

Camden Council homes

Week 31

Advert Thursday 18 August to Monday 22 August 2016

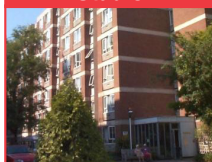
Important information for bidders

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

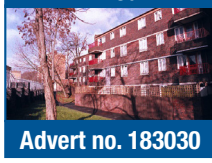


Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat in an individual block. 4th floor with lift access. Separate kitchen and bathroom. Communal facilities include lunch club, computer room, laundry and lounge. Full central heating. Small paved garden. Accessibility ramp. Limited parking. No pets. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw.

Advert no. 288685

1 Bed



Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. Electric shower. **Electric cooking only.** Landlord: Camden council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (including sheltered charges) pw.

Advert no. 183030

1 Bed



Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 16th floor with lift access. Full central heating. Level access shower. **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. 185402

1 Bed



Spring Court, Iverson Road, NW6

1 bedroom sheltered flat (single) on a small estate. 4th floor with lift access. Full central heating. Communal garden. No shower. No pets. No smoking facilities. No Right to Acquire. No Parking. **Priority will be given to applicants assessed as requiring a wheelchair accessible property and after this applicants with a medical need for a ground floor property. Wheelchair accessible unit.** Landlord: Riverside Housing Association. District: Hampstead. Ward: Hampstead. Rents up to: £180 pw.

Advert no. 289447

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.

Heathview Co-operative

1 Bed



Heathview, Gordon House Road, NW5

1 bedroom flat (double) in an individual block. 3rd floor with lift access. Communal central heating. Shared back garden. Pets only at landlord discretion. No Right to Buy. No on-site parking. Tenants are expected to contribute to running of the co-operative. Landlord: Heathview Co-operative. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £104 pw.

Advert no. 288686

Origin Housing Association

1 Bed



Phyllis Hodges House, Chalton Street, NW1

1 bedroom flat (double) in an individual block. 2nd floor with 35 external steps. No lift. No pets. No right to acquire. Starter tenancy followed by 5 year fixed term tenancy if all terms and conditions are met within the first year. **One week advance rent to be paid before tenancy signing.** Close to Euston/King's Cross/St Pancras stations, excellent bus links across London. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £260 pw.

Advert no. 288727

Genesis Housing Association

2 Bed



Belvedere House, Belsize Road, NW6

2 bedroom flat (doubles) in an individual block. Ground floor with 1 external step. Full central heating. No parking. **See Ground Floor Flats, Note 1.** Landlord: Genesis Housing Association. District: Hampstead. Ward: Hampstead. Rents up to: £160 pw.

Advert no. 288687

2 Bed



College Crescent, NW3

2 bedroom flat (doubles) in an individual block. 3rd floor with 62 external steps. No lift. Full central heating. Controlled parking. Landlord: Genesis Housing Association. District: Hampstead. Ward: Hampstead. Rents up to: £154 pw.

Advert no. 288771

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

1 Bed



Brookes Court, Baldwins Gardens, EC1N

1 bedroom flat (double) on a small estate. Basement floor with 14 external steps. No lift. District heating. Electric shower. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £142 pw.

Advert no. 187432

1 Bed



Casterbridge, Abbey Road, NW6

1 bedroom flat (double) in a tower block. 13th floor with lift access. Full central heating. **This property is managed by Abbey Road Housing Co-operative.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £117 pw.

Advert no. 188237

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.

1 Bed

Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £131 pw.

Advert no. 197314

3 Bed

Mayford, Oakley Square, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground and 1st floor with 13 internal steps and 1 external step. Full central heating. Back Garden. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £163 pw.

Advert no. 102324

1 Bed

Flaxman Court, Flaxman Terrace, WC1H*

1 bedroom flat (double) on a small estate. 2nd floor with lift access and 13 external steps to the lift from the street. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: King's Cross. Rents up to: £129 pw.

Advert no. 183530

3 Bed

Silverbirch Walk, NW3

3 bedroom maisonette (2 doubles, 1 single) on a large estate. Ground and 1st floors with 14 internal steps and 1 external step. No lift. Full central heating. Communal Garden. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £165 pw.

Advert no. 198902

1 Bed

Leighton Crescent, NW5

1 bedroom flat (double) in an individual block. 2nd floor with 44 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £108 pw.

Advert no. 180225

3 Bed

The Forties, Islip Street, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £145 pw.

Advert no. 182118

1 Bed

Radcliffe House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 3rd floor with 61 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £126 pw.

Advert no. 180366

4 Bed

Caversham Road, NW5

4 bedroom flat (3 doubles, 1 single) in a house. 1st and 2nd floor with 37 internal and 7 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £166 pw.

Advert no. 198798

1 Bed

Southend Close, NW3

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £125 pw.

Advert no. 196439

1 Bed

Southfleet, Malden Crescent, NW5

1 bedroom maisonette (double) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £126 pw.

Advert no. 198861

2 Bed

Dunollie Road, NW5

2 bedroom flat (doubles) in a house. Ground and 1st floor with 7 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Kentish Town. Rents up to: £144 pw.

Advert no. 183227

2 Bed

Medway Court, Judd Street, WC1H*

2 bedroom flat (doubles) in an individual block. 1st floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £148 pw.

Advert no. 196239

2 Bed

Sheriff Road, NW6

2 bedroom flat (doubles) in a house. Ground and 1st floor with 12 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £147 pw.

Advert no. 181169

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Carnegie House (190543), 4 bedroom maisonette on a small estate, 95 bids, let for 480 points

Dynham Road (196990), 1 bedroom flat in a house, 226 bids, let for 880 points

Gondar Gardens (190145), 1 bedroom flat in a house, 175 bids, let for 530 points

Gooch House (194094), 2 bedroom flat on a large estate, 491 bids, let for 550 points

Hampstead Road (288742), 3 bedroom maisonette in a house, 219 bids, let for 450 points

Hawkshead (106882), 4 bedroom flat on a large estate, 94 bids, let for 480 points

Kirkeby House (182552), 1 bedroom flat on a large estate, 134 bids, let for 350 points

Mayford (102433), 1 bedroom flat on a small estate, 127 bids, let for 380 points

Nigel House (180472), 1 bedroom flat on a large estate, 169 bids, let for 325 points

Palgrave House (187415), 2 bedroom flat in a tower block, 422 bids, let for 500 points

Radcliffe Buildings (195691), 3 bedroom flat on a large estate, 186 bids, let for 292 points

Radcliffe House (182898), 1 bedroom flat on a large estate, 125 bids, let for 305 points

Sarre Road (195842), 4 bedroom house, 118 bids, let for 1780 points

West End Lane (286055), 2 bedroom flat in a house, 447 bids, let for 120 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.