

Camden Council homes

Week 22

Advert Thursday 30 May to Monday 3 June 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

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. District heating. Shared back garden.

Electric cooking only.

Landlord: Camden. Council Tax Band: D.

District: Holborn. Ward: King's Cross.

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

Advert no. 194635

Origin Housing Association

1 Bed

Eversholt Street, NW1

1 bedroom maisonette (double) in a street property. 1st and 2nd floors with 30 internal and 5 external steps. Full gas central heating. Street parking with Camden street permits. Pets allowed with landlord's permission. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: TBC.

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

Rents up to: £121 pw.

Advert no. 288256

1 Bed

Holworthy Square, WC1X

1 bedroom property (double) on a medium sized estate. 2nd floor with lift access. Shared courtyard. Street parking with Camden street permits. Pets allowed with landlord's permission. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: TBC.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £127 pw.

Advert no. 288259

1 Bed

Malden Road, NW5

1 bedroom flat (double) in a street property. 2nd floor with 38 external steps. Full gas central heating. Street parking with Camden street permits. Pets allowed with landlord's permission. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. No right to acquire.

Landlord: Origin Housing Association. Council Tax Band: TBC.

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

Rents up to: £127 pw.

Advert no. 288260

One Housing Group

1 Bed

Saxon Court, York Way, N1C

1 bedroom flat (double) in a tower block. 6th floor with lift access. Open plan living area. Electric heating. This property has a balcony and a communal garden. 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. Strictly no pets allowed except for assistance dogs. No right to acquire. Please note - No laminate or wooden flooring. Landlord: One Housing Group. Council Tax Band: TBC. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £151 pw.

Advert no. 288257

2 Bed

Royal College Street, NW1

2 bedroom maisonette (doubles) in a street property. Ground and 1st floor with 1 external and 15 internal steps. Open plan living area. Full gas central heating. No parking available. Strictly no pets allowed except for assistance dogs. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Right to acquire. No laminate or wood flooring; carpet only. Tenants are also required to pay rent in advance at tenancy sign up. Landlord: One Housing Group. Council Tax Band: TBC. District: Kentish Town. Ward: Canteloves. Rents up to: £140 pw.

Advert no. 288258

Studio

Belsize Grove, NW3

Studio flat (double) on a small estate. 1st floor with lift access. Non-self contained flat with shared bathroom. Storage heating. Please note - Applicants 55 and above will only be shortlisted for this property. **Sensitive let**

Landlord: Camden Council. Council Tax Band: A. District:

Hampstead. Ward: Belsize. Rents up to: £119 pw. London

Accessible code: E.

Advert no. 184833

Studio

Gascony Avenue, NW6

Studio flat in a house. 2nd floor with 38 external steps.

Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: Kilburn.

Rents up to: £92 pw.

London Accessible code: G.

Advert no. 198765

Studio

Mecklenburgh Street, WC1N

Studio flat in a house. Ground floor with 4 external steps.

Full central heating. Communal garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: King's Cross.

Rents up to: £95 pw. London Accessible code: F.

Advert no. 190760

Studio

Rochester Terrace, NW1

Studio flat 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: B.

District: Kentish Town. Ward: Canteloves.

Rents up to: £103 pw.

London Accessible code: G.

Advert no. 181524

1 Bed

Highgate Road, NW5

1 bedroom flat (single) on a small estate. 1st floor with 31 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Highgate.

Rents up to: £126 pw.

London Accessible code: G.

Advert no. 181790

1 Bed

Tiptree, Castlehaven Road, NW1

1 bedroom flat (double) on a small estate. 1st floor with 14 external steps. Lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: Camden Town and Primrose Hill.

Rents up to: £127 pw.

London Accessible code: F.

Advert no. 195927

1 Bed

Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. Ground floor with 2 external steps. District heating. Front garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £121 pw. London Accessible code: E+.

Advert no. 198161

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

Camden Council homes

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1 Bed

Westcroft Close, NW2

1 bedroom maisonette (double) on a small estate. 1st and 2nd floor with 12 internal and 13 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £108 pw.
London Accessible code: F.

Advert no. 198522

2 Bed

Broadfield, Broadhurst Gardens, NW6

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floor with 31 external and 13 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £133 pw.
London Accessible code: E+.

Advert no. 199340

2 Bed

Holmes Road, NW5

2 bedroom flat (doubles) in an individual block. 2nd floor with 32 external steps. No lift. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £139 pw.
London Accessible code: G.

Advert no. 189205

2 Bed

Maitland Park Road, NW3

2 bedroom flat (doubles) on a large estate. 1st floor with 6 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £128 pw.
London Accessible code: F.

Advert no. 182537

2 Bed

St Albans Road, NW5

2 bedroom flat (doubles) on a small estate. 3rd floor with 51 external steps and 1 internal step. Blow air heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £130 pw.
London Accessible code: G.

Advert no. 184847

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Ashdown Crescent (189513), sheltered 1 bedroom flat on a small estate, 1 bids, let for 775 points

Forge Place (191685), 1 bedroom flat on a small estate, 119 bids, let for 630 points

Kiln Place (184446), 3 bedroom on a small estate, 625 bids, let for 333 points

Maitland Park Road (190668), 3 bedroom maisonette on a large estate, 301 bids, let for 630 points

Oakshott Court (102607), 1 bedroom flat on a small estate, 73 bids, let for 220 points

Redman Buildings (187854), 4 bedroom flat on a large estate, 73 bids, let for 500 points

Rosebush Court (288298), sheltered 1 bedroom flat in an individual block, 7 bids, let for 345 points

Sherriff Road (190719), 2 bedroom flat in a house, 507 bids, let for 2130 points

St Josephs Flats (288273), 1 bedroom flat in an individual block, 83 bids, let for 262 points

St Martin's Close (104321), studio flat in a house, 129 bids, let for 150 points

Sycamore Court (183781), sheltered 1 bedroom flat on a large estate, 5 bids, let for 390 points

Weedington Road (199622), 4 bedroom maisonette on a large estate, 79 bids, let for 270 points

Willingham (196398), 3 bedroom on a small estate, 550 bids, let for 307 points

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.