

# Camden Council homes

Week 48

Advert Thursday 30 November to Monday 4 December 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/>

## Bourne Estate



As part of Camden's ongoing Community Investment Programme to deliver new homes across the borough, this latest development is on the Bourne estate located in the Holborn area. Most of the homes have a private outdoor space; the flats have a balcony and the maisonettes a patio garden. The properties are electric throughout and there is no gas supply for cooking. All homes will be gifted with an oven, hob and cooker hood. Heating and hot water will be provided by a communal boiler. Council tax bands to be confirmed.

**Please note that this is a car free scheme and residents of the new homes will not be issued with either an on-street parking permit or council estate parking permit. If you are offered one of the new homes and have a permit for an existing parking space on any Camden housing estate you will need to give this up.**

**Please note a Local Lettings Plan applies to this development which prioritises residents of the Bourne estate.**

### 1 Bed

#### Dobson Court, Portpool Lane, EC1N

5 x 1 bedroom flats (double). Located on the 1st to 5th floors with lift access. With either a terrace or a balcony. Rents up to: £164 pw.

Advert no. 109959

### 2 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 bedroom flat (1 double, 1 single). Ground floor. Private garden. **See Ground Floor Flats, Note 1.** Rents up to: £177 pw.

Advert no. 109975

### 4 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2x 4 bed maisonettes (2 doubles, 2 singles) Ground floor with 14 internal steps. Private garden. Rents up to: £198 pw.

Advert no. 109989

### 2 Bed

#### Dobson Court, Portpool Lane, EC1N

7 x 2 bedroom flats (1 double, 1 single). Located on the 1st to 5th floors with lift access. Balcony. Rents up to: £177 pw.

Advert no. 109969

### 2 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 bedroom flat (1 double, 1 single). First floor with lift access. Balcony. Rents up to: £177 pw.

Advert no. 109977

## Wheelchair Accessible Properties

### 2 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 bedroom wheelchair accessible flat (doubles). Located on the ground floor. Adjustable height kitchen. Wet room. Private garden. Rents up to: £177 pw.

Advert no. 109974 

### 2 Bed

#### Dobson Court, Portpool Lane, EC1N

2 bedroom flat (doubles). Located on the 5th floor with lift access. Terrace. Rents up to: £177 pw.

Advert no. 109973

### 2 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 bedroom flat (doubles). 2nd floor with lift access. Balcony. Rents up to: £177 pw.

Advert no. 109978

### 2 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 x 2 bedroom wheelchair accessible flats (2 doubles, 1 single). Located on the 2nd and 3rd floor with lift access. Adjustable height kitchen. Wet room. Terrace. Rents up to: £177 pw.

Advert no. 109980 

### 1 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 x 1 bedroom flats (double). Located on the 2nd floor with lift access. Balcony. Rents up to: £164 pw.

Advert no. 109963

### 3 Bed

#### Equiano Court, Baldwins Gardens, EC1N

3 bed maisonette (2 doubles, 1 single). Ground floor with 14 internal steps. Private garden. Rents up to: £187 pw.

Advert no. 109986

### 3 Bed

#### Equiano Court, Baldwins Gardens, EC1N

2 x 3 bed wheelchair accessible maisonettes (2 doubles, 1 single). Ground floor with 14 internal steps and a through floor lift. Adjustable height kitchen. Wet room. Private garden. Rents up to: £187 pw.

Advert no. 109987 

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.

## Housing for Older People

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. Council Tax Band: C. District: Holborn. Ward: Bloomsbury. Rents up to: £193 (Including sheltered charges) pw.

1 Bed



Advert no. 190356

### Kingsgate Road, NW6

Sheltered 1 bedroom flat (double) in a block. 1st floor with lift access. Full electric heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £181 (Including sheltered charges) pw.

1 Bed



Advert no. 191762

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. **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. 191094

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom (double) flat on a small estate. 2nd floor with lift access. District heating. **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. 181285

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom (double) flat on a small estate. 2nd floor with lift access. District heating. **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. 288469

### Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) on a large estate. 1st floor with lift access. Electric heating. Communal garden. No parking. No pets. Landlord: Origin Housing. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £167 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.

