

Camden Council homes

Week 45

Advert Thursday 9 November to Monday 13 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



Advert no. 196890

Foundling Court, Brunswick Centre, WC1N

Sheltered studio flat on a large estate. Ground floor with 2 external steps. Blow air heating. **Electric cooking only.**
Landlord: Camden Council.
District: Holborn. Ward: Bloomsbury.
Rents up to: £174 (including sheltered charges) pw.

Studio



Advert no. 288896

Vivian Court, Maida Vale, W9

Sheltered studio flat on a large estate. 3rd floor with lift access. Separate kitchen and bathroom. 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.

1 Bed



Advert no. 186716

Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (single) in a tower block. 14th floor with lift access. Full central heating. Communal garden. **Electric cooking only.**
Landlord: Camden Council.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £169 (including sheltered charges) pw.

1 Bed



Advert no. 190705

Foundling Court, Brunswick Centre, WC1N

Sheltered 1 bedroom flat on a large estate. 6th floor with lift access. Blow air heating. **Electric cooking only.**
Landlord: Camden Council.
District: Holborn. Ward: Bloomsbury.
Rents up to: £193 (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.

One Housing Group

2 Bed



Advert no. 288483

Jamestown Road, NW1

2 bedroom flat (doubles) in an individual block. 2nd floor with lift access. Full gas central heating. Strictly no pets. No parking. 12 months Starter Tenancy followed by Fixed Term Tenancy if all terms of the contract have been satisfied. Landlord: One Housing Group. Council Tax Band: E. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £177 pw.

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

Studio



Advert no. 199467

St Leonard's Square, NW5*

Studio flat in a house. Ground floor. Full central heating. Shared back garden **Sensitive let. See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £103 pw.
London Accessible code: E+.

Studio



Advert no. 106024

Mornington Street, NW1

Studio flat on a small estate. 3rd floor with 1 internal and 47 external steps. No lift. Full central heating. Small balcony.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: Regent's Park.
Rents up to: £115 pw.
London Accessible code: F.

Studio



Advert no. 104247

Pratt Street, NW1*

Studio flat in a house. Ground floor. Full central heating. Communal garden. Not suitable for single females between their early 20's and 30's. **Sensitive let. 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: £102 pw. London Accessible code: C.

Studio



Advert no. 180445

Riverfleet, Birkenhead Street, WC1H*

Studio flat on a small estate. 1st floor with 8 external steps. No lift. Full central heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
District: Holborn. Ward: King's Cross.
Rents up to: £110 pw.
London Accessible code: F.

1 Bed



Advert no. 183280

Grafton Road, NW5

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: £125 pw.
London Accessible code: G.

1 Bed



Advert no. 106369

Augustus House, Augustus Street, NW1

1 bedroom flat (double) on a large estate. 5th floor with lift access. Storage heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regent's Park.
Rents up to: £118 pw.
London Accessible code: F.

1 Bed



Advert no. 103387

Cranleigh House, Cranleigh Street, NW1

1 bedroom flat (double) on a small estate. Ground floor with 3 external steps. Full central heating. Back garden. **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: £114 pw. London Accessible code: E+.

1 Bed



Advert no. 182800

Hastings House, Hastings Street, WC1H*

1 bedroom flat (double) on a small estate. 3rd floor with 55 external steps. No lift. Full central heating **Sensitive let.**
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: King's Cross.
Rents up to: £147 pw.
London Accessible code: F.

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
Medway Court, Judd Street, WC1H*
 1 bedroom flat (double) in an individual block. 4th floor with lift access. District heating. **Sensitive let.**
 Landlord: Camden Council. Council Tax Band: C.
 District: Holborn. Ward: King's Cross.
 Rents up to: £127 pw.
 London Accessible code: F.
Advert no. 183068

1 Bed
Somerton House, Duke's Road, WC1H*
 1 bedroom flat (double) in a tower block. 6th floor with lift access. District heating. **Sensitive let.**
 Landlord: Camden Council. Council Tax Band: D.
 District: Holborn. Ward: King's Cross.
 Rents up to: £127 pw.
 London Accessible code: C.
Advert no. 189880

1 Bed
Tonbridge House, Tonbridge Street, WC1H
 1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating. **Sensitive let.**
 Landlord: Camden Council. Council Tax Band: D.
 District: Holborn. Ward: King's Cross.
 Rents up to: £138 pw.
 London Accessible code: E+.
Advert no. 180772

1 Bed
Vesage Court, Leather Lane, EC1N
 1 bedroom flat (double) in a tower block. 12th floor with lift access. District heating.
 Landlord: Camden Council. Council Tax Band: D.
 District: Holborn. Ward: Holborn and Covent Garden.
 Rents up to: £147 pw.
 London Accessible code: G.
Advert no. 192290

1 Bed
Wellesley Road, NW5
 1 bedroom flat (double) on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Communal garden.
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
 Rents up to: £126 pw.
 London Accessible code: G.
Advert no. 183873

