

Camden Council homes

Week 46

Advert Thursday 1 December to Monday 4 December 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



Carole House, Regent's Park Road, NW1

Sheltered studio flat in a block. Separate kitchen. 2nd floor with lift access. Communal garden. Limited parking. Communal facilities include: lunch club, computer room, lounge and laundry. No pets. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £158 pw pw.

Advert no. 286077

1 Bed



Jubilee House, Gray's Inn Road, WC1

1 bedroom sheltered flat (single) in a block. 1st floor with lift access. Full central heating. Shared back garden. **Suitable for Mandarin speakers.** Landlord: Circle Anglia. District: Holborn. Ward: King's Cross. Rents up to: £181 pw pw.

Advert no. 288663

1 Bed



Kingsgate Road, NW6

1 bedroom sheltered flat (double) in a block. Ground floor. Full central heating. **Electric cooking only.** Landlord: Camden Council. District: Hampstead. Ward: Kilburn. Rents up to: £183 (including sheltered charges) pw pw.

Advert no. 187971

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 Association

3 Bed



Drummond Street, NW1

3 bedroom flat (doubles) in a block. 4th floor with lift access. Full central heating. Landlord: Origin Housing Association. District: Camden Town. Ward: Regent's Park. Rents up to: £183 pw.

Advert no. 286078

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

Studio



Gaisford Street, NW5*

Studio flat in a house. 2nd floor with 46 external steps. Full central heating **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Cantelowes. Rents up to: £109 pw.

Advert no. 194106

Studio



Oakley Square, NW1

Studio flat in a house. Ground floor with 6 external steps. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £107 pw.

Advert no. 104203

Studio



Windermere, Albany Street, NW1

Studio flat on a large estate. Ground floor with 10 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: A. District: Camden Town. Ward: Regent's Park. Rents up to: £100 pw.

Advert no. 108929

1 Bed



Augustus House, Augustus Street, NW1

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

Advert no. 108701

1 Bed



Bassett Street, NW5

1 bedroom flat (double) on a small estate. 2nd floor with lift access and 1 internal step. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £131 pw.

Advert no. 193232

1 Bed



Derby Lodge, Wicklow Street, WC1X*

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1. Sensitive let.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £149 pw.

Advert no. 184297

Circle Anglia

1 Bed



Warren Street, W1T

1 bedroom flat (double) in a house on a new development. Basement floor with 15 external steps. Full central heating. 1 Year starter tenancy and then an additional 5 year fixed term tenancy if all terms and conditions have been met within the first year. Street Parking with Camden parking permits. Landlord: Circle Anglia. District: Holborn. Rents up to: £316 pw.

Advert no. 288641

Innisfree

2 Bed



Lowfield Road, NW6

2 bedroom flat (1 double, 1 single) in a house. Basement floor with 6 external and 13 internal steps. Full central heating. Garden. **Not suitable for those with mobility issues due to stairs.** Landlord: Innisfree. District: Hampstead. Ward: West Hampstead. Rents up to: £148 pw.

Advert no. 286079

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.

1 Bed

Gascony Avenue, NW6

1 bedroom flat (double) in a house. 1st floor with 19 external and 4 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £119 pw.

Advert no. 187638



3 Bed

Lyndhurst Road, NW6

3 bedroom flat (2 doubles, 1 single) in a house. Basement floor level with 12 external steps. Full central heating. Back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: G.
District: Hampstead. Ward: Hampstead.
Rents up to: £165 pw.

Advert no. 185276



1 Bed

Grangemill, Ingestre Road, NW5

1 bedroom flat (double) on a small estate.
1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £125 pw.

Advert no. 196523



3 Bed

Royal College Street, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate.
Ground floor with 2 external steps. Full central heating.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £153 pw.

Advert no. 187905



1 Bed

Wendling, Haverstock Road, NW5

1 bedroom maisonette (double) on a large estate.
Ground and 1st floors with 1 external and 7 internal steps.
Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £127 pw.

Advert no. 190519



4 Bed

Croftdown Road, NW5

4 bedroom maisonette (3 doubles, 1 single) in a block. 1st and 2nd floors with 7 external and 27 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Highgate.
Rents up to: £172 pw.

Advert no. 186260



2 Bed

Candida Court, Clarence Way, NW1

2 bedroom flat (doubles) on a large estate.
3rd floor with lift access and 1 internal step. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £134 pw.

Advert no. 189255



4 Bed

The Wells House, Well Walk, NW3

4 bedroom flat (3 doubles, 1 single) on a small estate.
3rd floor with 49 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: E.
District: Hampstead. Ward: Hampstead.
Rents up to: £184 pw.

Advert no. 197076



2 Bed

Durdans House, Kentish Town Road, NW1

2 bedroom flat (1 double and 1 single) on a small estate.
4th floor with lift access and 2 internal and 2 external steps.
District heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £156 pw.

Advert no. 192488



2 Bed

Levita House, Chalton Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate.
1st floor with lift access and 1 internal step. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £135 pw.

Advert no. 103055



2 Bed

Newton House, Abbey Road, NW8

2 bedroom maisonette (1 double, 1 single) on a large estate.
Ground and 1st floors with 13 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £139 pw.

Advert no. 186412



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.