

Camden Council homes

Week 33

Advert Thursday 1 September to Monday 5 September 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

1 Bed



Advert no. 197522

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 3rd floor with lift access. District heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 185402

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 16th floor with lift access. District heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 182363

Foundling Court, Brunswick Centre, WC1N

1 bedroom sheltered flat (double) on a large estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Bloomsbury. Rents up to: £195 (including sheltered charges) pw.

1 Bed



Advert no. 189011

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. District heating. **Electric cooking only. Fully wheelchair accessible with adapted kitchen and bathroom with wet shower. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this applicants with a ground floor priority.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) 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.

Circle Housing

Studio



Advert no. 288681

Stratford Villas, NW1

Studio flat in a house. 1st floor with 14 external steps. Full gas central heating. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Residential parking permits can be purchased from Camden Council. Landlord: Circle Housing. District: Kentish Town. Ward: Cantelowes. Rents up to: £141 pw.

Studio



Advert no. 288679

Warren Street, W1

Studio flat in a house. Ground floor with 2 external steps. Full gas central heating. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Residential parking permits can be purchased from Camden Council. **See Ground Floor Flats, Note 1.** Landlord: Circle Housing. District: Holborn. Ward: Bloomsbury. Rents up to: £141 pw.

1 Bed



Advert no. 288680

Bramshill Gardens, NW5

1 bedroom flat (double) in a house. Basement floor with 6 external steps. Full gas central heating. Small garden area. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Residential parking permits can be purchased from Camden Council. Landlord: Circle Housing. District: Kentish Town. Ward: Highgate. Rents up to: £141 pw.

2 Bed



Advert no. 288682

Agar Grove, NW1

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 12 external steps. Full gas central heating. Affordable Rent Property. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Residential parking permits can be purchased from Camden Council. Landlord: Circle Housing. District: Kentish Town. Ward: Cantelowes. Rents up to: £204 pw.

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.

Studio

Hickes House, Harben Road, NW6

Studio flat on a small estate.
1st floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £119 pw.

Advert no. 185626

1 Bed

Eskdale, Stanhope Street, NW1

1 bedroom flat (double) on a large estate.
4th floor with lift access and 1 internal step. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £116 pw.

Advert no. 109815

1 Bed

Primrose Hill Court, King Henry's Road, 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: A.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £130 pw.

Advert no. 187609

2 Bed

Newlyn, Plender Street, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor with 14 internal and 48 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £148 pw.

Advert no. 101395

2 Bed

Southfleet, Malden Road, NW5

2 bedroom flat (doubles) on a large estate.
Split across the 2nd and 3rd floors with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £149 pw.

Advert no. 180885

3 Bed

Minster Road, NW2

3 bedroom flat (2 doubles, 1 single) in a house.
Split across the 1st and 2nd floor with 18 internal steps.
Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Fortune Green.
Rents up to: £167 pw.

Advert no. 199667

3 Bed

Waxham, Mansfield Road, NW3

3 bedroom maisonette (2 doubles, 1 single) on a large estate.
Split across the ground and 1st floor with 13 internal steps and 1 external step. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £171 pw.

Advert no. 184723

3 Bed

Waxham, Mansfield Road, NW3

3 bedroom maisonette (2 doubles, 1 single) on a large estate.
Split across the ground and 1st floor with 13 internal steps and 1 external step. District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £171 pw.

Advert no. 194059

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Agar Grove (105333), 1 bedroom flat in a house, 156 bids, let for 630 points

Chestnut House (197273), 1 bedroom flat on a small estate, 118 bids, let for 630 points

Durston (195133), 2 bedroom flat on a large estate, 401 bids, let for 275 points

Elm Friars Walk (104838), 1 bedroom flat on a large estate, 143 bids, let for 385 points

Glover House (186293), 1 bedroom flat on a small estate, 160 bids, let for 400 points

Lowfields Road (185384), 1 bedroom flat in a house, 128 bids, let for 300 points

Nottingham House (286059), 1 bedroom flat in an individual block, 89 bids, let for 180 points

Oxenholme (105670), 2 bedroom flat in a tower block, 383 bids, let for 600 points

Rugmere (180645), 2 bedroom flat on a small estate, 460 bids, let for 1070 points

Westcroft Close (199455), 1 bedroom flat on a small estate, 154 bids, let for 400 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.