

Camden Council homes

Week 37

Advert Thursday 12 September to Monday 16 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



Advert no. 288228

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 Housing. District: Hampstead. Ward: Kilburn. Rents up to: £155 (including sheltered charges) pw.

1 Bed



Advert no. 185637

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.

1 Bed



Advert no. 189984

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.

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. Grabrail in flat. Full central heating. No pets allowed. Street parking. Landlord: Notting Hill Genesis. Council Tax District: Hampstead. Ward: West Hampstead. Rents up to: £152 (including sheltered charges) pw.

Octavia Housing

This is a new development in the High Holborn area, consisting of flats in a new development. All flats have an open plan living area, balcony and a communal garden area. The properties have election smart meters. The electric and heating suppliers are fixed and cannot be changed. This is a car free development - there is no parking for this development and parking permits will not be issued. No pets allowed. Incoming tenants will be expected to pay one week's rent in advance. These are affordable rent properties.



1 Bed

High Holborn, WC1V

6 x 1 bedroom flat (double) in an individual block. The properties are located between the 4th-8th floor with lift access. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Octavia Housing. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £202 pw.

Advert no. 288216

2 Bed

High Holborn, WC1V

2 bedroom flat (doubles) in an individual block. 4th floor with lift access. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Octavia Housing. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £219 pw.

Advert no. 190446

2 Bed

High Holborn, WC1V

2 bedroom wheelchair accessible flat (doubles) in an individual block. 2nd floor with lift access. Open plan living area. Wetroom with shower (no bath). Adjustable work surfaces. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Octavia Housing. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £219 pw.

Advert no. 288211

3 Bed



High Holborn, WC1V

3 bedroom wheelchair accessible flat (2 doubles, 1 single) in an individual block. 5th floor with lift access. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Octavia Housing. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £245 pw.

Advert no. 288213

3 Bed

3 x 3 bedroom flat (2 doubles, 1 single) in an individual block. The properties are located between the 6th-8th floor with lift access. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: Octavia Housing. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £245 pw.

Advert no. 288214

Origin Housing

1 Bed



Advert no. 288208

Cubit Street, WC1X

1 bedroom flat (double) in an individual block. 1st floor with 15 external steps. Full gas central heating. No pets. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: Origin Housing. Council Tax Band: TBC. District: Holborn. Ward: King's Cross. Rents up to: £123 pw.

1 Bed



Advert no. 288203

Fleet Road, NW3

1 bedroom flat (double) in an individual block. 1st floor with 15 external steps. No lift. Open plan living area. Full gas central heating. No pets. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: Origin Housing. Council Tax Band: TBC. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £105 pw.

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.

3 Bed



Advert no. 288204

Fleet Road, NW3

3 bedroom flat (2 doubles, 1 single) in an individual block. 2nd floor with 30 external steps. No lift. Open plan living area. Full gas central heating. No pets allowed. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: Origin Housing. Council Tax Band: TBC. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £161 pw.

One Housing

2 Bed



Advert no. 288207

St Augustines Road, NW1

2 bedroom flat (doubles) in a house. 1st floor with 15 external steps and 3 internal steps. Full gas central heating. No pets. No parking. No laminate/wooden flooring. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: One Housing. Council Tax Band: TBC. District: Kentish Town. Ward: Canteloves. Rents up to: £152 pw.

2 Bed



Advert no. 288206

Garlinge Court, Fordwych Road, NW2

2 bedroom flat (1 double, 1 single) in an individual block. 1st floor with 15 external steps. Full gas central heating. No pets. No parking. No laminate/wooden flooring. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied.

Landlord: One Housing. Council Tax Band: TBC. District: Hampstead. Ward: Fortune Green. Rents up to: £156 pw.

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

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Peabody Housing

1 Bed

Peabody Estate, Herbrand Street, WC1N

1 bedroom flat (double) on a small estate. 1st floor with 15 external steps. Full gas central heating. Secure door entry and double glazing. The property is only a few minutes walk from Russell Square tube station (Piccadilly Line). Euston station is just 0.4 miles away (Northern and Victoria Lines plus national rail) and King's Cross station is just 0.6 miles away (Piccadilly, Victoria, Northern, Hammersmith & City, Circle and Metropolitan Lines plus national and international rail). 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Landlord: Peabody Housing. Council Tax Band: TBC. District: Holborn. Ward: Bloomsbury. Rents up to: £142 pw.

