

Camden Council homes

Week 27

Advert Thursday 04 July to Monday 08 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.

Sheltered Housing

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room, newly decorated throughout. No pets, no parking available currently.
Landlord: Origin Housing Association.
District: Hampstead. Ward: Kilburn.
Rents up to: £158 pw.

Advert no. 288244

1 Bed



Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block. 2nd floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £150 pw.
London Accessible code: E+

Advert no. 183024

1 Bed



Bertram Street, N19

1 bedroom flat (double) in a house. 2nd floor with 34 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £116 pw.
London Accessible code: F

Advert no. 195529

Peabody Housing

Studio



Peabody Estate, Herbrand Street, WC1N

Studio flat on a large estate. 1st floor with lift access. Full gas central heating. No pets. Starter Tenancy for 12 months, followed by an Assured Tenancy. **This is an Affordable Rent Property.**
Landlord: Peabody Housing. Council Tax Band: TBC.
District: Holborn. Ward: Bloomsbury.
Rents up to: £166 pw.

Advert no. 288246

2 Bed



Penhurst, Queens Crescent, NW5

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor. District heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £139 pw.
London Accessible code: E+

Advert no. 195128

2 Bed



Snowman House, Abbey Road, NW6

2 bedroom flat (doubles) in a tower block. 13th floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £124 pw.
London Accessible code: G

Advert no. 193219

2 Bed



Weedington Road, NW5

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

Advert no. 199367

One Housing Group

1 Bed



St Augustines Road, NW1

1 bedroom flat (double) in a house. 1st floor with 15 external steps. Full gas central heating. No pets. No parking. No laminate or wooden flooring. Starter Tenancy for 12 months, followed by an Assured Tenancy.
Landlord: One Housing Group. Council Tax Band: TBC.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £145 pw.

Advert no. 288247

Soho Housing

3 Bed



Rossetti Court, Ridgmount Place, WC1E

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st floor with 14 external steps. Full gas central heating. 5 year fixed term tenancy. No right to acquire. Permission on keeping pets should be discussed with the landlord at the viewing.
Landlord: Soho Housing. Council Tax Band: TBC.
District: Holborn. Ward: Bloomsbury.
Rents up to: £165 pw.

Advert no. 288248

3 Bed



Widford, Castle Road, NW1

3 bedroom maisonette (2 doubles, 1 single) on a small estate. 2nd floor with 32 external and 14 internal steps. No lift. District heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £161 pw.
London Accessible code: E+

Advert no. 182427

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bessemer Court (105129), 2 bedroom flat on a small estate, 426 bids, let for 500 points

Casterbridge (190720), 2 bedroom flat in a tower block, 243 bids, let for 472 points

Coopers Lane (101592), 3 bedroom flat on a small estate, 259 bids, let for 745 points

Devonshire Court (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

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Fleet Square (182665), 3 bedroom house on a small estate, 400 bids, let for 1390 points

Gascony Avenue (198765), studio flat in a house, 108 bids, let for 200 points

Greatfield (191852), 2 bedroom flat 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

Lawn Road (191166), 2 bedroom flat in a house, 469 bids, let for 680 points

Queensgate Place (186076), 1 bedroom flat on a small estate, 98 bids, let for 630 points

Royal College Street (104276), 2 bedroom flat in a house, 397 bids, let for 385 points

The Tarns (108665), 2 bedroom flat on a large estate, 362 bids, let for 630 points

Vesage Court (188906), 1 bedroom flat in a tower block, 262 bids, let for 70 points

Wellesley Road (194090), 1 bedroom flat on a large estate, 67 bids, let for 350 points

Wendling (193890), 1 bedroom flat on a large estate, 86 bids, let for 350 points

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.