

Camden Council homes

Week 1

Advert Thursday 3 January to Monday 7 January 2018

Chalcots Estate

A temporary local lettings plan applies to all vacant properties on the estate, this includes Blashford, Bray, Burnham, Dorney and Taplow blocks. Residents of the Chalcots Estate with a housing need will be prioritised for these properties. Bidding for these properties will remain open for five weeks and will close on Monday 28 January 2019.

These properties are sensitive lets because of the ongoing fire safety improvement works on the Chalcots Estate

Studio

Bray, Fellows Road, NW3

Studio flat in a tower block. 10th floor with lift access. District electric heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: G

Advert no. 184207

Studio

Bray, Fellows Road, NW3

Studio flat in a tower block. 5th floor with lift access. Electric fires. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: F

Advert no. 195402

Studio

Bray, Fellows Road, NW3

Studio flat in a tower block. 3rd floor with lift access and 3 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: F

Advert no. 182717

Studio

Burnham, Fellows Road, NW3

Studio flat in a tower block. 2nd floor with lift access. Blow air heating. Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £109 pw. Accessible Housing Category: F

Advert no. 181063

Studio

Dorney, Adelaide Road, NW3

Studio flat in a tower block. 13th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £108 pw. Accessible Housing Category: E

Advert no. 192622

2 Bed

Bray, Fellows Road, NW3

2 bedroom flat (doubles) in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £147 pw. Accessible Housing Category: G

Advert no. 195243



2 Bed

Taplow, Adelaide Road, NW3

2 bedroom flat (doubles) in a tower block. 12th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £136 pw. Accessible Housing Category: G

Advert no. 192952

3 Bed

Blashford, Adelaide Road, NW3

3 bedroom flat (2 doubles, 1 single) in a tower block. 8th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £150 pw. Accessible Housing Category: E

Advert no. 182004

3 Bed

Bray, Fellows Road, NW3

3 bedroom flat (doubles) in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £152 pw. Accessible Housing Category: E

Advert no. 183689

3 Bed

Dorney, Adelaide Road, NW3

3 bedroom flat (doubles) in a tower block. 9th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £161 pw. Accessible Housing Category: E

Advert no. 184377

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.

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 **Greenwood, Oseney Crescent, NW5**
4 x sheltered studio flats on a small estate. 1st and 2nd floors with lift access. Full central heating. Communal garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Kentish Town.
Rents up to: £157 (including sheltered charges) pw.
Advert no. 288327

1 Bed **Hampstead Road, NW1**
Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. District heating. Electric cooking only.
Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park.
Rents up to: £183 (including sheltered charges) pw.
Advert no. 183679

Studio **Rose Bush Court, Parkhill Road, NW3**
Sheltered studio flat in an individual block. 1st floor with lift access. Electric storage heating. Communal garden. No pets unless registered blind/hard of hearing. No right to acquire.
Landlord: Origin Housing Association. Council Tax Band: . District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £142 pw.
Advert no. 288337

1 Bed **Clyde Court, Hampden Close, NW1**
Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. District heating. Communal garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £178 (including sheltered charges) pw.
Advert no. 189388

1 Bed **Ashdown Crescent, NW5**
Sheltered 1 bedroom flat (single) on a small estate. 3rd floor with lift access. District heating. Electric cooking only.
Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £173 (including sheltered charges) pw.
Advert no. 181341

2 Bed **Monro House, Fitzjohn's Avenue, NW3**
Sheltered 2 bedroom maisonette (singles) on a small estate. Upper ground floor with 14 steep internal steps. Full central heating. Communal garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead.
Rents up to: £227 (including sheltered charges) pw.
Advert no. 182183

1 Bed **Ashdown Crescent, NW5**
Sheltered 1 bedroom flat (single) on a small estate. 4th floor with lift. District heating. Communal garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £173 (including sheltered charges) pw.
Advert no. 189513

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.

