

Camden Council homes

Week 19

Advert Thursday 11 May to Monday 15 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

Studio



Philip House, NW6

Sheltered studio flat in an individual block. 2nd floor with lift access. Fitted kitchen. Shower and bath tub. Wheelchair access. Communal central heating. 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: £179 pw.

Advert no. 288614

Studio



Philip House, NW6

Sheltered studio flat in an individual block. 2nd 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: £179 pw.

Advert no. 286095

1 Bed



Denton, Malden Cresecent, NW5

Sheltered 1 bedroom flat (double) in a tower block. 6th floor with lift access. Full central heating. Shared back garden.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Haverstock.

Rents up to: £169 (including sheltered charge) pw.

Advert no. 192158

1 Bed



Jubilee House, Grays Inn, WC1X

Sheltered 1 bedroom flat (single) in a block. 1st floor with lift access. Full central heating. Shared garden. Please note this scheme has predominately Chinese residents and would be suitable for anyone who can speak Mandarin.

Landlord: Circle Anglia.

District: King's Cross. Ward: Holborn.

Rents up to: £180 pw.

Advert no. 289279

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.

Genesis Housing Association

Studio



Iverson Road, NW6

Studio flat in a house. 2nd floor with 35 external steps. Resident parking. 5 year fixed term depending of previous tenancy. Landlord: Genesis Housing Association.

District: Hampstead. Ward: West Hampstead.

Rents up to: £221 pw.

Advert no. 288577

London and Quadrant Housing Trust

1 Bed



Derby Lodge Wicklow Street, WC1X

1 bedroom flat (single) in an Individual block. 4th floor with 35 external steps. No lift access. Full central heating. No pets allowed at property. Parking permit would need to be applied for. **Sensitive let.**

Landlord: London and Quadrant Housing Trust

District: Holborn. Ward: King's Cross.

Rents up to: £139 pw.

Advert no. 288576

Circle Housing

2 Bed



Fortress Road, NW5

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 6 external and 28 internal steps. Full central heating. Shared back garden. 1 year starter tenancy and then if all terms and conditions have been adhered to then a lifetime assured tenancy will be offered. Street parking - Camden parking permits.

Landlord: Circle Housing.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £149 pw.

Advert no. 288578

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

Studio



Finchley Road, NW3

Studio flat in a house. Ground floor with 3 external steps.

Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: E.

District: Hampstead. Ward: West Hampstead.

Rents up to: £123 pw.

Accessible Housing Category: G

Advert no. 187974

Studio



Grafton Road, NW5

Studio flat on a large estate. Ground floor with 1 external and 1 internal step. Full central heating. Back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: G.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £108 pw.

Accessible Housing Category: G

Advert no. 180878

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

Royal College Street, NW1

Studio flat in a house. 1st floor with 18 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £103 pw.

Accessible Housing Category: F

Advert no. 104283

Studio

Selby House, Belsize Road, NW6

Studio flat on a small estate. 1st floor with 19 external steps. No lift. Full central heating. **Please note this property has a short lease until 2028. No Right to buy.**

Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £95 pw.

Accessible Housing Category: F

Advert no. 194762

Studio

Selby House, Belsize Road, NW6

Studio flat on a small estate. 1st floor with 19 external steps. No lift. Full central heating. **Please note this property has a short lease until 2028. No Right to Buy.**

Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £95 pw.

Accessible Housing Category: F

Advert no. 180457

1 Bed

Dunboyne Road, NW3

1 bedroom flat (double) on a small estate. Ground floor with 1 internal step. Full Central heating. Back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £125 pw.

Accessible Housing Category: E+

Advert no. 196087

1 Bed

Gladwin House, Cranleigh Street, NW1

1 bedroom maisonette (double) on a small estate. 3rd floor with 57 external and 14 internal steps. No Lift. Blow air heating.

Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £125 pw.

Accessible Housing Category: F

Advert no. 103206

3 Bed

Alder House, Maitland Park Villas, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £147 pw.

Accessible Housing Category: F

Advert no. 191175

3 Bed

Lorton House, Kilburn Vale, NW6

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground floor with 1 external step. Full central heating.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £151 pw.

Accessible Housing Category: G

Advert no. 198862

3 Bed

Museum Chambers, Bury Place, WC1A

3 bedroom flat (1 double, 2 singles) on small estate. 3rd floor with 65 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Holborn And Covent Garden.
Rents up to: £173 pw.

Accessible Housing Category: F

Advert no. 180994

4 Bed

Doulton Mews, NW6

4 bedroom flat (2 doubles, 2 singles) on a large estate. Ground and first floor with 1 external and 13 internal steps. District heating. Back garden.

Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: West Hampstead.
Rents up to: £200 pw.

Accessible Housing Category: G



Advert no. 181153

4 Bed

Grisedale, Cumberland Market, NW1

4 bedroom flat (2 doubles, 2 singles) on a large estate. 3rd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regen'ts Park.
Rents up to: £172 pw.

Accessible Housing Category: E



Advert no. 108577

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Blemundsby (192463), 3 bedroom flat in a tower block, 235 bids, let for 390 points

Burton Place (288613), 1 bedroom flat on a small estate, 77 bids, let for 270 points

Dorney (188380), studio flat in a tower block, 109 bids, let for 190 points

Dorney (193756), 3 bedroom flat in a tower block, 259 bids, let for 500 points

Grafton Way (199313), studio flat on a small estate, 103 bids, let for 225 points

Royal College Street (183650), 2 bedroom flat on a small estate, 510 bids, let for 650 points

Stanhope Street (108989), 2 bedroom flat on a large estate, 582 bids, let for 780 points

APOLOGIES

Week 16. Advert No. 192197. Woodfield.

This property was advertised by error and not withdrawn, previous apology information was incorrect. 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.

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.