

# Camden Council homes

Week 25

Advert Thursday 19 June to Monday 24 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

1 Bed



Advert no. 180805

### Cressfield Close, NW5

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council District: Gospel Oak Ward: Gospel Oak Rents up to: £171 pw. (including sheltered charges)

1 Bed

No photo available

Advert no. 190164

### Millman Street, WC1N

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden Landlord: Camden Council District: Holborn and Covent Garden Rents up to: £191 pw. (including sheltered charges)

## Covent Garden Housing Co-operative

1 Bed

No photo available

Advert no. 288250

### Flat 6 Cambridge House, Shaftesbury Avenue, WC2H

1 bedroom flat (double) in an individual block. 3rd floor with 90 external steps. Not suitable for pets. Applicants need to be suited to living in a housing co-operative Landlord: Covent Garden Housing Co-operative. District: Holborn and Covent Garden. Rents up to: £88 pw.

## Origin Housing

1 Bed



Advert no. 288252

### Mill Apartments, Mill Lane, NW6

1 bedroom accessible flat (double) in a small block. Fully adapted wheelchair kitchen, wet room and hoist in living room (this might get removed). Ground floor. Communal heating. 1 year starter tenancy followed by 5 year fixed term tenancy. Parking details to be confirmed. No pets except assistance pets. No right to acquire. Landlord: Origin Housing. District: West Hampstead. Ward: . Rents up to: £158 pw.



2 Bed



Advert no. 288251

### St Augustine's House, Werrington Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with 35 external steps. No lift access. Full central heating. Landlord: Origin Housing. District: St Pancras and Somers Town. Rents up to: £133 pw.

Studio



Advert no. 190486

### Oseney Crescent, NW5

Studio flat in a house. Ground floor with 10 external steps. Full central heating. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: D. District: KentishTown. Ward: Cantelowes. Rents up to: £101 pw. London Accessible code: F.

Studio



Advert no. 103472

### Winsham House, Churchway, NW1

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £95 pw.

Studio



Advert no. 195542

### Ledam House, Portpool Lane, EC1N

Studio flat on a large estate. 1st floor with 16 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £106 pw. London Accessible code: F.

1 Bed

No photo available

Advert no. 193956

### Snowman House, Chalton Street, NW6

1 bedroom flat (double) in a tower block. 18th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £128 pw. London Accessible code: G.

1 Bed



Advert no. 105508

### Gillfoot, Hampstead Road, NW1

1 bedroom flat (double) in a tower block. 1st floor with lift access. Full central heating. This property is located within the development of High Speed 2 and as a result there may be a high volume of noise and disruption whilst the works take place. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £131 pw. London Accessible code: E.

1 Bed



Advert no. 195552

### O'Donnell Court, Brunswick Centre, WC1N

1 bedroom flat (double) on a large estate. 1st floor with lift access. With 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £170 pw. London Accessible code: G.

1 Bed

No photo available

Advert no. 104323

### St Martin's Close, NW1

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. This is a First Choice property. See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £116 pw. London Accessible code: E.

2 Bed



Advert no. 185857

### Casterbridge, Abbey Road, NW6

2 bedroom flat (doubles) in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: G.

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

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## 2 Bed

### Wedgewood Walk, NW6

2 bedroom flat (doubles) in a large estate. Ground floor. Full central heating. **This is a First Choice property.**

**See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: West Hampstead.

Rents up to: £147 pw. London Accessible code: C.

Advert no. 189067

## 3 Bed

### North Gower Street, NW1

3 bedroom flat (2 doubles, 1 single) in a block. 4th floor with 40 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

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

Rents up to: £149 pw.

London Accessible code: G.

Advert no. 109110

## 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 130 points**

**Belsize Road (286601), 3 bedroom flat on a large estate, 464 bids, let for 110 points**

**Hampstead Road (288263), 3 bedroom flat in a house, 219 bids, let for 1220 points**

**Holsworthy Square (288259), 1 bedroom flat on a small estate, 75 bids, let for 350 points**

**Hornbeam House (183655), Studio on a large estate, 118 bids, let for 200 points**

**Lord Cameron House (286232), 3 bedroom flat on a large estate, 255 bids, let for 210 points**

**Lord Cameron House (286230), 1 bedroom flat on a large estate, 87 bids, let for 500 points**

**Lord Cameron House (286230), 1 bedroom flat on a large estate, 87 bids, let for 350 points**

**Lord Cameron House (286233), 3 bedroom flat on a large estate, 267 bids, let for 420 points**

**Lord Cameron House (286233), 3 bedroom flat on a large estate, 267 bids, let for 280 points**

**Lord Cameron House (286232), 3 bedroom flat on a large estate, 255 bids, let for 230 points**

**Lord Cameron House (286232), 3 bedroom flat on a large estate, 255 bids, let for 270 points**

**Lord Cameron House (286232), 3 bedroom flat on a large estate, 255 bids, let for 345 points**

**Lord Cameron House (286231), 3 bedroom flat on a large estate, 255 bids, let for 400 points**

**Lord Cameron House (286238), 2 bedroom flat on a large estate, 347 bids, let for 1470 points**

**Lord Cameron House (286232), 3 bedroom flat on a large estate, 255 bids, let for 360 points**

**Lord Cameron House (286231), 3 bedroom flat on a large estate, 255 bids, let for 220 points**

**Sage Way (1910732), 1 bedroom flat on a small estate, 74 bids, let for 350 points**

**Shene House (189570), 1 bedroom flat on a large estate, 72 bids, let for 350 points**

**Torbay Court (186892), 1 bedroom flat on a large estate, 127 bids, let for 630 points**

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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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.