

Camden Council homes

Week 24

Advert Thursday 15 June to Monday 19 June 2017

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

Sheltered Housing

Studio



Advert no. 288557

Carole House, Oldfield Estate, Regents Park Road, NW1

Sheltered studio flat in an individual block. 3rd floor with lift access. Separate kitchen and bathroom. Communal facilities including computer room, communal lounge and laundry. Accessibility ramp and a small paved garden. No right to acquire. No pets. Landlord: Central & Cecil Housing. District: Camden Town. Ward: Camden and Primrose Hill. Rents up to: £159 pw.

Studio



Advert no. 187634

Greenwood, Oseney Crescent, NW7

Sheltered studio flat on a small estate. Ground floor with lift access. District heating. Shared back garden. **Electric cooking only.** District: Kentish Town. Ward: Kentish Town. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 pw.

Studio



Advert no. 188398

Greenwood, Oseney Crescent, NW6

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 pw.

Studio



Advert no. 186154

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 pw.

Studio



Advert no. 184166

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 1st floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 pw.

Studio



Advert no. 286095

Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 4th floor with lift access. Fitted kitchen. Shower and bath tub. Wheelchair access. Communal central heating. Communal facilities include: laundry room, hall, library, lounge and garden. Parking facilities. No pets. No Right to Acquire. Landlord: Cecil and Central Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £180 pw.

1 Bed



Advert no. 190183

Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £169 pw.

1 Bed



Advert no. 192985

Highgate Road, NW5

Sheltered 1 bedroom flat (double) in a block. 3rd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £181 pw.

Sheltered Housing

1 Bed



Advert no. 187284

Lauriston Lodge, Barlow Road, NW6

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £177 pw.

1 Bed



Advert no. 190127

Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £180 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.

Genesis Housing Association

1 Bed



Advert no. 288558

Burrard Road, NW6

1 bedroom flat (double) in a house. Ground floor with 10 external steps. Full central heating. Rear garden. Please note the successful applicant will be issued with Starter to Fixed or Starter to Assured depending on current tenure. Street Parking available with Camden parking permits. **See Ground Floor Flats, Note 1.** Landlord: Genesis Housing Association. District: Hampstead. Rents up to: £146 pw.

Innisfree Housing

1 Bed



Advert no. 288560

West End Lane, NW6

1 bedroom flat (double) in a small block. 1st floor with 18 internal and 4 external steps. No lift. Gas central heating. Shared communal garden. **This property is not suitable for those with mobility issues due to internal stairs and no lift in the property. Affordable rent property.** Lifetime Assured tenancy. No pets allowed. Landlord: Innisfree Housing. District: Hampstead. Rents up to: £137 pw.

Peabody Housing

3 Bed



Advert no. 288559

Peabody Estate, Herbrand Street, WC1N

3 bedroom flat (1 double, 2 singles) on a large estate. Ground floor. Reception room plus separate kitchen and bathroom. Full gas central heating. Secure door entry and double glazing. The property is only a few minutes walk from Russell Square tube station (Piccadilly Line). Euston station is just 0.4 miles away (Northern and Victoria Lines plus national rail) and King's Cross station is just 0.6 miles away (Piccadilly, Victoria, Northern, Hammersmith & City, Circle and Metropolitan Lines plus national and international rail). **See Ground Floor Flats, Note 1.** Landlord: Peabody Housing. District: Holborn. Rents up to: £171 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

Leysdown, Malden Road, NW5

Studio flat on a large estate.
1st floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £108 pw. Accessible Housing Category: G.

Advert no. 188449

Studio

Mackworth House, Augustus Street, NW1

Studio flat on a large estate. 4th floor with lift access.
Full central heating. Communal Garden.
Landlord: Camden Council. Council Tax Band: A.
District: Camden Town. Ward: Regent's Park.
Rents up to: £102 pw. Accessible Housing Category: E.

Advert no. 106920

1 Bed

Belsize Lane, NW3

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. Rear small courtyard/patio.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Frognal and Fitzjohns.
Rents up to: £142 pw. Accessible Housing Category: E+.

Advert no. 185977

1 Bed

St Pauls Crescent, NW1

1 bedroom flat (double) on a large estate.
1st floor with 13 external steps. No lift. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £124 pw. Accessible Housing Category: F.

Advert no. 104996

1 Bed

Weedington Road, NW5

1 bedroom flat (double) on a large estate.
2nd floor with 29 external steps. No lift. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £127 pw. Accessible Housing Category: G.

Advert no. 191337

3 Bed

Barlow Road, NW6

3 bedroom maisonette (1 double, 2 singles) on a large estate.
Ground floor with 13 internal and 2 external steps.
District heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £186 pw. Accessible Housing Category: G.

Advert no. 194621

3 Bed

Chestnut House, Maitland Park Villas, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate.
Ground floor with 1 internal and 3 external steps.
Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £149 pw. Accessible Housing Category: F.

Advert no. 180170

3 Bed

Kilburn Gate, Kilburn Priory, NW6

3 bedroom flat (2 doubles, 1 single) on a small estate.
1st floor with 14 external and 14 internal steps.
Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £151 pw. Accessible Housing Category: F.

Advert no. 197043

4 Bed

Sandstone Place, N19

4 bedroom maisonette (1 double, 3 singles) on a large estate.
Basement and ground floor with 13 internal steps.
District heating. Back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £194 pw. Accessible Housing Category: F.

Advert no. 186708

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Brecknock Road (288590), 1 bedroom flat in a house, 141 bids, let for 530 points

Holly Lodge Mansions (191502), studio flat on a large estate, 99 bids, let for 225 points

Kennistoun House (188748), studio flat on a small estate, 114 bids, let for 170 points

Monica Shaw Court (102524), 1 bedroom maisonette, 130 bids, let for 400 points

Royal College Street (104283), studio flat in a house, 117 bids, let for 180 points

Soane Court (105230), studio flat on a small estate, 106 bids, let for 200 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.