

Camden Council homes

Week 24

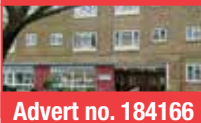
Advert Thursday 14 June to Monday 18 June 2018

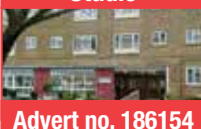
Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.


We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>


Sheltered Housing

Studio **Greenwood, Oseney Crescent, NW5**
 Sheltered studio flat on a small estate. Ground floor. 6 external steps. Full central heating. Communal garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Kentish Town.
Advert no. 195549 Rents up to: £157 pw. (including sheltered charges)


Studio **Greenwood, Oseney Crescent, NW5**
 Sheltered studio flat on a small estate. 1st floor with lift access. Full central heating. Communal garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Kentish Town.
Advert no. 184166 Rents up to: 157 pw. (including sheltered charges)


Studio **Greenwood, Oseney Crescent, NW5**
 Sheltered studio flat on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Kentish Town.
Advert no. 186154 Rents up to: £157 pw. (including sheltered charges)


Studio **Greenwood, Oseney Crescent, NW5**
 Sheltered studio flat on a small estate. 2nd floor level with lift access. Full central heating. Communal garden. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Kentish Town.
Advert no. 192560 Rents up to: £157 pw. (including sheltered charges)


Studio **Greenwood, Oseney Crescent, NW5**
 Sheltered studio flat on a small estate. 2nd floor level with lift access. Full central heating. **Electric cooking only.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Kentish Town.
Advert no. 187357 Rents up to: £157 pw. (including sheltered charges)


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. Ward: Camden Town
Advert no. 288417 Rents up to: £162 pw.

Studio **Rose Bush Court, Parkhill Road, NW3**
 Sheltered studio flat in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric heating. Communal garden. **No pets unless registered blind/hard of hearing dogs etc. No right to acquire.**
 Landlord: Origin Housing. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
Advert no. 288407 Rents up to: £ 134 pw.


1 Bed **Ashtdown Crescent, NW5**
 Sheltered 1 bedroom flat (single) on a small estate. 1st floor level with lift access. District heating.
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
Advert no. 185637 Rents up to: £173 pw. (including sheltered charges)

1 Bed **Denton, Malden Crescent, NW1**
 Sheltered 1 bedroom flat (double) in a tower block. 14th floor with lift access. District heating.
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Haverstock.
Advert no. 186220 Rents up to: £170 pw. (including sheltered charges)

1 Bed **Highgate Road, NW5**
 Sheltered 1 bedroom flat (double) in an individual block. 3rd floor with lift access. District heating. Communal garden.
 Landlord: Camden Council. Council Tax Band: B.
 District: Kentish Town. Ward: Highgate.
Advert no. 196029 Rents up to: £179 pw. (including sheltered charges)

1 Bed **Kingsgate Road, NW6**
 Sheltered 1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden.
 Landlord: Camden Council. Council Tax Band: B.
 District: Hampstead. Ward: Kilburn.
Advert no. 187743 Rents up to: £182 pw. (including sheltered charges)

1 Bed **Makepeace Avenue, N6**
 Sheltered 1 bedroom flat (double) in an individual block. 2nd floor with lift access. Full central heating. Shared back garden.
 Landlord: Camden Council. Council Tax Band: C.
 District: Kentish Town. Ward: Highgate.
Advert no. 191406 Rents up to: £178 pw. (including sheltered charges)

1 Bed **O'Donnell Court, Brunswick Centre, WC1N**
 Sheltered 1 bedroom flat (double) on a large estate. 4th floor with lift access. District heating.
 Landlord: Camden Council. Council Tax Band: C.
 District: Holborn. Ward: Bloomsbury.
Advert no. 197662 Rents up to: £194 pw. (including sheltered charges)

1 Bed **Rose Bush Court, Parkhill Road, NW3**
 Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric central heating. Communal garden. **No pets unless registered blind/hard of hearing dogs etc. No right to acquire.**
 Landlord: Origin Housing. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
Advert no. 288481 Rents up to: £148 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.

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.

Origin Housing Association

1 Bed



Advert no. 288399

Queens Crescent, NW5

1 bedroom flat (single) in a converted property. 1st floor. 10 external steps. Full gas central heating. No pets. No right to acquire. **This is an Affordable Rent Property. A 12-month starter tenancy will be issued followed by 5 year fixed term tenancy.** Landlord: Origin Housing. District: Gospel Oak. Ward: Haverstock. Rents up to: £251 pw.

