

Camden Council homes

Week 38

Advert Thursday 6 October to Monday 10 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



Advert no. 286080

Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a small estate. 2nd floor with lift access. Separate kitchen. Full central heating. Communal facilities include: lunch club, computer room, lounge and laundry room. Limited parking. No pets. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town with Primrose Hill. Rents up to: £158 pw.

1 Bed



Advert no. 187971

Kingsgate Road, NW6

1 bedroom sheltered flat (double) in a block. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. District: Hampstead. Ward: Kilburn. Council Tax Band: B. Rents up to: £183 (including sheltered charges) pw.

1 Bed



Advert no. 193044

Makepeace Avenue, N6

1 bedroom sheltered flat (double) in a block. 1st floor with lift access. **Electric cooking only.** Landlord: Camden Council. District: Kentish Town. Ward: Highgate. Council Tax Band: C. 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.

Circle Housing

1 Bed



Advert no. 286081

Chalcot Road, NW1

1 bedroom flat (single) in a house. 3rd floor with 30 external steps. Full central heating. 1 year introductory tenancy followed by 5 year fixed term tenancy. Landlord: Circle Housing. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £142 pw.

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

Genesis Housing Association

2 Bed



Advert no. 286018

Cotleigh Road, NW6

2 bedroom maisonette (1 double, 1 single) in a house. Ground and 1st floors with 1 external and 10 internal steps. Full central heating. Landlord: Genesis Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £149 pw.

2 Bed



Advert no. 288740

Shoot Up Hill, NW2

2 bedroom flat (doubles) in a house. Ground floor with 7 external steps. Full central heating. Communal garden. **See Ground Floor Flats, Note 1** Landlord: Genesis Housing Association. District: Hampstead. Ward: Kilburn. Rents up to: £143 pw.

Studio



Advert no. 195542

Ledham, Portpool Lane, EC1N

Studio flat on a large estate. 1st floor with 14 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £111 pw.

1 Bed



Advert no. 103920

College Place, NW1

1 bedroom flat (double) in a house. Ground floor. Full central heating. Back garden. **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: £127 pw.

1 Bed



Advert no. 108769

Gloucester Avenue, NW1

1 bedroom flat (double) in a house. 2nd floor with 41 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £148 pw.

1 Bed



Advert no. 198705

Grafton Way, WC1E

1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **No gas, electric only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £145 pw.

1 Bed



Advert no. 189447

Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (single) on a large estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £132 pw.

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



Advert no. 104883

Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 28 external steps. No lift. Full central heating. **Sensitive let**
Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Canteloves. Rents up to: £125 pw.

1 Bed



Advert no. 101837

Mexborough, Pratt Street, NW1

1 bedroom flat (double) on a large estate. Ground floor with 13 internal steps. Full central heating. **See Ground Floor Flats, Note 1**
Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £131 pw.

1 Bed



Advert no. 198159

Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 4th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £129 pw.

2 Bed



Advert no. 193687

Ashington, Warden Road, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with 33 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw.

2 Bed



Advert no. 198102

Kiln Place, Lambale Street, NW5

2 bedroom maisonette (doubles) on a small estate. 2nd and 3rd floors with 30 external and 14 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £138 pw.

2 Bed



Advert no. 190162

Rowstock, Oseney Crescent, NW5

2 bedroom flat (1 double, 1 single) on a small estate. 5th floor with lift access. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £137 pw.

4 Bed



Advert no. 195598

Primrose Hill Court, King Henry's Road, NW3

4 bedroom flat (3 doubles, 1 single) on a small estate. 5th floor with lift access. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Camden Town and Primrose Hill. Rents up to: £179 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Belvedere House (288687), 2 bedroom flat in a block, 397 bids, let for 560 points

Bramshill Gardens (288680), 1 bedroom flat in a house, 132 bids, let for 430 points

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

Elsfield (196697), 1 bedroom flat on a small estate, 159 bids, let for 345 points

Inwood Court (105172), 1 bedroom flat on a small estate, 166 bids, let for 440 points

Mayford (102324), 3 bedroom flat on a small estate, 311 bids, let for 800 points

Medway Court (196239), 2 bedroom flat in a block, 404 bids, let for 550 points

Midhope House (288695), 1 bedroom flat on a large estate, 81 bids, let for 150 points

Millman Street (187541), 1 bedroom flat on a small estate, 48 bids, let for 300 points

Mullen Tower (187090), Studio flat in a tower block, 140 bids, let for 200 points

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

Southend Close (196439), 1 bedroom flat on a small estate, 165 bids, let for 550 points

Swinton Place (286057), Studio flat in a house, 142 bids, let for 200 points

West End Lane (288688), 1 bedroom flat in a block, 106 bids, let for 225 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.