

Camden Council homes

Week 30

Advert Thursday 26 July 2018 to Monday 30 July 2018

Housing for Older People

Studio



Foundling Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor with 2 external steps. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £174 (including sheltered charges) pw.

Advert no. 196890

Studio



O'Donnell Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor with ramp access. Wetroom, no bath. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £173 (including sheltered charges) pw.

Advert no. 197045

Studio



O'Donnell Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. 4th floor with lift access. Open plan kitchen. Low level access shower. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £173 (including sheltered charges) pw.

Advert no. 184239

1 Bed



Cressfield Close

Sheltered 1 bedroom (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £175 (including sheltered charges) pw.

Advert no. 194314

1 Bed



Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 9th floor with lift access. District heating. Shared front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

Advert no. 197760

1 Bed



Foundling Court, Brunswick Centre, WC1N

Sheltered 1 bedroom flat (double) on a large estate. 3rd floor with lift access. District heating. Balcony. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £194 (including sheltered charges) pw.

Advert no. 188016

1 Bed



Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £197 (including sheltered charges) pw.

Advert no. 196667

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



Mayford, Oakley Square, NW1

Studio flat on a large estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £106 pw. London Accessible code: F.

Advert no. 102354

3 Bed



Carnegie House, New End, NW3

3 bedroom maisonette (2 doubles, 1 single) on a small estate. Ground and 1st floors with 14 internal and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Hampstead. Rents up to: £172 pw. London Accessible code: E+.

Advert no. 194569

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Brierfield (105762), studio flat on a small estate, 95 bids, let for 200 points

College Place (103908), 1 bedroom flat in a house, 180 bids, let for 930 points

Dartmouth Park Hill (195964), 1 bedroom flat on a large estate, 115 bids, let for 990 points

Denton (181884), 3 bedroom flat on a large estate, 274 bids, let for 400 points

Dickens House (191366), 1 bedroom flat on a small estate, 78 bids, let for 350 points

Dulverton (101536), 2 bedroom flat on a small estate, 318 bids, let for 630 points

Equaino Court (109987), 3 bedroom flat on a large estate, 3 bids, let for 580 points

Farjeon House (195802), studio flat on a large estate, 88 bids, let for 165 points

Fordwych Road (194803), 1 bedroom flat in a house, 149 bids, let for 780 points

Glenridding (105593), 3 bedroom flat on a large estate, 265 bids, let for 630 points

Godwin Court (102125), 3 bedroom on a small estate, 340 bids, let for 1150 points

Goodge Place (400163), 2 bedroom flat in a block, 359 bids, let for 355 points

Grange Place (186430), 3 bedroom flat on a small estate, 340 bids, let for 360 points

Holly Lodge Mansions (187269), 1 bedroom flat on a large estate, 67 bids, let for 150 points

Holly Lodge Mansions (181702), 1 bedroom flat on a large estate, 67 bids, let for 110 points

Irene Barclay House (288414), 1 bedroom flat in an individual block, 83 bids, let for 100 points

Juniper Crescent (288401), 1 bedroom flat on a large estate, 64 bids, let for 367 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

Langdale (109271), 2 bedroom on a large estate, 421 bids, let for 385 points

Makepeace Mansions (187224), 3 bedroom flat on a large estate, 362 bids, let for 1770 points

Radcliffe House (182898), 1 bedroom flat on a large estate, 60 bids, let for 200 points

Skipwith House (187253), 2 bedroom flat on a large estate, 251 bids, let for 385 points

Sycamore House (196677), 1 bedroom flat on a large estate, 95 bids, let for 250 points

Tankerton House (288394), 1 bedroom flat in a block, 52 bids, let for 120 points

The Towers (196767), 3 bedroom flat on a small estate, 227 bids, let for 360 points

Tiptree (182661), 1 bedroom flat on a small estate, 114 bids, let for 292 points

APOLOGIES

Week 28, Advert No. 195612 - Makepeace Mansions.

This property has been withdrawn as it is not ready to let, it will be readvertised at a later date. Apologies to anyone who 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 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.