

Camden Council homes

Week 3

Advert Thursday 4 February to Monday 8 February 2016

Important information for bidders

Please note that when a property has been turned down by several bidders due to factors connected to the property this will be taken into account for further shortlistings in order to let the property.

Sheltered Housing

Studio



Advert no. 288786

Spring Court, Iverson Road, NW6

Sheltered studio flat on a small estate. 2nd floor with lift access and 1 internal step. Full central heating. Shared garden. Wheelchair accessible. No pets. No smoking facilities. No right to acquire. No parking. Landlord: Riverside Housing Association. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £153 pw.

1 Bed

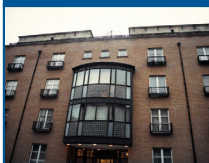


Advert no. 193044

Makepeace Avenue, N6

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £177 (including sheltered charges) pw.

1 Bed

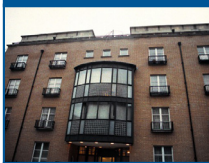


Advert no. 281565

Shan House, Millman Street, WC1N

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Electric heating. Communal garden. Scheme has a manager. This is a sheltered scheme for either single persons or couples aged 55 years and over. **Applicants will be required to pay a week's/month's rent in advance at sign up.** Landlord: Asra Housing Association. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £199 pw.

1 Bed



Advert no. 288770

Shan House, Millman Street, WC1N

1 bedroom sheltered flat (double) in an individual block. 2nd floor with lift access. Electric heating. Communal garden. Scheme has a manager. This is a sheltered scheme for either single persons or couples aged 55 years and over. **Applicants will be required to pay a week's/month's rent in advance at sign up.** Landlord: Asra Housing Association. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £199 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.

Origin Housing Association

1 Bed



Advert no. 288769

St George's House, Bridgeway Street, NW1

1 bedroom flat (double) in an individual block. 4th floor with lift access. Full central heating. No right to acquire. **One week advance rent to be paid before signing tenancy.** Close to King's Cross/St Pancras and Euston station, excellent bus links across London. Landlord: Origin Housing Association. Council Tax Band: B. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £237 pw.

Genesis Housing Association

2 Bed

No photo available

Advert no. 288771

College Crescent, NW3

2 bedroom flat (doubles) in an individual block. 3rd floor with 62 external steps. No lift. Full central heating. Controlled parking. Landlord: Genesis Housing Association. District: Hampstead. Ward: Hampstead. Rents up to: £154 pw.

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

1 Bed



Advert no. 184314

Bernard Shaw Court, St Pancras Way, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Canteloves. Rents up to: £117 pw.

1 Bed



Advert no. 187549

Bray, Fellows Road, NW3

1 bedroom flat (double) in a tower block. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £127 pw.

1 Bed



Advert no. 191203

Millman Street, NW1

1 bedroom flat (double) on a small estate. Ground floor with 3 external steps. District heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £150 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

Sage Way, WC1X*

1 bedroom flat (double) on a small estate. 3rd floor with 59 external steps. No lift. District heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: King's Cross.
Rents up to: £151 pw.

Advert no. 184284

1 Bed

Silverdale, Hampstead Road, NW1

1 bedroom flat (double) on a large estate. 4th floor with lift access. Full central heating. Electric shower. **Please be advised that this property will be affected by the Government's High Speed Two project if it goes ahead; residents in these properties will be required to move as a result.** Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park. Rents up to: £118 pw.

Advert no. 109541

1 Bed

St Paul's Crescent, NW1

1 bedroom flat (double) on a large estate.
2nd floor with 27 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £127 pw.

Advert no. 104977

1 Bed

Winter Garden House, Macklin Street, WC2B

1 bedroom flat (double) in a tower block.
6th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £155 pw.

Advert no. 191546

2 Bed

St Albans Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 4 external steps. No lift. Blow air heating. Electric shower.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £156 pw.

Advert no. 189757

3 Bed

Dorney, Adelaide Road, NW3

3 bedroom flat (doubles) in a tower block. 22nd floor with lift access. Full central heating. Electric shower.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Belsize.
Rents up to: £163 pw.

Advert no. 198435

3 Bed

Gaisford Street, NW5

3 bedroom maisonette (2 doubles, 1 single) in a house.
1st and 2nd floor with with 49 internal and 7 external steps.
Full central heating. Electric shower.
Landlord: Camden Council. Council Tax Band: E.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £184 pw.

Advert no. 199466

4 Bed

Camden Road, NW1

4 bedroom maisonette (doubles) in a street property.
1st, 2nd and 3rd floor with 49 internal steps and 1 external step.
Full central heating.
Landlord: Camden Council. Council Tax Band: To be confirmed.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £174 pw.

Advert no. 199968

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RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Grange Place (182765), 3 bedroom flat on a small estate, 357 bids, let for 973 points

The Tarns (106654), 3 bedroom flat on a large estate, 254 bids, let for 622 points

Housing Benefit Bedroom Tax and Universal Credit

From April 2013, if you live in a council or housing association home the number of bedrooms that you can receive Housing Benefit for will depend on how many people live in your home and their age and whether they are male or female - this differs from how many bedrooms Camden may have assessed you for.

If you have one or more 'spare' bedrooms your Housing Benefit may be reduced. This could affect you if you are 16 to 64 years old and will still apply if you only get a small amount of Housing Benefit, for example if you are working or if you are sick or disabled.

To find out if you will receive a drop in your benefits as a result of these changes, please visit www.housingmoveslondon.gov.uk

The Home Connections telephone service and parts of the website have been translated into Camden's core community languages.

Le service téléphonique 'Home Connections' et certaines parties de ce site internet ont été traduits dans cette langue.

হোম কানেকশনস (Home Connections) এর টেলিফোন সার্ভিস এবং ওয়েবসাইট এর অংশবিশেষ এই ভাষায় অনূবাদ করা হয়েছে।

Adeegga telefoonnada ee xidhiidhka guriga iyo qaybo ka mid ah goobta internetka ayaa lagu tarjumay luqaddan.

Home Connections (住房连接)的電話服務和網站的部分內容都已翻譯成本種語言。

How do I apply?

If you wish to bid for a property visit camden.gov.uk/housing or ring HOME CONNECTIONS on **0845 402 7881** quoting the advert number and your user ID and PIN number. 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.