Advert no. 288210

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. London Accessible code: F.

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. London Accessible code: F.

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. London Accessible code: F.

Advert no. 189138

3 Bed

Rowley Way, NW1

3 bedroom maisonette (1 double, 2 singles) on a large estate. Basement and ground floor with 5 external steps and 13 internal steps. District heating. Front and back garden.

Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £152 pw. London Accessible code: F.

Advert no. 190446

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. London Accessible code: G.

Advert no. 163240

1 Bed



Bertram Street, N19

1 bedroom flat (double) in a house. 2nd floor with 34 external steps. Full central heating. **Sensitive Let** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £116 pw. London Accessible code: F.

Advert no. 195529

1 Bed



Calthrope Street, WC1X

1 bedroom flat (double) in a house. 2nd floor with 35 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: TBC. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £116 pw. London Accessible code: G.

Advert no. 101032

1 Bed



Islip Street, NW5

1 bedroom flat (double) in a house. 1st floor with 10 external steps and 18 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £109 pw. London Accessible code: G.

Advert no. 193939

1 Bed



Vesage Court, Leather Lane, EC1N

1 bedroom flat (double) in a tower block. 6th floor with lift. District heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £135 pw. London Accessible code: G.

Advert no. 180299

2 Bed



Besant House, Boundary Road, NW8

2 bedroom flat (doubles) on a large estate. 1st floor with lift. Full central heating. Front and back balconies. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £130 pw. London Accessible code: G.

Advert no. 196608

2 Bed



Countess Road, NW5

2 bedroom flat (doubles) in a house. 1st floor with 15 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £132 pw. London Accessible code: G.

Advert no. 195016

2 Bed



Jeygrove Court, Hatton Garden, EC1N

2 bedroom flat (doubles) in a tower block. 7th floor with lift. 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. 195419

2 Bed



Kenbrook House, Leighton Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with lift. Level access shower, no bath. District heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £136 pw. London Accessible code: E+.

Advert no. 183369

2 Bed



Skipwith House, Portpool Lane, EC1N

2 bedroom flat (doubles) on a large estate. 4th floor with 64 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £144 pw. London Accessible code: F.

Advert no. 197214

2 Bed



Weedington Road, NW5

2 bedroom flat (doubles) on a large estate. Ground floor with 1 internal step. District heating. **Ground Floor Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £139 pw. London Accessible code: G.

Advert no. 181591

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RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bacton (183024), 1 bedroom flat in a tower block, 83 bids, let for 355 points

Bernard Shaw Court (184314), 1 bedroom flat in a small estate, 91 bids, let for 630 points

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

Chester Road (109875), 3 bedroom flat on a small estate, 228 bids, let for 750 points

Ennerdale (109826), 2 bedroom flat on a large estate, 324 bids, let for 650 points

Fleet Square (182665), 3 bedroom house on a small estate, 400 bids, let for 450 points

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

Fortess Road (289763), 3 bedroom maisonette in a house, 300 bids, let for 270 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

Highgate Road (190812), 1 bedroom flat in a house, 125 bids, let for 300 points

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

Hyltons (189225), 2 bedroom flat on a large estate, 309 bids, let for 385 points

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

Lamble Street (195414), 4 bedroom maisonette on a small estate, 81 bids, let for 355 points

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

Mayford (102375), 2 bedroom maisonette on a small estate, 421 bids, let for 630 points

Oxenholme (105676), 2 bedroom flat in a tower block, 273 bids, let for 630 points

Pratt Street (104257), Studio flat in a house, 136 bids, let for 170 points

Seaford (288240), 1 bedroom flat in a house, 46 bids, let for 630 points

Tresham, Red Lion Square (188975), Studio flat on a small estate, 133 bids, let for 210 points

Troutbeck (108293), 2 bedroom flat on a large estate, 457 bids, let for 950 points

Warren Street (188296), 1 bedroom flat in an individual block, 11 bids, let for 630 points

Weedington Road (199367), 2 bedroom flat on a large estate, 313 bids, let for 500 points

Widford (182427), 3 bedroom maisonette on a small estate, 321 bids, let for 1360 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.