## Peabody Housing

1 Bed



Advert no. 288468

### Parnell House, Streatham Street, WC1A

1 bedroom flat (single) in an individual block. 4th floor with 41 external steps. No lift. Full central heating. Communal courtyard. Located in the heart of the West End this property provides a truly desirable location. Located just five minutes' walk to Covent Garden and a short stroll to Tottenham Court Road underground station, this period property combines a perfect living space with an excellent location. Situated just off of Shaftesbury Avenue this property also has the added benefits of easy access to a number of theatres. Transport info: The estate is only a few minutes' walk from Russell Square tube station (Piccadilly Line). Euston Station is just 0.4 miles away (Northern and Victoria Lines plus national rail) and Kings Cross Station is just 0.6 miles away (Piccadilly, Victoria, Northern, Hammersmith & City, Circle and Metropolitan Lines plus national and international rail). Numerous buses stop at Russell Square, including no's 59, 68, 91, and 168. **Please note that the tenant will have to pay one week's rent in advance at the time of signing the tenancy agreement.**

Landlord: Peabody Housing. District: Holborn. Ward: Bloomsbury. Rents up to: £138 pw.

## Origin Housing

1 Bed



Advert no. 288470

### Winifrede Paul House, York Rise, NW5

1 bedroom flat (double) in an individual block. 2nd floor with approx 30 steps. Lift access. Full central heating. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. **Please note that the tenant will have to pay one week's rent in advance that is to be paid before signing the tenancy.**

Landlord: Origin Housing. District: Kentish Town. Ward: Highgate. Rents up to: £127 pw.

2 Bed



Advert no. 288465

### St Mary's Flats, Doric Way, NW1

2 bedroom flat (doubles) on a small estate. 3rd floor with lift. Full central heating. Landlord: Origin Housing. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £134 pw.

## Clarion Housing

2 Bed



Advert no. 288467

### Avigail House, Chalton Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 4th floor with lift access. Full central heating. Balcony. 12 month starter periodic tenancy which will then convert to an assured tenancy. Street parking can be applied for via Camden parking permits. Landlord: Clarion Housing. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £183 pw.

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

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### Studio

#### Abingdon Close, NW1

Studio flat 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: Kentish Town. Ward: Cantelowes.  
Rents up to: £111 pw.  
London Accessible code: E+.



Advert no. 186688

### Studio

#### Coram House, Herbrand Street, WC1N

Studio flat 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: B.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £108 pw.  
London Accessible code: E+.



Advert no. 194539

### Studio

#### Stonehouse, Plender Street, NW1

Studio flat on a small estate. Ground floor with 1 internal step. Shared back garden. 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: £107 pw. London Accessible code: E+.



Advert no. 101432

### Studio

#### Wellesley Road, NW5

Studio flat on a large estate. Ground floor with 1 external step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £109 pw.  
London Accessible code: G.



Advert no. 198973

### 2 Bed

#### Besant Road, NW2

2 bedroom flat (doubles) on a small estate. 2nd floor with 34 external steps. No lift. 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: F.



Advert no. 192772

### 4 Bed

#### Aspern Grove, NW3

4 bedroom flat (3 doubles, 1 single) on a small estate. Ground floor with 28 internal and 2 external steps. No lift. Full central heating. Front and back garden.  
Landlord: Camden Council. Council Tax Band: E.  
District: Hampstead. Ward: Hampstead.  
Rents up to: £177 pw. London Accessible code: F.



Advert no. 188718

### 4 Bed

#### Gillies House, Hilgrove Road, NW6

4 bedroom flat (2 doubles, 2 singles) on a large estate. Ground floor with 6 external steps. Full central heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Hampstead. Ward: Swiss Cottage.  
Rents up to: £173 pw. London Accessible code: G.



Advert no. 183326

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Bassett Street (194459), 3 bedroom maisonette in a house, 386 bids, let for 690 points**

**Broomsleigh Street (181925), 1 bedroom flat in a house, 170 bids, let for 285 points**

**Cartmel (108490), studio flat on a large estate, 104 bids, let for 200 points**

**Cobden House (105884), 2 bedroom flat on a small estate, 341 bids, let for 420 points**

**Grafton Road (183280), 1 bedroom flat on a large estate, 91 bids, let for 300 points**

**Hastings House (182800), 1 bedroom flat on a small estate, 86 bids, let for 350 points**

**Linfield (187578), 1 bedroom flat on a small estate, 103 bids, let for 385 points**

**Nigel House (185812), 1 bedroom flat on a large estate, 124 bids, let for 300 points**

**Upper Park Road (194838), 2 bedroom flat on a small estate, 426 bids, let for 550 points**

## APOLOGIES

### Week 39. Advert No. 288894. Bevan John House.

This property has been withdrawn by the Housing Association and is no longer available. Apologies to anyone who bid on it.

### Week 47. Advert No.190037. Dunboyne Road.

This property was advertised by error and is being used by Camden. Apologies to anyone who bid on it.

### Week 47. Advert No.185977. Belsize Road.

This property has been withdrawn for emergency use by Camden. 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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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.