

# Camden Council homes

Week 23

Advert Thursday 6 June to Monday 10 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

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double or single) on a small estate. 1st floor with lift access. Full central heating. Shared garden. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak.

Advert no. 185637

Rents up to: £169 (including sheltered charges) pw.

1 Bed

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town.

Advert no. 181285

Rents up to: £170 (including sheltered charges) pw.

1 Bed

### Camelford, Royal College Street, NW1

1 bedroom flat (double) on a small estate. Ground floor with ramp access. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £122 pw.

Advert no. 101496

London Accessible code: G.

1 Bed

### Chalcot Square, NW1

1 bedroom flat (double) in a house. 1st floor with 28 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Camden Town with Primrose Hill. Rents up to: £137 pw.

Advert no. 108703

London Accessible code: F.

1 Bed

### Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (double) on a large estate. 3rd floor with lift. Full central heating. Communal garden. This property is suitable for a single person or couple.

Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate.

Advert no. 196007

Rents up to: £126 pw. London Accessible code: G.

1 Bed

### Walker House, Phoenix Road, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access and 5 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £106 pw.

Advert no. 102753

London Accessible code: F.

## Peabody Housing Association

Studio

### Parnell House, Streatham Street, WC1

Studio flat in a block. Ground floor with 6 external steps. Full central heating. Communal courtyard. 1 year introductory tenancy followed by 5 year fixed term tenancy. **See Ground Floor Flats, Note 1.**

Landlord: Peabody. District: Holborn.

Ward: Holborn and Covent Garden. Rents up to: £194 pw.

No  
photo  
available

Advert no. 288272

## Notting Hill Genesis Housing Association

3 Bed

### Fortess Road, NW5

3 bedroom maisonette in a house (2 doubles, 1 single). 2nd and 3rd floors with 12 internal and 31 external steps. Full central heating. 1 year starter tenancy followed by 5 year fixed term tenancy. No pets except service pets. Council controlled parking. Landlord: Notting Hill Genesis. District: Kentish Town. Ward: Kentish Town.

Rents up to: £138 pw.

Advert no. 289763

4 Bed

### Iverson Road, NW6

4 bedroom maisonette (1 double, 3 singles) in a house. Ground floor with 8 external and 14 internal steps. Full central heating. Back garden. 5 year fixed term tenancy depending on previous tenancy held. Landlord: Notting Hill Genesis. District: Hampstead. Ward: West Hampstead.

Rents up to: £160 pw.

Advert no. 288284

## North Camden Housing Co operative

1 Bed

### Carlton Chapel House, Arctic Street, NW5

1 bedroom flat (double) in a block. 1st floor with 20 external steps. No lift access. Full central heating. All prospective members of NCHC are interviewed prior to being offered housing to ensure that they are suitable for the Co-op and understand what being a Co-op member entails.

Landlord: North Camden Housing Co operative. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw.

Advert no. 286609

2 Bed

### Bessemer Court, Rochester Square, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes.

Rents up to: £125 pw.

Advert no. 105129

London Accessible code: G.

2 Bed

### Chalton House, Chalton Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 4th floor with 47 external steps. No lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £128 pw.

Advert no. 103335

London Accessible code: G.

2 Bed

### Langdon House, Leather Lane, EC1

2 bedroom flat (doubles) in a tower block. 10th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £138 pw.

Advert no. 180892

London Accessible code: G.

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

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3 Bed

## Augustus House, Augustus Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 4th floor with lift access. Full central heating. This property is located within the development of High Speed 2 and as a result there may be a high volume of noise and disruption whilst the works take place.  
Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £145 pw. London Accessible code: G.

Advert no. 108750

3 Bed

## Gaisford Street, NW5

3 bedroom maisonette (2 doubles, 1 single) in a house. Ground floor with 9 external and 36 internal steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes. Rents up to: £153 pw. London Accessible code: G.

Advert no. 188229

3 Bed

## Maitland Park Road, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 2 internal and 34 external steps. No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £140 pw. London Accessible code: F.

Advert no. 183291

## APOLOGIES

**Week 18: Advert No 288272** - Parnell House. This was advertised incorrectly as a 1 bedroom property. It has been readvertised correctly as a studio this week. Apologies to anyone who bid on it.

**Week 20: Advert No.106440** - Hopkinson's Place. Property withdrawn due to IT system error. Apologies to anyone who bid on it.

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](http://www.camden.gov.uk/benefitchanges)

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**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)

## **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.