

Camden Council homes

Week 36

Advert Thursday 5 September to Monday 9 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.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

1 Bed



Advert no. 288167

Ashton Court, Camden Road, NW1

1 bedroom (double) sheltered flat in an individual block. 3rd floor. Lift access. Full central heating. Large garden facing 3rd floor flat. Open plan kitchen with electric cooking only, dining and lounge with French doors leading to balcony. Fully adapted bathroom with level access shower. No pets or parking on site. Landlord: Origin Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £203 pw

1 Bed



Advert no. 288277

Cherry Tree Court, Camden Road, NW1

2 x sheltered 1 bedroom flats (single) on a small estate. 3rd floor with lift access. Full central heating. Shared back garden. Landlord: Circle Anglia Housing. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £196 pw

One Housing Group

1 Bed



Advert no. 288218

Caversham Road, NW5

1 bedroom (double) flat. 1st floor with no lift access. 30 external steps. Full central heating. Landlord: One Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £122 pw.

1 Bed



Advert no. 288217

Farringdon Road, EC1M

1 bedroom (double) flat in an individual block. 4th floor. Lift access. Full central heating. Landlord: Soho Housing Association. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £150 pw.

1 Bed



Advert no. 288190

Oval Road, NW1

1 bedroom (double) flat. 3rd floor. Lift access. Open plan living room. Communal biomass heating. Balcony. Landlord: One Housing. District: Camden Town. Ward: Regent's Park. Rents up to: £139 pw.

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

Rowley Way

There has been ongoing works to the homes on the Rowley Way estate that have included Better Homes works and works to upgrade the heating on the estate.

A Local Lettings Plan that has been developed for these empty properties on the estate and will advertised in groups and each advert will run for three weeks.



1 Bed

Rowley Way, NW1

1 bedroom (double) flat on a large estate. 2nd floor. No lift access. 34 external steps. Wall heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £115 pw.

Advert no. 281055

1 Bed

Rowley Way, NW1

1 bedroom (double) flat on a large estate. 2nd floor. Lift access to the 5th floor ONLY. 34 external steps. Wall heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £115 pw.

Advert no. 184245

1 Bed

Rowley Way, NW1

1 bedroom (double) flat on a large estate. 2nd floor. No lift access. 34 external steps. Wall heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £115 pw.

Advert no. 189138

3 Bed

Rowley Way, NW1

3 bedroom (doubles) flat on a large estate. Basement and ground floor. 13 internal steps. Wall heating. Front garden. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £147 pw.

Advert no. 163240

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.

Studio



Advert no. 194251

Mullen Tower, Mount Pleasant, WC1X

Studio flat in a tower block. 7th floor with lift access.
Full central heating..
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £106 pw.

1 Bed



Advert no. 192867

Monmouth House, Raglan Street, NW5

1 bedroom (double) flat in a tower block. 1st floor with lift access.
Full central heating..
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £111 pw.

1 Bed



Advert no. 185521

Camden Road, NW1

1 bedroom (double) flat in a street property. 1st floor. No lift access.
5 external steps. Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Canteloves.
Rents up to: £111 pw.

1 Bed



Advert no. 181909

Sandstone Place, N19

1 bedroom (double) flat on a large estate. 2nd floor. No lift access.
26 external steps. Full central heating
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Highgate.
Rents up to: £121 pw.

3 Bed



Advert no. 187621

Primrose Hill Court, King Henry's Road, NW3

3 bedroom (doubles) flat on a small estate. 3rd floor. Lift access.
Full central heating. Balcony.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £150 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chester Road (194486), 2 bedroom flat in a block, 499 bids, let for 855 points

Fortress Road (289763), 3 bedroom flat in a house, 300 bids, let for 220 points

Gaisford Street (191852), 1 bedroom flat in a house, 67 bids, let for 160 points

Gaisford Street (198541), 1 bedroom flat in a house, 107 bids, let for 500 points

Hopkinson's Place (106440), 3 bedroom flat on a small estate, 302 bids, let for 1130 points

Lady Margaret Road (288239), 1 bedroom flat in a house, 42 bids, let for 630 points

Leighton Road (288236), 1 bedroom flat in a house, 75 bids, let for 255 points

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.