

Camden Council homes

Week 34

Advert Thursday 22 August to Monday 26 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

1 Bed



Advert no. 187070

Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Shared back garden. Full central heating. Electric cooking only.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 288200

Ingham Road, NW6

Sheltered 1 bedroom flat (single) in a street property. Ground floor with 3 internal steps in the hallway and 3 steps leading into the back garden. Not suitable for wheelchair user due to the number of steps. Wet room. Grab rail in flat. Full central heating. No pets allowed. Street parking.
Landlord: Notting Hill Genesis. District: Hampstead.
Ward: West Hampstead.
Rents up to: £152 pw.

1 Bed



Advert no. 185022

Lauriston Lodge, Barlow Road, NW6

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Level access shower. Shared back garden. Full central heating. Electric cooking only.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Fortune Green.
Rents up to: £172 (including sheltered charges) pw.

Origin Housing

2 Bed



Advert no. 288220

St Anthony's Flats, Aldenham Street, NW1

2 bedroom flat (doubles) on a small estate. 1st floor with 15 external steps. No lift. 2 balconies and access to a communal courtyard. Full central heating. Starter tenancy followed by an assured tenancy. **Permission on keeping pets should be discussed with the landlord at the viewing.**
Landlord: Origin Housing. District: Camden Town.
Ward: St Pancras and Somers Town.
Rents up to: £132 pw.

Studio



Advert no. 102430

Mayford, Oakley Square, NW1

Studio flat on a small estate. 5th floor with lift access. Full central heating. **Sensitive let**
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £102 pw.
London Accessible code: G.

1 Bed



Advert no. 182129

Kilburn Gate, Kilburn Priory, NW6

1 bedroom flat (double) on a small estate. 1st floor with lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £110 pw.
London Accessible code: E+.

2 Bed



Advert no. 196587

Beckington, Warden Road, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with 32 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £124 pw.
London Accessible code: G.

3 Bed



Advert no. 108224

Munster Square, NW1

3 bedroom flat (1 double, 2 singles) on a large estate. Ground floor with 14 internal steps. Back garden. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.
Rents up to: £144 pw.
London Accessible code: G.

Odu-Dua Housing Association

1 Bed



Advert no. 288224

Talacre Road, NW5

1 bedroom flat (double) in a house. Ground floor with 1 external step. Patio garden. Full central heating. 11 years fixed term contract. No adaptations. No right to acquire. **Permission on keeping pets should be discussed with the landlord at the viewing. See Ground Floor Flats, Note 1.**
Landlord: Odu-Dua Housing Association.
District: Camden Town. Ward: Camden Town.
Rents up to: £118 pw.

1 Bed



Advert no. 288223

Lithos Road, NW3

1 bedroom flat (double) on a small estate. 1st floor with 24 external steps. Communal garden. Full central heating. 11 years fixed term contract. **Permission on keeping pets should be discussed with the landlord at the viewing.** No adaptations. No right to acquire.
Landlord: Odu-Dua Housing Association.
District: Hampstead. Ward: West Hampstead.
Rents up to: £133 pw.

1 Bed



Advert no. 288222

Iroko House, Lithos Road, NW3

1 bedroom flat (double) on a small estate. 4th floor with lift access. Economy 7 heating all electric. Communal garden. 11 years fixed term contract. **Permission on keeping pets should be discussed with the landlord at the viewing.** No adaptations. No right to acquire.
Landlord: Odu-Dua Housing Association.
District: Hampstead. Ward: West Hampstead.
Rents up to: £140 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Greatfied (188645), 2 bedroom flat on small estate, 355 bids, let for 455 points

Hayden House (286281), 1 bedroom flat in a block, 27 bids, let for 160 points

Langhorne (194185), 2 bedroom flat on large estate, 412 bids, let for 680 points

Mary Green (196208), 2 bedroom flat in a tower block, 299 bids, let for 420 points

Omunium (288245), 1 bedroom flat in a individual block, 64 bids, let for 150 points

St Albans Road (184847), 2 bedroom flat on small estate, 396 bids, let for 385 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.