

# Camden Council homes

Week 38

Advert Thursday 21 September to Monday 25 September 2017

## Sheltered Housing

1 Bed

### Highgate Road, NW5

Sheltered 1 bedroom flat (double) in a individual block 3rd floor with lift. District heating. Shared back garden.

**Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charge) pw. Accessible Housing Category: G

Advert no. 192985

1 Bed

### Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in a individual block Lower ground floor with lift. Full central heating. Property has a bath. Shared back garden. No pets. No right to acquire Landlord: Origin. District: Hampstead. Ward: Swiss Cottage. Rents up to: £148 (including charges) pw.

Advert no. 288504

1 Bed

### Cherry Tree Court, Camden Road, NW1

Sheltered 1 bedroom flat (single) in a individual block 1st floor with lift access. Full central heating. Shared back garden. No pets. Landlord: Circle. District: Kentish Town. Ward: Cantelowes. Rents up to: £194 (including charges) pw.

Advert no. 288503

1 Bed

### Millman Street, WC1N

Sheltered 1 bedroom flat (double on a small estate 2nd floor with lift access. District heating. Communal garden.

**Electric cooking only** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £196 (including sheltered charge) pw.

Advert no. 199193

1 Bed

### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 6th floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £178 (including sheltered charge) pw. Accessible Housing Category: G

Advert no. 193644

1 Bed

### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Full central heating. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £178 (including sheltered charge) pw. Accessible Housing Category: G

Advert no. 186716

1 Bed

### Clyde Court, Hampden Close, NW1

Sheltered 1 bedroom 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: £178 (including sheltered charge) pw.

Advert no. 194752

**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.

## Origin Housing

4 Bed

### Trevithic House, York Rise, NW5

4 bedroom flat (2 doubles, 2 singles) on a large estate. 1st floor with lift access. Full central heating. No pets.

Landlord: Origin. Council Tax Band: . District: Kentish Town. Ward: Cantelowes. Rents up to: £159 pw.

Advert no. 288514

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

Studio

### Leysdown, Malden Road, NW5

Studio flat on a large estate 1st floor with lift. Full central heating.

Property managed by a registered TMO Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £108 pw.

Advert no. 191978

1 Bed

### Nigel House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate 3rd floor, no lift. 8 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn & Covent Garden. Rents up to: £126 pw.

Advert no. 185812

1 Bed

### Snowman House, Abbey Road, NW6

1 bedroom flat (double) in a tower block. 9th floor with lift. District heating. Balcony. Property managed by a registered TMO

Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Kilburn. Rents up to: £121 pw.

Advert no. 191646

1 Bed

### St Pancras Court, High Road, East Finchley, N2

1 bedroom flat (double) on a small estate 2nd floor with 1 internal and 42 external steps, no lift. Full central heating. **Please note this property is located in the London Borough of Barnet.**

Landlord: Camden Council. Council Tax Band: B. Ward: Out of Borough. Rents up to: £117 pw. Accessible Housing Category: G.

Advert no. 180177

2 Bed

### Snowman House, Abbey Road, NW6

2 bedroom flat (doubles) in a tower block. 18th floor with lift access. Balcony. District heating. Property managed by a registered TMO

Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Kilburn. Rents up to: £138 pw.

Advert no. 182485

4 Bed

### Maple House, Maitland Park Villas, NW3

4 bedroom flat (2 doubles, 2 singles) on a large estate. 2nd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Haverstock. Rents up to: £166 pw.

Advert no. 193060

**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

**Kendal, Augustus St (108060), 2 bedroom flat (doubles) on a large estate, 410 bids, let for 810 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](http://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](http://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.