

# Camden Council homes

Week 20

Advert Thursday 2 June to Monday 6 June 2016

## Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

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



Advert no. 183759

### Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 17th floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 (including sheltered charges) pw.

1 Bed



Advert no. 181167

### Hampstead Road, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd 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: £184 (including sheltered charges) pw.

1 Bed



Advert no. 193044

### Makepeace Avenue, N6

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

1 Bed



Advert no. 190044

### Sage Way, WC1X

1 bedroom sheltered flat (double) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £193 (including sheltered charges) 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.

## Circle Anglia

1 Bed



Advert no. 288712

### Swains Lane, N6

1 bedroom flat (double) in a house. 2nd floor with 30 external steps. Full central heating. One year starter tenancy and then an additional five year fixed term tenancy if all terms and conditions have been met within the first year. Landlord: Circle Anglia. District: Kentish Town. Ward: Highgate. Rents up to: £146 pw.

## One Housing Group

1 Bed



Advert no. 288711

### Charlwood House, Midhope Street, WC1H\*

1 bedroom flat (single) on a small estate. Ground floor. Open plan kitchen/living room. Full central heating. No parking. No pets allowed. Right to acquire. No room for adaptation. **This is an affordable rent property.** Please note you will be issued with a fixed term tenancy upon successful completion of your one year starter tenancy period. **Sensitive let. See Ground Floor Flats, Note 1.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £185 pw.

1 Bed



Advert no. 288708

### Leslie Forster House, Endsleigh Gardens, WC1H

1 bedroom flat (double) on a small estate. 4th floor with lift access. Open plan kitchen/living room. Full gas central heating. No Parking. No pets allowed. Right to acquire. Not suitable for adaptation. **This is an affordable rent property.** Please note you will be issued with Starter to Fixed or Starter to Assured depending on current tenure. Landlord: One Housing Group. District: Holborn. Ward: Bloomsbury. Rents up to: £224 pw.

## Origin Housing Association

1 Bed



Advert no. 288710

### Holsworthy Square, Elm Street, WC1X

1 bedroom flat (double) in an individual block. Basement floor with 10 external steps. Full gas central heating. Communal garden. Close to shops, buses and trains. **This is an affordable rent property. Offer subject to passing Origin affordability assessment. One week advance rent to be paid before tenancy signing.** Starter tenancy followed by 5 year fixed term. **See Ground Floor Flats, Note 1.** Landlord: Origin Housing Association. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £229 pw.

1 Bed



Advert no. 288707

### Leonard Day House, Athlone Street, NW5

1 bedroom flat (double) in an individual block. 4th floor with 60 external steps. No lift. Full central heating. Communal garden. Close to shops, buses and trains. **This is an affordable rent property. Offer subject to passing Origin affordability assessment. One week advance rent to be paid before tenancy signing.** Starter tenancy followed by 5 year fixed term. Landlord: Origin Housing Association. District: Kentish Town. Ward: Kentish Town. Rents up to: £251 pw.

1 Bed



Advert no. 288709

### Rosebery Square East, Rosebery Avenue, EC1R

1 bedroom flat (double) in an individual block. 2nd floor with 35 external steps. No lift. Full gas central heating. Communal garden. Close to shops, buses and trains. **This is an affordable rent property. Offer subject to passing Origin affordability assessment. One week advance rent to be paid before tenancy signing.** Starter tenancy followed by 5 year fixed term. Landlord: Origin Housing Association. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £238 pw.

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

#### Belsize Grove, NW3\*

Studio flat on a small estate. 3rd floor with lift access. No bath, shower only. No gas in property. Storage heating. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let.**

Landlord: Camden Council. Council Tax Band: A.  
District: Hampstead. Ward: Belsize Park. Rents up to: £125 pw.

Advert no. 194408

### 2 Bed

#### Haverstock Hill, NW3

2 bedroom flat (1 double, 1 single) in a house. Raised ground floor with 8 internal and 13 external steps. Full central heating. Communal garden.

Landlord: Camden Council. Council Tax Band: E.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £185 pw.

