

Camden Council homes

Week 24

Advert Thursday 30 June to Monday 4 July 2016

Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

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

Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 2nd floor with lift access. Bathroom with bath tub and overhead shower. Communal facilities include kitchen, library, laundry, lounge and garden. Communal central heating. Parking facilities. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £209 pw.

Advert no. 288699

Studio

Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 4th floor with lift access. Bathroom with bath tub and overhead shower. Communal facilities include kitchen, library, laundry, lounge and garden. Communal central heating. Parking facilities. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £169 pw.

Advert no. 288700

1 Bed

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (including sheltered charges) pw.

Advert no. 198187

1 Bed

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (including sheltered charges) pw.

Advert no. 191964

1 Bed

O'Donnell Court, Brunswick Centre, WC1N

1 bedroom sheltered flat (double) on a large estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £196 (including sheltered charges) pw.

Advert no. 197826

1 Bed

Makepeace Avenue, N6

1 bedroom sheltered flat (double) in a block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

Advert no. 193044

Sheltered Housing

1 Bed

Sage Way, WC1X

1 bedroom sheltered flat (double) on a small estate. 1st floor with lift access. District heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £198 (including sheltered charges) pw.



Advert no. 190044

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

1 Bed

Westbere Road, NW2

1 bedroom flat (double) in a house. 2nd floor with 19 external steps. Full gas central heating. Council controlled parking. Close to bus, tube and overground stations. Starter tenancy followed by 5 year Fixed Term tenancy. Landlord: Genesis Housing. District: Hampstead. Ward: Fortune Green. Rents up to: £121 pw.



Advert no. 288713

One Housing Group

1 Bed

Camden Square, NW1

1 bedroom flat (double) on a small estate. Ground floor with 10 external steps. Full gas central heating. Right to Acquire. No pets allowed. **This property cannot be adapted. Please note you will be issued with a Fixed Term tenancy will be issued upon successful completion of the one year starter tenancy period. This is an affordable rent property. See Ground Floor Flats, Note 1.** Landlord: One Housing Group. District: Kentish Town. Ward: Canteloves. Rents up to: £223 pw.



Advert no. 288698

3 Bed

Birkenhead Street, WC1H*

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with 32 external steps. No lift. Full gas central heating. Right to Acquire. No pets allowed. **This property cannot be adapted. Please note a Fixed Term tenancy will be issued upon successful completion of the one year starter tenancy period. This is an affordable rent property. Sensitive let.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £340 pw.



Advert no. 288701

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.

1 Bed

Cavendish Mansions, Clerkenwell Road, EC1R

1 bedroom flat (double) on a small estate. Ground floor with 8 external steps. District heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £140 pw.

Advert no. 190993

2 Bed

Palgrave House, Fleet Road, NW3

2 bedroom flat (doubles) in a tower block. 11th floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £164 pw.

Advert no. 187415

2 Bed

Rydal Water, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 3rd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £135 pw.

Advert no. 109604

3 Bed

Beckington, Warden Road, NW5

3 bedroom flat (doubles) on a large estate. 1st floor with 18 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £153 pw.

Advert no. 183560

4 Bed

Carnegie House, New End, NW3

4 bedroom maisonette (doubles) on a small estate. Ground floor with 16 internal and 3 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Hampstead.
Rents up to: £184 pw.

Advert no. 193346

4 Bed

Carnegie House, New End, NW3

4 bedroom maisonette (3 doubles, 1 single) on a small estate. Split across 2nd and 3rd floor. 45 external steps, 15 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £184 pw.

Advert no. 190543

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Argenta House (198631), 1 bedroom sheltered flat on a small estate, 10 bids, let for 121 points

Argenta House (197999), 1 bedroom sheltered flat on a small estate, 11 bids, let for 255 points

Charlwood House (288711), 1 bedroom flat on a small estate, 91 bids, let for 210 points

Gillies Street (194268), 1 bedroom flat in a house, 197 bids, let for 385 points

Maiden Lane (104899), 1 bedroom flat on a large estate, 141 bids, let for 300 points

Mexborough (101850), 1 bedroom flat on a large estate, 259 bids, let for 641 points

Phyllis Hodges House (288727), 1 bedroom flat in an individual block, 90 bids, let for 200 points

Redman Buildings (187695), studio flat on a large estate, 150 bids, let for 260 points

Rowley Way (192696), 1 bedroom flat on a large estate, 105 bids, let for 390 points

Rowley Way (182366), 1 bedroom flat on a large estate, 127 bids, let for 437 points

Spencer House (289085), 1 bedroom sheltered flat in a block, 5 bids, let for 183 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

The Home Connections telephone service and parts of the website have been translated into Camden's core community languages.

Le service téléphonique 'Home Connections' et certaines parties de ce site internet ont été traduits dans cette langue.

হোম কানেকশনস (Home Connections) এর টেলিফোন সার্ভিস এবং ওয়েবসাইট এর অংশবিশেষ এই ভাষায় অনুবাদ করা হয়েছে।

Adeegga telefoonnada ee xidhiidhka guriga iyo qaybo ka mid ah goobta internetka ayaa lagu tarjumay luqaddan.

Home Connections (住房連接)的電話服務和網站的部分內容都已翻譯成本種語言。

How do I apply?

If you wish to bid for a property visit camden.gov.uk/housing or ring HOME CONNECTIONS on **0845 402 7881** quoting the advert number and your user ID and PIN number. 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 the permanent allocations team have your correct telephone number. 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.