

# Camden Council homes

Week 41

Advert Thursday 12 October to Monday 16 October 2017

We are conducting a review of the way we allocate our sheltered housing in order to reflect the Council's objectives around supporting older people living in the borough. Camden Council wants to ensure that we are making the best use of our housing stock whilst meeting the needs of our ageing population. For further information and to complete the online survey please go to <https://consultations.wearecamden.org/supporting-communities/sheltered-housing-allocation-points-survey/>

## Sheltered Housing

Studio



### 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: B. District: Hampstead. Ward: West Hampstead. Rents up to: £178 pw (including sheltered charges) pw.

Advert no. 192016

Studio



### Vivian Court, Maida Vale, W9

Sheltered studio flat on a large estate. 3rd floor with lift access. Wheelchair accessible. Walk-in shower. Full central heating. Communal facilities include computer room, lounge, laundry and garden. Limited parking. No pets. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £152 pw.

Advert no. 288896

1 Bed



### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 1st 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 charge) pw. Accessible Housing Category: G

Advert no. 195167

1 Bed



### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 4th 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 charge) pw. Accessible Housing Category: G

Advert no. 189915

1 Bed



### Millman Street, WC1N

Sheltered 1 bedroom flat (double) on a small estate. 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. 199193

1 Bed



### Philip House, Mortimer Place, NW6

Sheltered 1 bedroom flat in an individual block. 4th floor with lift access. Fitted kitchen. Walk-in shower. Communal central heating. Communal facilities include: laundry room, hall, Library, Lounge and garden. Parking facilities. No pets. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Kilburn. Rents up to: £205 including sheltered charges pw.

Advert no. 288489

## Sheltered Housing

2 Bed



### Rose Bush Court, Parkhill Road, NW3

Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £134 pw.

Advert no. 288572

**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.

## Covent Garden Housing Co-operative

2 Bed

No photo available

Advert no. 288490

### Neal Street, Covent Garden, WC2H

2 bedroom flat (doubles) in a house. 3rd floor with 40 external steps. Full central heating. Not suitable for elderly applicants or those with very young child/children. Landlord: Covent Garden Housing Co-op. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £110 pw.

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

Studio



### Derwent, Robert Street, NW1

Studio flat in a tower block. 10th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £100 pw. Accessible Housing Category: F.

Advert no. 106448

Studio



### Foundling Court, Brunswick Centre, WC1N

Studio flat on a large estate. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £125 pw. Accessible Housing Category: E+.

Advert no. 195714

Studio



### Gaisford Street, NW5

Studio flat in a house. 1st floor with 6 internal and 26 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £117 pw. Accessible Housing Category: F.

Advert no. 188056

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

#### Lorraine Court, Clarence Way, NW1

Studio flat on a large estate. 7th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Camden Town. Ward: Camden Town and Primrose Hill.  
Rents up to: £100 pw.  
Accessible Housing Category: F.

Advert no. 181364

### Studio

#### Soane Court, St Pancras Way, NW1

Studio flat on a small estate. 4th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Kentish Town. Ward: Cantelowes.  
Rents up to: £101 pw.  
Accessible Housing Category: F.

Advert no. 105260

### 1 Bed

#### Doric Way, NW1

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £124 pw.  
Accessible Housing Category: E+.

Advert no. 101197

### 1 Bed

#### Grafton Way, WC1E

1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £143 pw.  
Accessible Housing Category: G.

Advert no. 188456

### 1 Bed

#### Leighton Grove, NW5

1 bedroom flat (double) in a house. 1st floor with 25 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Kentish Town. Ward: Kentish Town.  
Rents up to: £123 pw.  
Accessible Housing Category: F.

Advert no. 195513

### 1 Bed

#### Lyford, Royal College Street, NW1

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. Shared back garden. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £130 pw.  
Accessible Housing Category: E+.

Advert no. 101568

### 1 Bed

#### Rodmell, Regent Square, WC1H\*

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. **Sensitive let. See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Holborn. Ward: King's Cross.  
Rents up to: £134 pw.  
Accessible Housing Category: F.

Advert no. 190059

### 1 Bed

#### Tonbridge House, Tonbridge Street, WC1H\*

1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Holborn. Ward: King's Cross.  
Rents up to: £138 pw.  
Accessible Housing Category: E+.

Advert no. 194972

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Barrington Court (190815), 1 bedroom flat in a tower block, 115 bids, let for 350 points**  
**Foundling Court (183028), 2 bedroom flat on a large estate, 271 bids, let for 490 points**  
**Lambourne Close (181327), studio flat on a small estate, 82 bids, let for 200 points**  
**Leysdown (191978), studio flat on a large estate, 102 bids, let for 200 points**  
**Rondu House (188493), studio flat on a small estate, 75 bids, let for 200 points**  
**Snowman House (182485), 2 bedroom flat in a tower block, 315 bids, let for 525 points**  
**Snowman House (191646), 1 bedroom flat in a tower block, 114 bids, let for 375 points**  
**Troutbeck (109251), 3 bedroom maisonette on a large estate, 262 bids, let for 305 points**  
**Vicars Road (199590), 3 bedroom flat on a large estate, 224 bids, let for 525 points**  
**Winifrede Paul House (286140), 1 bedroom flat in a block, 95 bids, let for 350 points**

## APOLOGIES

### Week 39. Advert No.187327. Warnham.

This property was advertised by error and has now been withdrawn. Apologies to anyone who placed a bid on it.

### Week 41. Advert No.188056. Gaisford Street.

This property was advertised as a 1 bedroom property by error. This is a studio flat and has been advertised again this week. 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](http://www.camden.gov.uk/benefitchanges)

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**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.