

# Camden Council homes

Week 22

Advert Thursday 16 June to Monday 20 June 2016

## Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

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

### Studio



Advert no. 288728

### Rackstraw House, Primrose Hill Road, NW3

Sheltered studio flat in a block. 2nd floor with lift access. Storage heating. Communal facilities include computer access, lounge, laundry and garden. No right to acquire. Limited parking. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £171 pw.

### 1 Bed



Advert no. 193044

### Makepeace Avenue, N6

1 bedroom sheltered flat (double) in a block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

### 1 Bed



Advert no. 186744

### Lauriston Lodge, Barlow Road, NW6

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £178 (including sheltered charges) pw.

### 1 Bed



Advert no. 197696

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £176 (including sheltered charges) pw.

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 Anglia

### Studio



Advert no. 286057

### Swinton Place, WC1\*

Studio flat in a house. Ground floor with 2 external steps. Full central heating. Communal garden. 1 year Starter tenancy, then 5 years Fixed term tenancy. Parking: Camden Council parking permits. **Sensitive let. See Ground Floor Flats, Note 1.** Landlord: Circle Anglia. District: Holborn. Ward: King's Cross. Rents up to: £190 pw.

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

### 1 Bed



Advert no. 192133

### Cavendish Mansions, Clerkenwell Road, EC1

1 bedroom flat (double) on a small estate. 4th floor with lift access and 8 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £140 pw.

### 1 Bed



Advert no. 198152

### St Augustines Road, NW1

1 bedroom flat (double) in a house. Ground floor with 1 internal and 4 external steps. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £128 pw.

### 2 Bed



Advert no. 186382

### Chalford, Finchley Road, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with lift access. Open plan kitchen and lounge. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Swiss Cottage. Rents up to: £153 pw.

### 3 Bed



Advert no. 198210

### Donnington Court, Castlehaven Road, NW1

3 bedroom maisonette (2 doubles, 1 single) on a large estate. Ground and 1st floors with 15 internal steps and 1 external step. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

### 4 Bed



Advert no. 198272

### Islip Street, NW5

4 bedroom flat (doubles) in a house. 1st floor with 18 external steps and 1 internal step. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Kentish Town. Rents up to: £165 pw.

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

- Bacton (182854), 1 bedroom flat in a tower block, 138 bids, let for 320 points**
- Barnfield (187270), 3 bedroom flat on a small estate, 322 bids, let for 310 points**
- Bray (197269), 2 bedroom flat in a tower block, 347 bids, let for 550 points**
- Caversham Road (190603), 2 bedroom flat in a house, 525 bids, let for 650 points**
- Cubitt Street (288766), 2 bedroom flat on a small estate, 331 bids, let for 480 points**
- Dunollie Road (191682), 2 bedroom flat in a house, 571 bids, let for 1480 points**
- Fairhurst (190320), 2 bedroom flat on a small estate, 523 bids, let for 870 points**
- Hillwood House (288733), 2 bedroom flat in an individual block, 298 bids, let for 600 points**
- Kilburn Gate (181825), 2 bedroom flat on a small estate, 401 bids, let for 490 points**
- Kirkeby House (191919), 2 bedroom flat on a large estate, 449 bids, let for 505 points**
- Moorland House (103244), 2 bedroom flat on a small estate, 461 bids, let for 270 points**
- Munro House (182671), 1 bedroom sheltered flat on a small estate, 13 bids, let for 176 points**
- Platt Street (104235), 2 bedroom maisonette in a house, 582 bids, let for 530 points**
- Spode Walk (192046), 1 bedroom sheltered flat on a large estate, 6 bids, let for 306 points**
- Spode Walk (180517), 1 bedroom sheltered flat on a large estate, 5 bids, let for 153 points**
- Virginia Court (288752), 2 bedroom flat in a block, 434 bids, let for 320 points**
- Woodhall (106460), 1 bedroom flat on a large estate, 222 bids, let for 330 points**

## 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)

### The Home Connections telephone service and parts of the website have been translated into Camden's core community languages.

Le service téléphonique 'Home Connections' et certaines parties de ce site internet ont été traduits dans cette langue.

হোম কানেকশনস (Home Connections) এর টেলিফোন সার্ভিস এবং ওয়েবসাইট এর অংশবিশেষ এই ভাষায় অন্তর্ভুক্ত করা হয়েছে।

Adeegga telefoonnada ee xidhiidhka guriga iyo qaybo ka mid ah goobta internetka ayaa lagu tarjumay luqaddan.

Home Connections (住房連接)的電話服務和網站的部分內容都已翻譯成本種語言。

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## **How do I apply?**

If you wish to bid for a property visit [camden.gov.uk/housing](https://camden.gov.uk/housing) or ring HOME CONNECTIONS on **0845 402 7881** quoting the advert number and your user ID and PIN number. 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 the permanent allocations team have your correct telephone number. 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.