

Camden Council homes

Week 29

Advert Thursday 4 August to Monday 8 August 2016

Important information for bidders

On 29 July 2016, the ability to bid using the automated telephone service ceased. Whilst we have discontinued this method of bidding 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

Studio



Advert no. 288692

Vivian Court, Maida Vale, W9

Sheltered studio flat in a individual block. 5th floor with lift access. Separate kitchen and bathroom. Full central heating. Communal garden. Communal facilities include: computer room, lounge and laundry. Car park facilities. No right to acquire. Starter tenancy will be issued. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £157 pw.

1 Bed



Advert no. 197522

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 193044

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 (including sheltered charges) pw.

1 Bed



Advert no. 189011

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and bathroom with wet shower. Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

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

1 Bed



Advert no. 288690

Rosebery Square East, Rosebery Avenue, EC1R

1 bedroom flat (double) in a individual block. 2nd floor with 30 external steps. No lift. Full gas central heating. No pets. No right to acquire. Close to Chancery Lane underground station, excellent bus links across London. Starter tenancy followed by 5 year fixed term. **This is an Affordable Rent property. Applicant must pass Origin's Affordability Assessment. One weeks advance rent to be paid before tenancy signing. Priority will be given to Origin transferring tenants.** Landlord: Origin Housing. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £122 pw.

Innisfree Housing

1 Bed

No photo available

Advert no. 288688

West End Close, NW6

1 bedroom flat (double) in a individual block. 1st floor with 3 external and 14 internal steps. No lift. Full gas central heating. Shared garden. Parking available. Assured tenancy will be offered with this property. **This is an Affordable Rent property.** Landlord: Innisfree Housing. District: Hampstead. Ward: West Hampstead. Rents up to: £158 pw.

3 Bed



Advert no. 286052

Lowfield Road, NW6

3 bedroom flat (2 doubles, 1 single) in a house. 1st floor with 7 external and 16 internal steps. No lift. Full central heating. Lifetime assured tenancy. **Unsuitable for applicants with limited mobility due to the number of steps. Affordable rent property.** Landlord: Innisfree Housing. District: Hampstead. Ward: West Hampstead. Rents up to: £156 pw.

One Housing

2 Bed



Advert no. 288689

Auden Place, NW1

2 bedroom flat (doubles) on a large estate. 1st floor with 20 external steps. No lift. Open plan kitchen/living room. Full gas central heating. Fixed term tenancy upon completion of your 12 month starter tenancy. No pets allowed. Right to acquire. **This is an affordable rent property.** Landlord: One Housing. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £290 pw.

2 Bed



Advert no. 288691

Chichester Court, Royal College Street, NW1

2 bedroom flat (1 double, 1 single) in an individual block. 2nd floor with lift access. Open plan kitchen/living room. Communal heating system. Those new to social housing will receive a fixed term tenancy upon completion of a 12-month starter tenancy. For those who have a current social housing tenancy which commenced before April 2012, an assured tenancy will be issued upon completion of your 12 month starter tenancy. Right to acquire. No pets allowed. **This is a Car Free scheme, no parking allowed and no parking permits will be issued by Camden Council.** Landlord: One Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £168 pw.

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

Belsize Grove, NW3*

Studio flat on a small estate. 3rd floor with lift access. No bath, shower only. Storage heating. Communal garden. **No gas in property. Applicants who are 55 years old and above will only be considered for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize Park. Rents up to: £125 pw.

Advert no. 194408

Studio

Grafton Road, NW5

Studio flat on a large estate. 2nd floor with 29 external steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £110 pw.

Advert no. 196332

Studio

Mullen Tower, Mount Pleasant, WC1X

Studio flat in a tower block. 9th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £113 pw.

Advert no. 187090

1 Bed

Ambleside, Augustus Street, NW1

1 bedroom flat (double) on a large estate. 4th floor with lift access and 3 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £115 pw.

Advert no. 108507

1 Bed

Glover House, Harben Road, NW6

1 bedroom flat (double) on a small estate. 1st floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £133 pw.

Advert no. 186293

1 Bed

Grafton Road, NW5

1 bedroom flat (double) on a large estate. 2nd floor with 29 external steps. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £128 pw.

Advert no. 186807

1 Bed

Lowfield Road, NW6

1 bedroom flat (single) in a house. 1st floor with 25 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £120 pw.

Advert no. 185384

1 Bed

Rowstock, Oseney Crescent, NW5

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £126 pw.

Advert no. 195636

1 Bed

Silverdale, Hampstead Road, NW1

1 bedroom flat (double) on a large estate. 1st floor with lift access. Storage heating. **Please be advised that this property may be affected by the Government's High Speed Two project if it goes ahead; residents in these properties will be required to move as a result.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £117 pw.

Advert no. 108511

1 Bed

Sumatra Road, NW6

1 bedroom flat (double) in a house. Basement floor level with 10 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £121 pw.

Advert no. 182215

1 Bed

Westcroft Close, NW2

1 bedroom flat (double) on a small estate. 1st floor with 12 internal and 14 external steps. No lift. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Fortune Green. Rents up to: £127 pw.

Advert no. 199455

2 Bed

Oxenholme, Harrington Square, NW1

2 bedroom flat (doubles) in a tower block. 5th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £135 pw.

Advert no. 105670

3 Bed

Carnegie House, New End Road, NW3

3 bedroom flat (doubles) on a small estate. 1st floor with 18 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Hampstead. Rents up to: £173 pw.

Advert no. 189308

3 Bed

Stanhope Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. Split across the 1st and 2nd floor with 15 internal and 31 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £155 pw.

Advert no. 108311

5 Bed

Halstow, Queens Crescent, NW5

5 bedroom maisonette (4 doubles, 1 single) on a large estate. Split across the ground and 1st floor with 13 internal steps. District heating. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £201 pw.

Advert no. 188726

5 Bed

Parliament Hill, NW3

5 bedroom flat (doubles) in a house. 1st floor with 36 internal and 22 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: G. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £178 pw.

Advert no. 194453

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Cavendish Mansions (186270), 1 bedroom flat on a small estate, 125 bids, let for 220 points

Cayford House (181628), 2 bedroom flat in a tower block, 438 bids, let for 550 points

Cranley Buildings (195259), 2 bedroom flat in a block, 507 bids, let for 635 points

Cranley Buildings (195259), 2 bedroom flat in a block, 507 bids, let for 510 points

Cromer House (288730), 1 bedroom flat on a small estate, 109 bids, let for 140 points

Cubitt Street (288766), 2 bedroom flat on a small estate, 313 bids, let for 455 points

Greatfield (184577), 3 bedroom flat on a small estate, 243 bids, let for 280 points

Maygrove Road (288721), 1 bedroom flat in a block, 86 bids, let for 165 points

continued...

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Oseney Crescent (194711), 1 bedroom flat in a house, 226 bids, let for 700 points

Phyllis Hodges House (288727), 1 bedroom flat in an individual block, 90 bids, let for 140 points

St Augustines Road (194473), 1 bedroom flat in a house, 159 bids, let for 1330 points

Walker House (734146), 1 bedroom flat on a small estate, 8 bids, let for 5 points

Westbere Road (288713), 1 bedroom flat in a house, 131 bids, let for 200 points

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.