

Camden Council homes

Week 27

Advert Thursday 5 July to Monday 9 July 2018

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. 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 service charges).

Advert no. 192560

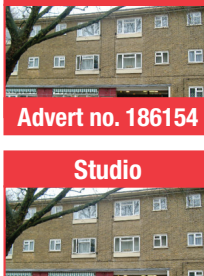


Studio

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 service charges).

Advert no. 186154

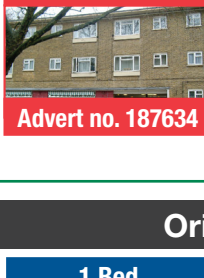


Studio

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 service charges).

Advert no. 187634



1 Bed

Foundling Court, Brunswick Centre, WC1

Sheltered 1 bedroom flat (double) 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: £194 pw.

Advert no. 185110



1 Bed

Spencer House, Belsize Park Gardens, NW3

Sheltered 1 bedroom flat (single) in a block. 2nd floor with lift access, 8 external steps and a stairlift. Full central heating. No pets unless registered assistance dogs.
Landlord: Centra Housing. Council Tax Band: C.
District: Camden Town. Ward: Camden Town with Primrose Hill.
Rents up to: £206 pw.

Advert no. 288551



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.

Origin Housing Association

1 Bed

St Mary's Flats, Doric Way, NW1

1 bedroom flat (single) on a small estate. 3rd floor with lift access. Full central heating. No pets. Starter tenancy then 5 year fixed term tenancy.
Landlord: Origin Housing Association.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: To be confirmed

Advert no. 286227



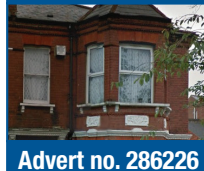
Clarion Housing

1 Bed

Ebbsfleet Road, NW2

1 bedroom flat (double) in a house. Ground floor with 2 external steps. Full central heating. Sole use of garden. Street parking with Camden Council permits. No pets. Fixed term tenancy. **See Ground Floor Flats, Note 1.**
Landlord: Clarion Housing.
District: Hampstead. Ward: Fortune Green.
Rents up to: £134 pw.

Advert no. 286226



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

Studio

Bacton, Haverstock Road, NW5

Studio flat in a tower block. 19th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: A.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £129 pw.

Advert no. 192565



Studio

Camden Road, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 16 external steps. No lift. District heating. Balcony.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £141 pw.

Advert no. 186754



1 Bed

Hawley Road, NW1

1 bedroom flat (double) on a small estate. 1st floor with 15 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £128 pw.

Advert no. 187897



1 Bed

Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 1st floor with 1 internal and 14 external steps. No lift. Full central heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £124 pw.

Advert no. 104884



1 Bed

Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 41 external steps. No lift. Full central heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £124 pw.

Advert no. 104885



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

Albert Street, NW1

2 bedroom maisonette (1 double, 1 single) in a house. Ground and 1st floors with 34 internal and 6 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Camden Town. Ward: Regent's Park. Rents up to: £154 pw.

Advert no. 106093

2 Bed

Chelwood, Grafton Road, NW5

2 bedroom flat (doubles) on a large estate. Ground floor with 8 external steps. Level access shower, no bath. Full central heating. **This is a First Choice Priority property and underoccupiers will be prioritised. See Ground Floor Flats. Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £131 pw.

Advert no. 190296

2 Bed

Cobden House, Arlington Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £152 pw.

Advert no. 105885

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Hawkshead (106622), 1 bedroom flat in a tower block, 100 bids, let for 350 points

Lyme Street (104148), 2 bedroom flat in a house, 518 bids, let for 680 points

Mackworth House (106541), 3 bedroom flat on a large estate, 165 bids, let for 300 points

Oval Road (286219), 1 bedroom flat in a block, 99 bids, let for 380 points

Ravenscar (101915), 2 bedroom flat on a large estate, 497 bids, let for 875 points

Tiptree (190931), 1 bedroom flat on a small estate, 110 bids, let for 630 points

APOLOGIES

Week 26, Advert No. 199974 - Crediton Hill. This property was advertised with incorrect property details. This is a wheelchair accessible property and will be advertised again in the coming weeks. Apologies to anyone who did place a bid on it

Week 26, Advert No. 288391 - Lithos Road. This property was advertised in week 26 in error. Property already advertised in Week 25 under 288397. Apologies to anyone who placed a bid on it.

Correction: Week 25 Advert. Brayshaw was advertised with 2 x 1 bed properties and 3 x 2 bed properties. There are actually 3 x 1 bed and 5 x 2 bed properties which we will allocate using the shortlists from Week 25.

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.