

# Camden Council homes

Week 43

Advert Thursday 24 October to Monday 28 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

### O'Donnell Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. 4th floor with lift access. Full central heating. Electric cooking only.  
Landlord: Camden Council. Council Tax Band: B.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £168 (including sheltered charges) pw.

Advert no. 180267



Studio

### Rose Bush Court, Parkhill Road, NW3

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

Advert no. 288173



1 Bed

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £169 (including sheltered charges) pw.

Advert no. 185637



1 Bed

### Ashton Court, Camden Road, NW1

No photo available

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Fully adapted bathroom with level access shower. Open plan kitchen. Full gas central heating. **Electric cooking only.** Balcony. Large garden facing 1st floor flat. **No pets allowed. No parking available.** Tenancy type - Assured Retirement. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Cantelowes.  
Rents up to: £198 pw.

Advert no. 288176

1 Bed

### Ashton Court, Camden Road, NW1

No photo available

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Fully adapted bathroom with level access shower. Open plan kitchen. Full gas central heating. **Electric cooking only.** Balcony. Large garden facing 1st floor flat. **No pets allowed. No parking available.** Tenancy type - Assured Retirement. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Cantelowes.  
Rents up to: £203 pw.

Advert no. 288175

1 Bed

### Ashton Court, Camden Road, NW1

No photo available

Sheltered 1 bedroom flat (double) in an individual block. 1st floor with lift access. Fully adapted bathroom with level access shower. Open plan kitchen. Full gas central heating. **Electric cooking only.** Balcony. Large garden facing 1st floor flat. **No pets allowed. No parking available.** Tenancy type - Assured Retirement. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Cantelowes.  
Rents up to: £203 pw.

Advert no. 288172

## Sheltered Housing

1 Bed

### Ashton Court, Camden Road, NW1

No photo available

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Fully adapted bathroom with level access shower. Open plan kitchen. Full gas central heating. Electric cooking only. Balcony. Large garden facing 2nd floor flat. **No pets allowed. No parking available.** Tenancy type - Assured Retirement. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Cantelowes.  
Rents up to: £198 pw.

Advert no. 288177

1 Bed

### Ashton Court, Camden Road, NW1

No photo available

Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Fully adapted bathroom with level access shower. Open plan kitchen. Full gas central heating. **Electric cooking only.** Balcony. Large garden facing 3rd floor flat. **No pets allowed. No parking available.** Tenancy type - Assured Retirement. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Kentish Town. Ward: Cantelowes.  
Rents up to: £198 pw.

Advert no. 288178

1 Bed

### Rose Bush Court, Parkhill Road, NW3



Sheltered 1 bedroom flat (double) in an individual block. 3rd 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. Council Tax Band: To be confirmed. District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £153 pw.

Advert no. 288174

1 Bed

### Sage Way, WC1X

No photo available

Sheltered 1 bedroom flat (double) on a small estate. Ground floor with lift access. District heating. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Holborn. Ward: Kin'gs Cross.  
Rents up to: £192 (including sheltered charges) pw.

Advert no. 197439

## Origin Housing Association

1 Bed

### Winifred Paul House, York Rise, NW5

No photo available

1 bedroom flat (double) in an individual block. 2nd floor with lift access. This property has a wet room, no bath. Balcony. 1 year starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. No pets allowed. Landlord: Origin Housing Association. District: Kentish Town. Ward: Kentish Town.  
Rents up to: £129 pw.

Advert no. 288166

2 Bed

### Holsworthy Square, Elm Street, WC1X

No photo available

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with lift access. Shared courtyard. Street parking with Camden street permits (please confirm at viewing). 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. No right to acquire. Landlord: Origin Housing Association. District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £151 pw.

Advert no. 288168

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

# Camden Council homes

Week 43

Advert Thursday 24 October to Monday 28 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.

## Harrow Council

2 Bed

### Whitchurch Avenue, HA8

No photo available

2 bedroom flat (doubles) on a large estate. 1st floor with 14 external steps. No lift. Communal garden. This property is electric throughout. Pets allowed. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. **Please note that this property is located in the London Borough of Harrow. The successful applicant will become a tenant of Harrow Council.**

Landlord: Harrow Council. District: Out of Borough.

Ward: Out of Borough.

Rents up to: £106 pw.

Advert no. 288169

## Orign Housing Association

2 Bed

### York Way, N7

No photo available

2 bedroom flat (1 double, 1 single) in a house. Ground floor with 4 external steps and 1 internal step. Full gas central heating. Shared back garden. No parking. Pets with permission only. Applicants will be subject to an affordability check if successful. No Right to Acquire. **See Ground Floor Flats, Note 1.**

Landlord: Orign Housing Association. District: Camden Town.

Ward: St Pancras and Somers Town.

Rents up to: £133 pw.

