

Camden Council homes

Week 36

Advert Thursday 22 September to Monday 26 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

Studio



Advert no. 286066

Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a small estate. Ground floor. Separate kitchen. Full central heating. Limited parking. No pets. Communal facilities include lunch club, computer room, lounge and laundry. Landlord: Central And Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £159 pw.

1 Bed



Advert no. 288693

Burrard Road, NW6

1 bedroom sheltered flat (single) in a house on a quiet residential street. Ground floor with 1 external step. Full central heating. Sole use back garden. Council controlled parking. Landlord: Genesis. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £143 pw.

1 Bed



Advert no. 183030

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £179 (including sheltered charges) pw.

1 Bed



Advert no. 196188

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (single) on a small estate. 3rd floor with lift access. Level access shower. District heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £188 (including sheltered charges) pw.

1 Bed



Advert no. 196411

Foundling Court, Brunswick Centre, WC1N

1 bedroom sheltered flat (double) on a large estate. 2nd floor with lift access. Level access shower. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Bloomsbury. Rents up to: £196 (including sheltered charges) pw.

1 Bed



Advert no. 193044

Makepeace Avenue, N6

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

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.

Sheltered Housing

1 Bed



Advert no. 190564

Millman Place, WC1N

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Full central heating. **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.

All Camden sheltered schemes have the Careline service. Housing association schemes have an alarm system.

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Circle Anglia

1 Bed



Advert no. 286069

Agar Grove, NW1

1 bedroom flat (double) in a house. 1st floor with 22 external steps. Full central heating. 1 year Starter tenancy, then 5 years Fixed term tenancy. Landlord: Circle Anglia. District: Kentish Town. Ward: Canteloves. Rents up to: £158 pw.

A2 Dominion

1 Bed



Advert no. 288718

Maygrove Road, NW6

1 bedroom flat (double) in a block. 2nd floor with lift access. Full central heating. Balcony. This flat is in a new development, close to shops and amenities. 1 year Starter tenancy then Fixed term tenancy. **Car free zone, residents will not be eligible for street parking or estate parking.** Landlord: A2 Dominion. District: Hampstead. Ward: West Hampstead. Rents up to: £248 pw.

Genesis

1 Bed



Advert no. 286067

Ebbsfleet Road, NW2

1 bedroom flat (single) in a house. 1st floor with 13 external steps. Full central heating. Fixed term tenancy. Landlord: Genesis. District: Hampstead. Ward: Fortune Green. Rents up to: £100 pw.

2 Bed



Advert no. 288767

Maygrove Road, NW6

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 48 external steps. Full central heating. Council controlled parking. Landlord: Genesis. District: Hampstead. Ward: Fortune Green. Rents up to: £151 pw.

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.

One Housing Group

2 Bed



St Pancras Way, NW1

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 25 external steps. Full central heating. Starter to Fixed or Assured tenancy depending upon current tenure. Right to acquire. No pets. **No parking (car free zone).** Landlord: One Housing Group. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £155 pw.

Advert no. 286068

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

Studio



Great Ormond Street, WC1N

Studio flat in a individual block. Ground floor with 2 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £113 pw.

Advert no. 182525

Studio



Swinton Street, WC1X*

Studio flat in a house. Basement floor with 7 external steps. Full central heating. **Sensitive let. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £102 pw.

Advert no. 180099

1 Bed



North Gower Street, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £143 pw.

Advert no. 108840

1 Bed



Sheriff Road, NW6

1 bedroom flat (double) in a house. Basement floor with 8 external steps. Wetroom, no bath. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £122 pw.

Advert no. 189289

1 Bed



Wending, Haverstock Road, NW5

1 bedroom flat (double) on a large estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw.

Advert no. 184077

2 Bed



Chalford, Finchley Road, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 5th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Swiss Cottage. Rents up to: £153 pw.

Advert no. 187601

2 Bed



Durston, Grafton Road, NW5

2 bedroom flat (doubles) on a large estate. 1st floor with 17 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw.

Advert no. 198560

2 Bed



Foundling Court, Brunswick Centre, WC1N

2 bedroom flat (doubles) on a large estate. 3rd floor with lift access and 14 internal steps. District heating. Landlord: Camden Council. Council Tax Band: E. District: Holborn. Ward: Bloomsbury. Rents up to: £179 pw.

Advert no. 191766

2 Bed



Seymour House, Churchway, NW1

2 bedroom flat (doubles) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £136 pw.

Advert no. 103461

2 Bed



Skardu Road, NW2

2 bedroom flat (1 double, 1 single) in a house. Ground floor. Full central heating. Wetroom, no bath. Front and back garden. Please note this property is not wheelchair accessible. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £148 pw.

Advert no. 188922

2 Bed



St Martins Close, NW1

2 bedroom maisonette (doubles) in a house. Ground, 1st and 2nd floors with 30 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £152 pw.

Advert no. 104324

2 Bed



Swallowfield, Munster Square, NW1

2 bedroom flat (1 double, 1 single) in a tower block. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £137 pw.

Advert no. 106374

2 Bed



Whitton, King Henry's Road, NW3

2 bedroom flat (doubles) on a small estate. Third floor with lift access. Wetroom, no bath. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £153 pw.

Advert no. 181748

4 Bed



Gaisford Street, NW5

4 bedroom maisonette (2 doubles, 2 singles) in a block. 1st and 2nd floors with 15 internal and 25 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Kentish Town. Ward: Cantelowes. Rents up to: £187 pw.

Advert no. 182377

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Amleside (108507), 1 bedroom flat on a large estate, 142 bids, let for 550 points
Auden Place (288689), 2 bedroom flat on a large estate, 387 bids, let for 500 points
Balmore Street (180333), 1 bedroom flat in a house, 158 bids, let for 170 points
Belmont Street (286062), 1 bedroom flat in a house, 135 bids, let for 240 points
Coopers Lane (101686), 2 bedroom maisonette on a small estate, 481 bids, let for 1020 points
Falklands Road (188790), studio flat in a house, 136 bids, let for 320 points
Ferdinand House (180834), 1 bedroom flat on a small estate, 137 bids, let for 220 points
Grisedale (109643), 1 bedroom flat on a large estate, 164 bids, let for 420 points
Halstow (188726), 5 bedroom maisonette on a large estate, 17 bids, let for 555 points

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RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Hilgrove Road (286064), 3 bedroom flat in a house, 244 bids, let for 530 points

Kilburn Gate (192675), 2 bedroom flat on a small estate, 416 bids, let for 550 points

Lady Margaret Road (188228), Studio flat in a house, 121 bids, let for 350 points

Oxenholme (105670), 2 bedroom flat in a tower block, 383 bids, let for 560 points

Pratt Street (104257), Studio flat in a house, 171 bids, let for 200 points

Royal College Street (288754), 3 bedroom flat in an individual block, 250 bids, let for 375 points

Silverbirch Walk (198902), 3 bedroom maisonette on a large estate, 292 bids, let for 630 points

Silverdale (108511), 1 bedroom flat on a large estate, 125 bids, let for 350 points

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.