

Camden Council homes

Week 37

Advert Thursday 29 September to Monday 3 October 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 **Jacqueline House, Oldfield Estate, NW1**

 Sheltered studio flat on small estate. 2nd floor with lift access. Separate kitchen and bathroom facilities. Communal facilities including: lunch club, computer room, communal lounge, laundry. Limited parking. No pets. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw (including sheltered charges).
Advert no. 288672

Studio **Monro House, Fitzjohn's Avenue, NW3**


 Sheltered studio flat on a small estate. Ground floor with lift access. District heating.
 Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead Town. Rents up to: £180 pw (including sheltered charges).
Advert no. 192016

1 Bed **Denton, Malden Crescent, NW1**

 Sheltered 1 bedroom (double) flat in a tower block. 3rd floor with lift access. District heating. Electric cooking only.
 Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 pw (including sheltered charges).
Advert no. 197522

1 Bed **Denton, Malden Crescent, NW1**

 Sheltered 1 bedroom (double) flat in a tower block. 16th floor with lift access. Level access shower. Communal garden. Full central heating. Electric cooking only.
 Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 pw (including sheltered charges).
Advert no. 185402

1 Bed **Monica Shaw Court, Purchase Street, NW1**

 Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. Electric cooking only. Fully wheelchair accessible with adapted kitchen and bathroom with wet shower. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this applicants with a ground floor priority. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 pw (including sheltered charges).
Advert no. 189011

1 Bed **Sage Way, WC1X**

 Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. District heating. Electric cooking only.
 Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £198 pw (including sheltered charges).
Advert no. 190044

1 Bed **Webheath, Netherwood Street, NW6**

 Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating. Electric cooking only.
 Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £178 pw (including sheltered charges).
Advert no. 190127

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.

Peabody Housing

1 Bed **Old Farm Road, Strawberry Vale, N2**

 No photo available
 1 bedroom maisonette (double) in an individual block. 1st floor with lift access. Full central heating. Communal garden. This property is located in the **London Borough of Barnet**.
 Landlord: Peabody Housing. Ward: Out of Borough. Rents up to: £136 pw.
Advert no. 288673

One Housing

1 Bed **Tapestry Apartments, Canal Reach, N1C**

 7 x 1 bedroom flats (double) on a large estate in a new development. The flats are located on various floors from the 3rd to the 6th floor with lift access. Electric cooking only. Communal central heating. Car free development - no parking allowed and no parking permits will be issued by the London Borough of Camden. No pets allowed. No Right to Acquire. This is an affordable rent property. A fixed term tenancy will be issued, upon successful completion of a 12 month starter tenancy. A Local Lettings Plan applies to the allocation of these properties. **Sensitive Let** Landlord: One Housing. District: Holborn. Ward: King's Cross. Rents up to £202 pw inclusive of service charges.
Advert no. 288671

2 Bed **Tapestry Apartments, Canal Reach, N1C**

 11 x 2 bedroom flats (doubles) on a large estate in a new development. The flats are located on various floors from the 2nd to the 6th floor with lift access. Electric cooking only. Car free development - no parking allowed and no parking permits will be issued by the London Borough of Camden. No pets allowed. No Right to Acquire. This is an affordable rent property. A fixed term tenancy will be issued, upon successful completion of a 12 month starter tenancy. A Local Lettings Plan applies to the allocation of these properties. **Sensitive Let** Landlord: One Housing. District: Holborn. Ward: King's Cross. Rents up to £253 pw inclusive of service charges.
Advert no. 288670


3 Bed **Tapestry Apartments, Canal Reach, N1C**

 2 x 3 bedroom flats (2 doubles, 1 single) on a large estate in a new development. The flats are located on the 2nd and 3rd floor with lift access. Electric cooking only. Communal central heating. Car free development - no parking allowed and no parking permits will be issued by the London Borough of Camden. No pets allowed. No Right to Acquire. This is an affordable rent property. A fixed term tenancy will be issued, upon successful completion of a 12 month starter tenancy. A Local Lettings Plan applies to the allocation of these properties. **Sensitive Let** Landlord: One Housing. District: Holborn. Ward: King's Cross. Rents up to: £279 pw inclusive of service charges.
Advert no. 288669

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

1 Bed **Storrington, Regent Square, WC1H**

 1 bedroom flat (double) on a small estate. 3rd floor with lift access, 1 internal steps, 4 external steps. Full central heating.
Sensitive Let
 Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: King's Cross. Rents up to: £134 pw.
Advert no. 193798

1 Bed **St Martin's Close, NW1**

 No photo available
 1 bedroom flat (double) in a house. Ground floor. Full central heating. Back garden. **Grnd Fir Flats, Note 1**
 Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £126 pw.
Advert no. 104323

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

O'Donnell Court, Brunswick Centre, WC1N

1 bedroom flat (double) on a large estate. 7th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Bloomsbury.
Rents up to: £148 pw.

Advert no. 182007

2 Bed

Cranleigh House, Cranleigh Street, NW1

2 bedroom flat (doubles) on a small estate. 1st floor level. No lift. 19 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £134 pw.

Advert no. 103356

2 Bed

Wellesley House, Churchway, NW1

2 bedroom flat (doubles) on a small estate. 1st floor level. No lift. 17 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £134 pw.

Advert no. 101238

2 Bed

Chester Road, N19

2 bedroom flat (doubles) on a small estate. Ground floor. 2 external steps. District heating. Communal gardens.

Grnd Flr Flats, Note 1

Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.

Rents up to: £156 pw.

Advert no. 194486

3 Bed

Cotleigh Road, NW6

3 bedroom house (doubles) on a street. Split across the ground and 1st floor level. 28 internal steps, 3 external steps. Full central heating. Front and back gardens.

Landlord: Camden Council. Council Tax Band: F.

District: Hampstead. Ward: Kilburn.

Rents up to: £165 pw.

Advert no. 184640

6 Bed

Ingham Road, NW6

6 bedroom (doubles) house. Split across the 1st, 2nd and 3rd floor level. 35 internal steps, 3 external steps. 2 bathrooms. Full central heating. Front and back gardens.

Landlord: Camden Council. Council Tax Band: G.

District: Hampstead. Ward: Fortune Green.

Rents up to: £191 pw.

Advert no. 180019

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Castlehaven Road (181860), 2 bedroom flat in a house, 545 bids, let for 690 points

Philia House (288725), 1 bedroom flat in an individual block, 102 bids, let for 120 points

Winscombe Street (198855), 2 bedroom flat in a house, 638 bids, let for 680 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.