

# Camden Council homes

Week 42

Advert Thursday 3 November to Monday 7 November 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. 288655

### Rose Bush Court, Parkhill Road, NW3

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

### Studio



Advert no. 288654

### Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat on a small estate. 1st floor with lift access and 1 external step. Electric heating. Wheelchair accessible via external ramp. Communal gardens. No pets allowed. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 pw.

### 1 Bed



Advert no. 190564

### Millman Place, WC1N

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £192 (including sheltered charges) pw.

### 1 Bed



Advert no. 186772

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: E. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (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.

## One Housing

### Studio



Advert no. 288658

### Burton Place, WC1H\*

Studio flat on a small estate. 2nd floor with 15 external steps. No lift. Gas central heating. **This property is not suitable for adaptation. This is an affordable rent property.** Upon successful completion of a 12 month starter tenancy a fixed term tenancy will be issued. Right to Acquire. No pets allowed. **Sensitive let.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £181 pw.

## Circle Anglia

### 1 Bed



Advert no. 288653

### North Villas, NW1

1 bedroom flat (double) in a house. 1st floor with 20 external steps. Full 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 available by purchasing Camden resident permits. Landlord: Circle Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £180 pw.

## Odu - Dua Housing

### 1 Bed



Advert no. 288656

### Banyan House, Lithos Road, NW3

1 bedroom flat (double) on a small estate. 5th floor with lift access. Electric storage heating. **Property not wheelchair accessible.** There is no wheelchair access, no pets, controlled parking enforced, No Right to Acquire. A 11 year fixed term tenancy will be issued, upon successful completion of a 12 month starter tenancy. Landlord: Odu - Dua Housing. District: Hampstead. Ward: West Hampsted. Rents up to: £140 pw.

## Peabody Housing

### 2 Bed



Advert no. 288657

### Parnell House, Streatham Street, WC1A

2 bedroom flat (singles) in a individual block. 3rd floor with 39 external steps. No lift. Fitted kitchen. Gas central heating. Located in the heart of the West End this property provides a truly desirable location. Five minutes walk to Covent Garden and a short stroll to Tottenham Court Road tube this period property combines a perfect living space with an excellent location. **The tenant will have to pay one week's rent in advance at the time of sign up. The rent will be valid until next April, when it will be reviewed.** Landlord: Peabody Housing. District: Holborn. Ward: Bloomsbury. Rents up to: £202 pw.

## Soho Housing

### 2 Bed



Advert no. 288659

### The Alcazar, Phoenix Street, WC2H

2 bedroom flat (doubles) in an individual block. 2nd floor with 20 external steps. No lift. Electric heating. **Please note this is a Car Free Scheme and there is no parking available. Residents will not be eligible for on street parking or estate parking.** Landlord: Soho Housing. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £172 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

#### Staveley, Varndell Street, NW1

Studio flat on a large estate. Ground floor with 3 external steps. Full central heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: A.  
District: Camden Town. Ward: Regent's Park.  
Rents up to: £101 pw.

Advert no. 106791

### Studio

#### Mackworth House, Augustus Street, NW1

Studio flat on a large estate. 8th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: A.  
District: Camden Town. Ward: Regent's Park.  
Rents up to: £101 pw.

Advert no. 108780

### Studio

#### Burnham, Fellows Road, NW3

Studio flat in a tower block. 5th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: A.  
District: Hampstead. Ward: Belsize.  
Rents up to: £114 pw.

Advert no. 187263

### 1 Bed

#### Allensbury Place, NW1

1 bedroom flat (double) on a large estate. 3rd floor with lift access. District heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Kentish Town. Ward: Cantelowes.  
Rents up to: £125 pw.

Advert no. 104813

### 2 Bed

#### Gillfoot, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 16th floor with lift access. District heating.  
Landlord: Camden Council. Council Tax Band: C.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £139 pw.

Advert no. 105565

### 3 Bed

#### Aspern Grove, NW3

3 bedroom house (2 doubles, 1 single) on small estate. Ground and 1st floor with 28 internal and 2 external steps. Full central heating. Front and back garden.  
Landlord: Camden Council. Council Tax Band: E.  
District: Hampstead. Ward: Hampstead.  
Rents up to: £181 pw.

Advert no. 185118

### 3 Bed

#### Bridgeway Street, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with 35 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: £153 pw.

Advert no. 101148

### 3 Bed

#### Castle Road, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st floor with 14 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Camden Town. Ward: Camden Town and Primrose Hill.  
Rents up to: £154 pw.

Advert no. 184570

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Chalcott Road (286081), 1 bedroom flat in a house, 86 bids, let for 250 points**

**Foundling Court (196411), 1 bedroom sheltered flat on a large estate, 5 bids, let for 345 points**

**Gillies Road (194489), 4 bedroom flat on a large estate, 91 bids, let for 325 points**

**Godwin Court (102085), 4 bedroom flat on a small estate, 101 bids, let for 530 points**

**Heathview (288686), 1 bedroom flat in an individual block, 112 bids, let for 330 points**

**Maygrove Road (288718), 1 bedroom flat in an individual block, 89 bids, let for 450 points**

**Monica Shaw Court (189011), 1 bed sheltered flat on the ground floor, 3 bids, let for 385 points**

**Parliament Hill (194453), 5 bedroom flat in a house, 18 bids, let for 480 points**

**Penshurst (184967), 2 bedroom flat on a large estate, 453 bids, let for 510 points**

**Solent Road (187608), 1 bedroom flat in an individual block, 139 bids, let for 380 points**

**St Martin's Close (105324), 2 bedroom flat in a house, 650 bids, let for 1135 points**

**The Wells House (197746), 3 bedroom flat on a small estate, 345 bids, let for 650 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 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.