Advert no. 288165

## Odu-Dua Housing

3 Bed

### Kingsgate Road, NW6

No photo available

3 bedroom maisonette (2 doubles, 1 single) above a business premises. Split across the ground, first and second floors (3 levels). Between 20-40 internal steps. Full gas central heating. Tenancy on offer is a fixed term tenancy (one year probationary, followed by ten years), this can be renewed subject to a tenancy review. Street parking is subject to residents parking being issued (please confirm at viewing). Pets allowed with landlord's consent.

Landlord: Odu-Dua Housing. District: Hampstead.

Ward: Kilburn.

Rents up to: £158 pw.

Advert no. 288171

1 Bed

### Clarendon House, Werrington Street, NW1



Advert no. 103185

1 bedroom maisonette (double) on a small estate. 3rd and 4th floor with 14 internal and 56 external steps. District heating.

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £120 pw.

London Accessible code: G.

1 Bed

### Gaisford Street, NW5



Advert no. 194859

1 bedroom flat (double) in a house. Ground floor with 5 external steps. Heating type to be confirmed. This is a First Choice property, priority will be given to underoccupiers. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

District: Kentish Town. Ward: Canteloves.

Rents up to: £109 pw.

London Accessible code: F.

1 Bed

### Mayford, Oakley Square, NW1



Advert no. 102432

1 bedroom flat (double) on a small estate. 5th floor with lift.

Heating type to be confirmed. **Sensitive let**

Landlord: Camden Council. Council Tax Band: C.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £117 pw.

London Accessible code: G.

1 Bed

### Weedington Road, NW5



Advert no. 195647

1 bedroom flat (double) on a large estate. 2nd floor with 29 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £119 pw.

London Accessible code: E.

1 Bed

### Winsham House, Churchway, NW1



Advert no. 103472

1 bedroom flat (single) on a small estate. Ground floor with 2 external steps. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: St Pancras and Somers Town.

Rents up to: £92 pw.

London Accessible code: G.

Studio

### Barrington Court, Lambale Street, NW5



Advert no. 185469

Studio flat in a tower block. 5th floor with lift.

Heating type to be confirmed.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £96 pw.

London Accessible code: E+.

1 Bed

### Augustus House, Augustus Street, NW1



Advert no. 108278

1 bedroom flat (double) on a large estate.

8th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Camden Town. Ward: Regent's Park.

Rents up to: £110 pw.

London Accessible code: G.

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

# Camden Council homes

**Week 43**

**Advert Thursday 24 October to Monday 28 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.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Besant House (196608), 2 bedroom flat on a large estate, 395 bids, let for 630 points**  
**Brassey Road (195092), studio flat on a large estate, 123 bids, let for 315 points**  
**Clyde Court (187070), sheltered 1 bedroom flat on a small estate, 9 bids, let for 187 points**  
**Dynham Road (185332), 1 bedroom flat in a house, 126 bids, let for 1410 points**  
**Fleet Road (288204), 3 bedroom flat in an individual block, 227 bids, let for 680 points**  
**Iverson Road (194816), 1 bedroom flat in a house, 89 bids, let for 275 points**  
**Lamble Street (195414), 4 bedroom maisonette on a small estate, 81 bids, let for 230 points**  
**Leighton Road (195844), 1 bedroom flat in a house, 35 bids, let for 180 points**  
**Mill Lane (197330), 3 bedroom flat in a house, 311 bids, let for 630 points**  
**Oval Road (288190), 1 bedroom flat in an individual block, 94 bids, let for 350 points**  
**Peabody Estate (288210), 1 bedroom flat on a small estate, 56 bids, let for 225 points**  
**Penshurst (195128), 2 bedroom flat on a large estate, 396 bids, let for 195 points**  
**Primrose Hill Court (187621), 3 bedroom flat on a small estate, 393 bids, let for 850 points**  
**Redman Buildings (193611), 2 bedroom flat on a large estate, 319 bids, let for 385 points**  
**Rowley Way (184245), 1 bedroom flat on a large estate, 100 bids, let for 350 points**  
**St Anthonys Flats (288220), 2 bedroom flat on a small estate, 392 bids, let for 500 points**  
**St Richards House (288199), 1 bedroom flat on a small estate, 73 bids, let for 630 point**  
**Vesage Court (180299), 1 bedroom flat in a tower block, 82 bids, let for 630 points**

## APOLOGIES

### **Week 41 Advert No.106199 - Harrington Square.**

Property withdrawn as it was advertised in error in. Will be advertised again in the coming weeks. Apologies to anyone who bid on it.

### **Week 42 Advert No 288196 -.Irene Barclay House.**

Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

**Week 42 Advert No 288194 -.The Courtyard.** Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

**Week 42 Advert No 288195 -.The Courtyard.** Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

### **Week 42 Advert No 288197 - Cliff Villas.**

Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

**Week 42 Advert No 288201 - Farrier Street.** Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

### **Week 42 Advert No 288202 - Holsworthy Square.**

Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

### **Week 42 Advert No 288199 - St Richards House.**

Property withdrawn as it was advertised in error. Apologies to anyone who bid on it.

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](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 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.