

Camden Council homes

Week 32

Advert Thursday 8 August to Monday 12 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.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

1 Bed



Advert no. 288230

Ashton Court, Camden Road, NW1

Sheltered 1 bedroom flat (double) on a large estate. 3rd floor with lift access. Open plan kitchen, dining and lounge with Juliette balcony. **Electric cooking only.** Full central heating. Fully adapted bathroom with walk-in level access shower. No pets or parking on site. Landlord: Origin Housing Association. District: Kentish Town. Ward: Canteloves. Rents up to: £203 pw.

1 Bed

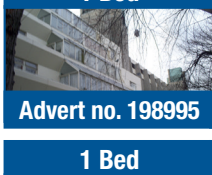


Advert no. 288205

Ashton Court, Camden Road, NW1

Sheltered 1 bedroom flat (double) on a large estate. 3rd floor with lift access. Open plan kitchen, dining and lounge with large windows. **Electric cooking only.** Full central heating. Fully adapted bathroom with walk-in level access shower. No pets or parking on site. Landlord: Origin Housing Association. District: Kentish Town. Ward: Canteloves. Rents up to: £203 pw.

1 Bed



Advert no. 198995

O'Donnell Court, Brunswick Centre, WC1N

Sheltered 1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £189 (including sheltered charges) pw.

1 Bed



Advert no. 186309

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 2nd 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: £192 (including sheltered charges) pw.

1 Bed



Advert no. 192060

Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £172 (including sheltered charges) pw.

Wheelchair Accessible Property



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on this property.

1 Bed



Advert no. 105977

Mornington Place, NW1

1 bedroom wheelchair accessible flat (double) on a small estate. Ground floor. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £123 pw.

Notting Hill Genesis Housing Association

1 Bed



Advert no. 288232

Holmdale Road, NW6

1 bedroom flat (double) in a street property. 2nd floor with 12 internal and 27 external steps. No lift. Full central heating. Landlord: Notting Hill Genesis Housing Association. District: Hampstead. Ward: West Hampstead. Rents up to: £124 pw.

One Housing Group

1 Bed



Advert no. 288198

Whidborne Street, WC1H

1 bedroom flat (double) in an individual block. 1st floor with 25 external steps. No lift. Full central heating. No laminate/wooden flooring. Strictly no pets policy. Permit holders only with limited parking spaces. Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £138 pw.

1 Bed



Advert no. 288209

Gasterbridge, Abbey Road, NW6

3 x 1 bedroom flats (doubles) in a tower block. Located between the 4th and 18th floor. Lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £108 pw.

1 Bed



Advert no. 288179

Snowman House, Abbey Road, NW6

8 x 1 bedroom flats (doubles) in a tower block. Located between the 3rd and 15th floor. Lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £109 pw.

1 Bed



Advert no. 108798

Starcross Street, NW1

1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £132 pw.

2 Bed

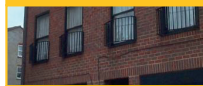


Advert no. 288192

Gasterbridge, Abbey Road, NW6

3 x 2 bedroom flats (1 double, 1 single) in a tower block. Located between the 11th and 18th floor. Lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £121 pw.

2 Bed



Advert no. 184538

Crofters Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 17 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £131 pw.

2 Bed



Advert no. 191407

Powis House, Macklin Street, WC2B

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with 30 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £158 pw.

2 Bed



Advert no. 288231

Snowman House, Abbey Road, NW6

3 x 2 bedroom flats (1 double, 1 single) in tower block. Located between the 6th and 18th floor. Lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £123 pw.

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

Broadfield Lane (104745), studio flat on a large estate, 111 bids, let for 200 points
Clevedon Mansions (196942), 3 bedroom flat on a large estate, bids, let for 630 points
Cliff Road (199899), 1 bedroom flat in a house, 133 bids, let for 150 points
Gooch House (199360), studio flat on a large estate, 118 bids, let for 200 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
Lady Margaret Road (193252), 1 bedroom flat in a house, 130 bids, let for 200 points
Maitland Park Road (183291), 3 bedroom flat on a large estate, 313 bids, let for 300 points
Mary Green (182444), 1 bedroom flat in a tower block, 59 bids, let for 350 points
Royal College Street (104266), 2 bedroom flat in a house, 477 bids, let for 580 points
St Albans (184847), 2 bedroom flat on a small estate, 396 bids, let for 385 points

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.