

Camden Council homes

Week 28

Advert Thursday 11 July to Monday 15 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

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 pw. (including sheltered charges) pw.

Advert no. 195549



Studio

O'Donnell Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor. Full central heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £169 (including sheltered charges) pw.

Advert no. 197045



1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Communal heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £173 (including sheltered charges) pw.

Advert no. 180956



1 Bed

Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 4th floor with lift access. Full central heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £166 (including sheltered charges) pw.

Advert no. 191910



1 Bed

Monro House, Fitzjohn's Avenue, NW3

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £199 (including sheltered charges) pw.

Advert no. 181754



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. Currently no parking available. Landlord: Origin Housing Association. Council Tax Band: TBC. District: Hampstead. Ward: Swiss Cottage. Rents up to: £158 (including sheltered charges) pw.

Advert no. 288212



1 Bed

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal 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. 186309



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



Origin Housing Association

1 Bed

Mill Apartments, Mill Lane, NW6

1 bedroom accessible flat (double) in a small block. Fully adapted wheelchair kitchen, wet room and hoist in living room (this might get removed). Ground floor. Communal heating. 1 year starter tenancy followed by 5 year fixed term tenancy. Parking details to be confirmed. No pets except assistance pets. No right to acquire. Landlord: Origin Housing Association. District: Hampstead. Ward: West Hampstead. Rents up to: £158 pw.

origin HOUSING

Advert no. 288252



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on these properties.

One Housing Group

1 Bed

Omnium Court, Princeton Street, WC1R

1 bedroom flat (double) in an individual block. 1st floor with lift access and 2 external steps. Electric heating, no gas in the building. Tenants will have to provide their own flooring, carpet only. No parking. No pets except assistance pets. No right to acquire. 1 year starter tenancy followed by an assured lifetime tenancy. Tenants are required to pay rent in advance at sign up. Landlord: One Housing Group. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £137 pw.

ONE HOUSING
LIVING BETTER

Advert no. 288245

Origin Housing Association

1 Bed

St Richard's House, Eversholt Street, NW1

1 bedroom flat (double) in an individual block. 2nd floor with lift access. Communal heating. No pets except assistance pets. No right to acquire. 1 year starter tenancy followed by 5 year fixed term tenancy. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £132 pw.

Advert no. 288243



Studio

Grafton Road, NW5

Studio flat on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £103 pw. London Accessible code: G

Advert no. 196332



Studio

Tresham, Red Lion Square, WC1R

Studio flat on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £109 pw. London Accessible code: G

Advert no. 188975



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

Camden Council homes

Week 28

Advert Thursday 13 June to Monday 17 June 2019

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

1 Bed

Highgate Road, NW5

1 bedroom flat (double) in a house. 1st floor with 20 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Highgate.

Rents up to: £110 pw.

London Accessible code: G



Advert no. 190812

1 Bed

Leighton Road, NW5

1 bedroom flat (single) in a house. 1st floor with 16 internal and 8 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Highgate.

Rents up to: £110 pw.

London Accessible code: F



Advert no. 195844

1 Bed

Millman Street, WC1N

1 bedroom flat (double) on a small estate. 1st floor with 16 internal and 3 external steps. No lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £142 pw.

London Accessible code: F



Advert no. 187541

2 Bed

Chester Road, N19

2 bedroom flat (doubles) on a small estate. Ground floor with 2 external steps. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Highgate.

Rents up to: £129 pw. London Accessible code: G



Advert no. 194486

2 Bed

Drummond Street, NW1

2 bedroom flat (1 double, 1 single) in a house. Ground and 1st floor with 26 internal steps. Full central heating.

Landlord: Camden Council. Council Tax Band: E.

District: Camden Town. Ward: Regent's Park.

Rents up to: £123 pw.

London Accessible code: G



Advert no. 108699

2 Bed

Mary Green, Abbey Road, NW8

2 bedroom flat (1 double, 1 single) in a tower block. 5th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £134 pw.

London Accessible code: E



Advert no. 196208

2 Bed

Greatfield, Peckwater Street, NW5

2 bedroom flat (1 double, 1 single) on a small estate. 6th floor with lift access and 1 internal step. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £124 pw.

London Accessible code: F



Advert no. 188645

2 Bed

Una House, Prince of Wales Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 17 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £141 pw.

London Accessible code: G



Advert no. 199282

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Kilburn Gate (188534), studio flat on a small estate, 114 bids, let for 200 points

Maitland Park Road (182537), 2 bedroom flat on a large estate, 391 bids, let for 500 points

New Compton Street (183412), 2 bedroom house on a small estate, 325 bids, let for 400 points

Webheath (198161), 1 bedroom flat on a large estate, 71 bids, let for 260 points

Weedington Road (189243), studio flat on a large estate, 104 bids, let for 165 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.

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.