

# Camden Council homes

Week 26

Advert Thursday 27 June to Monday 1 July 2019

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

## Sheltered Housing

### Studio



#### Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor with 6 external steps. Full central heating. Communal garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town.

Rents up to: £153 (including sheltered charges) pw.

Advert no. 195549

### 1 Bed



#### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 4th floor. Lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock.

Rents up to: £166 (including sheltered charges) pw.

Advert no. 191910

### 1 Bed



#### Ingham Road, NW6

Sheltered 1 bedroom flat (single) in a street property. Ground floor. 3 internal steps in flat hallway and 3 steps leading into back garden. Not suitable for wheelchair use. Wet room. No pets allowed. Grab rail in flat. Full central heating. Street parking.

Landlord: Notting Hill (Genesis).

District: Hampstead. Ward: Hampstead.

Rents up to: £152 (including sheltered charges) pw.

Advert no. 288200

### 1 Bed



#### Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. District heating. Shared back garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross.

Rents up to: £193 (including sheltered charges) pw.

Advert no. 194635

### 1 Bed



#### Waterhouse Close, NW3

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Full central heating. Communal garden.

**Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Hampstead.

Rents up to: £154 (including sheltered charges) pw.

Advert no. 188811

## Origin Housing Association

### 2 Bed



#### St Mary's Flats, Doric Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground Floor. 4 external steps. Full central heating.

**See Grnd Fir Flats, Note 1.**

Landlord: Origin Housing Association.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £140 pw.

Advert no. 288249

### Studio



#### Burmarsh, Marsden Street, NW5

Studio flat on a large estate. 2nd floor. Lift access. 8 external steps. Full central heating.

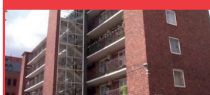
Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Haverstock.

Rents up to: £103 pw.

Advert no. 183278

### Studio



#### Gooch House, Portpool Lane, EC1N

Studio flat (double) on a large estate. 2nd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £106 pw.

Advert no. 199630

### Studio



#### Hinchinbrook House, Mortimer Crescent, NW6

Studio flat on a small estate. Ground floor with 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £102 pw.

Advert no. 189867

### 1 Bed



#### The Grange, Maitland Park Road, NW3

1 bedroom flat (double) in an individual block.

Basement with lift access. 10 internal steps. Full central heating

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Haverstock.

Rents up to: £112 pw.

Advert no. 187152

### 1 Bed



#### Warren Street, W1T

1 bedroom flat (double) in an individual block. 1st floor. No lift access. 18 external steps. Storage heating.

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: Bloomsbury.

Rents up to: £116 pw.

Advert no. 188296

### 2 Bed



#### Casterbridge, NW6

2 bedroom flat (doubles) in a tower block. 3rd floor. Lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £124 pw.

Advert no. 184431

### 2 Bed



#### Casterbridge, NW6

2 bedroom flat (doubles) in a tower block. 4th floor. Lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £124 pw.

Advert no. 187020

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.

### 2 Bed



Advert no. 194185

#### Langhorne Court, Dorman Way, NW8

2 bedroom flat (doubles) on a large estate. 7th floor. Lift access. 14 internal steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Hampstead. Ward: Swiss Cottage.  
Rents up to: £130 pw.

### 2 Bed



Advert no. 194947

#### Millman Street, WC1N

2 bedroom flat (doubles) in a street property. Basement and ground floor. 15 internal and 1 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: F.  
District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £146 pw.

### 2 Bed



Advert no. 198961

#### Wellesley Road, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor. No lift access. 15 external steps. Full central heating  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £140 pw.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Bartholomew Road (288286), Studio flat in a street property, 109 bids, let for 200 points**  
**Belsize Grove (184833), Studio flat in a street property, 94 bids, let for 165 points**  
**Belsize Road (286602), 3 bedroom flat on a large estate, 105 bids, let for 383 points**  
**Casterbridge (190720), 2 bedroom flat in a tower block, 243 bids, let for 472 points**  
**Coopers Lane (101592), 1 bedroom flat on a large estate, 259 bids, let for 745 points**  
**Devonshire Court, Boswell Street (192257), Studio flat on a small estate, 99 bids, let for 200 points**  
**Dynham Road (192371), 5 bedroom house, 14 bids, let for 880 points**  
**Eversholt Street (288261), 1 bedroom maisonette in a street property, 88 bids, let for 300 points**  
**Gascony Avenue (198765), Studio flat in a house, 108 bids, let for 200 points**  
**Greatfield, Peckwater Street (191852), 2 bed property on a small estate, 444 bids, let for 500 points**  
**Holly Lodge Mansions (196007), 1 bedroom flat on a large estate, 101 bids, let for 650 points**  
**Royal College Street (288258), Studio flat in a street property, 364 bids, let for 660 points**  
**The Tarns (108665), 2 bedroom flat on a large estate, 362 bids, let for 630 points**  
**Vesage Court, Leather Lane (188906), 1 bedroom property in a tower block, 262 bids, let for 70 points**  
**Wendling (193890), 1 bedroom flat on a large estate, 86 bids, let for 350 points**

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### **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.