

# Camden Council homes

Week 27

Advert Thursday 21 July to Monday 25 July 2016

## Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

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

Studio

### Carole House, Regent's Park, NW1

Studio sheltered flat on a small estate. 5th floor with lift access and accessibility ramp. Separate kitchen and bathroom. Full central heating. Small paved garden. The property overlooks Primrose Hill Park. Limited parking. No pets. Communal facilities including: lunch club, computer room, communal lounge, laundry. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 (incl sheltered charges) pw.

No photo available

Advert no. 288697

1 Bed

### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 1st floor with a lift. District heating. Electric shower. **Electric cooking only.** Landlord: Camden council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (incl sheltered charges) pw.



Advert no. 198187

1 Bed

### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd floor with a lift. District heating. Electric shower. **Electric cooking only.** Landlord: Camden council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (incl sheltered charges) pw.



Advert no. 194025

1 Bed

### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with a lift. District heating. **Electric cooking only.** Landlord: Camden council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (incl sheltered charges) pw.



Advert no. 183030

1 Bed

### Makepeace Avenue, N6

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £181 (incl sheltered charges) pw.



Advert no. 193044

1 Bed

### Spencer House, Belsize Park Gardens, NW3

1 bedroom sheltered flat (single) in an individual block. 2nd floor with lift access and a stairlift. 8 external steps. Full central heating. Communal garden. Landlord: Circle Anglia. District: Hampstead. Ward: Belsize. Rents up to: £222 (incl sheltered charges) pw.



Advert no. 289085

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.

## Arhag Housing Association

1 Bed

### Juniper Crescent, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 26 external steps. No lift. Full central heating. Landlord: Arhag Housing Association. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £154 pw.



Advert no. 289109

## Chalk Farm Housing Group

1 Bed

### Ferdinand House, Ferdinand Street, NW1

1 bedroom flat (double) on a small estate. 1st floor with 18 external steps. No lift. Individual heating. Landlord: Chalk Farm Housing Group. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £110 pw.



Advert no. 180834

2 Bed

### Rugmere, Ferdinand Street, NW1

2 bedroom flat (doubles) on a small estate. Ground floor. Individual heating. **See Ground Floor Flats, Note 1.** Landlord: Chalk Farm Housing Group. District: Gospel Oak. Ward: Haverstock. Rents up to: £127 pw.



Advert no. 180645

3 Bed

### Rugmere, Ferdinand Street, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st floor with a lift. Individual heating. Landlord: Chalk Farm Housing Group. District: Gospel Oak. Ward: Haverstock. Rents up to: £141 pw.



Advert no. 196970

## One Housing Group

1 Bed

### Midhope House, Midhope Street, WC1H\*

1 bedroom flat (double) on a large estate. 2nd floor with a lift. Full central heating. This is an affordable rent property. Right to Acquire. No pets allowed. No room for adaptations. Please note you will be issued with a fixed term tenancy upon successful completion of your one year starter tenancy period. **Sensitive Let.** Landlord: One Housing Group. District: King's Cross. Ward: King's Cross. Rents up to: £223 pw.



Advert no. 288695

3 Bed

### Juniper Crescent, NW1

3 bedroom maisonette (doubles) on a large estate. Ground floor with 25 internal stairs within the property. Full central heating. This is an affordable rent property. Please note you will be issued with a fixed term tenancy upon successful completion of your one year starter tenancy period. Right to acquire. No pets allowed. **Please note that this property cannot be adapted.** Landlord: One Housing Group. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £340 pw.



Advert no. 281465

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.

## One Housing Group

3 Bed

### Royal College Street, NW1

3 bedroom flat (doubles) on a small estate. Basement/lower ground floor with 12 internal steps. No lift. Full central heating. Small patio. Fixed term tenancy upon successful completion of a one year starter tenancy. Right to Acquire. No pets. **Please note that this property cannot be adapted.** Landlord: One Housing Group. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £165 pw.

Advert no. 288754

3 Bed

### Upper Maisonette, Hampstead Road, NW1

3 bedroom maisonette (2 doubles, 1 single) in a house. 1st and 2nd floors with 15 internal and 17 external steps. No lift. Full central heating. No pets allowed. Right to acquire. No parking. Affordable rent. Starter tenancy to Fixed or Starter to Assured depending on current tenure. **Please note that this property cannot be adapted.** Landlord: One Housing Group. District: Camden Town. Ward: Camden Town. Rents up to: £299 pw.

No photo available

Advert no. 288742

## Origin Housing Association

2 Bed

### Athlone House, Athlone Street, NW5

2 bedroom flat (doubles) in an individual block. 1st floor with 20 external steps. No lift. No pets. No right to acquire. Closed to Kentish Town overground station, excellent bus links across London. Applicant must pass Origin Affordability Assessment. One week's advance rent to be paid before tenancy signing. Starter tenancy followed by 5 year fixed term. Landlord: Origin Housing Association. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £252 pw.

Advert no. 289775

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

1 Bed

### Grisedale, Cumberland Market, NW1

1 bedroom flat (double) on a large estate. 4th floor with a lift. Full central heating. Landlord: Camden council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £115 pw.

Advert no. 109643

1 Bed

### Mayford, Oakley Square, NW1

1 bedroom flat (double) on a small estate. 6th floor with a lift. District heating. **Please note that this property has a very small kitchen.** Landlord: Camden council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £124 pw.

Advert no. 102433

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Augustus House (108476), 1 bedroom flat on a large estate, 143 bids, let for 367 points**

**Belsize Road (187238), 2 bedroom flat in a house., 579 bids, let for 485 points**

**Charlton Kings Road (187649), 4 bedroom house, 151 bids, let for 1410 points**

**Dartmouth Park (191005), 2 bedroom flat on a small estate., 515 bids, let for 550 points**

**Godwin Court (102166), 3 bedroom flat on a small estate, 255 bids, let for 650 points**

**Greatcroft (191434), 1 bedroom flat on a large estate, 146 bids, let for 480 points**

**Hartland (101541), 1 bedroom flat on a small estate, 176 bids, let for 550 points**

**Haverstock Hill (185769), 2 bedroom flat in a house., 625 bids, let for 930 points**

**Mayford (102401), 2 bedroom flat on a small estate., 493 bids, let for 600 points**

**Phyllis Hodges House (288727), 1 bedroom flat in a block, 90 bids, let for 150 points**

**Rowley Way (194586), 1 bedroom flat on a large estate, 102 bids, let for 300 points**

**Spode Walk (180517), 1 bedroom sheltered flat on a small estate, 5 bids, let for 498 points**

**Swains Lane (288712), 1 bedroom flat in a house., 139 bids, let for 250 points**

**Templar House (184155), 3 bedroom flat on a small estate, 252 bids, let for 430 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](http://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](http://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](http://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.