

# Camden Council homes

Week 23

Advert Thursday 23 June to Monday 27 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. 288705

### Jacqueline House, Oldfield Estate, Fitzroy Road, NW1

Sheltered studio flat on a small estate. 1st floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. Limited parking. No pets. Communal facilities including: lunch club, computer room, lounge and laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

### Studio



Advert no. 288706

### Jacqueline House, Oldfield Estate, Fitzroy Road, NW1

Sheltered studio flat on a small estate. 4th floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. Limited parking. No pets. Communal facilities including: lunch club, computer room, lounge and laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

### Studio



Advert no. 288714

### Philip House, Mortimer Place, NW6

Sheltered studio flat in a individual block. 5th floor with lift access. Bathroom with bath tub and overhead shower. Communal facilities include kitchen, library, laundry, lounge and garden. Communal central heating. Parking facilities. No right to acquire. No Pets. Landlord: Central and Cecil Housing Trust. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £138 pw.

### 1 Bed



Advert no. 183759

### Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block, 17th floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

### 1 Bed



Advert no. 189011

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Fully wheelchair accessible with adapted kitchen and bathroom with wet shower. Ground floor. District heating. **Electric cooking only. Priority will be given to sheltered applicants assessed as requiring a wheelchair adapted property.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

## Sheltered Housing

### 1 Bed



Advert no. 180517

### Spode Walk, NW6

1 bedroom sheltered flat (single) on a large estate. Ground floor. Front and back garden. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £181 (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.

## Odu-Dua Housing Association

### 1 Bed



Advert no. 288704

### Banyan House, Lithos Road, NW3

1 bedroom flat (double) on a small estate. 5th floor with lift access. Bath. Electric storage heating. No wheelchair access. No pets. Controlled parking enforced. No Right to Acquire. Landlord: Odu-Dua Housing Association. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £142 pw.

## One Housing Group

### 1 Bed



Advert no. 288703

### Whidborne House, Whidborne Street, WC1H\*

1 bedroom flat (single) on a small estate. 3rd floor with approximately 25 external steps. No lift. Gas central heating. No pets allowed. Right to Acquire. **This property cannot be adapted. Sensitive let.** Landlord: One Housing Group. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £196 pw.

## Circle Anglia

### 3 Bed



Advert no. 288702

### Camden Gardens, NW1

3 bedroom flat (doubles) on a large estate. Basement and Ground floor with 12 internal and 2 external steps. No lift. Central heating. Garden. Close to shops and amenities, nearest tube station Camden Town, nearest railway Camden. **This is an Affordable Rent property.** A one year Starter tenancy will be issued, followed by a five year Fixed Term tenancy after satisfactory starter tenancy has been completed. Landlord: Circle Anglia. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £235 pw.

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

#### Belsize Grove, NW3\*

Studio flat on a small estate. 3rd floor with lift access. No bath, shower only. No gas in property. Storage heating. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let.**  
Landlord: Camden Council. Council Tax Band: A.  
District: Hampstead. Ward: Belsize Park. Rents up to: £124 pw.

Advert no. 194408

### Studio

#### Foundling Court, Brunswick Centre, WC1N

Small studio flat on a large estate.  
3rd floor with lift access.  
Open plan kitchen. District heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £127 pw.

Advert no. 193245

### Studio

#### Weedington Road, NW5

Studio flat on a large estate.  
2nd floor with 29 external steps.  
No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £110 pw.

Advert no. 192708

### 1 Bed

#### Oseney Crescent, NW5

1 bedroom flat (double) in a house. Basement floor with 5 external steps. Full central heating. Back garden.  
**See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Kentish Town. Ward: Canteloves.  
Rents up to: £119 pw.

Advert no. 194711

### 2 Bed

#### Beedon, Peckwater Street, NW5

2 bedroom flat (doubles) on a small estate.  
3rd floor with 13 internal and 56 external steps.  
No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Kentish Town. Ward: Kentish Town.  
Rents up to: £134 pw.

Advert no. 181992

### 2 Bed

#### Dartmouth Park Avenue, NW5

2 bedroom flat (doubles) on a small estate.  
2nd floor with 32 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Kentish Town. Ward: Highgate.  
Rents up to: £135 pw.

Advert no. 191005

### 2 Bed

#### Mayford, Oakley Square, NW1

2 bedroom flat (doubles) on a small estate.  
1st and 2nd floor with 13 internal and 28 external steps.  
No lift. District heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £147 pw.

Advert no. 102401

### 3 Bed

#### Bassett Street, NW5

3 bedroom maisonette (doubles) in a house.  
1st and 2nd floor with 23 internal and 12 external steps.  
Full central heating.  
Landlord: Camden Council. Council Tax Band: E.  
District: Gospel Oak. Ward: Haverstock.  
Rents up to: £151 pw.

Advert no. 191388

### 4 Bed

#### Godwin Court, Crowndale Road, NW1

4 bedroom flat (3 doubles, 1 single) on a small estate.  
5th floor with lift access. Full central heating.  
**This property is managed by Godwin and Crowndale TMO.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £163 pw.

Advert no. 102085

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Ashdown Crescent (186426), 1 bedroom sheltered flat on a small estate, 4 bids, let for 420 points**

**Broadfield (191298), 3 bedroom flat on a small estate, 338 bids, let for 780 points**

**Denton (197446), 1 bedroom sheltered flat in a tower block. 5 bids, let for 105 points**

**Falcon (185026), 2 bedroom flat on a small estate, 388 bids, let for 490 points**

**Ivery Road (288731), 3 bedroom flat in an individual block, 278 bids, let for 635 points**

**Millman Court (182871), 2 bedroom flat on a small estate, 525 bids, let for 900 points**

**Oseney Crescent (184742), 2 bedroom flat in a house, 591 bids, let for 830 points**

**St Albans Road (186644), 3 bedroom flat on a small estate, 301 bids, let for 430 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](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 অনুবাদ 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。

## **How do I apply?**

If you wish to bid for a property visit [camden.gov.uk/housing](http://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.