

Camden Council homes

Week 44

Advert Thursday 2 November to Monday 6 November 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



Rackstraw House, Primrose Hill Road, NW3

Sheltered studio flat on a small estate. 3rd floor with lift access. Separate kitchen and bathroom. Storage heating. No pets. Landlord: Central and Cecil Housing Trust. District: Hampstead. Ward: Belsize. Rents up to: £188 pw.

Advert no. 288517

1 Bed



Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. Level access shower. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 pw.

Advert no. 192526

1 Bed



Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 pw.

Advert no. 193644

1 Bed



Highgate Road, NW5

Sheltered 1 bedroom flat (single) in a block. 3rd floor with lift access. Shared back garden. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £181 pw.

Advert no. 192985

1 Bed



Millman Street, WC1N

Sheltered 1 bedroom flat (double) in a block. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £196 pw.

Advert no. 190164

1 Bed



O'Donnell Court, Brunswick Centre, WC1N

Sheltered 1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £193 pw.

Advert no. 181448

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 Group

1 Bed



Mansfield Road, NW3

1 bedroom flat (double) in a house. 1st floor with 12 external steps. Full central heating. No pets. No parking. 1 year starter tenancy followed by fixed term tenancy. Landlord: One Housing Group. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £129 pw.

Advert no. 286202

Origin Housing

1 Bed



St Mary's Flats, Doric Way, NW1

1 bedroom flat (single) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £120 pw.

Advert no. 286201

3 Bed



Priestley House, Wilkin Street, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st floor with 10 external steps. No lift access. Full central heating. No pets. Landlord: Origin Housing Association. District: Kentish Town. Ward: Kentish Town. Rents up to: £169 pw.

Advert no. 286200

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

Studio



Cartmel, Hampstead Road, NW1

Studio flat on a large estate. 1st floor with lift access and 2 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regents Park. Rents up to: £102 pw. London Accessible code: E.

Advert no. 108490

1 Bed



Balmore Street, N19

1 bedroom flat (double) in a house. Ground floor with 5 external steps. Wet room, no bath. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £124 pw. London Accessible code: F.

Advert no. 188898

1 Bed



Brook House, Cranleigh Street, NW1

1 bedroom flat (double) on a small estate. 2nd floor with 35 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £112 pw. London Accessible code: G.

Advert no. 103299

1 Bed



Castle Court, Castelhaven Road, NW1

1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £116 pw. London Accessible code: E.

Advert no. 187066

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

Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 28 external steps. No lift access. District heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £123 pw.
London Accessible code: F.

Advert no. 104879

2 Bed

Barnborough, Camden Street, NW1

2 bedroom flat (doubles) on a large estate. Ground and 1st floors with 4 external and 14 internal steps. No lift access.
Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £155 pw. London Accessible code: E.

Advert no. 101716

2 Bed

Gilden Crescent, NW5

2 bedroom flat (doubles) on a large estate. 1st floor with 15 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £148 pw.
London Accessible code: F.

Advert no. 183551

3 Bed

Cobden House, Arlington Road, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regents Park.
Rents up to: £170 pw.
London Accessible code: E.

Advert no. 105868

3 Bed

Durston, Grafton Road, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate. 2nd floor with 28 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £153 pw.
London Accessible code: F.

Advert no. 186424

3 Bed

Templar House, Shoot-Up Hill, NW2

3 bedroom flat (2 doubles, 1 single) on a small estate. Ground floor. District heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Fortune Green.
Rents up to: £158 pw.
London Accessible code: G.

Advert no. 195812

4 Bed

Hawkshead, Stanhope Street, NW1

4 bedroom flat (2 doubles, 2 singles) on a large estate. 8th floor with lift access and 8 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regents Park.
Rents up to: £174 pw.
London Accessible code: E.

Advert no. 109709

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bacton (185226), studio flat in a tower block, 72 bids, let for 200 points

Denton (193644), 1 bedroom sheltered flat in a tower block, 2 bids, let for 371 points

Grafton Road (191423), studio flat on a large estate, 91 bids, let for 200 points

Grange Place (190310), 1 bedroom flat on a small estate, 106 bids, let for 400 points

Headcorn (186673), 2 bedroom flat on a large estate, 301 bids, let for 400 points

Lumsdon (188002), 4 bedroom flat on a large estate, 94 bids, let for 280 points

Oakshott Court (102573), 1 bedroom flat on a small estate, 113 bids, let for 300 points

Southfleet (185433), 1 bedroom maisonette on a large estate, 144 bids, let for 690 points

St Paul's Crescent (104989), 1 bedroom flat on a large estate, 96 bids, let for 250 points

West End Lane (196567), 1 bedroom flat in a house, 144 bids, let for 750 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.