

Camden Council homes

Week 43

Advert Thursday 26 October to Monday 30 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



Monro House, Fitzjohn's Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. Electric cooking only.
Landlord: Camden Council.
Council Tax Band: B.
District: Hampstead. Ward: West Hampstead.
Rents up to: £178 (including sheltered charges) pw.

Advert no. 192016

Studio



Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. Ground floor with ramp access. Walk-in shower. Electric heating. Communal garden. No pets.
Landlord: Origin Housing.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £134 pw.

Advert no. 288943

Studio



Vivian Court, Maida Vale, W9

Sheltered studio flat on a large estate. 3rd floor with lift access. Full central heating. Communal facilities include computer room, lounge, laundry and garden. Limited parking. No pets.
No right to acquire.
Landlord: Central and Cecil Housing Trust.
District: Hampstead. Ward: Kilburn. Rents up to: £152 pw.

Advert no. 288896

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 2nd floor with lift access. Full central heating. Communal garden.
Electric cooking only.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £178 (including sheltered charges) pw.

Advert no. 195167

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating. Communal garden.
Electric cooking only.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £178 (including sheltered charges) pw.

Advert no. 189915

1 Bed



Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Communal garden.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak.
Ward: Haverstock.
Rents up to: £169 (including sheltered charges) pw.

Advert no. 186716

1 Bed



Millman Street, WC1N

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. District heating. Communal garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £196 (including sheltered charges) pw.

Advert no. 199193

Sheltered Housing

1 Bed



Vivian Court, Maida Vale, W9

Sheltered 1 bedroom wheelchair adapted flat (single) on the lower ground. Lift available. Open plan living room with kitchen (with induction oven). Separate adapted bathroom with wet room. Communal facilities including computer room, lounge, front and back garden and laundry facilities. No right to acquire property. Landlord: Central and Cecil Housing Trust.
District: Hampstead. Ward: Kilburn. Rents up to: £188 pw.

Advert no. 288485

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



St Nicholas Flats, Werrington Street, NW1

1 bedroom flat (double) in an individual block. 2nd floor with approx 20 steps. No lift. Full central heating. No pets.
Landlord: Origin Housing Association.
District: Camden Town.
Ward: St Pancras and Somers Town.
Rents up to: £122 pw.

Advert no. 288486

4 Bed



St Augustines House, Werrington Street, NW1

4 bedroom flat (2 doubles, 2 singles) in an individual block. 4th floor with approx 40 external steps. No lift. Full central heating. No pets.
Landlord: Origin Housing Association. Council Tax Band: .
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £172 pw.

Advert no. 288484

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

Studio



Burford House, Belsize Road, NW6

Studio flat on a small estate. 1st floor with 19 external steps. Full central heating. **Please note this property has a short lease that is due to expire in 2028. No RTB and tenant will need to move when the lease expires.** Landlord: Camden Council.
Council Tax Band: B. District: Hampstead. Ward: Kilburn.
Rents up to: £98 pw. Accessible Housing Category: G.

Advert no. 196086

1 Bed




Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block. 4th floor with lift access. Full central heating. Communal garden
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £146 pw.
Accessible Housing Category: G.

Advert no. 187084

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.


1 Bed



Bacton, Haverstock Road, NW5
1 bedroom flat (double) in a tower block. 19th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £146 pw.
Accessible Housing Category: G.

Advert no. 199380

1 Bed



Barrington Court, Lambale Street, NW5
1 bedroom flat (double) in a tower block. 5th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £118 pw.
Accessible Housing Category: E+.

Advert no. 195608

1 Bed



Bassett Street, NW5
1 bedroom flat (double) in a house. Ground floor with 1 external step. Shared back garden. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £116 pw. Accessible Housing Category: E+.

Advert no. 182603


1 Bed



Express Mansions, Heath Street, NW3
1 bedroom flat (double) in an individual block. 3rd floor with 63 external steps. No lift. Storage heating only. No gas.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Frogna and Fitzjohns.
Rents up to: £140 pw.
Accessible Housing Category: G.

Advert no. 193370

1 Bed



Linfield, Sidmouth Street, WC1H
1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **Sensitive let**
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: King's Cross.
Rents up to: £129 pw.
Accessible Housing Category: C.

Advert no. 187578


1 Bed



Maiden Lane, NW1
1 bedroom flat (double) on a large estate. 1st floor with 10 external and 13 internal steps. No lift. Full central heating **Sensitive let**
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £123 pw.
Accessible Housing Category: F.

Advert no. 104673


2 Bed



Barrington Court, Lambale Street, NW5
2 bedroom flat (doubles) in a tower block. 3rd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £136 pw.
Accessible Housing Category: E+.

Advert no. 186375

2 Bed



Sidney Boyd Court, West End Lane, NW6
2 bedroom flat (doubles) on a small estate. 5th floor with lift. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £139 pw.
Accessible Housing Category: E.

Advert no. 188932

3 Bed



Broadhurst Gardens, NW6
3 bedroom flat (2 doubles, 1 single) in an individual block. 4th floor with 45 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £174 pw.
Accessible Housing Category: G.

Advert no. 186329

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bowman Walk (105112), 3 bedroom flat on a large estate, 327 bids, let for 835 points

Denton (190183), 1 bedroom sheltered flat in a tower block, 1 bids, let for 560 points

Iverson Road (199760), 1 bedroom flat in a house, 123 bids, let for 350 points

Langhorne Court (188078), 2 bedroom flat on a small estate, 354 bids, let for 420 points

Maple House (193060), 4 bedroom flat on a large estate, 87 bids, let for 455 points

Mexborough (101886), studio flat on a large estate, 98 bids, let for 275 points

Mexborough (101894), studio flat on a large estate, 93 bids, let for 500 points

Sandstone Place (182528), 4 bedroom flat on a large estate, 77 bids, let for 375 points

St Pancras Court (192174), 3 bedroom flat on a small estate, 189 bids, let for 275 points

White Lion House (288542), 4 bedroom flat on a new development, 77 bids, let for 240 points

White Lion House (288534), 3 bedroom flat on a new development, 221 bids, let for 200 points

Willow House (184422), 4 bedroom flat on a large estate, 65 bids, let for 240 points

APOLOGIES

Week 40. Advert No.194805. Burnham.

This property has been withdrawn because it is being used by Camden temporarily. Apologies to anyone who bid on it.



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.