

Camden Council homes

Week 34

Advert Thursday 24 August to Monday 28 August 2017

Maiden Lane Estate



1 Bed

Maiden Lane, NW1

1 bedroom flat (double). Located on the ground floor. Open plan kitchen and living room. Balcony. **See Ground Floor Flats, Note 1.**
Rents up to: £164 pw. Accessible Housing Category: G

Advert no. 288525

1 Bed

Maiden Lane, NW1

6 x 1 bedroom flats (double). Located on the 1st floor with 19 external steps. Open plan kitchen and living room. No lift access. Balcony.
Rents up to: £164 pw. Accessible Housing Category: G

Advert no. 288527

2 Bed

Maiden Lane, NW1

2 x 2 bedroom flats (doubles). Located on the ground floor. Open plan kitchen and living room. Balcony. **See Ground Floor Flats, Note 1.**
Rents up to: £177 pw. Accessible Housing Category: G

Advert no. 288524

2 Bed

Maiden Lane, NW1

3 x 2 bedroom flats (doubles). Located on the 1st to 4th floors with lift access. Open plan kitchen and living room. Balcony.
Rents up to: £177 pw. Accessible Housing Category: G

Advert no. 288523

3 Bed

Maiden Lane, NW1

20 x 3 bedroom flats (2 doubles, 1 single). Located on the 1st to 5th floors with lift access. Open plan kitchen and living room. Bathroom and additional separate shower and WC. Balcony. Rents up to: £187 pw. Accessible Housing Category: G

Advert no. 288522

4 Bed

Maiden Lane, NW1

8 x 4 bedroom maisonettes (2 doubles, 2 singles). Located over 2 floors (basement and ground floor) with 15 internal steps. Separate kitchen and living room. Bathroom and additional separate shower and WC. Front patio and garden at the rear of the property.
Rents up to: £199 pw. Accessible Housing Category: G

Advert no. 288521

Allensbury Place, Broadfield Lane and York Way

As part of Camden's ongoing Community Investment Programme to deliver new homes across the borough, this latest development is on the Maiden Lane estate located in the Cantelowes area of Camden, close to exciting and vibrant King's Cross. These new homes replace two older blocks of housing on the estate and will provide high quality sustainable homes.

All homes will be gifted with a cooker, a cooker hood and flooring in the living room/kitchen. The homes also have private outdoor spaces; the flats a balcony and the maisonettes a garden. The properties are electric throughout and there is no gas supply for cooking. Heating and hot water will be provided by a communal boiler.

Please note that this is a car free scheme and residents of the new homes will not be issued with either an on-street parking permit or council estate parking permit. If you are offered one of the new homes and have a permit for an existing parking space on any Camden housing estate you will need to give this up.

Please note a Local Lettings Plan applies to this development which prioritises residents of the Maiden Lane estate.

Wheelchair Accessible Properties



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 these properties.

2 Bed

Maiden Lane, NW1

2 bedroom flat (1 double, 1 single). Located on the ground floor. Open plan kitchen and living room. Balcony.
Rents up to: £177 pw. Accessible Housing Category: A

Advert no. 288520



2 Bed

Maiden Lane, NW1

9 x 2 bedroom flats (1 double, 1 single). Located on the 1st to 4th floors with lift access. Open plan kitchen and living room. Balcony.
Rents up to: £177 pw. Accessible Housing Category: A

Advert no. 288519



3 Bed

Maiden Lane, NW1

7 x 3 bedroom flats (2 doubles, 1 single). Located on the 1st to 4th floors with lift access. Open plan kitchen and living room. Bathroom and additional separate shower and WC. Balcony. Rents up to: £187 pw. Accessible Housing Category: A

Advert no. 288518



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Sheltered Housing

Studio



Monro House, Fitzjohn's Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead. Rents up to: £178 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 192016

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 187150

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 192526

1 Bed



Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 6th floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £178 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 193644

1 Bed



Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £178 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 186716

1 Bed



Wedgewood Walk, NW6

Sheltered 1 bedroom flat on a large estate. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £182 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 191736

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.

