

Camden Council homes

Week 1

Advert Thursday 4 January to Monday 8 January 2018

We are conducting a review of the way we allocate our sheltered housing in order to reflect the Council's objectives around supporting older people living in the borough. Camden Council wants to ensure that we are making the best use of our housing stock whilst meeting the needs of our ageing population. For further information and to complete the online survey please go to <https://consultations.wearecamden.org/supporting-communities/sheltered-housing-allocation-points-survey/>

Housing for Older People

Studio

Jacqueline House, Oldfield Estate, NW1

Sheltered studio flat on a small estate. 6th floor with lift access. Separate kitchen and bathroom. Full gas central heating. Communal facilities including: lunch club, computer room, communal lounge, laundry. The building has an accessibility ramp. Small paved communal garden area. Limited parking. No pets. No right to acquire. Landlord: Central & Cecil. Council District: Camden Town. Ward: Camden Town with Primrose Hill. Rents up to: £162 pw.

Advert no. 288451

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Advert no. 288450

1 Bed

Makepeace Avenue, N6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. District heating. Communal garden. Electric cooking only. Landlord: Camden. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £179 pw.

Advert no. 196225

1 Bed

Millman Street, WC1N

Sheltered 1 bedroom flat (double) in a block. 2nd floor with lift access. District heating. Electric cooking only. Landlord: Camden. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £196 pw.

Advert no. 190164

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

2 Bed

St Annes Flats, Doric Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 4th floor. No lift. 40 external steps. Full gas central heating. No pets allowed. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Origin Housing. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £135 pw.

Advert no. 288452

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

Studio

Burnham, Fellows Road, NW3

Studio flat in a tower block. 11th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £107 pw. London Accessible code: G.

Advert no. 188374

Studio

North Gower Street, NW1

Studio flat on a small estate. 5th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £120 pw. London Accessible code: G.

Advert no. 109246

1 Bed

Aldwych Buildings, Parker Mews, WC2

1 bedroom flat (double) on a small estate. Ground floor. 2 external steps. Please note: This property has a shower cubical only and no bath. Full central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £145 pw. London Accessible code: C.

Advert no. 180780

1 Bed

Camden Road, NW1

1 bedroom flat (double) in a house. Ground floor. 3 external steps. Full gas central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £120 pw. London Accessible code: F.

Advert no. 103595

1 Bed

Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 3rd floor. No lift. 37 external steps. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £127 pw. London Accessible code: G.

Advert no. 193955

1 Bed

Gaisford Street, NW5

1 bedroom flat (double) in a house. Ground floor. 5 external steps. Full central heating. Back garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £118 pw. London Accessible code: G.

Advert no. 190135

1 Bed

Gilden Crescent, NW5

1 bedroom flat (double) on a large estate. Ground floor. 6 external steps. District heating. Front and back garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw. London Accessible code: G.

Advert no. 185425

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.

1 Bed

Sycamore House, Maitland Park Villas, NW3

1 bedroom flat (double) on a large estate. Ground floor. Please note: 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

2 Bed

Gillfoot, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 19th floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £138 pw.
London Accessible code: C.

Advert no. 105577

1 Bed

Templar House, Shoot-Up Hill, NW2

1 bedroom flat (doubles) on a small estate. Ground floor. 1 external step. District heating. Communal garden. Blow air heating. **See Ground Floor Flats, Note 1**
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Fortune Green.
Rents up to: £125 pw. London Accessible code: F.

Advert no. 188901

2 Bed

Inglewood Road, NW6

2 bedroom flat (1 double, 1 single) in a house. 2nd floor. 38 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: West Hampstead.
Rents up to: £146 pw.
London Accessible code: E+.

Advert no. 182884

1 Bed

Woodhall, Robert Street, NW1

1 bedroom flat (double) on a large estate. 4th floor with lift access. District heating. Balcony.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £128 pw.
London Accessible code: E+.

Advert no. 108128

3 Bed

Bassett Street, NW5

3 bedroom flat (2 doubles, 1 single) house. Split across the 1st and 2nd floor. 36 internal steps, 1 external step. Full central heating. Shared back garden.
Landlord: Camden Council. Council Tax Band: D.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £162 pw.

Advert no. 194459

3 Bed

Blemundsbury, Dombey Street, WC1N

3 bedroom flat (2 doubles, 1 single) in a tower block. 7th floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £185 pw.
London Accessible code: G.

Advert no. 196009

3 Bed

Langdale, Stanhope Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 7th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £153 pw.
London Accessible code: F.

Advert no. 108559

2 Bed

Bray, Fellows Road, NW3

2 bedroom flat (doubles) in a tower block. 21st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Belsize.
Rents up to: £142 pw.
London Accessible code: G.

Advert no. 186650

2 Bed

Crofters Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. 1 external step. Full gas central heating. **See Ground Floor Flats, Note 1**
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £143 pw. London Accessible code: G.

Advert no. 195052

2 Bed

Gilden Crescent, NW5

2 bedroom flat (doubles) on a large estate. 1st floor with 15 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £148 pw.
London Accessible code: F.

Advert no. 183551

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Castle Court (187066), 1 bedroom flat on a small estate, 141 bids, let for 270 points

Cayford House (191726), 2 bed in a tower block, 290 bids, let for 500 points

Coram House (194539), Studio on a small estate, 101 bids, let for 350 points

Dobson Close (189501), 1 bedroom flat on a large estate, 83 bids, let for 305 points

Edward Bond House (189962), 2 bedroom flat on a large estate, 299 bids, let for 490 points

Oakshott Court (102573), 1 bed flat on a small estate, 113 bids, let for 230 points

Oseney Crescent (183907), Studio flat in a house., 94 bids, let for 275 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.

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.