

Camden Council homes

Week 24

Advert Thursday 13 June to Monday 17 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

Studio



Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a small estate. 4th floor with lift access. Separate kitchen and bathroom. Full central heating. Communal facilities include lunch club, computer room, lounge area, laundry and small paved garden. Limited parking. No right to acquire. Permission on keeping pets should be discussed with the landlord at the viewing.

Landlord: Central and Cecil Housing Trust.

District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £165 pw.

Advert no. 288253

Studio



Webheath, Netherwood Street, NW6

Sheltered studio flat on a small estate. 1st floor with lift access. Full central heating. Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £173 (including sheltered charges) pw.

Advert no. 198757

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.**

Suitable for single person occupancy.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £173 pw (including sheltered charges) pw.

Advert no. 181341

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 2nd floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £173 (including sheltered charges) pw.

Advert no. 183619

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room, newly decorated throughout. No pets. Currently no parking available.

Landlord: Origin Housing Association. District: Hampstead.

Ward: Swiss Cottage.

Rents up to: £158 pw.

Advert no. 288212

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. 5th floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room. No pets. Currently no parking available.

Landlord: Origin Housing Association. District: Hampstead.

Ward: Swiss Cottage.

Rents up to: £158 pw.

Advert no. 288261

One Housing Group

1 Bed



Goodge Place, W1T

1 bedroom flat (double) in a house. 1st floor with 20 external steps. Full central heating. 1 year starter tenancy followed by an assured tenancy. No laminate/wooden flooring. Permission on keeping pets should be discussed with the landlord at the viewing. No parking available. **Advanced rent payment required at tenancy sign up.**

Landlord: One Housing Group. District: Holborn.

Ward: Holborn and Covent Garden.

Rents up to: £118 pw.

Advert no. 288254

Notting Hill Genesis

2 Bed



Hillfield Road, NW6

2 bedroom flat in a house (1 double, 1 single). 2nd and 3rd floors with 20 internal and 15 external steps. Full central heating. Front garden. 5 year fixed term tenancy. No right to acquire.

Permission on keeping pets should be discussed with the landlord at the viewing. Council controlled parking. Landlord: Notting Hill Genesis. District: Hampstead.

Ward: Fortune Green.

Rents up to: £148 pw.

Advert no. 288255

1 Bed



Camden Road, NW1

1 bedroom flat (double) in a house. Basement floor with 13 external steps. Full central heating. Communal garden.

Landlord: Camden Council. Council Tax Band: C.

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

Rents up to: £112 pw. G

Advert no. 103594

1 Bed



Langdale, Stanhope Street, NW1

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: Regent's Park.

Rents up to: £111 pw. F

Advert no. 106578

1 Bed



Worcester Mews, NW6

1 bedroom flat (double) on a large estate. Ground floor with 1 external step. Wet room. District heating. Front and back garden. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: West Hampstead.

Rents up to: £125 pw. E+

Advert no. 189246

2 Bed



Burnham, Fellows Road, NW3

2 bedroom wheelchair accessible flat (doubles) in a tower block. Ground floor. Full central heating. Please note the kitchen is not adapted.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: Belsize.

Rents up to: £144 pw. pw. A

Advert no. 183727



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

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2 Bed

Mornington Street, NW1

2 bedroom flat (doubles) on a small estate. Ground floor with 3 external steps. Full central heating.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.

Rents up to: £147 pw. G

Advert no. 105983



3 Bed

Appleford, Islip Street, NW5

3 bedroom flat (doubles) on a small estate. 3rd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £135 pw. G

Advert no. 181677



3 Bed

Clevedon Mansions, Lissenden Gardens, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate. 1st floor with 12 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: E.

District: Kentish Town. Ward: Highgate.

Rents up to: £166 pw. G

Advert no. 196942



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 490 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 375 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 280 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 270 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 242 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 230 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 220 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 220 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 210 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 190 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 190 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 180 points

RESULTS OF PREVIOUS WEEKS' ADVERTS

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Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 170 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 155 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 150 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 130 points

Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 130 points

Belsize Road (286600), 2 bedroom flat on a large estate, 603 bids, let for 340 points

Belsize Road (286600), 2 bedroom flat on a large estate, 603 bids, let for 200 points

Belsize Road (286600), 2 bedroom flat on a large estate, 603 bids, let for 145 points

Belsize Road (286600), 2 bedroom flat on a large estate, 603 bids, let for 140 points

Belsize Road (286603), 1 bedroom wheelchair accessible flat on a large estate, 15 bids, let for 2670 points

Belsize Road (286603), 1 bedroom wheelchair accessible flat on a large estate, 15 bids, let for 830 points

Belsize Road (286603), 1 bedroom wheelchair accessible flat on a large estate, 15 bids, let for 735 points

Belsize Road (286603), 1 bedroom wheelchair accessible flat on a large estate, 15 bids, let for 650 points

Belsize Road (286603), 1 bedroom wheelchair accessible flat on a large estate, 15 bids, let for 600 points

Belsize Road (286604), 2 bedroom wheelchair accessible flat on a large estate, 8 bids, let for 630 points

Belsize Road (286604), 2 bedroom wheelchair accessible flat on a large estate, 8 bids, let for 630 points

Carlton Chapel House (286608), 1 bedroom flat in a block, 34 bids, let for 110 points

APOLOGIES

Week 14: Advert No. 108798 - Starcross Street NW1.

Property withdrawn as it will not be ready to let for some time. Apologies to anyone who bid on it.

Week 13: Advert No. 197987 - Mullen Tower, Mount

Pleasant WC1X. Property withdrawn due to ongoing works being carried out. 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

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.