

# Camden Council homes

Week 40

Advert Thursday 5 October to Monday 9 October 2017

## Circle Housing

3 Bed

### Acton Street, WC1X

3 bedroom flat (1 double, 2 singles) in a house. 1st floor with 2 external and 28 internal steps. Full central heating. No pets. Street parking available with residents permits purchased from Camden Council. This is a 1 year starter tenancy and then a lifetime assured tenancy will be offered if all terms and conditions have been met within the first year. **Sensitive let**  
Landlord: Circle Housing. District: Holborn. Ward: King's Cross. Circle Housing Rents up to: £164 pw.

Advert no. 288491

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

## Sheltered Housing

Studio

### Rackstraw House, Primrose Hill Road, NW3

Sheltered studio flat in an individual block. 3rd floor with lift access. Storage heating. Communal facilities include: use of computer with internet access and wifi, a large lounge with a small library of books, laundry room, garden and car park. No pets. No right to acquire. Starter tenancy. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £188 pw.

Advert no. 288517

1 Bed

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Communal garden. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £178 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 192526

1 Bed

### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Full central heating. Electric cooking only. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £178 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 186716

1 Bed

### Millman Street, WC1N

Sheltered 1 bedroom flat (double) in a tower block. 2nd floor with lift access. District heating. Communal garden. Electric cooking only. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £196 (including sheltered charges) pw. Accessible Housing Category: G

Advert no. 190164

1 Bed

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom (double) flat on a small estate. 2nd floor. Lift access. District heating. 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. Accessible Housing Category: G

Advert no. 181285

1 Bed

### Sage Way, WC1

Sheltered 1 bedroom (double) flat on a small estate. 2nd floor with lift access. Full central heating. Communal garden. Electric cooking only. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £196 (including sheltered charges pw. Accessible Housing Category: G

Advert no. 186309

Studio

### Broadfield Lane, NW1

Studio flat on a large estate. 2nd floor with 14 internal and 28 external steps. No lift. Open plan kitchen. Full central heating. **Sensitive let**  
Landlord: Camden. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £105 pw. Accessible Housing Category: F.

Advert no. 104786

Studio

### Burnham, Fellows Road, NW3

Studio flat in a tower block. 22nd floor with lift access. Full central heating. **Sensitive let**  
Landlord: Camden. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £109 pw. Accessible Housing Category: G.

Advert no. 186266

Studio

### Bacton, Haverstock Road, NW5

Studio flat in a tower block. 2nd floor with lift access. Full central heating. **Sensitive let**  
Landlord: Camden. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £130 pw. Accessible Housing Category: E.

Advert no. 185226

Studio

### Delancey Street, NW1

Studio flat in a house. 2nd floor with 33 external steps. Full central heating. This property has a wet room only, no bath. Landlord: Camden. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £107 pw. Accessible Housing Category: F.

Advert no. 106151

Studio

### Grafton Road, NW5

Studio flat on a large estate. 1st floor with 15 external steps. No lift access. Full central heating. Communal garden. Landlord: Camden. Council Tax Band: ?. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £110 pw. Accessible Housing Category: F.

Advert no. 191423

Studio

### Osney Crescent, NW5

Studio flat in a house. 1st floor with 10 external steps. No lift. Full central heating. Communal garden. Landlord: Camden. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes. Rents up to: £107 pw. Accessible Housing Category: G.

Advert no. 182757

1 Bed

### West End Lane, NW6

1 bedroom flat (double) in a house. 2nd floor with 8 internal and 35 external steps. No lift. Full central heating. Landlord: Camden. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £130 pw. Accessible Housing Category: F.

Advert no. 196567

2 Bed

### Burnham, Fellows Road, NW3

2 bedroom flat (doubles) in a tower block. 12th floor with lift access. Full central heating. **Sensitive let**  
Landlord: Camden. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £144 pw. Accessible Housing Category: G.

Advert no. 194805

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

**Candida Court (194224), studio flat on a large estate, 102 bids, let for 200 points**

**Crofters Road (189465), 2 bedroom flat on a small estate, 292 bids, let for 420 points**

**Gladwin House (103193), 2 bedroom flat on a small estate, 351 bids, let for 290 points**

**Hastings House (180320), 2 bedroom flat on a small estate, 338 bids, let for 810 points**

**Wellesley House (101267), studio flat on a small estate, 88 bids, let for 150 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](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.