

# Camden Council homes

Week 2

Advert Thursday 11 January 2018 to Monday 15 January 2018

## Housing for Older People

1 Bed



### Burrard Road, NW6

Sheltered 1 bedroom flat (double) in a house. Ground floor. Walk in shower. Full central heating. Back garden.  
Landlord: Genesis Housing Association.  
District: Hampstead.  
Rents up to: £144 pw.

Advert no. 288449

1 Bed



### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 11th floor with lift access. District Heating. Shared back garden.  
**Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Haverstock.  
Rents up to: £169 (including sheltered charges) pw.

Advert no. 184230

1 Bed



### Millman Street, WC1N

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. District Heating. Communal garden.  
Landlord: Camden Council. Council Tax Band: D.  
District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £195 (including sheltered charges) pw.

Advert no. 190164

1 Bed



### Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) on a large estate. 1st floor with lift access. Electric heating. Communal garden. No parking. No pets.  
Landlord: Origin Housing. Council Tax Band: B.  
District: Hampstead. Ward: Swiss Cottage.  
Rents up to: £167 pw.

Advert no. 288469

2 Bed



### Rosebush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating.  
Landlord: Origin Housing.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £159 pw.

Advert no. 288572

**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



### Garlinge Court, Fordwych Road, NW2

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. Small separate kitchen. Full central heating. Right to Acquire. No pets allowed. If you do not currently hold a permanent Social Housing tenancy issued before 1 April 2012, you will be issued with a fixed term tenancy, upon successful completion of your 12 month starter tenancy.  
**See Ground Floor Flats, Note 1.**  
Landlord: One Housing Group. District: Hampstead.  
Ward: Fortune Green. Rents up to: £149 pw.

Advert no. 288448

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

Studio



### Foster Court, Royal College Street, NW1

Studio flat on a small estate. Ground floor with 3 external steps. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Canteloves.  
Rents up to: £106 pw.  
London Accessible code: E+.

Advert no. 197243

Studio



### Radcliffe House, Portpool Lane, EC1N

Studio flat on a large estate. 2nd floor with 40 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £111 pw.  
London Accessible code: F.

Advert no. 181150

Studio



### Royal College Street, NW1

Studio flat in a house. 2nd floor with 33 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Sommers Town.  
Rents up to: £102 pw.  
London Accessible code: G.

Advert no. 104280

1 Bed



### Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **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: C.

Advert no. 191678

1 Bed



### Smyrna Road, NW6

1 bedroom flat (double) in an individual block. 1st floor with 16 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn.  
Rents up to: £127 pw.  
London Accessible code: G.

Advert no. 186308

1 Bed



### Southfleet, Malden Road, NW5

1 bedroom flat (double) on a large estate. 5th floor with lift access and 13 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Haverstock.  
Rents up to: £125 pw.  
London Accessible code: G.

Advert no. 198543

1 Bed



### Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. Ground floor with 2 internal and 2 external steps. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn.  
Rents up to: £129 pw. London Accessible code: G.

Advert no. 183845

2 Bed



### Cayford House, Lawn Road, NW3

2 bedroom flat (doubles) in a tower block. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £161 pw.  
London Accessible code: G.

Advert no. 190801

2 Bed



### Coram House, Herbrand Street, WC1N

2 bedroom (1 double, 1 single) on a small estate. 2nd floor with 30 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury.  
Rents up to: To be confirmed.  
London Accessible code: F.

Advert no. 195199

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.

### 2 Bed

#### Dunboyne Road, NW3

2 bedroom flat (doubles) on a small estate. Ground floor with 13 internal and 10 external steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £146 pw. London Accessible code: F.

Advert no. 198925

### 2 Bed

#### Frewell House, Portpool Lane, EC1N

2 bedroom flat (1 double, 1 single) on a large estate. 3rd floor with 51 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £154 pw. London Accessible code: F.

Advert no. 194599

### 2 Bed

#### Grasmere, Osnaburgh Street, NW1

2 bedroom flat (doubles) in a tower block. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regents Park. Rents up to: £133 pw. London Accessible code: G.

Advert no. 108099

### 2 Bed

#### Kenbrook House, Leighton Road, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £140 pw. London Accessible code: C.

Advert no. 183843

### 2 Bed

#### Mackworth House, Augustus Street, NW1

2 bedroom flat (doubles) on a large estate. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regents Park. Rents up to: £137 pw. London Accessible code: F.

Advert no. 109193

### 2 Bed

#### Newlyn, Plender Street, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor with 14 internal and 48 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £147 pw. London Accessible code: F.

Advert no. 101398

### 2 Bed

#### O'Donnell Court, Brunswick Centre, WC1N

2 bedroom flat (doubles) on a large estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Bloomsbury. Rents up to: £175 pw. London Accessible code: G.

Advert no. 193538

### 3 Bed

#### Dorney, Adelaide Road, NW3\*

3 bedroom flat (doubles) in a tower block. 5th floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £157 pw. London Accessible code: G.

Advert no. 182707

### 3 Bed

#### Taplow, Adelaide Road, NW3\*

3 bedroom flat (doubles) in a tower block. 16th floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £154 pw. London Accessible code: G.

Advert no. 195783

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Castle Court (187066), 1 bedroom flat on a small estate, 141 bids, let for 270 points**

**Cayford House (191726), 2 bedroom flat in a tower block, 290 bids, let for 500 points**

**Clyde Court (194752), 1 bedroom sheltered flat on a small estate, 5 bids, let for 327 points**

**Coram House (194539), studio flat on a small estate, 101 bids, let for 350 points**

**Dobson Close (189501), 1 bedroom flat on a large estate, 83 bids, let for 305 points**

**Oakshott Court (102573), 1 bedroom flat on a small estate, 113 bids, let for 230 points**

**Oseney Crescent (183907), studio flat in a house, 94 bids, let for 275 points**

**Sage Way (193282), 1 bedroom flat on a small estate, 83 bids, let for 240 points**

**Wellesley Road (198973), studio flat on a large estate, 80 bids, let for 200 points**

## APOLOGIES

**Week 51-52 Advert No. 288461 Abbey Road NW6.**

This property is a sensitive let and for women only. Apologies to anyone who bid on it.

**Week 1. Advert No.183299. Bartholomew Road.**

This property was advertised by error and is being used by Camden. Apologies to anyone who bid on it.

**Week 47. Advert No.190037. Dunboyne Road.**

This property was advertised by error and is being used by Camden. Apologies to anyone who bid on it.

**Week 47. Advert No.198925. Dunboyne Road.**

This property was advertised by error and was being used by Camden. Apology was placed in week 48 advert however it had the incorrect advert number. Apologies to anyone who bid on it. This property is now no longer being used by Camden Council and had been included in this advert.

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## **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.