Notting Hill Genesis

1 Bed **Dennington Park Road, NW6**
1 bedroom flat (double) in a house. 2nd floor with 36 external steps. Gas central heating. 5 years fixed term tenancy depending on previous tenancy type. Close to shops and amenities. Controlled parking. This is an Affordable Rent property. Landlord: Notting Hill Genesis Housing. District: Hampstead. Ward: West Hampstead. Rents up to: £234 pw.
Advert no. 288323

Origin Housing Association

4 Bed **Holsothly Square, Elm Street, WC1X**
4 bedroom flat (2 doubles, 2 singles) in an individual block. 3rd and 4th floor with lift access and 15 internal steps. Central heating. Shared courtyard. No pets. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Please note that the tenant will have to pay one week's rent in advance that is to be paid before signing the tenancy. Landlord: Origin Housing Association. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £174 pw.
Advert no. 288322

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1 Bed



Advert no. 181902

Kirkeby House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 3rd floor with 49 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £135 pw.
London Accessible code: F.

1 Bed



Advert no. 188067

Cavendish Mansions, Clerkenwell Road, EC1R

1 bedroom flat (double) on a small estate. 2nd floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £137 pw.
London Accessible code: F.

1 Bed



Advert no. 181068

Storrington, Regent Square, WC1H

1 bedroom flat (double) on a small estate. 1st floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Holborn. Ward: King's Cross.
Rents up to: £140 pw.
London Accessible code: F.

2 Bed



Advert no. 180228

Calver, Ingestre Road, NW5

2 bedroom maisonette (doubles) on a small estate. Ground and 1st floor with 2 external and 14 internal steps. Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £149 pw. London Accessible code: G.

2 Bed



Advert no. 195351

Scrope House, Portpool Lane, EC1N

2 bedroom flat (1 double, 1 single) on a large estate. 4th floor with 50 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £153 pw.
London Accessible code: F.

4 Bed



Advert no. 106536

Tolmers Square, NW1

4 bedroom flat (3 doubles, 1 single) on a small estate. Ground floor. District heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: E.
District: Camden Town. Ward: Regent's Park.
Rents up to: £205 pw.
London Accessible code: G.

6 Bed



Advert no. 101355

Crowndale Road, NW1

6 bedroom maisonette (5 doubles, 1 single) on a small estate. 2nd and 3rd floors with 14 internal and 55 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: F.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £221 pw. London Accessible code: F.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Alexandra Place (185638), 2 bedroom maisonette on a large estate, 316 bids, let for 400 points

Augustus House (108764), 3 bedroom flat on a large estate, 275 bids, let for 315 points

Bacton (192565), studio flat in a tower block, 71 bids, let for 150 points

Bacton (182039), 1 bedroom in a tower block, 47 bids, let for 630 points

Barrington Close (101115), 3 bedroom house, 318 bids, let for 530 points

Besant Road (187744), 2 bedroom flat on a small estate, 433 bids, let for 350 points

Burmarsh (198555), studio flat on a large estate, 72 bids, let for 200 points

Camden Gardens (286263), 1 bedroom flat in an individual block, 85 bids, let for 150 points

Chancellors Court (193751), 2 bedroom flat in a tower block, 286 bids, let for 750 points

Dunboyne Road (186842), 1 bedroom flat on a small estate, 141 bids, let for 250 points

Fleetfield (188755), studio flat on a small estate, 75 bids, let for 150 points

George Mews (108713), 2 bedroom flat on a small estate, 317 bids, let for 500 points

Harmood Street (191579), 1 bedroom flat in a house, 154 bids, let for 630 points

Iverson Road (288377), 2 bedroom flat in a house, 262 bids, let for 340 points

Juniper Crescent (288376), 1 bedroom flat on a large estate, 63 bids, let for 100 points

Kellet House (288375), 1 bedroom flat in an individual block, 48 bids, let for 100 points

Lawford Road (288370), 5 bedroom maisonette in a house, 10 bids, let for 1380 points

Ludham (187600), 3 bedroom flat on a large estate, 255 bids, let for 362 points

Mexborough (101876), studio flat on a large estate, 89 bids, let for 150 points

Skardu Road (198148), 2 bedroom flat in a house, 462 bids, let for 980 points

The Wells House (190174), 4 bedroom flat on a small estate, 69 bids, let for 240 points

Vesage Court (192032), 1 bedroom flat in a tower block, 46 bids, let for 250 points

Weedington Road (192603), 2 bedroom on a large estate, 276 bids, let for 650 points

Weedington Road (197125), 2 bedroom flat on a large estate, 266 bids, let for 500 points

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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.