

# Camden Council homes

Week 1

Advert Thursday 5 January to Monday 9 January 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

1 Bed

### Millman Place, WC1N

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £197 (including sheltered charges) pw.

Advert no. 190564

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

### Bayham Street, NW1



Advert no. 103547

1 bedroom flat (double) in a house. Basement floor with 8 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £121 pw.

1 Bed

### Dorney, Adelaide Road, NW3



Advert no. 187279

1 bedroom flat (double) in a tower block. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize Park. Rents up to: £131 pw.

1 Bed

### Express Buildings, Heath Street, NW3



Advert no. 184623

1 bedroom flat (double) in an individual block. 3rd floor with 61 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Froggnal and Fitzjohns. Rents up to: £141 pw.

## Asra Housing Association

2 Bed

### Camden Street, Camden Town, NW1



Advert no. 288630

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 21 external steps. Electric heating. Communal garden. Street parking. Landlord: Asra Housing Association. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £229 pw.

1 Bed

### Maygrove Road, NW6



Advert no. 191167

1 bedroom flat (double) in a house. 4th floor with 48 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £120 pw.

2 Bed

### Culver House, Princeton Street, WC1R



Advert no. 189220

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £153 pw.

Studio

### Burnham, Fellows Road, NW3



Advert no. 192101

Studio flat in a tower block. 10th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize Park. Rents up to: £111 pw.

2 Bed

### Oseney Crescent, NW5



Advert no. 193874

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 14 internal and 38 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £144 pw.

Studio

### Lyme Street, NW1



Advert no. 104138

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: D. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £107 pw.

3 Bed

### Oakshott Court, Polygon Road, NW1



Advert no. 102631

3 bedroom flat (doubles) on a small estate. 1st floor with 14 internal and 31 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £169 pw.

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

**Aspern Grove (185118), 3 bedroom house on small estate, 441 bids, let for 800 points**  
**Bassett Street (193232), 1 bedroom flat on a small estate, 189 bids, let for 420 points**  
**Burnham (189240), 1 bedroom flat in a tower block, 132 bids, let for 630 points**  
**Candida Court (189255), 2 bedroom flat on a large estate, 539 bids, let for 600 points**  
**Chester Road (196096), 6 bedroom house, 355 bids, let for 4 points**  
**Croftdown Road (186260), 4 bedroom maisonette in a block, 99 bids, let for 305 points**  
**Dombey Street (286076), studio flat in a house, 107 bids, let for 180 points**  
**Ellen Terry House (184236), 4 bedroom flat on a large estate, 85 bids, let for 400 points**  
**Froggnal Lane (186110), 2 bedroom flat in a house, 559 bids, let for 1150 points**  
**Kingsgate Road (187971), 1 bedroom sheltered flat in a individual block, 3 bids, let for 931 points**  
**Levita house (103055), 2 bedroom flat on large estate, 433 bids, let for 455 points**  
**Lowfield Road (286079), 2 bedroom flat in a house, 132 bids, let for 650 points**  
**Newlyn (101395), 2 bed flat on small estate, 448 bids, let for 455 points**  
**Newton House (186412), 2 bedroom maisonette on a large estate, 408 bids, let for 510 points**  
**Sage Way (190044), 1 bedroom sheltered flat on a small estate, 3 bids, let for 70 points**  
**Skardu Road (188922), 2 bedroom flat in a house, 390 bids, let for 410 points**  
**Staveley (106791), studio flat on a small estate, 135 bids, let for 200 points**  
**Wendling (190519), 1 bedroom maisonette on a large estate, 179 bids, let for 630 points**  
**Whitfield Street (288664), 1 bedroom flat in a house, 110 bids, let for 430 points**

## APOLOGIES

### **Week 49. Advert No.187279. Dorney.**

This property was not opened for bidding by error. Now advertised this week. Apologies to anyone who tried to 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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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 the permanent allocations team have your correct telephone number. 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.