

Camden Council homes

Week 47

Advert Thursday 23 November to Monday 27 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/>

Housing for Women

1 Bed

Lancaster Grove, NW3



1 bedroom flat (double) a house. 2nd floor with 7 external and 30 internal steps. Full central heating. Communal Garden. This will be an Assured Shorthold tenancy. No Pets. Only women will be shortlisted for this property. Landlord: Housing for Women. Council Tax Band: B. District: Hampstead. Ward: Belsize. Rents up to: £459 pw.

Advert no. 288482

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

One Housing

2 Bed

North Villas, NW1



2 bedroom flat (1 double, 1 single) in a house. 2nd floor with 20 plus steps. Full central heating. Starter Tenancy for 12 months, followed by Fixed Term Tenancy. No pets. Parking with permits can be obtained. Affordable rent property. This property is a sensitive let and suitable for applicants with children over 15 years old. The new tenant will have to put down underlay and carpet when they move in. **Sensitive let** Landlord: One Housing. District: Kentish Town. Ward: Canteloves. Rents up to: £204 pw.

Advert no. 288487

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

Sheltered Housing

Studio

Vivian Court, Maida Vale, W9



Studio sheltered flat in a block. 3rd floor with lift access. Wheelchair accessible. Walk in seated shower. 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.

Advert no. 288896

1 Bed

Denton, Malden Crescent, NW1



1 bedroom sheltered 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: £178 (including sheltered charge) pw.

Advert no. 186716

1 Bed

Jubilee House, Grays Inn Road, WC1X



1 bedroom sheltered flat (single) in a block. 1st floor with lift access. Full central heating. Shared garden. Please note this scheme has predominately Chinese residents and would be suitable for anyone who can speak Mandarin. Landlord: Centra Housing. Council Tax Band: . District: Holborn. Ward: King's cross. Rents up to: £182 pw.

Advert no. 288472

Sheltered Housing

1 Bed

Jubilee House, Grays Inn Road, WC1X



1 bedroom sheltered flat (single) in a block. 2nd floor with lift access. Full central heating. Shared garden. Please note this scheme has predominately Chinese residents. Would be suitable for anyone who can speak Mandarin. Landlord: Centra Housing. Council Tax Band: . District: Holborn. Ward: King's cross. Rents up to: £182 pw.

Advert no. 288471

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.

1 Bed

Belsize Lane, NW3



1 bedroom flat (single) in a house. Very small property with a small bedroom and a small kitchen. Ground floor with 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Froggnal and Fitzjohns. Rents up to: £142 pw. London Accessible code: E+.

Advert no. 185977

1 Bed

Caversham Road, NW5



1 bedroom flat (double) in a house. 1st floor with 30 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £119 pw. London Accessible code: F.

Advert no. 186832

1 Bed

Christie Court, Aspern Grove, NW3



1 bedroom flat (double) on a small estate. 2nd floor 31 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £138 pw. London Accessible code: F.

Advert no. 184457

1 Bed

Dunboyne Road, NW3



1 bedroom flat (double) on a small estate. Ground floor. Full central heating. Back garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: F. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw. London Accessible code: .

Advert no. 190037

1 Bed

Gloucester Avenue, NW1



1 bedroom flat (double) in a house. Basement floor with 11 external and 12 internal steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £146 pw. London Accessible code: F.

Advert no. 106824

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

Langdale, Stanhope Street, NW1

1 bedroom flat (double) on a large estate. 5th floor with lift access and 1 external step. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Camden Town. Ward: Regents Park.
Rents up to: £118 pw.
London Accessible code: F.

Advert no. 108578

1 Bed

Oakshott Court, Polygon Road, NW1

1 bedroom flat (double) on a small estate. Ground floor with 4 external steps. Full central heating. **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: £137 pw.

Advert no. 102545

1 Bed

Sage Way, WC1X

1 bedroom flat (double) on a small estate. 3rd floor with 42 external steps. No lift access. Full central heating. Communal garden.
Sensitive let
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: King's Cross.
Rents up to: £147 pw. London Accessible code: F.