Advert no. 185769

### 1 Bed

#### Augustus House, Augustus Street, NW1

1 bedroom flat (double) on a large estate. 8th floor with lift access. Ramp access to front main entrance door and 7 steps to rear entrance door. Full central heating. This property has a Juliette balcony. Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: Regent's Park.  
Rents up to: £119 pw.

Advert no. 108476

### 3 Bed

#### Wendling, Haverstock Road, NW5

3 bedroom maisonette. (2 doubles, 1 single) on a large estate. Property is situated on ground, 1st, 2nd and 3rd floors with 28 internal and 1 external step. No lift. Property has two W/C's. Full central heating. Balcony.

Landlord: Camden Council. Council Tax Band: D.  
District: Gospel Oak. Ward: Gospel Oak. Rents up to: £169 pw.

Advert no. 187092

### 1 Bed

#### Balmore Street, N19

1 bedroom flat (single) in a house. Ground floor with 5 external steps. Full central heating. Shared back garden.

**See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Kentish Town. Ward: Highgate.  
Rents up to: £126 pw.

Advert no. 180333

### 1 Bed

#### Elm Friars Walk, NW1

1 bedroom flat (double) on a large estate. Ground and 1st floor with 11 internal and 13 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.  
District: Kentish Town. Ward: Cantelowes.  
Rents up to: £125 pw.

Advert no. 104838

### 1 Bed

#### Fairfield, Arlington Road, NW1

1 bedroom flat (double) on a small 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: £120 pw.

Advert no. 105818

### 1 Bed

#### Hartland, Royal College Street, NW1

1 bedroom flat (double) on a small estate. Ground floor with 1 internal and 3 external steps. Ramp access also available. Full central heating. Back garden. **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: £129 pw.

Advert no. 101541

### 1 Bed

#### Patshull Road, NW5

1 bedroom flat (double) in a house. 1st floor with 20 external steps. No lift. Full central heating. **This is a First Choice property and priority will be given to under-occupiers.**

Landlord: Camden Council. Council Tax Band: C.  
District: Kentish Town. Ward: Cantelowes.  
Rents up to: £119 pw.

Advert no. 199792

### 1 Bed

#### Radcliffe House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 5th floor with 77 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.  
District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £126 pw.

Advert no. 182898

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Blashford (192225), 2 bedroom flat in a tower block, 363 bids, let for 450 points**

**College Place (103922), 2 bedroom flat in a house, 483 bids, let for 550 points**

**Crofters Way (199273), 2 bedroom flat on a small estate, 470 bids, let for 490 points**

**Hartland (101557), 2 bedroom flat on a small estate, 472 bids, let for 560 points**

**Hastings House (183557), 1 bedroom flat on a small estate, 155 bids, let for 315 points**

**Kiln Place (198828), 2 bedroom maisonette on a small estate, 482 bids, let for 650 points**

**Millman Place (182500), 1 bedroom sheltered flat on a small estate, 7 bids, let for 624 points**

**Rodmell (183059), 1 bedroom flat on a small estate, 199 bids, let for 430 points**

**Woodsome Road (180867), 3 bedroom flat on a small estate, 307 bids, let for 200 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](http://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](http://www.homefinderuk.org)

### **The Home Connections telephone service and parts of the website have been translated into Camden's core community languages.**

Le service téléphonique 'Home Connections' et certaines parties de ce site internet ont été traduits dans cette langue.

হোম কানেকশনস (Home Connections) এর টেলিফোন সার্ভিস এবং ওয়েবসাইট এর অংশবিশেষ এই ভাষায় অনূবাদ করা হয়েছে।

Adeegga telefoonnada ee xidhiidhka guriga iyo qaybo ka mid ah goobta internetka ayaa lagu tarjumay luqaddan.

Home Connections (住房连接)的電話服務和網站的部分內容都已翻譯成本種語言。

## **How do I apply?**

If you wish to bid for a property visit [camden.gov.uk/housing](http://camden.gov.uk/housing) or ring HOME CONNECTIONS on **0845 402 7881** quoting the advert number and your user ID and PIN number. 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.