

Camden Council homes

Week 21

Advert Thursday 24 May 2018 to Monday 28 May 2018

Housing for Older People

Studio



Foundling Court, Brunswick Centre, WC1N

Studio flat on a large estate. Ground floor with 2 external steps. Blow air heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £174 (including sheltered charges) pw.

Advert no. 196890

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. Ground floor. Level access shower. Full central 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. 187150

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 4th floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw.

Advert no. 189915

1 Bed



Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £177 pw.

Advert no. 190127

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) on a large estate. 3rd floor with lift access. Electric central heating. Communal garden. This is a retirement property with a wet floor shower room. No pets. No parking available currently. Landlord: Origin Housing Association. District: Hampstead. Ward: Swiss Cottage. Rents up to: £157 (including sheltered charges) pw.

Advert no. 288441

2 Bed



Rose Bush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets unless registered assistance dogs. No right to acquire. Landlord: Origin Housing Association. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £153 pw.

Advert no. 288572

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

3 Bed



Hilgrove Road, NW6

3 bedroom flat (2 doubles, 1 single) in a house. 1st floor with 14 internal steps. Shower over bath. Full central heating. No pets allowed. 5 year fixed term depending on previous tenancy. Landlord: Notting Hill Genesis. District: Hampstead. Ward: Swiss Cottage. Rents up to: £166 pw.

Advert no. 288404

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

Studio



Devonshire Court, Boswell Street, WC1N

Studio flat on a small estate. 4th floor with 31 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £121 pw. London Accessible code: F.

Advert no. 185948

Studio



Gaisford Street, NW5

Studio flat in a house. 3rd floor with 49 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowses. Rents up to: £107 pw. London Accessible code: F.

Advert no. 180416

Studio



Maitland Park Road, NW3

Studio flat on a large estate. Ground floor with 3 external steps. Communal garden. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £105 pw. London Accessible code: G.

Advert no. 180779

1 Bed



Hawkshead, Stanhope Street, NW1

1 bedroom flat (double) on a large estate. 8th floor with lift access and 12 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £118 pw. London Accessible code: F.

Advert no. 106622

1 Bed



Leighton Grove, NW5

1 bedroom flat (double) in a house. 1st floor with 25 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £122 pw. London Accessible code: F.

Advert no. 195513

1 Bed



Rodmell, Regent Square, WC1H

1 bedroom flat (double) on a small estate. 4th floor with lift access and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £140 pw. London Accessible code: F.

Advert no. 184549

1 Bed



Tiptree, Castlehaven Road, NW1

1 bedroom flat (double) on a small estate. 1st floor with 15 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £133 pw. London Accessible code: F.

Advert no. 190931

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

Waxham, Mansfield Road, NW3

1 bedroom flat (single) on a large estate. 2nd floor with lift access and 1 external step. Full central heating
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £126 pw.
London Accessible code: G.

Advert no. 183693

1 Bed

Wendling, Haverstock Road, NW5

1 bedroom flat (double) on a large estate. 5th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £125 pw.
London Accessible code: F.

Advert no. 197753

2 Bed

Dartmouth Park Avenue, NW5

2 bedroom flat (doubles) on a small estate. Ground floor. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Highgate.
Rents up to: £134 pw.
London Accessible code: G.

Advert no. 186730

2 Bed

Gillfoot, Hampstead Road, NW1

2 bedroom flat (1 double, 1 single) in a tower block. 20th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £135 pw.
London Accessible code: C.

Advert no. 105582

2 Bed

Langdale, Stanhope Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £133 pw.
London Accessible code: F.

Advert no. 109271

2 Bed

Lyme Street, NW1

2 bedroom flat (doubles) in a house. Ground floor with 31 internal and 3 external steps. Full central heating.
This is a First Choice priority property.
Landlord: Camden Council. Council Tax Band: E.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £151 pw. London Accessible code: E.

Advert no. 104148

2 Bed

Millman Court, Millman Street, WC1N

2 bedroom flat (doubles) on a small estate. 2nd floor with 32 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £150 pw.
London Accessible code: F.

Advert no. 191787

3 Bed

Kennistoun House, Leighton Road, NW5

3 bedroom flat (1 double, 2 singles) on a small estate. 3rd floor with 13 internal and 54 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £175 pw.
London Accessible code: F.

Advert no. 193324

Wheelchair Accessible Properties



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on these properties.

2 Bed

St Pancras Way, NW1



2 x 2 bedroom flat (doubles) in a new development. Wheelchair accessible. Located on the 2nd floor and the 3rd floor with lift access. Full central heating. Wetroom. Non-slip vinyl flooring in kitchens and bathrooms. Curtains provided. District heating. Communal garden. Council tax band to be confirmed. This is an Affordable rent property. Properties have been built to a Lifetime Home standard. A 1 year starter assured tenancy will be offered followed by an assured tenancy if all terms and conditions are met. One weeks advance rent to be paid before tenancy signing. No right to acquire. Strictly no pets except assistance dogs. This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate.
Landlord: Newlon Housing Association. District: Kentish Town.
Ward: Canteloves. Rents up to: £237 pw.

Advert no. 286252

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

- Chalcot Road (288418), 4 bedroom flat in a house, 96 bids, let for 525 points**
- Clyde Court (194752), 1 bedroom sheltered flat on a small estate, 5 bids, let for 464 points**
- Denton (197706), 3 bedroom flat on a large estate, 283 bids, let for 290 points**
- Dunboyne Road (186842), 1 bedroom flat on a small estate, 141 bids, let for 990 points**
- Hartland (101555), 2 bedroom flat on a small estate, 407 bids, let for 480 points**
- Hogarth Court (105152), 2 bedroom flat on a small estate, 430 bids, let for 440 points**
- Ludham (193749), 2 bedroom flat on a large estate, 336 bids, let for 750 points**
- Wellesley Road (192315), studio flat on a large estate, 76 bids, let for 165 points**
- Wendling (189170), 1 bedroom flat on a large estate, 73 bids, let for 350 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.