

Camden Council homes

Week 31

Advert Thursday 1 August to Monday 5 August 2019

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



Greenwood, Oseney crescent, NW5

Sheltered studio flat (double) on a small estate. Ground floor with lift access. Full central heating. Shared back garden.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.

Advert no. 189984 Rents up to: £152 (including sheltered charges) pw.

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating. Shared garden.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.

Advert no. 185637 Rents up to: £169 (including sheltered charges) pw.

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Communal heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.

Advert no. 180956 Rents up to: £173 (including sheltered charges) pw.

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 3rd floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.

Advert no. 190187 Rents up to: £173 (including sheltered charges) pw.

1 Bed



Cressfield Close, NW1

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: C.
District: Gospel Oak. Ward: Gospel Oak.

Advert no. 184552 Rents up to: £173 (including sheltered charges) pw.

1 Bed



Sycamore Court, Bransdale Close, NW6

Sheltered 1 bedroom flat (double) on a large estate. 1st floor with lift access and 8 external steps. Full central heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.

Advert no. 181369 Rents up to: £170 (including sheltered charges) pw.

Origin Housing Association

1 Bed



Mill Apartments, Mill Lane, NW6

1 bedroom accessible flat (double) in a small block. Fully adapted wheelchair kitchen, wet room and hoist in living room (this might get removed). Ground floor. Communal heating. 1 year starter tenancy followed by 5 year fixed term tenancy. Parking details to be confirmed. No pets except assistance pets. No right to acquire. Landlord: Origin Housing.

Advert no. 288252 Rents up to: £158 pw.

Islington Community Housing Co-op

1 Bed



Leighton Road, NW5

1 bedroom flat (double) in a house. Ground floor with 5 external steps. Full gas central heating. Shared garden.

See Ground Floor Flats, Note 1.

Landlord: Islington Community Housing Co-op.
Rents up to: £129 pw.

Advert no. 288236

Origin Housing Association

1 Bed



Plender Street, NW1

1 bedroom flat (double) in an individual block. 1st floor with 20 external steps. Full gas central heating. Strictly No Pets Policy. No Parking. Starter Tenancy for 12 months, followed by an Assured Tenancy. Payment of rent and the prevention of rental debt is an important part of maintaining the tenancy. It is therefore customer's obligation to ensure the rent is paid in advance as stated in the tenancy agreement. In line with this, all customers are required to pay their rent at sign up.

Rents up to: £136 pw.

Advert no. 288233

2 Bed



St Thomas Court, Wrotham Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. Full gas central heating. Property does not have any adaptations. There are no parking facilities on-site, however, property is close to Camden Road Overground station. Starter Tenancy for 12 months, followed by an Assured Tenancy.

Landlord: Network Homes. Rents up to: £152 pw.

Advert no. 288235

Network Homes

2 Bed



St Thomas Court, Wrotham Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. Full gas central heating. Property does not have any adaptations. There are no parking facilities on-site, however, property is close to Camden Road Overground station. Starter Tenancy for 12 months, followed by an Assured Tenancy.

Landlord: Network Homes.
District: Kentish Town. Rents up to: £152 pw.

Advert no. 288235

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

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Studio

Belsize Grove, NW3

Studio flat on a small estate. 1st floor with lift access. Full central heating. **This property has its own WC, but the bathroom is shared. Applicants who are 55 and above will be prioritised for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £123 pw. London Accessible code: E.

Advert no. 192201

1 Bed

Belsize Avenue, NW3

1 bedroom flat (double) on a small estate. Basement floor with 1 internal and 7 external steps. District heating. **This is a First Choice property, underoccupiers will be prioritised.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £153 pw. London Accessible code: F.

Advert no. 197498

1 Bed

Gaisford Street, NW5

1 bedroom flat (double) in a house. 2nd floor with 45 external steps. Shared front garden. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £109 pw. London Accessible code: F.

Advert no. 198541

1 Bed

Brayshaw House, Camden Street, NW1

1 bedroom flat (double) in an individual block. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: TBC. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £152 pw.

Advert no. 101059

1 Bed

Nalton House, Hilgrove Road, NW6

1 bedroom flat (double) on a large estate. Basement floor with 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £128 pw. London Accessible code: F.

Advert no. 185014

2 Bed

Mayford, Oakley Square, NW1

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floor with 13 internal and 38 external steps. District heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £139 pw. London Accessible code: F.

Advert no. 102375

3 Bed

Chester Road, N19

3 bedroom maisonette (2 doubles, 1 single) on a small estate. 2nd floor with 24 external and 15 internal steps. Communal heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Highgate. Rents up to: £181 pw. London Accessible code: F.

Advert no. 109875

3 Bed

Mill Lane, NW6

3 bedroom flat (doubles) in a house. 1st floor with 8 external and 33 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Fortune Green. Rents up to: £152 pw. London Accessible code: F.

Advert no. 197330

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Broadfield 199340, 2 bedroom maisonette on a small estate, 467 bids, let for 525 points

Camelford 101496, 1 bedroom flat on a small estate, 124 bids, let for 600 points

Cliff Road 199899, 1 bedroom flat in a house, 133 bids, let for 150 points

Croftdown Rd 183862, 1 bedroom flat in a house, 119 bids, let for 1440 points

Goodge Place 288254, 1 bedroom flat in a house, 95 bids, let for 350 points

Greenwood 195283, sheltered studio flat on a small estate, 2 bids, let for 100 points

Hillfield Road 288255, 2 bedroom flat in a house, 357 bids, let for 385 points

Mackworth House 109147, studio flat on a large estate, 114 bids, let for 150 points

Maitland Park Road 183291, 3 bedroom flat on a large estate, 313 bids, let for 300 points

Malden Road 288260, 1 bedroom flat in a house, 64 bids, let for 150 points

Mecklenburg Street 190760, studio flat in a house, 131 bids, let for 165 points

St Albans 184847, 2 bedroom flat on a small estate, 396 bids, let for 385 points

Tiptree 195927, 1 bedroom flat on a small estate, 98 bids, let for 275 points

Warren Street 188296, 1 bedroom flat in an individual block, 11 bids, let for 630 points

Waterhouse Close 190249, sheltered 1 bedroom flat in an individual block, 15 bids, let for 75 points

Winter Garden Hse 188829, 1 bed flat in a tower block, 50 bids, let for 200 points

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.

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.