

Camden Council homes

Week 45

Advert Thursday 24 November to Monday 28 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 WiFi 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. 192016

Monro House, Fitzjohns Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Hampstead Town. Rents up to: £180 (including sheltered charges) pw.

Studio



Advert no. 288655

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat on a small estate. 1st floor with lift access and 1 external step. Electric heating. Wheelchair accessible via external ramp. Communal gardens. Parking on application. No pets allowed. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 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. 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.

Sheltered Housing

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. 197696

Monica Shaw Court, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £176 (including sheltered charges) pw.

1 Bed



Advert no. 195831

O'Donnell Court, Brunswick Centre, WC1N

1 bedroom sheltered flat (double) on a large estate. 7th floor with lift access and 1 internal step. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £196 (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.

Genesis Housing Association

1 Bed



Advert no. 288642

Iverson Road, NW6

1 bedroom flat (double) in a house. 1st floor with 15 external steps. Gas boiler. Resident parking. Landlord: Genesis Housing Association. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £129 pw.

Peabody Housing Trust

1 Bed



Advert no. 288643

Parnell House, Streatham Street, WC1A

1 bedroom flat (single) in an individual block. 1st floor with 13 external steps. No lift. Fitted kitchen. Full gas central heating. Located in the heart of the West End. This property provides a truly desirable location. Five minutes walk to Covent Garden and a short stroll to Tottenham Court Road tube this period property combines a perfect living space with an excellent location. The tenant will have to pay one week's rent in advance at the time of sign up. The rent will be valid until next April, when it will be reviewed. **This is an affordable rent property.** Landlord: Peabody Housing. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £189 pw.

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.

Origin Housing

2 Bed



Iverson Road, NW6

2 bedroom flat (1 double, 1 single) in a individual block in a new development. 4th floor with lift access. Full gas central heating. No parking. 1 year starter tenancy then 5 year fixed tenancy
Landlord: Origin Housing HA.
District: Hampstead. Ward: Kilburn.
Rents up to: £170 pw.

Advert no. 288644

3 Bed



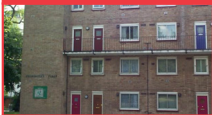
Iverson Road, NW6

6 x 3 bedroom flats (1 double, 2 singles) in a individual block in a new development. Located on the 1st, 2nd and 3rd floor with lift access. Full gas central heating. No parking. 1 year starter tenancy then 5 year fixed tenancy
Landlord: Origin Housing HA. District: Hampstead. Ward: Kilburn. Rents up to: £179 pw.

Advert no. 288645

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

Studio



Goldsmiths Place, Springfield Lane, NW6

Studio flat on a small estate. 1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn.
Rents up to: £104 pw.

Advert no. 194533

1 Bed



Bishopsdale House, Kilburn Vale, NW6

1 bedroom flat (double) on a large estate. 1st floor with 16 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn.
Rents up to: £115 pw.

Advert no. 199398

1 Bed



Chalton House, Chalton Street, NW1

1 bedroom flat (double) on a small estate. 1st floor with 1 internal and 19 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £114 pw.

Advert no. 103311

1 Bed



Compton Close, NW1

1 bedroom flat (double) on a large estate. 3rd floor with 1 internal and 46 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park.
Rents up to: £117 pw.

Advert no. 109317

1 Bed



Durdans House, Royal College Street, NW1

1 bedroom flat (double) on a small estate. 1st floor with lift access and 1 internal step. Full central heating.
Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes.
Rents up to: £133 pw.

Advert no. 180819

1 Bed



Oakley Square, NW1

1 bedroom flat (double) in a house. 2nd floor with 44 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park.
Rents up to: £141 pw.

Advert no. 104193

2 Bed



Chancellors Court, Orde Hall Street, WC1N

2 bedroom flat (doubles) in a tower block. 9th floor with lift access and 5 external steps. District heating.
Landlord: Camden Council. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £170 pw.

Advert no. 195696

2 Bed



Frogna Lane, NW3

2 bedroom flat (doubles) in a house. 1st floor with 21 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: G. District: Hampstead. Ward: Frogna Lane and Fitzjohns.
Rents up to: £160 pw.

Advert no. 186110

2 Bed



Gooch House, Portpool Lane, EC1N

2 bedroom flat (doubles) on a large estate. 5th floor with lift access and 4 external steps. Full central heating
Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £152 pw.

Advert no. 191356

3 Bed



Woburn Mansions, Torrington Place, WC1E

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st floor with lift access. Full central heating
Landlord: Camden Council. Council Tax Band: E. District: Holborn. Ward: Bloomsbury.
Rents up to: £177 pw.

Advert no. 196885

6 Bed



Chester Road, N19

6 bedroom house (5 doubles, 1 single). Ground, 1st and 2nd floor with 32 internal and 2 external steps. Front and back garden. Full central heating.
Landlord: Camden Council. Council Tax Band: F. District: Kentish Town. Ward: Highgate.
Rents up to: £192 pw.

Advert no. 196096

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Flaxman Court (192327), 2 bedroom flat on a small estate, 473 bids, let for 500 points

Castle Road (184570), 3 bedroom flat on a small estate, 375 bids, let for 480 points

Gaisford Street (182377), 4 bedroom maisonette in a block, 99 bids, let for 690 points

Greenland Road (104102), Studio flat in a house, 148 bids, let for 300 points

Parnell House (288657), 2 bedroom flat in a individual block, 281 bids, let for 400 points

Rubicon Court (288665), 4 bedroom flat in an individual block, 77 bids, let for 230 points

Great Ormond Street (182525), Studio flat in a block, 148 bids, let for 350 points

Redman Buildings (186208), 2 bedroom flat on large estate, 378 bids, let for 650 points

Spencer House (289085), 1 bedroom sheltered flat, 4 bids, let for 167 points

Tilehurst (108071), Studio flat on a large estate, 138 bids, let for 225 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.