

Camden Council homes

Week 30

Advert Thursday 11 August to Monday 15 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. 286061

Philip House, Mortimer Place, NW6

Sheltered studio flat in a block. 1st floor with lift access. Full central heating. Communal lounge, hall, laundry room, kitchen, library and garden. No pets. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £171 pw.

Studio



Advert no. 286060

Philip House, Mortimer Place, NW6

Sheltered studio flat in a block. 4th floor with lift access. Full central heating. Communal lounge, hall, laundry room, kitchen, library and garden. No pets. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £171 pw.

1 Bed



Advert no. 288859

Cherry Tree Court, Camden Road, NW1

1 bedroom sheltered flat (double) in a block. 1st floor with lift access. Full central heating. Shared garden. No pets without permission. Landlord: Circle Anglia. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £200 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.

Innisfree Housing Association

1 Bed

No photo available

Advert no. 260062

Belmont Street, NW1

1 bedroom flat (double) in a house. 1st floor with 22 external steps. Storage heating. Assured tenancy. **This is a Affordable rent property.** Landlord: Innisfree Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £148 pw.

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

Circle Anglia

3 Bed



Advert no. 286063

Acton Street, WC1*

3 bedroom flat (1 double, 2 singles) in a house. 3rd floor with 38 external and 38 internal steps. Full central heating. **Sensitive let.** Landlord: Circle Anglia. District: Holborn. Ward: King's Cross. Rents up to: £239 pw.

Genesis Housing Association

3 Bed



Advert no. 286064

Hilgrove Road, NW6

3 bedroom flat (2 doubles, 1 single) in a house. 1st floor with 13 external steps. Full central heating. 5 year fixed term tenancy issued upon successful completion of a 1 year starter tenancy. Landlord: Genesis Housing Association. Council Tax Band: D. District: Hampstead. Ward: Swiss Cottage. Rents up to: £169 pw.

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

Studio



Advert no. 101403

Dartington, Plender Street, NW1

Studio flat on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £107 pw.

Studio



Advert no. 188790

Falkland Road, NW5

Studio flat in a house. 3rd floor with 36 external and 16 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £103 pw.

Studio



Advert no. 188228

Lady Margaret Road, NW5

Studio flat in a house. Basement flat with 2 internal and 9 external steps. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £104 pw.

Studio



Advert no. 197465

Somerton House, Dukes Road, WC1H

Studio flat in a tower block. 8th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £106 pw.

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2 Bed

Ashington, Warden Road, NW5

2 bedroom flat (doubles) 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: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £135 pw.

Advert no. 182098

2 Bed

Broadoak House, Mortimer Crescent, NW6

2 bedroom flat (doubles) on a small estate.
4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £137 pw.

Advert no. 194140

2 Bed

Kilburn Gate, Kilburn Priory, NW6

2 bedroom flat (1 double, 1 single) on a small estate.
1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £136 pw.

Advert no. 192675

3 Bed

Sidney Boyd Court, West End Lane, NW6

3 bedroom flat (2 doubles, 1 single) on a small estate.
1st floor with lift access and 4 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £155 pw.

Advert no. 180197

3 Bed

Westcroft Close, NW2

3 bedroom maisonette (2 doubles, 1 single) on a small estate.
Ground and 1st floors with 7 external and 13 internal steps.
Full central heating. Front and back gardens.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Fortune Green.
Rents up to: £154 pw.

Advert no. 196341

4 Bed

Gillies House, Hilgrove Road, NW6

4 bedroom flat (3 doubles, 1 single) on a large estate.
1st floor with 17 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £174 pw.

Advert no. 194489

4 Bed

Scafell, Stanhope Street, NW1

4 bedroom flat (3 doubles, 1 single) on a large estate.
4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.
Rents up to: £172 pw.

Advert no. 106646

APOLOGIES

Week 27. Advert No. 289109. Juniper Crescent.

This property has been withdrawn by the housing association, apologies to anyone who placed a bid on it.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Beaufort Court (288722), 4 bedroom flat on a small estate, 109 bids, let for 230 points
Broadhurst Gardens (288798), 2 bedroom flat in a small block, 341 bids, let for 455 points
Camden Road (140552), 2 bedroom flat in a house, 550 bids, let for 347 points
Carnegie House (193346), 4 bedroom maisonette on a small estate, 116 bids, let for 800 points
Cavendish Mansions (192133), 1 bedroom flat on a small estate, 171 bids, let for 350 points
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 510 points
Cranley Buildings (195259), 2 bedroom flat in a block, 507 bids, let for 635 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
Grafton Way (198705), 1 bedroom flat on a small estate, 146 bids, let for 305 points
Greatfield (184577), 3 bedroom flat on a small estate, 243 bids, let for 280 points
Juniper Crescent (281465), 3 bedroom maisonette on a large estate, 256 bids, let for 830 points
Mayford (102433), 1 bedroom flat on a small estate, 127 bids, let for 385 points
Maygrove Road (288721), 1 bedroom flat in a block, 86 bids, let for 165 points
Nottingham House (286059), 1 bedroom flat in a block, 89 bids, let for 195 points
Oseney Crescent (194711), 1 bedroom flat in a house, 226 bids, let for 700 points
Philia House (288725), 1 bedroom flat in an individual block, 102 bids, let for 150 points
Phyllis Hodges House (288727), 1 bedroom flat in an individual block, 90 bids, let for 140 points
Rowley Way (192779), 1 bedroom flat on a large estate, 113 bids, let for 300 points
Rubicon Court (286053), 2 bedroom flat in a block, 303 bids, let for 560 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

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.