

Camden Council homes

Week 33

Advert Thursday 15 August to Monday 19 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.

Rents up to: £152 (including sheltered charges) pw.

Advert no. 189984

Studio



Spring Court, NW6

Sheltered studio flat on a small estate. 2nd floor with lift access. Full central heating. Shared laundry, lounge and garden.

Wheelchair accessible. Helpline call points in flat and around scheme. Unsupported. Independent living. No pets.

No parking. No right to acquire.

Landlord: Riverside. District: Hampstead. Ward: Kilburn.

Rents up to: £155 (including sheltered charges) pw.

Advert no. 288228

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.

Rents up to: £173 (including sheltered charges) pw.

Advert no. 180956

1 Bed



Ashton Court, Camden Road, NW1

4 x sheltered 1 bedroom flats (double) in an individual block.

Located on the 1st to 3rd floors with lift access. Electric cooking and heating. Juliette balcony and communal garden.

This is a retirement property with a wet floor shower room, newly decorated throughout. Fully adapted bathroom with level access shower. No pets, no parking available currently.

Landlord: Origin Housing Association.

District: Kentish Town. Ward: Canteloves.

Rents up to: £203 (including sheltered charges) pw.

Advert no. 288225

1 Bed



Cherry Tree Court, Camden Road, NW1

3 x sheltered 1 bedroom flats (single) on a small estate.

1st and 3rd floors with lift access. Full central heating. Shared back garden.

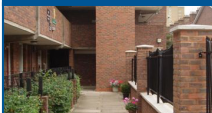
Landlord: Circle Anglia Housing. District: Camden Town.

Ward: Camden Town and Primrose Hill.

Rents up to: £196 pw.

Advert no. 288227

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.

Rents up to: £170 (including sheltered charges) pw.

Advert no. 181369

One Housing Group

2 Bed



Camden Square, NW1

2 bedroom flat (1 double, 1 single) in house. 1st floor with 20 external and 3 internal steps. Full central heating. Strictly no pets policy. No parking. Starter Tenancy for 12 months, followed by an Assured Tenancy.

Landlord: One Housing Group. District: Kentish Town.

Ward: Canteloves.

Rents up to: £149 pw.

Advert no. 288234

West Hampstead Housing Co-operative

2 Bed



Messina Avenue, NW6

2 bedroom flat (1 double, 1 single) in house. 4th floor with 45 external and 8 internal steps. Strictly no pets policy.

Permit holders only with limited parking spaces. There is no Right to Acquire or Right to Buy. **West Hampstead Housing Co-operative is a fully mutual organisation and is therefore unable to issue either secure or assured tenancy agreements. The tenancies issued are permanent contractual tenancy agreements. Tenants of the Co-operative must be interviewed for membership of the Co-op. The Co-op relies upon the participation of members.**

Landlord: West Hampstead Housing Co-operative.

District: Hampstead. Ward: West Hampstead.

Rents up to: £127 pw.

Advert no. 288229

Peabody

2 Bed



Peabody Estate, WC1N

2 bedroom flat (1 double, 1 single) in an individual block. 2nd floor with 30 external steps. No lift. Full central heating.

Landlord: Peabody. District: Holborn.

Ward: Holborn and Covent Garden.

Rents up to: £150 pw.

Advert no. 288226

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

Studio



Augustus House, Augustus Street, NW1

Studio flat (double) on a large estate. 8th floor with 14 internal steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: A.

District: Camden Town. Ward: Regent's Park.

Rents up to: £97 pw.

Advert no. 108818

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

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1 Bed

Mayford, Oakley Square, NW1

1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £117 pw.
London Accessible code: E.

Advert no. 102428



2 Bed

Redman Building, Portpool Lane, EC1N

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £144 pw.
London Accessible code: G.

Advert no. 193611



1 Bed

St Cuthbert's Road, NW2

1 bedroom flat (double) in a house. Ground floor with 3 external and 2 internal steps. Full central heating. Shared back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Kilburn.
Rents up to: £111 pw.
London Accessible code: G.

Advert no. 199165

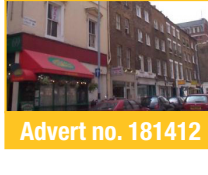


2 Bed

Tottenham Street, W1T

2 bedroom flat (doubles) in an Individual block. 2nd floor with 37 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Bloomsbury.
Rents up to: £156 pw.
London Accessible code: G.

Advert no. 181412



1 Bed

Brassey Road, NW6

1 bedroom flat (double) on a large estate. 1st floor with 14 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £122 pw.
London Accessible code: G.

Advert no. 188018



2 Bed

Kiln Place, NW5

2 bedroom flat (doubles) on a small estate. 1st floor with 29 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £127 pw.
London Accessible code: F.

Advert no. 105977



1 Bed

Bernard Shaw Court, St Pancras Way, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £110 pw.
London Accessible code: F.

Advert no. 184314

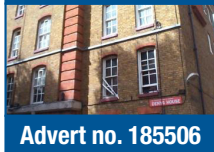


1 Bed

Denys House, Portpool Lane, EC1N

1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £119 pw.
London Accessible code: F.

Advert no. 185506



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chamberlain House (102794), 1 bedroom flat on a small estate, 89 bids, let for 350 points

Denton (199497), 3 bedroom flat on a large estate, 242 bids, let for 680 points

Iverson Road (289666), 2 bedroom flat in a house, 286 bids, let for 665 points

Loveridge Road (193114), 1 bedroom flat in a house, 98 bids, let for 300 points

Monro House (196022), 1 bedroom sheltered flat on a small estate, 19 bids, let for 990 points

Mornington Street (106002), 2 bedroom flat on a small estate, 418 bids, let for 735 points

Primrose Gardens (186350), 1 bedroom flat in a house, 136 bids, let for 690 points

Southend Close (195300), 2 bedroom flat on a small estate, 288 bids, let for 525 points

Troutbeck (109429), 3 bedroom flat on a large estate, 365 bids, let for 262 points

APOLOGIES

Week 25: Advert No. 103472 - Winsham House NW1. Property withdrawn as it was advertised with the incorrect bedroom size, will be readvertised in the coming weeks. Apologies to anyone who bid on it.

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.