

Camden Council homes

Week 28

Advert Thursday 12 July 2018 to Monday 16 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 (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

O'Donnell Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. Ground floor with ramp access. Wetroom, no bath. District heating. **Electric cooking only.**
Landlord: Camden Council. Council Tax Band: B.
District: Holborn. Ward: Bloomsbury.
Rents up to: £173 (including sheltered charges) pw.

Advert no. 197045



Studio

O'Donnell Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. 4th floor with lift access. Open plan kitchen. Low level access shower. District heating. **Electric cooking only.**
Landlord: Camden Council. Council Tax Band: B.
District: Holborn. Ward: Bloomsbury.
Rents up to: £173 (including sheltered charges) pw.

Advert no. 184239



1 Bed

Foundling Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. Ground floor with 2 external steps. Full central heating. **Electric cooking only.**
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Bloomsbury.
Rents up to: £174 (including sheltered charges) pw.

Advert no. 196890



1 Bed

Makepeace Avenue, N6

Sheltered 1 bedroom flat (double) in an individual block. 2nd 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: £179 (including sheltered charges) pw.

Advert no. 191406



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

Inverness Street, NW1

1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating. Off road parking available.
Landlord: Arhag Housing Association.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £142 pw.



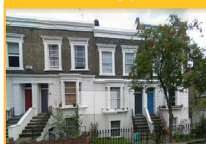
Advert no. 288390

Clarion Housing Group

2 Bed

Leighton Road, NW5

2 bedroom maisonette (doubles) in a house. Basement and ground floor with 7 external and 12 internal steps. Full central heating. Sole use back garden. 1 year introductory tenancy followed by 5 year fixed term tenancy. Street parking with Camden Council parking permits.
Landlord: Clarion Housing Group. District: Kentish Town. Ward: Kentish Town. Rents up to: £150 pw.



Advert no. 286213

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

Newlon Housing Association

Wheelchair Accessible Property

First priority will be given to applicants assessed as requiring the use of a wheelchair internally followed by applicants assessed as requiring the use of a wheelchair externally.



2 Bed

St Pancras Way, NW1

Wheelchair accessible 2 bedroom flat (doubles) in a new development. Located on the 2nd floor and 3rd floor with lift access. Full central heating. Wetroom. Non-slip vinyl flooring in kitchens and bathrooms. Curtains provided. District heating. Communal garden. Council tax band to be confirmed. This is an Affordable rent property. Properties have been built to a Lifetime Home standard. A 1 year starter assured tenancy will be offered followed by an assured tenancy if all terms and conditions are met. No right to acquire. Strictly no pets except assistance dogs. **One weeks rent in advance to be paid before tenancy signing. This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate.**

Landlord: Newlon Housing Association. District: Kentish Town. Ward: Cantelowes. Rents up to: £237 pw.

Advert no. 286252



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.

Studio

Wellesley Road, NW5

Studio flat on a large estate. 2nd floor with 1 internal and 29 external steps. No lift access. Full central heating. Communal garden. Electric cooker only. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £108 pw. London Accessible code: G.

Advert no. 180927

2 Bed

Wedmore, Queens Crescent, NW5

2 bedroom flat (doubles) on a large estate. Ground and 1st floor with 27 internal steps. Full central heating. Communal Garden. Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw. London Accessible code: E+.

Advert no. 185047

Studio

Wellesley Road, NW5

Studio flat on a large estate. 2nd floor with 1 internal and 26 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £108 pw. London Accessible code: F.

Advert no. 193083

3 Bed

Makepeace Mansions, Makepeace Avenue, N6

3 bedroom flat (doubles) on a large estate. 1st floor with 10 external steps. No lift access. Full central heating. Shared back garden. Landlord: Camden Council. District: Kentish Town. Ward: Highgate. Rents up to: £155 pw.

Advert no. 195612

1 Bed

Delancey Studios, NW1

1 bedroom flat (double) in an individual block. 3rd floor with 19 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Camden Town. Ward: Regent's Park. Rents up to: £115 pw. London Accessible code: F.

Advert no. 105931

3 Bed

Cranbrook, Camden Street, NW1

3 bedroom flat (2 doubles and) on a large estate. 1st and 2nd floor with 35 external and 14 internal steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somerstown. Rents up to: £163 pw.

Advert no. 101312

1 Bed

Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £126 pw. London Accessible code: G.

Advert no. 105007

3 Bed

Maitland Park Road, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd and 3rd floor with 35 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. London Accessible code: F.

Advert no. 197614

1 Bed

Solent Road, NW6

1 bedroom flat (double) in an individual block. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £124 pw. London Accessible code: A.

Advert no. 183869

2 Bed

Cobourg Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground and 1st floor with 39 internal steps. Full central heating. **This property is located within the development of High Speed Link 2 and there may be a high volume of noise and disruption whilst the works take place.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £158 pw. London Accessible code: F.

Advert no. 109228

2 Bed

Crofters Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somerstown. Rents up to: £142 pw. London Accessible code: E+.

Advert no. 197246

2 Bed

Dalehead, Harrington Square, NW1

2 bedroom flat (doubles) in a tower block. 14th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somerstown. Rents up to: £132 pw. London Accessible code: C.

Advert no. 105478

2 Bed

Nigel House, Portpool Lane, EC1N

2 bedroom flat (doubles) on a large estate. Ground floor with 1 internal step. Full central heating. **This is a First Choice property and underoccupiers will be prioritised. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 pw. London Accessible code: E+.

Advert no. 181685

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Ashdown Crescent (187150), 1 bedroom flat on a small estate, 9 bids, let for 115 points

Grafton Way (191095), studio flat on a small estate, 89 bids, let for 150 points

APOLOGIES

Week 26, Advert No. 288407 - Rose Bush Court.

This property has been withdrawn by Origin Housing Association for an urgent transfer. Apologies to anyone who placed a bid on it.

Week 26, Advert No. 197614 - Maitland Park Villas.

This property was advertised with the incorrect address and image. The property is Maitland Park Road and has been advertised this week. Apologies to anyone who placed a 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.