

Camden Council homes

Week 21

Advert Thursday 23 May to Monday 27 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.

Sheltered Housing

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room, newly decorated throughout. No pets, no parking available currently.

Landlord: Origin Housing Association.
Rents up to: £158 pw.

Advert no. 288244

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room, newly decorated throughout. No pets, no parking available currently.

Landlord: Origin Housing Association.
Rents up to: £158 pw.

Advert no. 288212

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. 5th floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room. No pets, no parking available currently.

Landlord: Origin Housing Association.
Rents up to: £158 pw.

Advert no. 288261

Studio



Weedington Road, NW5

Studio flat on a large estate. 1st floor with 15 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £103 pw. G

Advert no. 189243

1 Bed



Croftdown Road, NW5

1 bedroom flat (double) in a house. Ground floor with 7 external steps. Full central heating. Communal garden. **This is a First Choice property, priority will be given to underoccupiers. See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Highgate.
Rents up to: £116 pw. G

Advert no. 183862

1 Bed



Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 3rd floor with 37 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £120 pw. G

Advert no. 193955

1 Bed



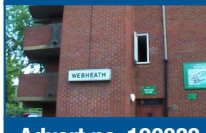
Queensgate Place, NW6

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. Back garden. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £123 pw. ondon Accessible code: A

Advert no. 186076

1 Bed



Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. 1st floor with 8 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £121 pw. F

Advert no. 190088

1 Bed



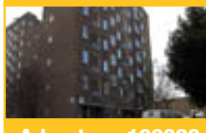
Wellesley Road, NW5

1 bedroom flat (double) on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Communal garden.

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £120 pw. G

Advert no. 194090

2 Bed



Ennerdale, Varndell Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with 21 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £128 pw. G

Advert no. 109826

2 Bed



Lawn Road, NW3

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 15 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: E.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £146 pw. G

Advert no. 191166

Clarion Housing Group

Studio



Leighton Road, NW5

Studio flat (single) in a street property. 1st floor with 20 external steps. Full central heating. Tenant will require permission for any pets. Applicants will be subject to an affordability check if successful.

Landlord: Clarion Housing Group.
Rents up to: £131 pw.

Advert no. 288262

One Housing Group

3 Bed



Hampstead Road, NW1

3 bedroom maisonette (2 doubles, 1 single) in a street property. 1st, 2nd and 3rd floors with 20 external and 35 internal steps. Full central heating. No parking available from One Housing.

Landlord: One Housing Group.
Rents up to: £296 pw.

Advert no. 288263

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

Camden Council homes

Week 21

Advert Thursday 23 May to Monday 27 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.

2 Bed

Royal College Street, NW1

2 bedroom flat (1 double, 1 single) in a house. Ground floor with 1 external step. Full central heating. Shared back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: E.

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

Rents up to: £129 pw. C

Advert no. 104266



2 Bed

The Tarns, Varndell Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 5th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Camden Town. Ward: Regent's Park.

Rents up to: £128 pw. G

Advert no. 108665



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. F

Advert no. 106440



3 Bed

Wending, Haverstock Road, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate.

Ground floor with 1 external and 14 internal steps.

District heating. Back garden.

Landlord: Camden Council. Council Tax Band: D.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £159 pw. E+

Advert no. 196645



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chamberlain House (102794), 1 bedroom flat on a small estate, 89 bids, let for 350 points

Denton (199497), 3 bedroom flat on a large estate, 242 bids, let for 680 points

Iverson Road (289666), 2 bedroom flat in a house, 286 bids, let for 665 points

Loveridge Road (193114), 1 bedroom flat in a house, 98 bids, let for 300 points

Monro House (196022), 1 bedroom sheltered flat on a small estate, 19 bids, let for 990 points

Mornington Street (106002), 2 bedroom flat on a small estate, 418 bids, let for 735 points

Primrose Gardens (186350), 1 bedroom flat in a house, 136 bids, let for 690 points

Southend Close (195300), 2 bedroom flat on a small estate, 288 bids, let for 525 points

Troutbeck (109429), 3 bedroom flat on a large estate, 365 bids, let for 262 points

APOLOGIES

Week 20: Advert No.106440 - Hopkinson's Place. Bidding closed early due to IT system error. Property readvertised this week.

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.

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.