

Camden Council homes

Week 39

Advert Thursday 26 September to Monday 30 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

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

Studio



Advert no. 189984

Greenwood, Osney Crescent, NW5

Sheltered flat 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. 288167

Ashton Court, Camden Road, NW1

Sheltered 1 bedroom flat (double) in an individual block. 3rd floor with lift access. Full central heating. Open plan kitchen. Gas heating. **Electric cooking only.** Balcony. Large garden facing 3rd floor flat. No pets allowed. No parking available. Landlord: Origin Housing Association. District: Kentish Town. Ward: Cantelowes. Rents up to: £203 (including sheltered charges) pw. pw.

1 Bed



Advert no. 288227

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 (including sheltered charges) pw.

1 Bed

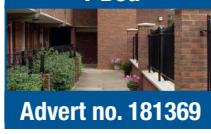


Advert no. 186309

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £192 (including sheltered charges) pw.

1 Bed



Advert no. 181369

Sycamore Court, Bransdale Close, NW6

Sheltered 1 bedroom flat (double) on a large estate. 1st floor with lift access. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: . Hampstead Ward: Kilburn. Rents up to: £170 (including sheltered charges) pw.

Octavia Housing Association

1 Bed



Advert no. 288191

Waites Court, Priory Road, NW6

1 bedroom wheelchair accessible flat (double) in an individual block. Ground floor. Wetroom. Electric heating. Communal garden. Private parking space. No right to acquire. Strictly no pets policy. 12 months starter tenancy followed by as assured tenancy. Landlord: Octavia Housing Association. Council Tax Band: TBC. District: Kentish Town. Ward: Swiss Cottage. Rents up to: £163 pw.

Studio



Advert no. 195092

Brassey Road, NW6

Studio flat on a large estate. Ground floor. Front and back garden. Full central heating. **See Ground Floor Note 1** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £106 pw.

Studio



Advert no. 189470

Stevenson House, Boundary Road, NW8

Studio flat on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £97 pw.

Studio



Advert no. 103472

Winsham House, Churchway, NW1

Studio flat on a small estate. Ground floor. Full central heating. **See Ground Floor Note 1** Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £95 pw.

1 Bed



Advert no. 182865

Maygrove Road, NW6

1 bedroom flat (double) in a house. Ground floor with 2 internal and 1 external step. Full central heating. Back garden. **This is a First Choice Property. See Ground Floor Note 1** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £111 pw.

Notting Hill Genesis

2 Bed




Advert no. 288255


Hillfield Road, NW6


2 bedroom flat in a house (1 double, 1 box room). 2nd with 20 internal and 34 external steps. **Only applicants with 1 child under the age of 8 years would be considered for this property. Gas central heating.** Front garden. 5 year fixed term tenancy. No right to acquire. Permission on keeping pets should be discussed with the landlord at the viewing. Council controlled parking. Landlord: Notting Hill Genesis. Council Tax Band: TBC. District: Hampstead. Ward: Fortunes Green. Rents up to: £148pw.


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	<p>St Martin's Close, NW1 1 bedroom flat (double) on a large estate. Ground floor. Full central heating. This is a First Choice property. See Ground Floor Note 1 Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £116 pw.</p>
	
Advert no. 104323	

2 Bed	<p>Broadfield Lane, NW1 2 bedroom wheelchair accessible flat (1 double, 1 single). 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: F. District: Kentish Town. Ward: Canteloves. Rents up to: £174 pw.</p>
	
Advert no. 101544	

2 Bed	<p>Gillfoot, Hampstead Road, NW1 2 bedroom flat (doubles) in a tower block. 14th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £129 pw.</p>
	
Advert no. 105560	

2 Bed	<p>Primrose Hill Court, King Henry's Road, NW3 2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Camden Town and Primrose Hill. Rents up to: £136 pw.</p>
	
Advert no. 181686	

3 Bed	<p>Harrington House, Harrington Street, NW1 3 bedroom flat (2 doubles, 1 single) on a large estate. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regen'ts Park. Rents up to: £ 144 pw.</p>
	
Advert no. 109045	

APOLOGIES	
<p>Week 37 – Advert No: 288220. St Anthony's Flats, NW1. Property withdrawn as it was advertised in error in week 37 as previously advertised in week 34. Apologies to anyone who bid on it in week 37.</p>	

RESULTS OF PREVIOUS WEEKS' ADVERTS
We aim to publish the results of previous adverts as soon as they are available
<p>Augustus House (108818), Studio flat on a large estate, 119 bids, let for 350 points Clyde Court (197070), 1 bedroom sheltered flat on a small estate, 9 bids, let for 255 points Cubitt Street (197600), 4 bedroom house, 109 bids, let for 1290 points Grafton Road (196332), Studio flat on a large estate, 119 bids, let for 150 points Guilford Street (288219), 1 bedroom flat in a house, 77 bids, let for 150 points King's Cross Road (286277), 2 bedroom flat in a house, 384 bids, let for 525 points Mayford (102428), 1 bedroom flat on a small estate, 106 bids, let for 325 points Maygrove Road (195920), 1 bedroom flat in a house, 99 bids, let for 600 points Munster Square (108224), 3 bedroom flat on a large estate, 306 bids, let for 660 points Peabody Building (288226), 2 bedroom flat in a block, 256 bids, let for 385 points Starcross Street (108798), 1 bedroom flat in a house, 99 bids, let for 350 points Westcroft Close (198522), 1 bed maisonette on small estate, 102 bids, let for 240 points Whidborne Street (288198), 1 bedroom flat in a block, 51 bids, let for 150 points</p>

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.