

# Camden Council homes

Week 2

Advert Thursday 10 January to Monday 14 January 2019

## Chalcots Estate

A temporary local lettings plan applies to all vacant properties on the estate, this includes Blashford, Bray, Burnham, Dorney and Taplow blocks. Residents of the Chalcots Estate with a housing need will be prioritised for these properties. Bidding for these properties will remain open for five weeks and will close on Monday 28 January 2019.

These properties are sensitive lets because of the ongoing fire safety improvement works on the Chalcots Estate

### Studio

#### Bray, Fellows Road, NW3

Studio flat in a tower block. 3rd floor with lift access and 3 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: F

Advert no. 182717

### Studio

#### Bray, Fellows Road, NW3

Studio flat in a tower block. 5th floor with lift access. Electric fires.  
Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: F

Advert no. 195402

### Studio

#### Bray, Fellows Road, NW3

Studio flat in a tower block. 10th floor with lift access. District electric heating.  
Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £106 pw. Accessible Housing Category: G

Advert no. 184207

### Studio

#### Burnham, Fellows Road, NW3

Studio flat in a tower block. 2nd floor with lift access. Blow air heating.  
Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £109 pw. Accessible Housing Category: F

Advert no. 181063

### Studio

#### Dorney, Adelaide Road, NW3

Studio flat in a tower block. 13th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £108 pw. Accessible Housing Category: E

Advert no. 192622

### 2 Bed

#### Bray, Fellows Road, NW3

2 bedroom flat (doubles) in a tower block. 6th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £147 pw. Accessible Housing Category: G

Advert no. 195243

### 2 Bed

#### Taplow, Adelaide Road, NW3

2 bedroom flat (doubles) in a tower block. 12th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £136 pw. Accessible Housing Category: G

Advert no. 192952

### 3 Bed

#### Blashford, Adelaide Road, NW3

3 bedroom flat (2 doubles, 1 single) in a tower block. 8th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £150 pw. Accessible Housing Category: E

Advert no. 182004

### 3 Bed

#### Bray, Fellows Road, NW3

3 bedroom flat (doubles) in a tower block. 6th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £152 pw. Accessible Housing Category: E

Advert no. 183689

### 3 Bed

#### Dorney, Adelaide Road, NW3

3 bedroom flat (doubles) in a tower block. 9th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £161 pw. Accessible Housing Category: E

Advert no. 184377



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.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

## Sheltered Housing

### Studio



Advert no. 195549

### 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: £157 (including sheltered charges) pw.

### 1 Bed



Advert no. 288894

### Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Gas central heating. Shared garden. Permission required for pets. No parking.

Landlord: Clarion Housing Association. Council Tax Band: C.

District: Holborn. Ward: Holborn and Covent Garden.

Rents up to: £151 pw.

### 1 Bed



Advert no. 288321

### Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (double) in a block. 1st floor with lift access. Property has a wet floor shower room. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire.

Landlord: Origin Housing Association.

Council Tax Band: To be confirmed.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £155 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.

### Studio



Advert no. 106709

### Clarence Gardens, NW1

Studio flat on a large estate. Ground floor with 2 external steps. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: A.

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

Rents up to: £100 pw.

### Studio



Advert no. 182752

### Galsworthy Close, Galsworthy Road, NW2

Studio flat on a large estate. 1st floor with 17 external steps. No Lift. Full central heating. This property is located outside of Camden.

Landlord: Camden Council. Council Tax Band: B.

Rents up to: £101 pw.

### 1 Bed



Advert no. 191383

### Gascony Avenue, NW6

1 bedroom flat (double) in a house. Ground floor with 6 external steps. Full central heating. **This is a First Choice property. Priority will be given to underoccupiers. See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: D.

District: Hampstead. Ward: Kilburn.

Rents up to: £118 pw.

### 1 Bed



Advert no. 199168

### Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. Ground floor. Front and back garden. Full central heating.

**See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £129 pw.

### 3 Bed



Advert no. 191725

### Garnett House, Garnett Road, NW3

3 bedroom maisonette (doubles) on a small estate. 1st floor with 14 internal and 18 external steps. Full central heating. Property has a balcony and a communal garden.

Landlord: Camden Council. Council Tax Band: E.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £162 pw.

### 3 Bed



Advert no. 183675

### Lorton House, Kilburn Vale, NW6

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 35 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: Kilburn.

Rents up to: £150 pw.

### 4 Bed



Advert no. 198425

### Kenbrook House, Leighton Road, NW5

4 bedroom flat (2 doubles, 2 singles) on a small estate. 4th floor with lift access. 13 internal steps and 1 external step. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £171 pw.

### 4 Bed



Advert no. 181147

### Kennistoun House, Leighton Road, NW5

4 bedroom flat (1 double, 3 singles) on a small estate. 3rd and 4th floor with 14 internal and 54 external steps. No lift. Full central heating. Communal garden.

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £167 pw.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Dudley Court (192307), 1 bedroom sheltered flat on a small estate, 5 bids, let for 1950 points**

**Harmood Street (191579), 1 bedroom flat in a house, 154 bids, let for 360 points**

**Heathview (288351), 1 bedroom flat in a block, 59 bids, let for 140 points**

**Maitland Park Road (188363), 3 bedroom flat on a large estate, 297 bids, let for 375 points**

**Medway Court (194557), studio flat in a block, 90 bids, let for 200 points**

**Prince of Wales Road (188855), 1 bedroom flat in a house, 127 bids, let for 385 points**

**South End Close (193697), 3 bedroom flat on a small estate, 294 bids, let for 300 points**

**St Augustines House (286274), studio flat in a block, 91 bids, let for 200 points**

**Weedington Road (192352), 1 bedroom flat on a large estate, 58 bids, let for 200 points**

**Winter Garden House (198734), 1 bedroom flat in a block, 61 bids, let for 385 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)

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**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)

## **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.