

Camden Council homes

Week 40

Advert Thursday 20 October to Monday 24 October 2016

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

Sheltered Housing

Studio



Advert no. 288660

Spring Court, Iverson Road, NW6

Sheltered studio flat on a small estate. 1st floor with lift access. Full central heating. No shower. Communal garden. No smoking facilities. No Right to Acquire. No pets. No parking.

Landlord: Riverside Housing.

District: Hampstead. Ward: Hampstead.

Rents up to: £164

1 Bed



Advert no. 197696

Monica Shaw Court, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Front garden.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: C.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £176 (including sheltered charges) pw.

1 Bed



Advert no. 183781

Sycamore Court, Bransdale Close NW6

1 bedroom sheltered flat (double) in an individual block. 2nd floor with lift access. Full central heating. Electric shower. Shared back garden. **Electric cooking only.**

Landlord: Camden Council. Council Tax Band: B.

District: Hampstead. Ward: Kilburn.

Rents up to: £179 (including sheltered charges) pw.

1 Bed



Advert no. 188860

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 4th floor with lift access. District heating. Communal garden.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £174 (including sheltered charges) pw.

1 Bed



Advert no. 183444

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 2nd floor with lift access. District heating. Communal garden.

Landlord: Camden Council. Council Tax Band: B.

Electric cooking only.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £174 (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.

Circle Housing

2 Bed



Advert no. 288662

Torriano Avenue, NW5

2 bedroom flat (1 double, 1 single) in a house. 3rd floor with 30 internal 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, resident parking permits to be issued by Camden Council.

Landlord: Circle Housing.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £146 pw.

One Housing Group

2 Bed



Advert no. 288661

Auden Place, Manley Street, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor with 25 internal steps. Full gas central heating. Please note a fixed term tenancy will be issued and upon successful completion of the one year starter tenancy period. Right to Acquire. No pets allowed.

This property is not suitable to be adapted. This is an affordable rent property.

Landlord: One Housing.

District: Camden Town. Ward: Camden Town and Primrose Hill.

Rents up to: £290 pw.

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

Studio



Advert no. 198685

Wellesley Road, NW5

Studio flat on a large estate. 2nd floor with 29 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £109 pw.

2 Bed



Advert no. 190639

Weedington Road, NW5

2 bedroom flat (doubles) on a large estate. 1st floor with 15 external steps. No lift. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £150 pw.

3 Bed



Advert no. 198054

Maitland Park Road, NW3

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 13 internal and 28 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Gospel Oak. Ward: Haverstock.

Rents up to: £151 pw.

3 Bed



Advert no. 193412

Grafton Road, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 14 internal and 33 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £169 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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Barlow Road (195455), 2 bedroom house on a large estate, 542 bids, let for 840 points
Broadfield (191298), 3 bedroom maisonette on a small estate, 338 bids, let for 780 points
Dartmouth Park Avenue (191129), 1 bedroom flat in a house, 166 bids, let for 430 points
Denton (185402), 1 bedroom sheltered flat in a tower block, 3 bids, let for 310 points
Fitzjohns Avenue (188665), 2 bedroom flat in a block, 496 bids, let for 510 points
Halstow (191658), 3 bedroom maisonette on a large estate, 329 bids, let for 800 points
Philip House (288675), 1 bedroom sheltered flat in an individual block, 2 bids, let for 110 points
Walter Northcott House (188183), 2 bedroom flat in an individual block, 458 bids, let for 300 points
Weedington Road (192974), studio flat on a large estate, 113 bids, let for 200 points
Westcroft Close (191572), 4 bedroom flat on a small estate, 106 bids, let for 1080 points

APOLOGIES

Week 32. Advert No.108349. Woodhall. This property has been withdrawn as it was advertised incorrectly and has been readvertised this week. Apologies to anyone who 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 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.