

Camden Council homes

Week 48

Advert Thursday 28 November to Monday 2 December 2019

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Sheltered Housing

Studio

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in a block. Lower ground floor with lift access. Electric storage heating. Communal garden. No pets except if registered blind/deaf assistance animals. No right to acquire. Assured Retirement tenancy. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £142 pw.

Advert no. 288173

Studio

Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in an individual block. 1st floor with lift access. Electric storage heating. Communal garden. No pets unless if registered blind/deaf assistance animals. No right to acquire. Assured Retirement tenancy. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £142 pw.

Advert no. 288337

1 Bed

Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £168 (including sheltered charges) pw.

Advert no. 180956

1 Bed

Ashton Court, Camden Road, NW1

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Open plan kitchen. Fully adapted bathroom with level access shower. Full gas central heating. Balcony. Large garden **Electric cooking only.** No pets allowed. No parking available. Assured Retirement tenancy. Landlord: Origin Housing Association. District: Kentish Town. Ward: Cantelowes. Rents up to: £198 pw.

Advert no. 288176

1 Bed

Ashton Court, Camden Road, NW1

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access. Open plan kitchen. Fully adapted bathroom with level access shower. Full gas central heating. Balcony. Large garden. **Electric cooking only.** No pets allowed. No parking available. Assured Retirement tenancy. Landlord: Origin Housing Association. District: Kentish Town. Ward: Cantelowes. Rents up to: £198 pw.

Advert no. 288177

1 Bed

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. 4th floor with lift access. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £192 (including sheltered charges) pw.

Advert no. 194635

Peabody Housing Association

1 Bed

Block B, Peabody Estate, Herbrand Street, WC1N

1 bedroom flat (single) on a small estate. 2nd floor with 30 external steps. No lift. Gas central heating. **No right to acquire. No pets unless if registered blind/deaf assistance animals. No parking.** 12 months starter tenancy followed by a lifetime tenancy if all terms of the contract have been satisfied. Landlord: Peabody Housing Association. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £118 pw.



Advert no. 288148

1 Bed

Block B, Peabody Estate, Herbrand Street, WC1N

1 bedroom flat (single) on a small estate. 3rd floor with 50 external steps. No lift. Gas central heating. Communal garden. **This is an affordable rent property. No right to acquire. No pets unless if registered blind/deaf assistance animals. No parking.** 12 months starter tenancy followed by a lifetime tenancy if all terms of the contract have been satisfied. Landlord: Peabody Housing Association. Council Tax Band: B. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £181 pw.



Advert no. 288151

2 Bed

Block D, Peabody Estate, Herbrand Street, WC1N

2 bedroom flat (1 double, 1 single) on a small estate. 4th floor with 50 external steps. No lift. Gas central heating. Communal garden. **No right to acquire. No pets unless if registered blind/deaf assistance animals. No parking.** 12 months starter tenancy followed by a lifetime tenancy if all terms of the contract have been satisfied. Landlord: Peabody Housing Association. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £165 pw.



Advert no. 288149

Origin Housing Association

1 Bed

Haverstock Hill, NW3

1 bedroom flat (single) in a street property. Ground floor with 10 external steps. Wet room, no bath will be installed. Gas central heating. Shared garden. **No pets unless if registered blind/deaf assistance animals. No parking. No right to acquire.** 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. **See Ground Floor Flats, Note 1.** Landlord: Origin Housing Association. Council Tax Band: D. District: Gospel oak. Ward: Haverstock. Rents up to: £106 but TBC pw.



Advert no. 288147

2 Bed

Drummond Street, NW1

2 bedroom flat (doubles) in an individual block. 2nd floor with lift access. Open plan kitchen/living room. Property has a wet room. Communal heating system. Balcony. Full rental figure will be confirmed at viewing. **No right to acquire. No pets unless if registered blind/deaf assistance animals.** 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. Landlord: Origin Housing association. Council Tax Band: E. District: Camden Town. Ward: Regents Park. Rents up to: £157 pw.



Advert no. 288152

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.

Studio

Woollett Court, St Pancras Way, NW1

Studio flat on a small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £125 pw.
London Accessible code: G

Advert no. 105237

2 Bed

Westcroft Way, NW2

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 19 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Out of borough. Ward: Fortune Green.
Rents up to: £120 pw.
London Accessible code: F

Advert no. 191299

1 Bed

Dudley Court, Endell Street, WC2H

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Communal heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn and Covent Garden.
Rents up to: £150 pw.
London Accessible code: G

Advert no. 186203

3 Bed

Beaumont Walk, NW3

3 bedroom flat (2 doubles, 1 single) on a small estate. 1st, 2nd and 3rd floor with 25 internal and 5 external steps. Full central heating. Balcony. Back garden.
Landlord: Camden Council. Council Tax Band: F.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £151 pw.
London Accessible code: G

Advert no. 185600

1 Bed

Iverson Road, NW6

1 bedroom flat (double) in a house. 1st floor with 4 internal and 17 external steps. No lift. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: West Hampstead.
Rents up to: £111 pw.
London Accessible code:

Advert no. 196637

4 Bed

Sandstone Place, N19

4 bedroom flat (1 double, 3 singles) on a large estate. Basement and ground floor with 13 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Highgate.
Rents up to: £183 pw.
London Accessible code: F

Advert no. 185042

1 Bed

Rowley Way, NW8

1 bedroom flat (double) on a large estate. 1st floor with 20 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £115 pw.
London Accessible code: F

Advert no. 191604

1 Bed

Cranleigh House, Cranleigh Street, NW1

1 bedroom flat (double) on a small estate. Ground floor with 2 internal and 1 external step. 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: £107 pw.
London Accessible code: G

Advert no. 103347

1 Bed

Goldhurst Terrace, NW6

1 bedroom flat (double) in an individual block. Ground floor with 1 external step. Full central heating. Communal garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £117 pw.
London Accessible code: G

Advert no. 194902

1 Bed

Holmesdale House, Kilburn Vale, NW6

1 bedroom flat (double) on a large estate. Ground floor with 7 external steps. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £109 pw.
London Accessible code: G

Advert no. 183348

1 Bed

Kington House, Mortimer Crescent, NW6

1 bedroom flat (double) on a small estate. Ground floor with 1 internal step. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
District: Hampstead. Ward: Kilburn.
Rents up to: £110 pw.
London Accessible code: G

Advert no. 199326

1 Bed

Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 3rd floor with lift access. District heating.
Landlord: Camden Council. Council Tax Band: B.
District: Gospel Oak. Ward: Gospel Oak.
Rents up to: £120 pw.
London Accessible code: G

Advert no. 181584

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Constable Court (282138), 2 bedroom flat in a block, 273 bids, let for 560 points

Cressfield Close (195114), 2 bedroom house on a small estate, 501 bids, let for 2010 points

St Christopher's House (286300), 2 bedroom flat in a block, 200 bids, let for 480 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.