

Camden Council homes

Week 42

Advert Thursday 19 October to Monday 23 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



Advert no. 288517

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, 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.

1 Bed



Advert no. 187150

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw. Accessible Housing Category: G

1 Bed



Advert no. 288894

Bevan John House, Harpur Street, WC1N

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Gas central heating. Shared garden. No pets (permission will be required). No parking. Landlord: Circle Housing. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £151 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.

Origin Housing

1 Bed



Advert no. 288488

Brunel House, York Rise, NW5

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. Full central heating. No pets. **See Ground Floor Flats, Note 1.** Landlord: Origin Housing. District: Kentish Town. Ward: Highgate. Rents up to: £123 pw.

One Housing Group

2 Bed



Advert no. 288487

North Villas, NW1

2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 20 plus steps. Full central heating. Starter Tenancy for 12 months, followed by Fixed Term Tenancy. No pets. Parking with permit holders can be obtained. **Affordable rent property.** Landlord: One Housing Group. District: Kentish Town. Ward: Canteloves. Rents up to: £204 pw.

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

Studio



Advert no. 195415

Bray, Fellows Road, NW3*

Studio flat in a tower block. 19th floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £107 pw. Accessible Housing Category: G.

Studio



Advert no. 195841

Farjeon House, Hilgrove Road, NW3

Studio flat on a large estate. Ground floor with 9 external steps. Back garden. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £110 pw. Accessible Housing Category: E+.

Studio



Advert no. 106792

Swallowfield, Munster Square, NW1

Studio flat in a tower block. 6th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £102 pw. Accessible Housing Category: F.

1 Bed



Advert no. 181925

Broomsleigh Street, NW6

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Fortune Green. Rents up to: £120 pw. Accessible Housing Category: F.

1 Bed



Advert no. 188466

Dorney, Adelaide Road, NW3*

1 bedroom flat (double) in a tower block. 5th floor with lift access and 1 external step. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £123 pw. Accessible Housing Category: G.

1 Bed



Advert no. 198101

Kingsgate Road, NW6

1 bedroom flat (double) in a house. Ground floor with 1 external step. Full central heating. Shared back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £119 pw. Accessible Housing Category: E+.

1 Bed



Advert no. 195165

Ronde House, Rondu Road, NW2

1 bedroom flat (double) on a small estate. 4th floor with 51 external steps. No lift. Communal garden. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Fortune Green. Rents up to: £117 pw. Accessible Housing Category: E+.

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.

2 Bed

Lorton House, Kilburn Vale, NW6

2 bedroom flat (doubles) on a large estate. 2nd floor with 35 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £135 pw. Accessible Housing Category: F.

Advert no. 194375

2 Bed

Webheath, Netherwood, NW6

2 bedroom flat (doubles) on a large estate. 2nd floor with 14 internal and 2 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £142 pw. Accessible Housing Category: E+.

Advert no. 193759

2 Bed

Worcester Mews, NW6

2 bedroom flat (doubles) on a large estate. Ground floor with 1 internal step. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampsted. Rents up to: £155 pw. Accessible Housing Category: C.

Advert no. 192611

3 Bed

Greatfield, Peckwater Street, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with lift access and 7 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £145 pw. Accessible Housing Category: E+.

Advert no. 189693

3 Bed

Hickes House, Harben, NW6

3 bedroom flat (doubles) on a small estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Swiss Cottage. Rents up to: £168 pw. Accessible Housing Category: E+.

Advert no. 197933

3 Bed

Kiln Place, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor with 14 internal steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £153 pw. Accessible Housing Category: E+.

Advert no. 184446

3 Bed

Marlbury, Abbey Road, NW8

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground floor with 14 internal and 3 external steps. No lift. Full central heating. Front and back garden. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £167 pw. Accessible Housing Category: F.

Advert no. 182967

3 Bed

Newlands, Harrington Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 14 internal and 26 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £167 pw. Accessible Housing Category: F.

Advert no. 109461

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Courthope Road (198308), 2 bedroom flat in a house, 419 bids, let for 305 points

Crestfield Close (192967), 2 bedroom flat on a small estate, 139 bids, let for 325 points

Durdans House (180130), 1 bedroom flat on a small estate, 115 bids, let for 705 points

Hand Axe Yard (288506), 2 bedroom flat on a small estate, 354 bids, let for 490 points

Hand Axe Yard (288506), 2 bedroom flat on a small estate, 354 bids, let for 440 points

White Lion House (288536), 1 bedroom flat in a new development, 107 bids, let for 315 points

White Lion House (288536), 1 bedroom flat in a new development, 107 bids, let for 200 points

White Lion House (288536), 1 bedroom flat in a new development, 107 bids, let for 200 points

White Lion House (288536), 1 bedroom flat in a new development, 107 bids, let for 150 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 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.