

# Camden Council homes

Week 40

Advert Thursday 3 October to Monday 7 October 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

1 Bed



Advert no. 180956

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak.  
Ward: Gospel Oak.  
Rents up to: £173 (including sheltered charges pw).

1 Bed



Advert no. 183619

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £173 (including sheltered charges pw).

## Octavia Housing

1 Bed



Advert no. 288184

### Woodchurch Road, NW6

1 bedroom flat (double) in a house. Basement with 6 external steps. Full central heating. Communal garden. Permission on keeping pets should be discussed with the landlord at the viewing. **See Ground Floor Flats, Note 1.**  
Landlord: Octavia Housing.  
District: Kentish Town. Ward: Kilburn. Rents up to: £134 pw.

## Origin Housing Association

### Wheelchair Accessible Property

Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on this property.

2 Bed



Advert no. 288185

### Asta House, Chitty Street, W1T

2 bedroom wheelchair accessible flat (1 double, 1 single) in an individual block. 1st floor with lift access. Fully adapted with level access shower (no bath) and adjustable height work surface. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. There is no parking. Blue badge holders can apply for residents parking. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Origin Housing Association. District: Holborn. Ward: Bloomsbury. Rents up to: £210 pw.

2 Bed



Advert no. 288183

### Asta House, Chitty Street, W1T

2 bedroom flat (1 double, 1 single) in an individual block. 2nd floor with lift access. Adaptable with wet room. No bath. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. There is no parking. Blue badge holders can apply for residents parking. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Origin Housing Association. District: Holborn. Ward: Bloomsbury. Rents up to: £210 pw.

## Origin Housing Association

2 Bed



Advert no. 288187

### Asta House, Chitty Street, W1T

4 x 2 bedroom flats (1 double, 1 single) in an individual block. The properties are located on either the 2nd or 3rd floors with lift access. They all have a level access shower. No bath. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. There is no parking tenants can only apply for residents parking if they have a blue badge. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Origin Housing Association. District: Holborn. Ward: Bloomsbury. Rents up to: £210 pw.

2 Bed



Advert no. 288186

### Asta House, Chitty Street, W1T

2 x 2 bedroom flats (doubles) in an individual block. 4th floor with lift access. With a level access shower. No bath. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. There is no parking. Blue badge holders can apply for residents parking. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Origin Housing Association. District: Holborn. Ward: Bloomsbury. Rents up to: £210 pw.

2 Bed



Advert no. 288189

### Dowdney Close, NW5

2 bedroom flat (doubles) in an individual block. 1st floor with 15 external steps. No lift. Full central heating. Balcony. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Origin Housing Association. District: Kentish Town. Ward: Kentish Town. Rents up to: £142 pw.

## Peabody Housing Association

### Wheelchair Accessible Property

Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on this property.

3 Bed



Advert no. 288188

### Burleigh House, Westking Place, WC1H

3 bedroom flat wheelchair accessible (doubles) in an individual block. Ground floor. Property has a track hoist leading from one of the bedrooms to the bathroom, however the property does not have a wet room. Full central heating. Permission on keeping pets should be discussed with the landlord at the viewing. Landlord: Peabody Housing Association. District: Holborn. Ward: King's Cross. Rents up to: £181 pw.

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.

### Studio

#### Belsize Grove, NW3

Studio flat in a small block. 1st and 2nd floor with lift access. Storage heating. This property has its own WC, but the bathroom is shared. **Applicants who are 55 and above will be prioritised for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £118 pw. London Accessible code: E.

Advert no. 195706

### Studio

#### Burmarsh, Marsden Street, NW5

Studio flat on a large estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £102 pw. London Accessible code: F.

Advert no. 193587

### 1 Bed

#### Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 3rd floor with 38 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £119 pw. London Accessible code: G.

Advert no. 188823

### 1 Bed

#### 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: £111 pw. London Accessible code: F.

Advert no. 191383

### 2 Bed

#### Cressfield Close, NW5

2 bedroom house (doubles) on a small estate. Ground and 1st floors with 10 internal steps. Wet room, no bath. Full central heating. Sole use of garden. Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £164 pw. London Accessible code: G.

Advert no. 195114

### 2 Bed

#### Crofters Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £132 pw. London Accessible code: G.

Advert no. 186061

### 2 Bed

#### Dalehead, Harrington Square, NW1

2 bedroom flat (1 double, 1 single) in a tower block. 10th 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: £127 pw. London Accessible code: E+.

Advert no. 105461

### 3 Bed

#### Leysdown, Malden Road, NW5

3 bedroom flat (1 double, 2 singles) on a large estate. 1st floor with lift access and 15 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £157 pw. London Accessible code: E+.

Advert no. 197028

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Snowman House (288231), 2 bedroom flat in a tower block, 276 bids, let for 390 points**

**Snowman House (288231), 2 bedroom flat in a tower block, 276 bids, let for 370 points**

**Snowman House (288231), 2 bedroom flat in a tower block, 276 bids, let for 350 points**

**Lawford Road (199788), 4 bedroom flat in a house, 106 bids, let for 1230 points**

**Hampstead House (286280), 1 bedroom flat in a block, 26 bids, let for 160 points**

**Lithos Road (288223), 1 bedroom flat in a block, 71 bids, let for 150 points**

**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](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.