

Camden Council homes

Week 22

Advert Thursday 1 June to Monday 5 June 2017

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 1st 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 charge) pw.

Advert no. 195167

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 1st 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 charge) pw.

Advert no. 180956

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd 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 charge) pw.

Advert no. 196790

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 Housing

1 Bed

Lawford Road, NW5

1 bedroom flat (double) in a house. 1st floor with 20 external steps. No lift access. Full central heating. Landlord: Circle Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £141 pw.

Advert no. 288561

Network Homes

1 Bed

St Thomas Court, Wrotham Road, NW1

1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Network Homes. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £150 pw.

Advert no. 288564

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

Dominion Housing Group

2 Bed

Lily Building, Heritage Lane, NW6

2 bedroom flat (doubles) on a large new development. 7th floor with lift access. Open plan kitchen and living area. Fitted with carpet in the bedrooms and lino in the lounge, kitchen and bathroom. Vpro gas heating and hot water system (top up system with combined charges). Private balcony. Applicants who accept properties will be issued with year starter tenancy followed by a fixed term tenancy. Council tax charges to be confirmed. **Please note that a Local Letting Plan will be applied to this development. No right to acquire. No pets allowed. 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. This is an Affordable rent property.**

Landlord: Dominion Housing Group. District: Hampstead. Ward: West Hampstead. Rents up to: To be confirmed.

Advert no. 288562

3 Bed

Lily Building, Heritage Lane, NW6

2x 3 bedroom flats (2 doubles, 1 single) on a large new development. Located on the 1st and 2nd floors with lift access. Open plan kitchen and living area. Fitted with carpet in the bedrooms and lino in the lounge, kitchen and bathroom. Vpro gas heating and hot water system (top up system with combined charges). Private balcony. Applicants who accept properties will be issued with year starter tenancy followed by a fixed term tenancy. Council tax charges to be confirmed. **Please note that a Local Letting Plan will be applied to this development. No right to acquire. No pets allowed. 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. This is an Affordable rent property.** Landlord: Dominion Housing Group. District: Hampstead. Ward: West Hampstead. Rents up to: To be confirmed.

Advert no. 288563

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

1 Bed

Doulton Mews, NW6

1 bedroom flat (double) on a large estate. Ground and first floor with 1 external step. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £113 pw. Accessible Housing Category: G.

Advert no. 196123

1 Bed

Mornington Place, NW1

1 bedroom flat (double) on a small estate. 1st floor with 15 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: G. District: Camden Town. Ward: Regent's Park. Rents up to: £132 pw. Accessible Housing Category: G.

Advert no. 105972

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

Walker House, Phoenix Road, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 37 external steps or lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £113 pw. Accessible Housing Category: E.

Advert no. 102739

4 Bed

Tolmers Square, NW1

4 bedroom flat (3 doubles, 1 single) on a small estate. Ground floor with 3 external and 13 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Camden Town. Ward: Regent's Park. Rents up to: £206 pw. Accessible Housing Category: F.

Advert no. 109183

1 Bed

Walker House, Phoenix Road, NW1*

1 bedroom flat (double) on a small estate. 1st floor with 22 external steps and lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £114 pw. Accessible Housing Category: E.

Advert no. 102719

5 Bed

Gordon Mansions, Torrington Place, WC1E

5 bedroom flat (2 doubles, 3 singles) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: G. District: Holborn. Ward: Bloomsbury. Rents up to: £222 pw. Accessible Housing Category: E+.

Advert no. 195674

2 Bed

Barnbrough, Camden Street, NW1

2 bedroom flat (doubles) on a large estate. Ground floor with 14 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £155 pw. Accessible Housing Category: G.

Advert no. 101730

2 Bed

South End Close, NW3

2 bedroom flat (doubles) on a small estate. 3rd floor with 55 external steps. No lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £138 pw. Accessible Housing Category: G.

Advert no. 193823

2 Bed

Southfleet, Malden Road, NW5

2 bedroom flat (doubles) on a large estate. 1st and 2nd floor with lift access and 13 internal and 3 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £147 pw. Accessible Housing Category: G.

Advert no. 180441

3 Bed

Victoria Mansions, Sumatra Road, NW6

3 bedroom flat (doubles) in an individual block. Ground floor with 2 external steps. Full central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: West Hampstead. Rents up to: £175 pw. Accessible Housing Category: E.

Advert no. 196656

3 Bed

Woodfield, Parkhill Road, NW3

3 bedroom flat (doubles) on a small estate. 1st floor with lift access and 6 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £164 pw. Accessible Housing Category: F.

Advert no. 192197

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

Linkwood Walk (105056), 3 bedroom maisonette on large estate, 360 bids, let for 525 points

Mackworth House (106731), 1 bedroom flat on a large estate, 140 bids, let for 220 points

Park Dwellings (197511), studio flat on small estate, 96 bids, let for 250 points

Waxham (194815), 1 bedroom flat on a large estate, 140 bids, let for 630 points

Webheath (192454), 2 bedroom flat on a large estate, 440 bids, let for 690 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.