

Camden Council homes

Week 42

Advert Thursday 17 October to Monday 21 October 2019

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. 288337

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in an individual block. 1st floor with lift access. Electric storage heating. Communal garden. No pets unless registered blind/hard of hearing. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £142 (including sheltered charges) pw.

1 Bed



Advert no. 288244

Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. Lower ground floor with lift access. Electric cooking and heating. Communal garden. This is a retirement property with a wet floor shower room, newly decorated throughout. No pets, no parking available currently. Landlord: Origin Housing Association. District: West Hampstead. Ward: Kilburn. Rents up to: £158 pw.

1 Bed



Advert no. 288170

Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single). Ground floor. Electric storage heating. This property has a wet floor shower room. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £150 (including sheltered charges) pw.

1 Bed



Advert no. 194635

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £193 (including sheltered charges) pw.

Origin Housing Association

1 Bed



Advert no. 288130

Euston Road, NW1

1 bedroom flat (double) in an individual block. 2nd floor with lift access. Communal heating. Landlord: Origin Housing Association. Council Tax Band: . District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (estimate, to be confirmed) pw.

Studio

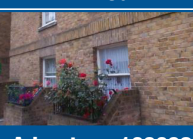


Advert no. 195706

Belsize Grove, NW3

Studio flat on a small estate. 1st and 2nd floor with lift access. Storage heating. This property has its own WC, but the bathroom is shared. **Applicants who are 55 and over will be prioritised for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize. Rents up to: £118 pw.

1 Bed



Advert no. 103092

Purchase Street, NW1

1 bedroom flat (double) on a small estate. Ground floor. District heating. 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: £118 pw.

1 Bed

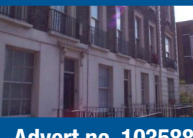


Advert no. 186134

Belsize Avenue, NW3

1 bedroom flat (double) on a small estate. Basement floor level with 7 external steps. District heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £153 pw.

1 Bed



Advert no. 103588

Camden Road, NW1

1 bedroom flat (single) in a house. 1st floor with 16 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £111 pw.

1 Bed



Advert no. 197139

Eresby Place, NW6

1 bedroom flat (double) on a small estate. 2nd floor with 11 external and 27 internal steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: West Hampstead. Ward: Kilburn. Rents up to: £121 pw.

Notting Hill Genesis Housing Association

Stuido



Advert no. 288128

Gascony Avenue, NW6

Studio flat in a street property. 1st floor with 10 internal steps. No lift. Full central heating. Landlord: Notting Hill Genesis Housing Association. District: West Hampstead. Ward: Kilburn. Rents up to: £124 pw.

1 Bed



Advert no. 288180

Sandalwood House, Lithos Road, NW3

1 bedroom flat (double) in an individual block. 5th floor with lift access. Electric heating. Landlord: Notting Hill Genesis Housing Association. District: West Hampstead. Ward: Kilburn. Rents up to: £148 pw.

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

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1 Bed



Johnson House, Adelaide Road, NW3

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. No lift. Full central heating.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C.

District: Hampstead. Ward: Belsize.

Rents up to: £122 pw.

Advert no. 195359

1 Bed



Queensgate Place, NW6

1 bedroom flat (double) on a small estate. 1st floor with 12 external steps. No lift. District heating.

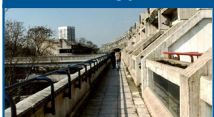
Landlord: Camden Council. Council Tax Band: B.

District: West Hampstead. Ward: Kilburn.

Rents up to: £122 pw.

Advert no. 184233

1 Bed



Rowley Way, NW8

3 x 1 bedroom flats (double) on a large estate. 1st and 2nd floors with between 17 and 34 external steps. Wall heating.

A Local Lettings Plan applies to these properties.

Landlord: Camden Council. Council Tax Band: B.

District: West Hampstead. Ward: Kilburn.

Rents up to: £115 pw.

Advert no. 288182

2 Bed



Palgrave House, Fleet Road, NW3

2 bedroom flat (doubles) in a tower block. 5th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £153 pw.

Advert no. 181310

2 Bed



Wolsey House, Oseney Crescent, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with 37 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: D.

District: Kentish Town. Ward: Kentish Town.

Rents up to: £125 pw.

Advert no. 197856

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Camden Road (185521), 1 bedroom flat in a house, 147 bids, let for 630 points

Casterbridge (288192), 2 bedroom flat in a tower block, 128 bids, let for 360 points

Farrier Street (288201), 1 bedroom flat in a street property, 20 bids, let for 140 points

Hampstead House (286280), 1 bedroom flat in an individual block, 26 bids, let for 150 points

Hillfield Road (288255), 2 bedroom flat in a house, 357 bids, let for 360 points

Homedale Road (288232), 1 bedroom flat in a house, 65 bids, let for 150 points

Lamble Street (195414), 4 bedroom maisonette on a small estate, 81 bids, let for 220 points

Snowman House (288231), 2 bedroom flat in a tower block, 276 bids, let for 630 points

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.

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 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.