

Camden Council homes

Week 26

Advert Thursday 14 July to Monday 18 July 2016

Important information for bidders

On 29 July, you will no longer be able to bid for properties over the phone by calling the automated telephone service. We are discontinuing this method of bidding but you can continue to bid for properties using your mobile phone via the Home Connections app or you may bid by text message, alternatively you may bid via the internet on Camden's Home Connection website. For further information on bidding please log onto <http://camden.homeconnections.org.uk/camden-how-to-bid>.

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. 190564

Millman Place, WC1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Electric shower.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £192 (including sheltered charges) pw.

2 Bed



Advert no. 190775

O'Donnell Court, Brunswick Centre, WC1

2 bedroom sheltered flat (doubles) on a large estate. 5th floor with lift access.

District heating. Balcony. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Bloomsbury. Rents up to: £229 (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.

One Housing Group

2 Bed



Advert no. 286053

Rubicon Court, York Way, N1

2 bedroom flat (1 double, 1 single) in a block. 1st floor with lift access. Open plan kitchen and lounge. Shower, no bath. District heating. Right to acquire. No pets. **Car free zone, no parking available.** Landlord: One Housing Group.

District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 pw.

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

Circle Anglia

1 Bed



Advert no. 286058

Fortess Road, NW5

1 bedroom flat (single) in a house. 1st floor with 10 external steps. Full central heating. Communal garden. 1 year Starter Tenancy, followed by a 5 year Fixed Term tenancy.

Landlord: Circle Anglia. District: Kentish Town. Ward: Highgate. Rents up to: £160 pw.

1 Bed



Advert no. 289415

Rochester Road, NW1

1 bedroom flat (single) in a house. Basement floor level with 15 external steps. Full central heating. Communal garden.

Landlord: Circle Anglia. District: Kentish Town. Ward: Cantelowes. Rents up to: £165 pw.

Peabody Housing

1 Bed



Advert no. 286059

Nottingham House, Shorts Gardens, WC2

1 bedroom flat (double) in a block. 3rd floor with 39 external steps. No lift. Full central heating. This property is just a short walk from Covent Garden station and Cambridge Circus. There is a wealth of entertainment options close by including world famous West End theatres and cinemas. There is also an abundance of stores, amenities and transport options within walking distance. **Affordable rent property.** Landlord: Peabody Housing. District: Holborn.

Ward: Holborn and Covent Garden. Rents up to: £192 pw.

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

Studio



Advert no. 194408

Belsize Grove, NW3

Studio flat on a small estate. 3rd floor with lift access. Storage heating. No gas in property. Shower only, no bath. Communal garden. **Applicants who are 55 years old and above will only be considered for this property. Sensitive let.**

Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £125 pw.

Studio



Advert no. 180179

Mortimer Terrace, NW5

Studio flat in a house. 2nd floor with 20 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £109 pw.

Studio



Advert no. 191677

Mullen Tower, Mount Pleasant, WC1

Studio flat in a tower block. 1st floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £114 pw.

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

Pratt Street, NW1

Studio flat in a house. 2nd floor with 33 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £102 pw.

Advert no. 104257



1 Bed

Elsfield, Highgate Road, NW5

1 bedroom flat (double) on a small estate. Ground floor with 9 external steps. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £130 pw.

Advert no. 196697



1 Bed

Gondar Gardens, NW6

1 bedroom flat (double) in a house. 1st floor with 23 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Fortune Green.
Rents up to: £130 pw.

Advert no. 190145



2 Bed

Northiam, Cromer Street, WC1

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor with 5 external steps. Full central heating.
Sensitive let. See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: King's Cross.
Rents up to: £149 pw.

Advert no. 181735



3 Bed

Inkerman Road, NW5

3 bedroom house (doubles). Ground and 1st floor with 2 external and 16 internal steps. Full central heating. Front and back garden.
Landlord: Camden Council. Council Tax Band: F.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £164 pw.

Advert no. 182903



4 Bed

Soane Court, St Pancras Way, NW1

4 bedroom flat (2 doubles, 2 singles) on a small estate. Ground floor, level access. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £165 pw.

Advert no. 105222



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bassett Street (187015), 1 bedroom flat in a house, 219 bids, let for 880 points

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

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

Caversham Road (188328), studio flat in a house, 145 bids, let for 300 points

Caversham Road (193384), 1 bedroom flat in a house, 205 bids, let for 980 points

Chalford (186382), 2 bedroom flat on a small estate, 470 bids, let for 600 points

Cromer House (288730), 1 bedroom flat on a small estate, 109 bids, let for 170 points

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

Foundling Court (193245), studio flat on a large estate, 155 bids, let for 350 points

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

Hampstead Road (181167), 1 bedroom sheltered flat on a small estate, 4 bids, let for 135 points

Jacqueline House (288705), sheltered studio flat on a small estate, 3 bids, let for 165 points

Jacqueline House (288706), sheltered studio flat on a small estate, 3 bids, let for 112 points

Kilburn Gate (191946), studio flat on a small estate, 142 bids, let for 210 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.