

Camden Council homes

Week 25

Advert Thursday 7 July to Monday 11 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

No photo available

Advert no. 288697

Carole House, Oldfield Estate, Regent's Park Road, NW1

Studio sheltered flat on a small estate. 5th floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. The property overlooks Primrose Hill Park. Limited parking. No pets. Communal facilities including: lunch club, computer room, communal lounge, laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

Studio



Advert no. 288699

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.

Studio



Advert no. 288700

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.

Studio



Advert no. 288714

Philip House, Mortimer Place, NW6

Studio sheltered flat in an individual block. 5th floor with lift access. Bathroom with bath tub and shower pipe. Communal central heating. Communal garden. No pets. Parking facilities. Laundry room. Communal hall, kitchen, library and lounge. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £139 pw.

1 Bed



Advert no. 194025

Clyde Court, Hampden Close, NW1

1 bedroom (double) sheltered flat on a small estate. 2nd floor with lift access. Full central 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: £181 (including sheltered charges) pw.

Sheltered Housing

1 Bed



Advert no. 183030

Clyde Court, Hampden Close, NW1

1 bedroom (double) sheltered flat 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: £181 (including sheltered charges) pw.

1 Bed



Advert no. 182363

Foundling Court, Brunswick Centre, WC1N

1 bedroom (double) sheltered flat on a large estate. 2nd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £195 (including sheltered charges) pw.

1 Bed



Advert no. 186772

Monica Shaw Court, Purchase Street, NW1

1 bedroom (double) sheltered flat on a small estate. 2nd 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: £177 (including sheltered charges) 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.

Central and Cecil Housing Trust

1 Bed



Advert no. 288696

Cecil House, Boswell Street, WC1N

1 bedroom (single) flat in an individual block. 4th floor with 65 external steps. No lift. Gas central heating. Shower only - no bath. No pets policy. Starter tenancy to be issued. Please note: Central and Cecil have a small portfolio of general needs housing which is limited to studio and one-bed properties. For prospective applicants planning to increase their family size we will not be able to assist with transferring to larger accommodation because we do not have stock. Landlord: Central and Cecil Housing Trust. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £122 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

Betterton House, Betterton Street, WC2H

Studio flat on a small estate.

1st floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £120 pw.

Advert no. 189999

1 Bed

Dynham Road, NW6

1 bedroom (double) flat in a house. Ground floor with 3 internal and 3 external steps. Full central heating. Back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: Kilburn.

Rents up to: £122 pw.

Advert no. 196990

1 Bed

Nigel House, Portpool Lane, EC1N

1 bedroom (double) flat on a large estate. Ground floor.

Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £127 pw.

Advert no. 180472

2 Bed

Cayford House, Lawn Road, NW3

2 bedroom (doubles) flat in a tower block.

10th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £163 pw.

Advert no. 181628

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Castle Road (181847), 1 bedroom flat on a small estate, 187 bids, let for 510 points

Broadoak House, Mortimer Crescent (194002), 2 bedroom flat on a small estate, 480 bids, let for 500 points

Fairfield, Arlington Road (105818), 1 bedroom flat on a small estate., 155 bids, let for 400 points

Hampstead Road (181167), 1 bedroom sheltered flat on a small estate, 4 bids, let for 174 points

Leslie Forster House, Endsleigh Gardens (288708), 1 bedroom flat on a small estate., 100 bids, let for 200 points

Philia House, Jeffrey's Street (288725), 1 bedroom flat in a block, 102 bids, let for 170 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.