

Camden Council homes

Week 34

Advert Thursday 8 September to Monday 12 September 2016

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

Cressfield Close, NW5

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Level access shower. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £177 (including sheltered charges) pw.

Advert no. 192545

1 Bed

Makepeace Avenue, N6

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

Advert no. 193044

1 Bed

Millman Place, WC1N

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Full central heating. Electric shower. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £192 (including sheltered charges) pw.

Advert no. 190564

1 Bed

Waterhouse Close, NW3

1 bedroom sheltered flat (single) in an individual block. 1st floor with lift access. Full central heating. Electric shower. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Hampstead. Rents up to: £217 (including sheltered charges) pw.

Advert no. 188811

1 Bed

Waterhouse Close, NW3

1 bedroom sheltered flat (single) in an individual block. Ground floor. Level access shower. Full central heating. Back Garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £217 (including sheltered charges) pw.

Advert no. 192265

1 Bed

Webheath, Netherwood Street, NW6

1 bedroom sheltered flat (single) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £178 (including sheltered charges) pw.

Advert no. 190127

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.

Innisfree Housing Association

2 Bed

Lir House, Rondou Road, NW2

2 bedroom flat (doubles) in an individual block. 1st floor with 11 external steps. No lift. Full central heating. Not suitable for those with mobility issues due to number of external stairs. Landlord: Innisfree Housing Association. District: Hampstead. Ward: Fortune Green. Rents up to: £134 pw.

Innisfree

Advert no. 288678

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

Studio

Oseney Crescent, NW5

Studio flat conversion in a house. Basement floor with 8 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £108 pw.

Advert no. 193648

Studio

Wellesley Road, NW5

Studio flat (double) on a large estate. 2nd floor with 29 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Gospel Oak. Ward: Haverstock. Rents up to: £109 pw.

Advert no. 192718

1 Bed

Dartmouth Park Avenue, NW5

1 bedroom flat (double) in a house. 3rd floor with 7 internal and 42 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £125 pw.

Camden

Advert no. 191129

1 Bed

Solent Road, NW6

1 bedroom flat (double) in an individual block. 2nd floor with 32 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: West Hampstead. Ward: Hampstead. Rents up to: £126 pw.

Advert no. 197833

1 Bed

Stedham Chambers, Coptic Street, WC1A

1 bedroom flat (double) on a small estate. 4th floor with lift access. Shower only, no bath. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £145 pw.

Advert no. 194061

3 Bed

Peperfield, Cromer Street, WC1H*

3 bedroom flat (2 doubles, 1 single) on a large estate. Full central heating. Electric shower. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £168 pw.

Advert no. 198271

4 Bed

Herbert Street, NW5

4 bedroom house (3 doubles, 1 single). Ground and 1st floor with 29 internal and 2 external steps. Wet room with electric shower. No bath. Full central heating. Front and Back Garden. Landlord: Camden Council. Council Tax Band: F. District: Gospel Oak. Ward: Haverstock. Rents up to: £173 pw.

Advert no. 184550

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

Agar Grove (105333), 1 bedroom flat in a house, 156 bids, let for 630 points
Cantelowes Road (288716), 1 bedroom flat in a house, 84 bids, let for 160 points
Carnegie House (109380), 3 bedroom flat on a small estate, 290 bids, let for 580 points
Casterbridge (188237), 1 bedroom flat in a tower block, 96 bids, let for 400 points
Chestnut House (197273), 1 bedroom flat on a small estate, 118 bids, let for 630 points
Cromer House (288730), 1 bedroom flat on a small estate, 109 bids, let for 135 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
Grafton Road (196332), Studio flat on a large estate, 139 bids, let for 350 points
Lowfields Road (185384), 1 bedroom flat in a house, 128 bids, let for 300 points
Mullen Tower (191677), Studio flat in a tower block, 146 bids, let for 210 points
Northiam (181735), 2 bedroom flat on a large estate, 435 bids, let for 240 points
Nottingham House (286059), 1 bedroom flat in a 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
St Albans Road (198710), 4 bedroom flat on a small estate, 110 bids, let for 490 points
Westcroft Close (199455), 1 bedroom flat on a small estate, 154 bids, let for 400 points

APOLOGIES

Week 32. Advert No.195964. Dartmouth Park Hill. This property has been withdrawn temporarily for Camden use. Apologies to anyone who bid on it.

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.