

Camden Council homes

Week 21

Advert Thursday 25 May to Monday 29 May 2017

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



Foundling Court, Brunswick Centre, WC1N

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

Electric cooking only.

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Bloomsbury.

Rents up to: £193 (including sheltered charge) pw.

Advert no. 196411

Studio



Vivian Court, Maida Vale, W9

Selection of 4 sheltered studio flats in an individual block. Located over various floors with lift access. Bath with shower attachment. Communal facilities including: computer room, lounge, laundry and garden. Full central heating. Car park. Starter tenancy. No right to acquire. No pets.

Landlord: Central and Cecil Housing Trust. Council Tax Band: A. District: Hampstead. Ward: Kilburn. Rents up to: £199 pw.

Advert no. 288570

1 Bed



Cherry Tree House, Camden Road, NW1

Sheltered 1 bedroom flat (double) in an individual block. 1st floor with lift access. Communal central heating. Shared garden. Parking. Assured tenancy. Wheelchair accessible.

Landlord: Circle Housing. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes.

Rents up to: £188 pw.

Advert no. 288567

1 Bed



Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £178 (including sheltered charge) pw.

Advert no. 194739

2 Bed



Rose Bush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in an individual block. Lower ground floor with lift access. Full electric heating. Communal gardens. No pets.

Landlord: Origin Housing Association. Council Tax Band: D. District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £159 pw.

Advert no. 288572

Origin Housing Association

Studio



St. Nicholas Flats, Werrington Street, NW1

Studio flat in an individual block. 3rd floor with 30 external steps.

No lift. Full central heating. Balcony.

Landlord: Origin Housing Association.

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

Rents up to: £112 pw.

Advert no. 289757

2 Bed



St Anthony's Flats, Aldenham Street, NW1

2 bedroom flat (doubles) on a small estate.

Ground floor with 2 steps. Full central heating. No pets.

See Ground Floor Flats, Note 1.

Landlord: Origin Housing Association.

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

Rents up to: £136 pw.

Advert no. 288569

2 Bed



Gairloch House, Stratford Villas, NW1

2 bedroom maisonette (1 double, 1 single) on a small estate.

1st and 2nd floor with 20 external and 10 internal steps.

No lift. Full central heating. No pets.

Landlord: Origin Housing Association.

District: Kentish Town. Ward: Cantelowes.

Rents up to: £137 pw.

Advert no. 288568

3 Bed



Rosebery Square West, Rosebery Avenue, EC1

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

3rd floor with 40 external steps. No lift. Full central heating.

No pets.

Landlord: Origin Housing Association.

District: Holborn.

Rents up to: £167 pw.

Advert no. 288565

Circle Housing

3 Bed



Acton Street, WC1Z

3 bedroom flat (2 doubles, 1 single) in a house. 2nd floor with 3 external and 20 internal steps. 1 year starter tenancy and then a 5 year fixed term tenancy if all terms and conditions have been met within the first year. **Affordable Rent property.**

Landlord: Circle Housing. District: Holborn. Ward: King's Cross.

Rents up to: £271 pw.

Advert no. 288622

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.

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

Taplow, Adelaide Road, NW3

Studio flat in a tower block with 5th floor with lift access. Full central heating. Landlord: Camden. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £108 pw. Accessible Housing Category: G.

Advert no. 183114

2 Bed

Wedmore, Queens Crescent, NW5

2 bedroom maisonette (doubles) on a large estate. 5th floor with 1 external and 27 internal steps. No lift. Full central heating. Landlord: Camden. Council Tax Band: E. District: Gospel Oak. Ward: Haverstock. Rents up to: £136 pw. Accessible Housing Category: G.

Advert no. 192907

Studio

Chenies Street Chambers, Chenies Street, WC1E

Studio flat on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £120 pw. Accessible Housing Category: G.

Advert no. 195679

3 Bed

Lissenden Mansions, Lissenden Gardens, NW5

3 bedroom flat (doubles) on a large estate. First floor with lift access. Full central heating. Landlord: Camden. Council Tax Band: E. District: Kentish Town. Ward: Kentish Town. Rents up to: £182 pw. Accessible Housing Category: F.

Advert no. 184146

Studio

Gaisford Street, NW5

Studio flat in an individual block. 1st floor with 19 external steps. No lift. Full central heating. Communal garden. Landlord: Camden. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £104 pw. Accessible Housing Category: G.

Advert no. 196258

Studio

Woollett Court, St Pancras Way, NW1

Studio flat on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £101 pw. Accessible Housing Category: E.

Advert no. 105267

1 Bed

Brook House, Cranleigh Street, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 35 external steps. No lift. Full central heating. Landlord: Camden. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £112 pw. Accessible Housing Category: G.

Advert no. 103299

1 Bed

Burton Street, WC1H*

1 bedroom flat (double) in a house. 3rd floor with 54 external steps. Full central heating. **Sensitive let.** Landlord: Camden. Council Tax Band: C. District: Holborn. Ward: King's Cross. Rents up to: £126 pw. Accessible Housing Category: G.

Advert no. 182856

1 Bed

Hawkshead, Stanhope, NW1

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

Advert no. 106622

1 Bed

Monica Shaw Court, Purchase Street, NW1

1 bedroom maisonette (double) on a small estate. 1st floor with lift access and 13 internal steps. District heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: ££129 pw. Accessible Housing Category: F.

Advert no. 102524

1 Bed

Royal College Street, NW1

1 bedroom flat (double) on a small estate. 4th floor with lift access and 2 external steps. Full central heating. Landlord: Camden. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £120 pw. Accessible Housing Category: E+.

Advert no. 192683

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Ambleside (1008777), 2 bedroom flat on a large estate, 456 bids, let for 195 points

Coopers Lane (101605), 3 bedroom flat on a small estate, 255 bids, let for 400 points

Cranleigh Buildings (189673), studio flat in an individual block, 125 bids, let for 200 points

Dorney (191739), 2 bedroom flat in a tower block, 433 bids, let for 580 points

Dulverton (101534), 2 bedroom flat on a small estate, 389 bids, let for 680 points

Kylemore (194846), 1 bedroom maisonette in a house, 139 bids, let for 300 points

Ledham (194139), 1 bedroom flat on a large estate, 106 bids, let for 350 points

Mansfield Road (199038), 2 bedroom maisonette on a small estate, 496 bids, let for 870 points

Mayford (102446), 2 bedroom maisonette on a small estate, 454 bids, let for 935 points

Oak House (191899), 2 bedroom flat on a large estate, 480 bids, let for 500 points

APOLOGIES

Week 20. Advert No. 106622. Hawkshead. This property was advertised with the incorrect advert number and has been advertised this week with the correct number. Apologies to anyone who tried to bid on it.

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.