

Camden Council homes

Week 28

Advert Thursday 28 July to Monday 1 August 2016

Important information for bidders

On 29 July, you will no longer be able to bid for properties over the phone by calling the automated telephone service. We are discontinuing this method of bidding but you can continue to bid for properties using your mobile phone via the Home Connections app or you may bid by text message, alternatively you may bid via the internet on Camden's Home Connection website. For further information on bidding please log onto <http://camden.homeconnections.org.uk/camden-how-to-bid>.

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

Sage Way, WC1X

1 bedroom sheltered flat (double) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £198 (including sheltered charges) pw.

Advert no. 190044



1 Bed

Burrard Road, NW6

1 bedroom sheltered flat (single) in a house. Ground floor with 1 external step. This is a converted terrace house in a quiet residential area. Narrow hallway. Grab rails in flat. Wet room. Gas heating. Back garden. Council controlled street parking. No pets. Landlord: Genesis. Rents up to: £143 pw.

Advert no. 288693



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.

One Housing Group

1 Bed

Midhope House, Midhope Street, WC1H*

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

Advert no. 288695



Genesis Housing Group

1 Bed

Seaford Street, WC1H*

1 bedroom flat (single) in an individual block. 3rd floor with 54 external steps. No lift. Gas boiler. **Sensitive let.** Landlord: Genesis Housing Group. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £137 pw.

Advert no. 288694



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

Circle Housing Group

2 Bed

Finchley Road, NW3

2 bedroom flat (1 double, 1 single) in a house. 3rd floor with 30 internal steps. No lift. Full gas central heating. Communal garden. Camden parking permits. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Landlord: Circle Housing Group. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £194 pw.

Advert no. 282135



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

1 Bed

Agar Grove, NW1

1 bedroom flat (double) in a house. 1st floor with 27 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £122 pw.

Advert no. 105333



1 Bed

Cheshunt House, Mortimer Crescent, NW6

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £117 pw.

Advert no. 197273



1 Bed

Glover House, Harben Road, NW6

1 bedroom flat (double) on a small estate. 4th floor with lift access. District heating. Balcony. Access ramp. **Please note the bathroom can only be accessed through the bedroom.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £133 pw.

Advert no. 182247



1 Bed

Hemstal Road, NW6

1 bedroom flat (double) in a house. 2nd floor and 3rd floor with 16 internal and 26 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £121 pw.

Advert no. 195574



1 Bed

Loveridge Road, NW6

1 bedroom flat (double) in a house. 3rd floor with 32 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £120 pw.

Advert no. 194237



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.

1 Bed

Millman Street, WC1N

1 bedroom flat (double) on a small estate. 1st floor with 16 internal and 3 external steps. No lift. Full central heating. **This is a First Choice property and priority will be given to under-occupiers.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £149 pw.

Advert no. 187541

4 Bed

Sarre Road, NW2

4 bedroom house (3 doubles, 1 single). Ground, 1st and 2nd floor with 24 internal steps. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: G. District: Hampstead. Ward: Fortune Green. Rents up to: £177 pw.

Advert no. 195842

1 Bed

Solent Road, NW6

1 bedroom flat (double) in an individual block. 2nd floor with 35 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £126 pw.

Advert no. 182369

4 Bed

St Albans Road, NW5

4 bedroom flat (doubles) on a small estate. Ground floor with 6 external steps. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £176 pw.

Advert no. 198710

2 Bed

Alexandra Place, NW8

2 bedroom flat (doubles) on a large estate. Ground and 1st floor with 13 internal steps. District heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £147 pw.

Advert no. 198163

4 Bed

Westcroft Close, NW2

4 bedroom house (2 doubles, 2 singles) on a small estate. Ground and 1st floor with 13 internal and 2 external steps. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £173 pw.

Advert no. 191572

2 Bed

Castlehaven Road, NW1

2 bedroom flat (doubles) in a house. 1st and 2nd floor with 33 internal and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Kentish Town. Rents up to: £139 pw.

Advert no. 181860

5 Bed

Chester Road, N19

5 bedroom house (4 doubles, 1 single). Ground and 1st floor with 32 internal steps and 1 external step. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: F. District: Kentish Town. Ward: Highgate. Rents up to: £184 pw.

Advert no. 186824

2 Bed

Coopers Lane, NW1

2 bedroom maisonette (doubles) on a small estate. Ground and 1st floor with 13 internal steps. Full central heating. Front garden. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £158 pw.

Advert no. 101686

2 Bed

Durston, Grafton Road, NW5

2 bedroom flat (doubles) on a large estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw.

Advert no. 195133

2 Bed

Greenaway House, Boundary Road, NW8

2 bedroom flat (doubles) on a large estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £141 pw.

Advert no. 199242

3 Bed

Fitzjohn's Avenue, NW3

3 bedroom flat (doubles) on a small estate. Basement and ground floor with 13 internal and 1 external step. Full central heating. Front communal play area and back garden. Landlord: Camden Council. Council Tax Band: F. District: Hampstead. Ward: Frognal and Fitzjohn. Rents up to: £196 pw.

Advert no. 188279

3 Bed

Ferdinand House, Ferdinand Place, NW1

3 bedroom maisonette (1 double, 2 singles) on a small estate. 3rd and 4th floor with 13 internal and 54 external steps. No lift. Individual heating. **Please note this property is managed by Chalk Farm TMO.** Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £146 pw.

Advert no. 195930

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Lyndhurst Road (288743), 2 bedroom flat in a house, 495 bids, let for 965 points

Mackworth House (109133), 3 bedroom flat on a large estate, 232 bids, let for 130 points

Rosebury Avenue (288709), 1 bedroom flat in an individual block, 91 bids, let for 202 points

Scrope House (187398), studio flat on a large estate, 140 bids, let for 300 points

APOLOGIES

Week 13. Advert No.198308. Courthope Road.

This property has been withdrawn by Camden Council as essential repairs are required. Apologies to anyone who placed a bid on it.

Week 28. Advert No. 288695. Midhope House.

This property was included in the Week 27 advert but was not opened for bidding. Advertised again this week. Apologies to anyone who tried to place a bid on it.

Week 28. Advert No. 196970. Rugmere.

This property was included in the Week 27 advert but was not opened for bidding. Advertised again this week. Apologies to anyone who tried to place 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 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.