

Camden Council homes

Week 41

Advert Thursday 27 October to Monday 31 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. 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: Hampstead Town. Rents up to: £180 (including sheltered charges) pw.

Studio



Advert no. 288668

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat on a small estate. Basement floor with lift access and 1 external step. Electric heating. Ramp access. Parking on application. No pets. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 pw.

1 Bed



Advert no. 288693

Burrard Road, NW6

1 bedroom sheltered flat (single) in a house. Ground floor with 1 external step. Full central heating. Grab rails in flat. Wet room. Back garden. Council controlled parking. **Narrow hallway, unsuitable for wheelchairs.** Landlord: Genesis Housing. District: Hampstead. Ward: Fortune Green. Rents up to: £143 pw.

1 Bed



Advert no. 196188

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (single) on a small estate. 3rd floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £188 (including sheltered charges) pw.

1 Bed



Advert no. 197522

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £171 (including sheltered charges) pw.

1 Bed



Advert no. 286083

Ingham Road, NW6

1 bedroom sheltered flat (double) in a house. Ground floor. Full central heating. Landlord: Genesis Housing. District: Hampstead. Ward: Fortune Green. Rents up to: £143 pw.

1 Bed



Advert no. 190044

Sage Way, WC1

1 bedroom sheltered flat (double) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £198 (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.

Genesis

2 Bed



Advert no. 286054

Fordwych Road, NW6

2 bedroom flat (doubles) in a house. 1st floor with 22 external steps. Full central heating. Landlord: Genesis Housing. District: Hampstead. Ward: Fortune Green. Rents up to: £157 pw.

2 Bed



Advert no. 288735

Harcourt House, Belsize Road, NW6

2 bedroom flat (doubles) in a house. Ground floor with 1 external step. Full central heating. Council controlled parking. Close to bus, tube and overground stations. **See Ground Floor Flats, Note 1.** Landlord: Genesis Housing. District: Hampstead. Ward: Swiss Cottage. Rents up to: £161 pw.

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

Studio



Advert no. 193057

Brassey Road, NW6

Studio flat on a large estate. 1st floor with 14 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £112 pw.

1 Bed



Advert no. 184691

Burnham, Fellows Road, NW3

1 bedroom flat (double) in a tower block. 16th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £132 pw.

1 Bed



Advert no. 194047

Cotleigh Road, NW6

1 bedroom flat (double) in a house. Ground floor with 3 internal steps and 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £121 pw.

1 Bed



Advert no. 189091

Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £128 pw.

2 Bed



Advert no. 106372

Ainsdale, Harrington Street, NW1

2 bedroom flat (doubles) on a large estate. 1st floor with 16 external steps. No lift. Full central heating. **Please be advised that this property may be affected by the Government's High Speed Two project if it goes ahead; residents in these properties will be required to move as a result.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £135 pw.

4 Bed



Advert no. 193903

Gordon Mansions, Torrington Place, WC1

4 bedroom flat (2 doubles, 2 singles) on a small estate. 4th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: G. District: Holborn. Ward: Bloomsbury. Rents up to: £198 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

Acton Street (286063), 3 bedroom flat on a small estate, 168 bids, let for 190 points
Cobden House (105921), 2 bedroom flat on a small estate, 479 bids, let for 500 points
Cotleigh Road (184640), 3 bedroom house, 424 bids, let for 1430 points
Foundling Court (182363), 1 bedroom sheltered flat on a large estate, 8 bids, let for 190 points
Ingham Road (180019), 6 bedroom house, 5 bids, let for 405 points
Mayford (102324), 3 bedroom flat on a small estate, 311 bids, let for 630 points
Oakford Road (185249), 3 bedroom flat on a small estate, 328 bids, let for 270 points
Old Farm Road (288673), 1 bedroom maisonette in an individual block, 76 bids, let for 140 points
Southfleet (198861), 1 bedroom flat on a large estate, 138 bids, let for 337 points
St Pancras Way (286068), 2 bedroom flat in a house, 309 bids, let for 500 points
Troyes House (193537), 2 bedroom flat on a small estate, 450 bids, let for 555 points
Waxham (184723), 3 bedroom maisonette on a large estate, 288 bids, let for 640 points
Waxham (194059), 3 bedroom flat on a large estate, 307 bids, let for 580 points
Waxham (198159), 1 bedroom flat on a large estate, 139 bids, let for 440 points
Westcroft Close (196341), 3 bedroom maisonette on a small estate, 315 bids, let for 770 points
Winter Garden House (197563), 1 bedroom flat in a tower block, 121 bids, let for 440 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

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.