

# Camden Council homes

Week 20

Advert Thursday 16 May to Monday 20 May 2019

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



#### Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor with 3 external steps. Full central heating. Communal garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £153 (including sheltered charges) pw.

Advert no. 194970

### Studio



#### Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. Full central heating. Communal garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £153 (including sheltered charges) pw.

Advert no. 195283

### Studio



#### Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor with 6 external steps. Full central heating. Communal garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £153 (including sheltered charges) pw..

Advert no. 195549

### Studio



#### Vivian Court, Maida Vale, W9

Sheltered studio flat in an individual block. 5th floor with lift access. Property has a separate kitchen and bathroom. Walk in shower. Gas central heating. Communal facilities including; computer room, lounge, laundry and garden. Limited parking. No pets policy. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: A. District: Hampstead.

Ward: Kilburn. Rents up to: £154 pw.

Advert no. 288300

### 1 Bed



#### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Balcony. Full central heating. Shared garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak. Rents up to: £169

(including sheltered charges) pw.

Advert no. 185637

### 1 Bed



#### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £170 (including sheltered charges) pw.

Advert no. 181285

### 1 Bed



#### O'Donnell Court, Brunswick Centre, WC1N

Sheltered 1 bedroom flat (double) on a large estate 2nd floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C.

District: Holborn. Ward: Bloomsbury.

Rents up to: £190 (including sheltered charges) pw.

Advert no. 188674

### 1 Bed



#### Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Shared back garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £173 (including sheltered charges) pw.

Advert no. 192060

### 1 Bed



#### Allensbury Place, NW1

1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Canteloves.

Rents up to: £118 pw.

London Accessible code: E+.

Advert no. 104804

### 1 Bed



#### Cliff Road, NW1

1 bedroom flat (double) in a house. Ground floor with 1 internal and 12 external steps. Full central heating. Back garden. **This is a First Choice property, underoccupiers will be prioritised.**

Landlord: Camden Council. Council Tax Band: D.

District: Kentish Town. Ward: Canteloves.

Rents up to: £172 pw.

Advert no. 199889

### 1 Bed



#### Sage Way, WC1X

1 bedroom flat (double) on a small estate. 3rd floor with 42 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: King's Cross.

Rents up to: £142 pw.

London Accessible code: F.

Advert no. 184284

### 1 Bed



#### Torbay Court, Clarence Way, NW1

1 bedroom flat (double) on a large estate. Ground floor with 2 external steps. Full central heating. Back garden.

**Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: Camden Town and Primrose Hill.

Rents up to: £110 pw. London Accessible code: E.

Advert no. 186892

### 2 Bed



#### Woburn Walk, WC1H

2 bedroom flat (doubles) in a house. Ground and 1st floor with 45 internal steps. Full central heating. Shared back garden.

Landlord: Camden Council. Council Tax Band: E.

District: Holborn. Ward: King's Cross.

Rents up to: £146 pw.

London Accessible code: F.

Advert no. 193845

### 3 Bed



#### Hopkinson's Place, NW1

3 bedroom flat (doubles) on a small estate. Ground floor with 17 internal and 3 external steps. Full central heating. Back garden.

Landlord: Camden Council. Council Tax Band: E.

District: Camden Town. Ward: Camden Town and Primrose Hill.

Rents up to: £184 pw.

London Accessible code: F.

Advert no. 106440

**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

Newlyn (101401), 2 bedroom flat on a small estate, 339 bid, let for 500 points

## APOLOGIES

**Week 19: Advert No.199889** - Cliff Road. Bidding closed a day early due to error. Property readvertised this week. Apologies to anyone who bid on it.

**Week 19: Advert No.101540** - Broadfield Lane. This is a wheelchair property that was advertised as a general needs property by error. Apologies to anyone who bid on it.

## 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)

## 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.