a house, 355 bids, let for 490 points

Kirkeby House (189803), 2 bedroom flat on a large estate, 446 bids, let for 630 points

Linfield (181282), 3 bedroom flat on a small estate, 345 bids, let for 430 points

Remsted House (184198), 2 bedroom flat on a small estate, 429 bids, let for 430 points

Royal College Street (104284), studio flat in a house, 109 bids, let for 200 points

South End Close (185082), 3 bedroom flat on a small estate, 336 bids, let for 280 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.

APOLOGIES

Week 16, Advert No. 288502 - Castelehaven Road.

This property has now been withdrawn by the housing Association for an internal transfer. Apologies to anyone who bid on it.

Week 10, Advert No. 189643 - Denton.

This property was advertised as a ground floor, note 1 priority property by error. This is not a ground floor priority property and has not be shortlisted as such. Apologies to anyone who bid on it with a ground floor priority.

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.