2 Bed



Advert no. 288398

St Augustines House, Werrington Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access. Full central heating. No pets. No Right to acquire. This is an Affordable Rent Property. **A 12-month starter tenancy followed by 5 year fixed term tenancy.** Landlord: Origin Housing. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £137 pw.

London and Quadrant Housing Trust

1 Bed



Advert no. 288401

Juniper Crescent, NW1

1 bedroom flat (double) on a large estate. 2nd floor. No lift. 39 external steps. Full gas central heating. Not suitable for applicant's with mobility issues as communal stairwell is narrow. This property is not wheelchair accessible. Property will not be decorated. **No pets. A 12-month starter tenancy will be issued, followed by 5 year fixed term tenancy.** Landlord: London and Quadrant Housing. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £134 pw.

2 Bed



Advert no. 288402

Ferndown, Agar Grove, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor. No lift. 26 steps. Full gas central heating. **No pets. A 12-month starter tenancy.** Landlord: London and Quadrant Housing. District: Kentish Town. Ward: Cantelowes. Rents up to: £151 pw.

Notting Hill Genesis Housing

1 Bed



Advert no. 288400

Frognaal, NW3

1 bedroom flat (double) in an individual block. Ground floor. Full gas central heating. Back garden. Controlled parking zone - street parking with Camden parking permits. Close to many shops and amenities. Very good transport links. **A 5 year fixed term tenancy will issued depending on previous tenancy type. See Ground Floor Flats, Note 1.** Landlord: Notting Hill Genesis Housing. Ward: Frognaal and Fitzjohns. Rents up to: £214 pw.

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

Studio



Advert no. 108670

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.

Studio



Advert no. 188833

Arkwright Road, NW3

Studio flat in a house. Ground floor. 3 external steps. Full central heating. Shared back garden. **Sensitive Let. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Frognaal and Fitzjohns. Rents up to: £126 pw.

1 Bed



Advert no. 106974

Rothay, Albany Street, NW1

1 bedroom flat (double) on a large estate. Ground floor. 7 external steps. District heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £127 pw.

1 Bed



Advert no. 104706

Maiden Lane, NW1

1 bedroom maisonette (double) on a large estate. Split across the ground and 1st floor. 10 external steps, 13 internal steps. Storage heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £123 pw.

1 Bed



Advert no. 191366

Dickens House, Herbrand Street, WC1N

1 bedroom flat (double) on a small estate. 3rd floor. No lift. 47 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £127 pw.

1 Bed



Advert no. 187269

Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (double) on a large estate. 3rd floor with 49 external steps. No lift. Blow air heating. This property is suitable for couples or singles only, because rooms are extremely small. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £125 pw.

1 Bed



Advert no. 104950

St Paul's Crescent, NW1

1 bedroom flat (double) on a large estate. 1st floor. No lift. 1 internal step, 14 external steps. District heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £124 pw.

2 Bed



Advert no. 193566

York Way, N7

2 bedroom house (doubles) on a residential street. 34 internal steps, 2 external steps. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: F. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £150 pw.

3 Bed



Advert no. 106541

Mackworth House, Augustus Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £153 pw.

3 Bed



Advert no. 188956

Templar House, Shoot-Up-Hill, NW2

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor level. District heating. **See Grnd Fir Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Fortune Green. Rents up to: £158 pw.

3 Bed



Advert no. 105593

Glenridding, Amphyll Square, NW1

3 bedroom flat (doubles) on a large estate. 4th floor. No lift. 15 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £173 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Basset Street (187015), 1 bedroom flat in a house, 188 bids, let for 630 points
Cranleigh House (103382), 1 bedroom flat on a small estate, 95 bids, let for 350 points
Dartmouth Pk Hill (195964), 1 bedroom flat on a large estate, 115 bids, let for 990 points
Grange Place (186430), 3 bedroom flat on a small estate, 340 bids, let for 360 points
Irene Barclay Hse (288414), 1 bedroom flat in an individual block, 83 bids, let for 100 points
Princess Road (106574), Studio flat in a house, 131 bids, let for 300 points
Regent Square (199243), 1 bedroom flat on a small estate, 108 bids, let for 350 points
Wendling (197753), 1 bedroom flat on a large estate, 85 bids, let for 630 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.