

Camden Council homes

Week 35

Advert Thursday 29 August to Monday 2 September 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



Spring Court, Iverson Road, 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. 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. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £169 (including sheltered charges) pw.

Advert no. 185637

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central 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



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central 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. 183619

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central 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. 181341

1 Bed



Greenwood, Oseney Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. 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

1 Bed



Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £192 (including sheltered charges) pw.

Advert no. 186309

Sheltered Housing

1 Bed



Sycamore Court, Bransdale Close, NW6

Sheltered 1 bedroom flat (double) on a large estate. 1st floor with lift access. **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

1 Bed



Guilford Street, WC1N

1 bedroom flat (double) in a house. 3rd floor with 53 external steps. No bath, shower only. Full central heating. 1 year starter tenancy followed by an assured lifetime tenancy. Camden Council parking permits. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: One Housing Group. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £131 pw.

Advert no. 288219

2 Bed



Chichester Court, Royal College Street, NW1

2 bedroom maisonette (doubles) in a block. 2nd and 3rd floor with lift access and 20 internal steps. Combined kitchen and living room. Full central heating. No parking permits will be issued. Right to acquire. No pets except for assistance dogs. 5 year fixed term tenancy. Landlord: One Housing Group. District: Kentish Town. Ward: Canteloves. Rents up to: £170 pw.

Advert no. 286278

Islington and Shoreditch Housing Association

2 Bed



Holland Dwellings, Newton Street, WC2

2 bedroom flat (1 double, 1 single) in a block. 3rd floor with lift access. Full central heating. Access to roof terrace. No pets except assistance dogs. Landlord: Islington and Shoreditch Housing Association. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £178 pw.

Advert no. 286276

Clarion Housing Group

2 Bed



King's Cross Road, WC1

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 10 external steps. 6 year fixed tenancy. Camden Council parking permits. Landlord: Clarion Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £144 pw.

Advert no. 286277

1 Bed



Dynham Road, NW6

1 bedroom flat (double) in a house. 1st floor with 18 internal and 3 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £111 pw. London Accessible code: G.

Advert no. 185332

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

Camden Council homes

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1 Bed

Wellesley Road, NW5

1 bedroom flat (double) on a large estate. 3rd floor with 30 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £119 pw.
London Accessible code: F.

Advert no. 180049



2 Bed

Jeygrove Court, EC1N

2 bedroom flat (doubles) in a tower block. 9th floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: E.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £161 pw.
London Accessible code: E.

Advert no. 194741



4 Bed

Cubitt Street, WC1

4 bedroom house (3 doubles, 1 single) on a small estate. 26 internal and 6 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: F.
District: Holborn. Ward: King's Cross.
Rents up to: £195 pw.
London Accessible code: F.

Advert no. 197600



4 Bed

Lawford Road, NW5

4 bedroom maisonette (3 doubles, 1 single) in a house. 1st and 2nd floors with 18 internal and 12 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £160 pw.
London Accessible code: G.

Advert no. 199788



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Greatfield (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.