Origin Housing

1 Bed



Levita House, Ossulton Street, NW1

1 bedroom flat (double) on a large estate. 1st floor with 20 external steps. No lift access. Full central heating. No pets. Landlord: Origin Housing. Council Tax Band: . District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £128 pw.

Advert no. 286139

1 Bed



Winifrede Paul House, York Rise, NW5

1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. No pets. Landlord: Origin Housing. District: Kentish Town. Ward: Highgate. Rents up to: £132 pw.

Advert no. 286140

2 Bed



Iverson Road, NW6

2 bedroom flat (singles) in a newly developed block. 4th floor with lift access. Full central heating. No pets. No parking. 1 year starter tenancy followed by 5 year fixed term tenancy if successfully completed. Landlord: Origin Housing. District: Hampstead. Ward: Kilburn. Rents up to: £171 pw.

Advert no. 286138

One Housing Group

2 Bed



Leslie Foster House, Endsleigh Gardens, WC1

2 bedroom flat (1 double, 1 single) in a block. 2nd floor with lift access. Full central heating. No pets. No parking. Fixed term tenancy offered on successful completion of starter tenancy. Landlord: One Housing Group. District: Holborn. Ward: Bloomsbury. Rents up to: £174 pw.

Advert no. 286141

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

Studio



Lowfield Road, NW6

Studio flat in a house. 2nd floor with 40 external steps. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £98 pw. Accessible Housing Category: G.

Advert no. 199575

1 Bed



Durdans House, Farrier Street, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Canteloves. Rents up to: £133 pw. Accessible Housing Category: E+.

Advert no. 180130

1 Bed



Mornington Crescent, NW1

1 bedroom flat (single) in a house. 1st floor with 21 external steps. Full central heating. **Please note that the bedroom is very small and the property is only suitable for a single person or a couple.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £124 pw. Accessible Housing Category: F.

Advert no. 106240

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.

1 Bed

St Paul's Crescent, NW1

1 bedroom flat (double) on a large estate.
2nd floor with 28 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £124 pw.
Accessible Housing Category: E+.

Advert no. 104989

2 Bed

Burghley Road, NW5

2 bedroom flat (doubles) on a small estate. Ground floor. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £137 pw.
Accessible Housing Category: C.

Advert no. 189437

2 Bed

Cobden House, Arlington Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate.
2nd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.
Rents up to: £153 pw.
Accessible Housing Category: E+.

Advert no. 105884

2 Bed

Westerham House, Bayham Street, NW1

2 bedroom flat (doubles) on a small estate.
3rd 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: £132 pw.
Accessible Housing Category: E+.

Advert no. 101070

3 Bed

Wendling, Haverstock Road, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate.
1st floor with 28 internal steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £166 pw.
Accessible Housing Category: F.

Advert no. 193294

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Arkwright Mansions (199545), 5 bedroom flat on a small estate, 7 bids, let for 480 points

Blemundsbury (188761), 3 bedroom flat in a tower block, 136 bids, let for 275 points

Blemundsbury (198677), 3 bedroom flat in a tower block, 189 bids, let for 230 points

Clyde Court (180374), 1 bedroom sheltered flat on a small estate, 2 bids, let for 136 points

Lowfield Road (191791), studio flat in a house, 103 bids, let for 200 points

Ludham (189967), 2 bedroom flat on a large estate, 297 bids, let for 630 points

Maiden Lane (104674), 1 bedroom flat on a large estate, 108 bids, let for 360 points

Springwater (184898), 2 bedroom flat on a small estate, 328 bids, let for 500 points

St Paul's Crescent (194335), studio flat on a large estate, 92 bids, let for 220 points

Whitton (196347), 2 bedroom flat on a small estate, 567 bids, let for 230 points

APOLOGIES

Week 25. Advert No.106240. Mornington Crescent.

This property was advertised as a 1 double bedroom property by error, this a 1 single bedroom property and has been advertised again this week. 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 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.