

Camden Council homes

Week 3

Advert Thursday 18 January 2018 to Monday 22 January 2018

Housing for Older People

1 Bed



Advert no. 288472

Jubilee House, Grays Inn Road, WC1X

Sheltered 1 bedroom flat (single) in a block. 1st floor with lift access. Full central heating. Shared garden. **Please note this scheme has predominately Chinese residents. Would be suitable for anyone who can speak Mandarin.**

Landlord: Centra Housing. District: Holborn. Ward: King's Cross. Rents up to: £182 pw.

1 Bed



Advert no. 288471

Jubilee House, Grays Inn Road, WC1X

Sheltered 1 bedroom flat (single) in a block. 2nd floor with lift access. Full central heating. Shared garden. **Please note this scheme has predominately Chinese residents. Would be suitable for anyone who can speak Mandarin.**

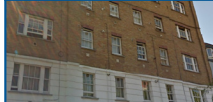
Landlord: Centra Housing. District: Holborn. Ward: King's Cross. Rents up to: £182 pw.

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.

Clarion Housing Group

1 Bed



Advert no. 288447

Avigail House, NW1

1 bedroom flat (single) on a small estate. 3rd floor with lift access. Full central heating. Street parking with Camden parking permits. No pets allowed. 12 month starter tenancy which will then convert to an Assured tenancy.

Landlord: Clarion Housing Group. Rents up to: £162 pw.

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

1 Bed



Advert no. 195110

Casterbridge, Abbey Road, NW6

1 bedroom flat (double) in a tower block. 17th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £118 pw. London Accessible code: F.

1 Bed



Advert no. 191383

Gascony Avenue, NW6

1 bedroom flat (double) in a house. Ground floor with 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £119 pw. London Accessible code: E.

1 Bed



Advert no. 195184

Ledam House, Portpool Lane, EC1N

1 bedroom flat (double) on a large estate. 3rd floor with 49 external steps. No lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £127 pw. London Accessible code: F.

2 Bed



Advert no. 190970

Cannington, Bassett Street, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 3rd floor with 31 external steps. No lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £135 pw. London Accessible code: F.

2 Bed



Advert no. 195263

Chester Road, N19

2 bedroom flat (doubles) in a house. 1st and 2nd floor with 14 external and 22 internal steps. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Highgate. Rents up to: £143 pw. London Accessible code: F.

2 Bed



Advert no. 184157

Gilden Crescent, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with 29 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £148 pw. London Accessible code: E+.

2 Bed



Advert no. 187382

Grafton Crescent, NW1

2 bedroom flat (doubles) in a house. 2nd floor with 33 external steps. No lift. Shared back garden. Full central heating.

Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £151 pw. London Accessible code: G.

2 Bed



Advert no. 195970

Shene House, Portpool Lane, EC1N

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

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £154 pw. London Accessible code: F.

2 Bed



Advert no. 190853

St Albans Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 3 external steps. Full central heating.

See Ground Floor Flats, Note 1. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £153 pw. London Accessible code: F.

Wheelchair Accessible Properties



Newly built wheelchair accessible home developed under Camden's continuing Community Investment Programme aimed at creating more homes for households with a need for this type of home.

2 Bed



Advert no.

The Marr, Camden Street, NW1

2 bedroom wheelchair accessible flat (doubles) on a large estate. Full central heating. **This property is suitable for households who have a member of their household who use a wheelchair full-time.**

Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: To be confirmed. London Accessible code: A.

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.

2 Bed

Stanhope Street, NW1

2 bedroom flat (doubles) on a large estate. 2nd and 3rd floors with 28 external and 14 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £134 pw.
London Accessible code: F.

Advert no. 106294

3 Bed

South End Close, NW3

3 bedroom flat (doubles) on a small estate. 3rd floor with 37 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £154 pw.
London Accessible code: F.

Advert no. 185082

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Augustus House (106369), 1 bedroom flat on a large estate, 118 bids, let for 260 points

Barrington Court (183876), studio flat in a tower block, 74 bids, let for 150 points

Besant Road (192772), 2 bedroom flat on a small estate, 340 bids, let for 400 points

Mansfield Road (110768), 1 bedroom flat in a house, 107 bids, let for 630 points

Medway Court (183068), 1 bedroom flat in a individual block, 89 bids, let for 230 points

St Leonards Square (199467), studio flat in a house, 106 bids, let for 190 points

Stonehouse (101448), 2 bedroom flat on a small estate, 321 bids, let for 745 points

APOLOGIES

Week 1 Advert No. 194459 Bassett Street, NW5.

This property was advertised in error as it was previously advertised. Apologies to anyone who placed a bid on it.

Week 1 Advert No. 183551 Gilden Crescent, NW5.

This property was advertised in error as it was previously advertised. Apologies to anyone who placed a bid on it.

Week 2 Advert No. 190164 Millman Street, WC1N.

This property was advertised in error as it was previously advertised. Apologies to anyone who placed a bid on it.

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.