

Camden Council homes

Week 22

Advert Thursday 31 May 2018 to Monday 4 June 2018

Housing for Older People

Studio



Marion House, Fitzroy Road, NW1

Sheltered studio flat in an individual block. 1st floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. Communal facilities include: lunch club, computer room, lounge and laundry. No right to acquire. No pets. Limited parking. Landlord: Central and Cecil Housing Trust. Ward: Camden Town. Rents up to: £162 pw.

Advert no. 288417

1 Bed



Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. **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.

Advert no. 191762

1 Bed



Monro House, Fitzjohn's Avenue, NW3

Sheltered 1 bedroom flat (double) on a small estate. Lower ground floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £203 (including sheltered charges) pw.

Advert no. 189885

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.

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.

3 Bed



Equiano Court, Baldwins Gardens, EC1N

2 x 3 bedroom wheelchair accessible maisonettes (2 doubles, 1 single) in a large new development. Ground floor with 14 internal steps and a through floor lift. Adjustable height kitchen. Wet room. Private garden. Landlord: Camden Council. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £187 pw.

Advert no. 109987

Origin Housing Association

1 Bed



Phyllis Hodges House, Chalton Street, NW1

1 bedroom flat (double) in an individual block. 2nd floor with 20 external steps. Full central heating. No pets allowed. Starter tenancy followed by 5 year fixed term. Landlord: Origin. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £128 pw.

Advert no. 288403

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

Studio



Tilehurst, Albany Street, NW1

Studio flat on a large estate. 1st floor with 1 internal and 17 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £101 pw. London Accessible code: G.

Advert no. 108670

Studio



Farjeon House, Hilgrove Road, NW6

Studio flat on a large estate. Ground floor with 10 external steps. Back garden. Full central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £109 pw. London Accessible code: F.

Advert no. 195802

Studio



Mackworth House, Augustus Street, NW1

Studio flat on a large estate. 4th floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £101 pw. London Accessible code: E.

Advert no. 106920

1 Bed



Fordwych Road, NW2

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Fortune Green. Rents up to: £120 pw. London Accessible code: G.

Advert no. 194803

1 Bed



Gascony Avenue, NW6

1 bedroom flat (double) in a house. Ground floor with 1 external step. Back garden. Full central heating. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £118 pw. London Accessible code: G.

Advert no. 183396

1 Bed



Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (single) on a large estate. 2nd floor with 1 internal and 30 external steps. No lift. Blow air heating. This property is extremely small, therefore only suitable for couples or a single person. **This is a First Choice priority property.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £132 pw. London Accessible code: F.

Advert no. 181702

2 Bed



Bridge House, Adelaide Road, NW3

2 bedroom flat (doubles) on a small estate. 5th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £146 pw. London Accessible code: E.

Advert no. 187004

2 Bed



Ravenscar, Bayham Street, NW1

2 bedroom flat (doubles) on large estate. Ground floor with 5 external and 14 internal steps. Back garden. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £160 pw. London Accessible code: F.

Advert no. 101915

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.

3 Bed

Denton, Malden Crescent, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 13 internal and 35 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £165 pw.
London Accessible code: F.



Advert no. 181884

3 Bed

New Priory Court, Mazenod Avenue, NW6

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground and 1st floor with 14 internal steps. No lift. Full central heating. Front and back garden
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £194 pw. London Accessible code: E +.



Advert no. 185485

3 Bed

Studholme Court, Finchley Road, NW3

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor with 14 internal and 2 external steps. Front and back garden. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Frognal and Fitzjohn.
Rents up to: £163 pw. London Accessible code: G.



Advert no. 194656

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Ashdown Crescent (195167), 1 bedroom sheltered flat on a small estate, 5 bids, let for 910 points

Bayes Court (288409), 1 bedroom flat in a block, 95 bids, let for 350 points

Caversham Road (186575), 3 bedroom flat in a house, 416 bids, let for 1440 points

Cobourg Street (108518), 1 bedroom flat on a small estate, 163 bids, let for 780 points

Derby Lodge (190205), 1 bedroom flat on a small estate, 96 bids, let for 600 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.