

Camden Council homes

Week 43

Advert Thursday 10 November to Monday 14 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. 288648

Cleve Road, NW6

Sheltered studio flat in an individual block. Ground floor with 4 external steps. Communal facilities including: lounge with Wi Fi connection, laundry and garden. Communal central heating. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £135 pw.

Studio



Advert no. 288649

Vivian Court, Maida Vale, W9

Sheltered studio flat in an individual block. 1st floor with lift access. Bath with shower attachment. Communal facilities including: computer room, lounge and laundry. Full central heating. Communal garden. Car park. Starter tenancy. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. Council Tax Band: A. District: Hampstead. Ward: Kilburn. Rents up to: £157 pw.

Studio



Advert no. 288650

Vivian Court, Maida Vale, W9

Sheltered studio flat in an individual block. 2nd floor with lift access. Bath with shower attachment. Communal facilities including: computer room, lounge and laundry. Full central heating. Communal garden. Car park. Starter tenancy. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. Council Tax Band: A. District: Hampstead. Ward: Kilburn. Rents up to: £157 pw.

Studio



Advert no. 288651

Vivian Court, Maida Vale, W9

Sheltered studio flat in an individual block. 3rd floor with lift access. Bath with shower attachment. Communal facilities including: computer room, lounge and laundry. Full central heating. Communal garden. Car park. Starter tenancy. No right to acquire. No pets. Landlord: Central and Cecil Housing Trust. Council Tax Band: A. District: Hampstead. Ward: Kilburn. Rents up to: £157 pw.

1 Bed



Advert no. 183444

Ashdown Crescent, NW5

1 bedroom sheltered flat (single) on a small estate. 2nd floor with lift access. District 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.

1 Bed



Advert no. 188860

Ashdown Crescent, NW5

1 bedroom sheltered flat (single) on a small estate. 4th floor with lift access. District 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.

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. **Narrow hallway, unsuitable for wheelchairs.** Back garden. Council controlled parking. Landlord: Genesis Housing Association. Council Tax Band: D. District: Hampstead. Ward: Fortunes Green. Rents up to: £143 pw.

Sheltered Housing

1 Bed



Advert no. 288646

Cherry Tree Court, Camden Road, NW1

1 bedroom sheltered flat (double) in an individual block. 2nd floor with lift access. Communal heating. Shared garden. Parking. Assured tenancy. Wheelchair accessible. Landlord: Circle Housing Association. Council Tax Band: C. District: Kentish Town. Ward: Canteloves. Rents up to: £174 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: £170 (including sheltered charges) pw.

1 Bed



Advert no. 190314

Highgate Road, NW5

1 bedroom sheltered flat (double) in an individual block. Ground floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £181 (including sheltered charges) pw.

1 Bed



Advert no. 187971

Kingsgate Road, NW6

1 bedroom sheltered flat (double) in an individual block. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £183 (including sheltered charges) pw.

1 Bed



Advert no. 197638

Kingsgate Road, NW6

1 bedroom sheltered flat (double) in an individual block. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: 183 (including sheltered charges) pw.

1 Bed



Advert no. 188811

Waterhouse Close, NW3

1 bedroom sheltered flat (single) in an individual block. 1st floor with lift access. Full central heating. Electric shower. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Hampstead. Rents up to: £217 (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.

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.

Soho Housing Association

1 Bed

The Alcazar, Phoenix Street, WC2H

1 bedroom flat (doubles) in an individual block. 1st floor with 10 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 Association. Council Tax Band: E. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £164 pw.

No photo available

Advert no. 288652

Sanctuary Housing

2 Bed

Vicars Road, NW5

2 bedroom flat (doubles) in an individual block. Ground and 1st floor maisonette with 14 internal and 3 external steps. No lift. Gas central heating. Communal garden. Off street parking. **One week rent required at sign up from the successful applicant. Full financial assessment will be required before formal offer. This is an Affordable Rent Property.** Landlord: Sanctuary Housing. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £302 pw.

No photo available

Advert no. 288647

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

Studio

Belsize Grove, NW3*

Studio flat on a small estate. 3rd floor with lift access. Shared bathroom. Electric radiators. Communal garden. **No gas within the property. Applicants who are 55 years old and above will only be considered for this property. Sensitive let.**

Landlord: Camden Council. Council Tax Band: A.

District: Hampstead. Ward: Belsize. Rents up to: £124 pw.

Advert no. 191627

1 Bed

Burnham, Fellows Road, NW3

1 bedroom flat (double) in a tower block. 14th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £126 pw.

Advert no. 189240

2 Bed

Caversham Road, NW5

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 27 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Cantelowes. Rents up to: To be confirmed.

Advert no. 199159

2 Bed

Southfleet, Malden Road, NW5

2 bedroom flat (doubles) on a large estate. 1st and 2nd floor with lift access and 13 internal and 3 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £147 pw.

Advert no. 180441

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

4 Bed

Ellen Terry Court, Clarence Way, NW1

4 bedroom flat (3 doubles, 1 single) on a large estate. 3rd floor with 45 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Camden Town and Primrose Hill. Rents up to: £166 pw.

Advert no. 184236

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chester Road (194486), 2 bedroom flat on a small estate, 498 bids, let for 690 points

Durston (198560), 2 bedroom flat on a large estate, 412 bids, let for 440 points

Mexborough (101837), 1 bedroom flat on a large estate, 167 bids, let for 180 points

North Gower Street (108840), 1 bedroom flat on a small estate, 160 bids, let for 340 points

Quadrant Grove (180298), 2 bedroom house, 672 bids, let for 950 points

Seymour House (103461), 2 bedroom flat on a small estate, 488 bids, let for 350 points

Shoot Up Hill (288740), 2 bedroom flat in a house, 443 bids, let for 310 points

Torriano Avenue (288662), 2 bedroom flat in a house, 368 bids, let for 600 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.