Advert no. 193282

2 Bed

Besant Road, NW2

2 bedroom flat (doubles) on a small estate. 1st floor with 19 external steps. Full central heating. **Please note that this property is located in the London Borough of Brent.**
Landlord: Camden Council.
Council Tax Band: B. Rents up to: £129 pw.
London Accessible code: G.

Advert no. 195286

2 Bed

Gayford House, Lawn Road, NW3

2 bedroom flat (doubles) in a tower block. 11th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £161 pw.
London Accessible code: E+.

Advert no. 191726

2 Bed

Dunboyne Road, NW3

2 bedroom flat (doubles) on a small estate. Ground floor with 10 external and 13 internal steps. Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: .
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £146 pw.
London Accessible code: F.

Advert no. 198925

2 Bed

George Mews, NW1

2 bedroom flat (1 double, 1 single) on a large estate.
3rd floor with 36 external and 13 internal steps. No lift access.
Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regents Park.
Rents up to: £168 pw. London Accessible code: F.

Advert no. 108109

2 Bed

Lyme Street, NW1

2 bedroom flat (doubles) on a small estate. Basement and ground floor with 4 external and 14 internal steps. Full central heating. Back garden.
Landlord: Camden Council. Council Tax Band: E.
District: Camden Town. Ward: Camden Town and Primrose Hill.
Rents up to: £151 pw. London Accessible code: F.

Advert no. 104164

3 Bed

Cecil Rhodes House, Goldington Street, NW1

3 bedroom flat (2 doubles, 1 single) in a tower block. 5th floor with lift access and 1 external step. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: St Pancras and Somers Town.
Rents up to: £168 pw.
London Accessible code: E+.

Advert no. 102226

3 Bed

Godwin Court, Crowndale Road, NW1

3 bedroom flat (doubles) on a small estate. 4th 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: £146 pw.
London Accessible code: E+.

Advert no. 102127

3 Bed

Haliwell House, Mortimer Crescent, NW6

3 bedroom flat (doubles) on a small estate. Ground floor with 15 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Kilburn.
Rents up to: £154 pw.
London Accessible code: G.

Advert no. 189455

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bray (195415), studio flat in a tower block., 86 bids, let for 150 points
Derwent (106448), studio flat in a tower block., 102 bids, let for 200 points
Doric Way (101197), 1 bedroom flat on a small estate, 133 bids, let for 180 points
Dynham Road (193153), 1 bedroom flat in a house, 155 bids, let for 870 points
Gordon Mansions (269586), 4 bedroom flat in a block, 84 bids, let for 600 points
Hawkshead (109709), 4 bedroom flat on a large estate, 87 bids, let for 240 points
Holly Lodge (187011), 1 bedroom flat on a large estate, 126 bids, let for 630 points
Howard Close (184025), 2 bedroom flat on a small estate, 366 bids, let for 1630 points
Neal Street (288490), 2 bedroom flat in a house, 354 bids, let for 1200 points
Oseney Crescent (182757), studio flat in a house, 105 bids, let for 300 points
Riverside (194869), 3 bedroom flat on a small estate, 202 bids, let for 250 points
Rowstock (191486), 1 bedroom flat on a small estate, 139 bids, let for 325 points
Soanne Court (105260), studio flat on a small estate, 101 bids, let for 220 points
Swallowfield (106792), studio flat in a tower block, 101 bids, let for 200 points
Tottenham Street (181412), 2 bedroom flat in a block, 338 bids, let for 400 points
Webheath (193759), 2 bedroom flat in large estate, 403 bids, let for 630 points

APOLOGIES

Advert No.288515. Week 36. Hillwood House. This property has been withdrawn by the Housing Association. Apologies to anyone who bid on it

Advert No.106752. Week 45. Swallowfield. This property was advertised in error and is not currently available. 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

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.