1 Bed
Wellesley Road, NW5*
 1 bedroom flat (double) on a large estate. 2nd floor with 29 external steps. No lift. Full central heating. **Sensitive let.**
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
 Rents up to: £127 pw.
 London Accessible code: E.
Advert no. 194270

2 Bed
Albert Street, NW1
 2 bedroom flat (doubles) in a house. Basement and ground floor with 14 internal and 27 external steps. Full central heating. Front and back garden.
 Landlord: Camden Council. Council Tax Band: E.
 District: Camden Town. Ward: Regent's Park.
 Rents up to: £158 pw. London Accessible code: F.
Advert no. 106097

2 Bed
Charrington Street, NW1
 2 bedroom flat (doubles) in a house. Ground and 1st floor with 13 internal and 6 external steps. Full central heating.
 Landlord: Camden Council. Council Tax Band: D.
 District: Camden Town. Ward: St Pancras and Somers Town.
 Rents up to: £151 pw.
 London Accessible code: F.
Advert no. 103794

2 Bed
Edward Bond House, Cromer Street, WC1H*
 2 bedroom flat (doubles) on a large estate. 3rd floor with 55 external steps. No lift. Full central heating. **Sensitive let.**
 Landlord: Camden Council. Council Tax Band: C.
 District: Holborn. Ward: King's Cross.
 Rents up to: £148 pw.
 London Accessible code: F.
Advert no. 189962

2 Bed
Lawford Road, NW5
 2 bedroom flat (doubles) in an individual block. 1st floor with 16 external steps. No lift. Full central heating.
 Landlord: Camden Council. Council Tax Band: D.
 District: Kentish Town. Ward: Cantelowes.
 Rents up to: £126 pw.
 London Accessible code: G.
Advert no. 196794

2 Bed
Ludham, Lismore Circus, NW5
 2 bedroom flat (doubles) on a large estate. 1st floor with 14 external steps. No lift. Full central heating.
 Landlord: Camden Council. Council Tax Band: B.
 District: Gospel Oak. Ward: Gospel Oak.
 Rents up to: £149 pw.
 London Accessible code: G.
Advert no. 192586

2 Bed
Milverton, Grafton Road, NW5
 2 bedroom flat (doubles) on a large estate. 1st floor with 17 external steps. No lift. Walk in shower. Full central heating.
 Landlord: Camden Council. Council Tax Band: C.
 District: Gospel Oak. Ward: Haverstock.
 Rents up to: £134 pw.
 London Accessible code: F.
Advert no. 188607

2 Bed
Nigel House, Portpool Lane, EC1N
 2 bedroom flat (doubles) on a large estate. 2nd floor with 32 external steps. No lift. Full central heating.
 Landlord: Camden Council. Council Tax Band: C.
 District: Holborn. Ward: Holborn and Covent Garden.
 Rents up to: £152 pw.
 London Accessible code: F.
Advert no. 180876

2 Bed
Queen's Crescent, NW5
 2 bedroom flat (doubles) in a house. Ground floor and wheelchair accessible. Walk-in shower only. Full central heating. Back garden.
Priority will be given to applicants assessed as needing a wheelchair accessible property and after this, to applicants with ground floor medical priority. See Ground Floor Flats, Note 1.
 Landlord: Camden Council. Council Tax Band: D.
 District: Gospel Oak. Ward: Haverstock. Rents up to: £152 pw.
 London Accessible code: G.
Advert no. 194694

2 Bed
Swallowfield, Munster Square, NW1
 2 bedroom flat (doubles) in a tower block. 9th floor with lift access and 1 external step. Full central heating.
 Landlord: Camden Council. Council Tax Band: C.
 District: Camden Town. Ward: Regent's Park.
 Rents up to: £137 pw.
 London Accessible code: E+.
Advert no. 106752

RESULTS OF PREVIOUS WEEKS' ADVERTS
 We aim to publish the results of previous adverts as soon as they are available

Burnham (186266), studio flat in a tower block, 74 bids, let for 180 points
Dorney (188466), 1 bedroom flat in a tower block, 122 bids, let for 390 points
Farjeion House (195841), studio flat on a large estate, 106 bids, let for 200 points
Foundling Court (195714), studio on a large estate, 113 bids, let for 240 points
Harmood House (195511), 2 bedroom flat in a small block, 285 bids, let for 400 points
Leslie Foster House (286141), 2 bedroom flat in a small block, 236 bids, let for 420 points
Rodmell (190059), 1 bedroom flat on a small estate, 134 bids, let for 200 points
St Margaret's House (288512), 3 bedroom flat in an individual block, 234 bids, let for 650 points
Taplow (183114), Studio flat in a tower block, 107 bids, let for 160 points
Tonbridge House (194972), 1 bedroom flat on a small estate, 128 bids, let for 630 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.