

Camden Council homes

Week 23

Advert Thursday 8 June to Monday 12 June 2017

Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

A2 Dominion Wheelchair Accessible Properties

3 wheelchair accessible properties in a brand new development. Located within the West Hampstead area of Camden with transport links and close to local amenities.

All properties are open plan and fully wheelchair accessible with level access showers. Vpro gas heating and hot water system (top up system with combined charges).

Applicants who accept properties will be issued with a 6 year fixed term tenancy after a probationary period. Council tax charges to be confirmed.

Access to disabled parking spaces available on site which will be used on a first come first serve basis, no designated spaces. No right to acquire. No pets allowed.

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.



2 Bed

Lily Building, Heritage Lane, NW6

2 bedroom flat (1 double, 1 single). 3rd floor with lift access. Balcony. Rents up to: £188 pw.

Advert no. 286132

2 Bed

Lily Building, Heritage Lane, NW6

2 bedroom flat (1 double, 1 single). 2nd floor with lift access. Balcony. Rents up to: £188 pw.

Advert no. 286133

3 Bed

Charlotte Building, Heritage Lane, NW6

3 bedroom flat (2 doubles, 1 single). Ground floor. Rents up to: £197 pw.

Advert no. 286131

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

Genesis Housing Association

2 Bed



Advert no. 286130

Acol Road, NW6

2 bedroom flat (doubles) in a house. 1st floor with 30 external steps. Full central heating. Shared garden. No parking. 5 year fixed term tenancy dependant on previous tenancy. Landlord: Genesis Housing Association. District: Hampstead. Ward: Swiss Cottage. Rents up to: £270 pw.

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

Studio



Advert no. 195092

Brassey Road, NW6

Studio flat on a large estate. Ground floor. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £111 pw. Accessible Housing Category: F

2 Bed




Advert no. 198244

Templar House, Shoot-Up Hill, NW2

2 bedroom flat (doubles) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £144 pw. Accessible Housing Category: G

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.

Sheltered Housing

1 Bed **Denton, Malden Crescent, NW1**
 Sheltered 1 bedroom flat (double) in a tower block. 6th floor with lift access. Full central heating.
Electric cooking only.
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Haverstock.
 Rents up to: £170 (including sheltered charge) pw.
Advert no. 192158

1 Bed **Monica Shaw Court, Purchase Street, NW1**
 Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and bathroom. Priority will be given to sheltered applicants assessed as needing a wheelchair accessible property and after this, to applicants with ground floor medical priority. Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: C.
 District: Camden Town. Ward: St Pancras and Somers Town.
 Rents up to: £177 (including sheltered charges) pw.
Advert no. 189011

1 Bed **Monica Shaw Court, Purchase Street, NW1**
 Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and wet room. Priority will be given to sheltered applicants assessed as needing a wheelchair accessible property and after this, to applicants with ground floor medical priority. Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: C.
 District: Camden Town. Ward: St Pancras and Somers Town.
 Rents up to: £177 (including sheltered charges) pw.
Advert no. 186772

1 Bed **Monro House, Fitzjohn's Avenue, NW3**
 Sheltered 1 bedroom flat (single) on a small estate. Basement floor with lift access. District 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. 183664

1 Bed **Waterhouse Close, NW3**
 Sheltered 1 bedroom flat (double) in a block. Ground floor. Level access shower. No bath.
 Full central heating. Shared garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: D.
 District: Hampstead. Ward: Hampstead.
 Rents up to: £213 (including sheltered charge) pw.
Advert no. 184061

1 Bed **Waterhouse Close, NW3**
 Sheltered 1 bedroom flat (double) in a block. 1st floor with lift access. Full central heating.
 Shared garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: D.
 District: Hampstead. Ward: Hampstead.
 Rents up to: £213 (including sheltered charges) pw.
Advert no. 192756

2 Bed **Rose Bush Court, NW3**
 Sheltered 2 bedroom flat (1 double, 1 single) in an individual block. Lower ground floor with lift access.
 Full electric heating. Communal gardens. No pets.
 Landlord: Origin Housing Association. Council Tax Band: D.
 District: Gospel Oak. Ward: Gospel Oak.
 Rents up to: £159 pw.
Advert no. 288572

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chester Road (181015), 2 bedroom flat on a small estate, 409 bids, let for 400 points
College Place (103831), 1 bedroom flat in a house, 184 bids, let for 875 points
Endell House (288619), 2 bedroom flat in an individual block, 297 bids, let for 360 points
Linkwood Walk (105056), 3 bedroom maisonette on a large estate, 360 bids, let for 525 points
Mackworth House (106731), 1 bedroom flat on a large estate, 140 bids, let for 220 points
Park dwellings (197511), studio flat on a small estate, 96 bids, let for 250 points
Penshurst (196420), studio flat on a large estate, 101 bids, let for 180 points
Sycamore House (191450), studio flat on a small estate, 105 bids, let for 170 points

APOLOGIES

Week 14. Advert No.181903. Willow House. Property withdrawn as major works required. Will be readvertised when ready to let. Apologies to anyone who bid on it.

Week 21. Advert No. 288572. Rose Bush Court. This sheltered property was incorrectly advertised as general needs housing. Property advertised this week under the correct housing type. Apologies to anyone who bid on it.

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.