

Camden Council homes

Week 3

Advert Thursday 19 January to Monday 23 January 2017

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

Soho Housing



A selection of 6 properties in a new development. Located within the Covent Garden area of Holborn with excellent transport links and close to local amenities. All properties have laminate flooring and come furnished with a cooker, a fridge and a washing machine. Communal gas central heating. Access to communal outdoor space. No lift access in the block. Applicants who accept the property will be issued a 5 Year Fixed Term Assured shorthold tenancy. Council tax and service charges to be confirmed.

No right to acquire. No pets. This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate.

1 Bed

Endell Street, St Giles, WC2H

1 bedroom flat (double). Ground floor with 3 external steps and 1 internal step.

This is an Affordable Rent property. See Ground Floor Flats, Note 1.

Rents up to: £225 pw.

Advert no. 288620

2 Bed

Endell Street, St Giles, WC2H

2 bedroom flat (doubles). 1st floor with 20 external and 2 internal steps.

This is an Affordable Rent property. Rents up to: £300 pw.

Advert no. 288619

1 Bed

Endell Street, St Giles, WC2H

1 bedroom flat (double). 1st floor with 25 external steps.

This is an Affordable Rent property. Rents up to: £225 pw.

Advert no. 288617

2 Bed

Endell Street, St Giles, WC2H

2 bedroom flat (1 double, 1 single). 1st floor with 20 external steps.

This is an Affordable Rent property. Rents up to: £300 pw.

Advert no. 288618

2 Bed

Endell Street, St Giles, WC2H

2 bedroom duplex (1 double, 1 single) over 3 floors with 5 external and 26 external steps.

This is an Affordable Rent property. Rents up to: £300 pw.

Advert no. 288621

3 Bed

Endell Street, St Giles, WC2H

3 bedroom duplex (doubles) over 2 floors. 2nd and 3rd floors with 25 external and 37 internal steps. Rents up to: £156 pw.

Advert no. 288616

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

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.

Sheltered Housing

Studio



Advert no. 192016

Monro House, Fitzjohn's Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £180 (including sheltered charges) pw.

1 Bed



Advert no. 196890

Foundling Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor. Blow air heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £173 (including sheltered charges) pw.

1 Bed



Advert no. 188421

Kingsgate Road, NW6

1 bedroom flat (double) in a individual block. 2nd floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £183 (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.

Newlon Housing Trust

1 Bed



Advert no. 288624

Brecknock Road, N19

1 bedroom maisonette (double) in a house. Ground floor with 6 external steps. Full gas central heating. Shared front and rear garden. Residents parking permit available from Local Authority. Right to acquire. **Strictly no pets except for assistance dogs. See Ground Floor Flats, Note 1.** Landlord: Newlon Housing Trust. District: Kentish Town. Ward: Kentish Town. Rents up to: £150 pw.

One Housing Group

1 Bed



Advert no. 288625

Tankerton House, Tankerton Street, WC1H*

1 bedroom flat (single) on a large estate. 2nd floor with 35-40 external steps. No lift. Full gas central heating. A Starter to Fixed or Starter to Assured tenancy will be issued on tenancy sign up depending on current tenure. Right to acquire. **No pets allowed. No parking area. This is an Affordable Rent property. Sensitive let.** Landlord: One Housing Group. Council Tax Band: A. District: Holborn. Ward: King's Cross. Rents up to: £195 pw.

London and Quadrant

2 Bed



Advert no. 288615

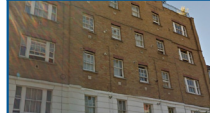
Juniper Crescent, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with 24 external steps. No lift. Full gas central heating. Car park facilities. **Not wheelchair accessible. The property will not be decorated; a decoration allowance will be given.** No Pets. Please note you will be issued with Starter to Fixed or Starter to Assured depending on current tenure. Landlord: London and Quadrant. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £144 pw.

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

Circle Housing

1 Bed



Advert no. 288623

Avigail House, Charlton Street, NW1

1 bedroom flat (double) in a house. 2nd floor with 20 external steps. Full gas central heating. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Street parking available with residents permits purchased from Camden Council. Landlord: Circle Housing. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £174 pw.

3 Bed



Advert no. 288622

Acton Street, WC1X*

3 bedroom flat (2 doubles, 1 single) in a house. 2nd floor with 3 external and 20 internal steps. Full gas central heating. Street parking available with residents permits purchased from Camden Council. 1 year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. **This is a Affordable Rent property. Sensitive let.** Landlord: Circle Housing. District: Holborn. Ward: King's Cross. Rents up to: £271 pw.

3 Bed



Advert no. 288641

Warren Street, W1

3 bedroom flat (1 double, 2 singles) in a house on a new development. Basement floor with 15 external steps. Full central heating. 1 Year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Street Parking with Camden parking permits. Landlord: Circle Anglia. District: Holborn. Rent: To be confirmed

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

1 Bed



Advert no. 187432

Brookes Court, Baldwins Gardens, EC1N

1 bedroom flat (double) on a small estate. Basement floor level with 14 external steps. District heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £142 pw.

1 Bed



Advert no. 182780

Broomfield, Ferdinand Street, NW1

1 bedroom flat (double) on a small estate. 1st floor with with lift access. Full central heating. **This property is managed by Chalk Farm Housing Group.** Landlord: Camden Council. District: Gospel Oak. Ward: Haverstock. Rents up to: £106 pw.

1 Bed



Advert no. 187532

Dennington Park Road, NW6

1 bedroom flat (double) in a house. Ground floor with 7 external and 4 internal steps. Storage heating. Shared back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £114 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Basset Street (189025), studio flat in a house, 146 bids, let for 280 points
Chalford (187601), 2 bedroom flat on a small estate, 403 bids, let for 405 points
Denton (197522), 1 bedroom sheltered flat in a tower block, 3 bids, let for 170 points
Drummond Street (286078), 3 bedroom flat in a block, 301 bids, let for 525 points
Durdans House, (180819), 1 bedroom flat on a small estate, 125 bids, let for 402 points

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RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Foundling Court (182775), 1 bedroom sheltered flat, 13 bids, let for 320 points

Gaisford Street (194106), studio flat in a house, 115 bids, let for 200 points

Gillfoot (105556), 2 bedroom flat in a tower block, 307 bids, let for 630 points

Grafton Way (184586), 1 bedroom flat on a small estate, 140 bids, let for 300 points

Oakley Square (104193), 1 bedroom flat in a house, 167 bids, let for 430 points

Widford (194856), 4 bedroom flat on a small estate, 100 bids, let for 530 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.