

Camden Council homes

Week 26

Advert Thursday 28 June 2018 to Monday 02 July 2018

Housing for Older People

Studio



Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £157 pw. (including sheltered charges) pw.

Advert no. 187357

Studio



Marion House, Fitzroy Road, NW1

Sheltered studio flat in an individual block. 1st floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. Communal facilities include lunch club, computer room, lounge and laundry. Limited parking. No pets. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Rents up to: £162 pw.

Advert no. 288417

Studio



Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Rents up to: £134 pw.

Advert no. 288407

1 Bed



Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom (single) flat in an individual block. Lower ground floor / basement with lift access. Property has a new wet floor shower room. Electric storage heating. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Rents up to: £154 pw.

Advert no. 288392

One Housing Group

1 Bed



Tankerton House, Tankerton Street, WC1H

1 bedroom flat (double) in a small block on a medium sized estate. 3rd floor with 45 external steps. No lift access. Gas central heating. No pets allowed. Right to acquire. If you do not currently hold a permanent Social Housing tenancy issued before 1 April 2012, you will be issued with a fixed term tenancy, upon successful completion of your 12 month starter tenancy. Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £136 pw.

Advert no. 288394

Clarion Housing

2 Bed



Camden Gardens, NW1

2 bedroom flat (doubles) on a large estate. 2nd floor with 7 external steps. No lift access. Full central heating. Balcony. London borough of Camden street parking permits. Close to shops and public transport. Landlord: Clarion Housing. Rents up to: £199 pw.

Advert no. 288393

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

Studio



Chelwood, Grafton Road, NW5

Studio flat on a large estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £101 pw.

Advert no. 184781

Studio



Grays Inn Road, WC1X

Studio flat in a house. 2nd floor with 39 external steps. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £113 pw.

Advert no. 199851

1 Bed



Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block. 8th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £146 pw.

Advert no. 199488

1 Bed



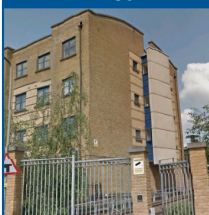
Crediton Hill, NW6

1 bedroom flat (double) in a house. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. District: Hampstead. Ward: West Hampstead. Rents up to: £136 pw.

Advert no. 199974

London and Quadrant Housing Trust

1 Bed





Juniper Crescent, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 39 external steps. No lift access. Full gas central heating. **Not suitable for applicant's with mobility issues as communal stairwell is narrow.** This property is not wheelchair accessible. Property will not be decorated. No pets. A 12-month starter tenancy will be issued, followed by 5 year fixed term tenancy. **Sensitive let.** Landlord: London and Quadrant Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £134 pw.

Advert no. 288401


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

Denton, Malden Crescent, NW1
 1 bedroom flat (double) on a large estate. 1st floor with 12 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £125 pw.
Advert no. 198105


1 Bed

Eresby Place, NW6
 1 bedroom flat (doubles) on a small estate. 1st floor with 14 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £132 pw.
Advert no. 190756


1 Bed

Mexborough, Pratt Street, NW1
 1 bedroom flat (double) on a large estate. Ground floor with 14 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £129 pw.
Advert no. 101835

1 Bed

Minton Mews, NW6
 1 bedroom flat (double) on a large estate. 1st floor with 12 internal and 16 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £128 pw.
Advert no. 189925


1 Bed

Southfleet, Malden Road, NW5
 1 bedroom flat (double) on a large estate. 1st floor with 1 internal and 16 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: G. District: Gospel Oak. Ward: Haverstock. Rents up to: £125 pw.
Advert no. 184516


1 Bed

Harmood Street, NW1
 1 bedroom flat (double) in a house. 1st floor with 5 internal and 16 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £123 pw.
Advert no. 191579

1 Bed

Morland House, Cranleigh Street, NW1
 1 bedroom flat (double) on a small estate. 1st floor with 18 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £124 pw.
Advert no. 103246

2 Bed

Dulverton, Royal College Street, NW1
 2 bedroom flat (doubles) on a small estate. 3rd floor with 52 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £146 pw.
Advert no. 101536

2 Bed

Marnham Avenue, NW2
 2 bedroom flat (doubles) on a small estate. Ground floor with 4 external steps. Full central heating. Back Garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: B. Ward: Out of borough. Rents up to: £128 pw.
Advert no. 184415

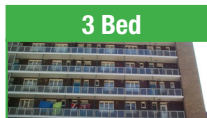
3 Bed

Hornbeam, Maitland Park Villas, NW3
 3 bedroom flat (2 doubles, 1 single) on a large estate. 1st floor with lift access and 1 external step. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £146 pw.
Advert no. 187636

3 Bed

Maitland Park Villas, NW3
 3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd and 3rd floor with 34 external and 13 internal steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £150 pw.
Advert no. 197614

3 Bed

North Gower Street, NW1
 3 bedroom flat (2 doubles, 1 single) in a house. 1st floor with 19 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Camden Town. Ward: Regent's Park. Rents up to: £153 pw.
Advert no. 109594

3 Bed

The Tarns, Varndell Street, NW1
 3 bedroom flat (1 double, 2 singles) on a large estate. 3rd floor with lift access and 8 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regents Park. Rents up to: £149 pw.
Advert no. 109140

RESULTS OF PREVIOUS WEEKS' ADVERTS
 We aim to publish the results of previous adverts as soon as they are available

Abingdon Close (186688), studio flat on a small estate, 103 bids, let for 180 points
Clyde Court (188995), 1 bedroom sheltered flat on a small estate, 8 bids, let for 80 points
Denton (193360), 1 bedroom flat on a large estate, 75 bids, let for 300 points
Dudley House (191704), studio flat on a small estate, 83 bids, let for 150 points
Gillfoot (105582), 2 bedroom flat in a tower block, 259 bids, let for 630 points
Lady Somerset Road (188513), studio flat in a house, 86 bids, let for 250 points
Redman Building (196504), 1 bedroom flat on a large estate, 74 bids, let for 275 points
St Pauls Crescent (104965), 1 bedroom flat on a large estate, 83 bids, let for 300 points

APOLOGIES

Week 24, Advert No 288401 - Juniper Crescent.
 This property was advertised with an error and has been readvertised this week with the correct information. Apologies to anyone who bid on it.

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

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.