

# Camden Council homes

Week 44

Advert Thursday 17 November to Monday 21 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

1 Bed



### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (including sheltered charges) pw.

Advert no. 183030

Studio



### Foundling Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor. Blow air heating. Landlord: Camden Council. Council Tax Band: B. District: Holborn. Ward: Bloomsbury. Rents up to: £173 (including sheltered charges) pw.

Advert no. 196890

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.

## One Housing

1 Bed



### Guildford Street, WC1N

1 bedroom flat (double) on a small estate. Basement floor with 15 external steps. Full central heating. No room for adaptations. Right to acquire. **No pets. This is an affordable rent property.** Landlord: One Housing. District: Holborn. Ward: Bloomsbury. Rents up to: £223 pw.

Advert no. 286075

## London and Quadrant Housing Trust

1 Bed

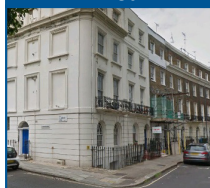


### Mornington Crescent, NW1\*

1 bedroom flat (double) in a house. 3rd floor with 15 - 30 external steps. Full central heating. **This property has a narrow stairwell and therefore is unsuitable for applicants with mobility issues. Please also note that this property is not wheelchair accessible. The property will not be decorated but a decorating allowance will be issued. No pets. Sensitive let.** Landlord: London and Quadrant Housing Trust. District: Camden Town. Ward: Regent's Park. Rents up to: £134 pw.

Advert no. 289189

1 Bed



### Mornington Crescent, NW1\*

1 bedroom flat (double) in a house. 4th floor with 30 - 40 external steps. Full central heating. **This property has a narrow stairwell and therefore is unsuitable for applicants with mobility issues. Please also note that this property is not wheelchair accessible. The property will not be decorated but a decorating allowance will be issued. No pets. Sensitive let.** Landlord: London and Quadrant Housing Trust. District: Camden Town. Ward: Regent's Park. Rents up to: £134 pw.

Advert no. 289188

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

Studio



### Dombey Street, WC1N\*

Studio flat in a house. 1st floor with 12 external steps. Full central heating. 1 year starter tenancy then 5 year fixed term tenancy if all terms and conditions met in the first year. No right to buy. Street parking with Camden Council parking permits. **Sensitive let.** Landlord: Circle Anglia. District: Holborn. Ward: Bloomsbury. Rents up to: £141 pw.

Advert no. 286076

2 Bed



### Warren Street, W1

2 x 2 bedroom maisonettes (1 double, 1 single) in a newly converted house. Ground and 1st floors with 10 internal and 10 external steps. 1 year starter tenancy followed by 5 year fixed term tenancy if all terms and conditions have been met during the first year. **No pets.** Street parking with Camden Council parking permits. Landlord: Circle Anglia. District: Holborn. Ward: Bloomsbury. Rents up to: £295 pw.

Advert no. 286072

2 Bed



### Warren Street, W1

2 x 2 bedroom maisonettes (doubles) in a newly converted house. 2nd and 3rd floors with 10 internal and 40 external steps. 1 year starter tenancy followed by 5 year fixed term tenancy if all terms and conditions have been met during the first year. **No pets.** Street parking with Camden Council parking permits. Landlord: Circle Anglia. District: Holborn. Ward: Bloomsbury. Rents up to: £322 pw.

Advert no. 286073

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

Studio



### Harrington House, Harrington Street, NW1

Studio flat on a large estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £101 pw.

Advert no. 108517

Studio



### Oseney Crescent, NW5

Studio flat in a house. Basement floor with 6 external steps. Full central heating. Shared back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Canteloves. Rents up to: £108 pw.

Advert no. 189032

2 Bed



### Chelwood, Grafton Road, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with 36 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Haverstock. Ward: Gospel Oak. Rents up to: £133 pw.

Advert no. 189752

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

#### Galsworthy Road, NW2

2 bedroom flat (doubles) on a small estate.  
1st floor with 22 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Fortune Green.  
Rents up to: £129 pw.



Advert no. 185446

### 2 Bed

#### Mary Green, Abbey Road, NW6

2 bedroom flat (doubles) in a tower block.  
7th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Kilburn.  
Rents up to: £141 pw.



Advert no. 183852

### 3 Bed

#### Coram House, Herbrand Street, WC1N

3 bedroom flat (2 doubles, 1 single) on a small estate.  
3rd floor with 47 external steps. No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: E.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £162 pw.



Advert no. 198075

### 3 Bed

#### Lamble Street, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate.  
2nd floor with 14 internal and 28 external steps.  
No lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £153 pw.



Advert no. 181189

## 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**

**Oak House (199144), 2 bedroom flat on a large estate, 477 bids, let for 525 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**

**Whitton (181748), 2 bedroom flat on a small estate, 508 bids, let for 600 points**

## APOLOGIES

### Week 43. Advert No.184570. Castle Road.

This property has been withdrawn because it was advertised by error. The property had already been advertised in Week 42. 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](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 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.