

Camden Council homes

Week 49

Advert Thursday 16 December to Monday 2 January 2017

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

Due to problems with Home Connections, the ability to bid has been severely restricted, as a result we are extending the bid period for Week 48 together with Week 49 until 2 January 2017.

Sheltered Housing

Studio



Advert no. 192016

Monro House, Fitzjohn's Avenue, NW3

Sheltered studio flat on a small estate. Ground floor. District heating. Electric cooking. Landlord: Camden Council. District: Hampstead. Ward: Hampstead. Rents up to: £180 (including sheltered charges) pw.

Studio



Advert no. 288668

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. Basement floor with lift and ramp access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £138 (including sheltered charges) pw.

Studio



Advert no. 289062

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. Ground floor with lift and ramp access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £144 (including sheltered charges) pw.

Studio



Advert no. 288655

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift and ramp access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £144 (including sheltered charges) pw.

Studio



Advert no. 288654

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift and ramp access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £138 (including sheltered charges) pw.

Studio



Advert no. 286087

Rosebush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift and ramp access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £144 (including sheltered charges) pw.

1 Bed



Advert no.

Ashdown Crescent, NW5

1 bedroom sheltered flat (single) on a small estate. 2nd floor with lift access. District heating. Electric cooking only. Communal garden. Landlord: Camden Council. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw.

1 Bed



Advert no. 183030

Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Electric cooking. District heating. Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £180 (including sheltered charges) pw.

1 Bed



Advert no. 193918

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 7th floor with lift access. Full central heating. Electric cooking. Landlord: Camden Council. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 182130

Denton, Malden Crescent, NW1

1 bedroom sheltered flat (double) in a tower block. 7th floor with lift access. Full central heating. Level access shower. Landlord: Camden Council. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 192880

Highgate Road, NW5

1 bedroom sheltered flat (double) in a block. 1st floor with lift access. Full central heating. Shared back garden. Landlord: Camden Council. District: Kentish Town. Ward: Highgate. Rents up to: £180 (including sheltered charges) pw.

1 Bed



Advert no. 192985

Highgate Road, NW5

1 bedroom sheltered flat (double) in a block. 3rd floor with lift access. Full central heating. Shared back garden. Landlord: Camden Council. District: Kentish Town. Ward: Highgate. Rents up to: £180 (including sheltered charges) pw.

1 Bed



Advert no. 188421

Kingsgate Road, NW6

1 bedroom flat (double) in a block. 2nd floor with lift access. Full central heating. Shared back garden. Landlord: Camden Council. District: Hampstead. Ward: Kilburn. Rents up to: £183 (including sheltered charges) pw.

1 Bed



Advert no. 187284

Lauriston Lodge, Barlow Road, NW6

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Full central heating. Shared back garden. **Electric cooking.** Landlord: Camden Council. District: Hampstead. Ward: Fortune Green. Rents up to: £177 (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.

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.

Sheltered Housing

1 Bed



Advert no. 189011

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. District heating. **Fully wheelchair accessible with adapted kitchen and wetroom. Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this to applicants with ground floor medical priority. Electric cooking.** Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

1 Bed



Advert no. 197696

Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) on a small estate. Ground floor. Full central heating. Level access shower. Front garden. Landlord: Camden Council. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

1 Bed



Advert no. 286086

Rosebush Court, Parkhill Road, NW3

1 bedroom sheltered flat (single) in a block. Basement with lift access. Electric heating. Communal lounge, laundry room and guest room. Communal garden. No pets. Parking on application. Weekly activities include morning coffee and knitting club. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Haverstock. Rents up to: £138 (including sheltered charges) pw.

1 Bed



Advert no. 190127

Webheath, Netherwood Street, NW6

1 bedroom sheltered flat (single) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking.** Landlord: Camden Council. District: Hampstead. Ward: Kilburn. Rents up to: £178 (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.

Origin Housing Association

Studio



Advert no. 286085

Newcomen House, York Rise, NW5

Studio flat in a block. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Origin Housing Association. District: Kentish Town. Ward: Highgate. Rents up to: £102 pw.

2 Bed



Advert no. 286088

St Francis House, Bridgeway Street, NW1

2 bedroom flat (1 single, 1 double) on a small estate. 1st floor with 10 external steps. No lift access. Residents parking. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £145 pw.

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

Circle Housing

1 Bed



Advert no. 286092

Fortress Road, NW5

1 bedroom flat (single) in a house. 1st floor with 10 external steps. Full central heating. No pets. Street parking with Camden Council permits. 1 year starter then an additional 5 year fixed term tenancy if all terms and conditions met within the first year. Landlord: Circle Housing. District: Kentish Town. Ward: Kentish Town. Rents up to: £141 pw.

2 Bed



Advert no. 286089

Warren Street, W1

2 bedroom maisonette (1 double, 1 single) in a newly converted house. Ground and 1st floors with 10 internal and 10 external steps. Full central heating. Street parking with Camden Council permits. No pets. 1 year starter tenancy then an additional 5 year fixed term tenancy if all terms and conditions met during first year. Landlord: Circle Housing. District: Holborn. Ward: Bloomsbury. Rents up to: £295 pw.

Genesis

2 Bed



Advert no. 286091

North Gower Street, NW1

2 bedroom flat (1 double, 1 single) in a block. 2nd floor with lift access. Full central heating. 5 year fixed tenancy on successful completion of 1 year starter tenancy. Landlord: Genesis. District: Camden Town. Ward: Regent's Park. Rents up to: £165 pw.

One Housing Group

2 Bed



Advert no. 286090

Cromer House, Cromer Street, WC1*

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 26 external steps. No lift. Full central heating. Right to Acquire. No pets. No room for adaptations. **Sensitive let.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £290 pw.

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

Studio



Advert no. 188100

Churchill Road, NW5

Studio flat on a small estate. Ground floor with 1 external step. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £103 pw.

Studio



Advert no. 195824

Grafton Road, NW5

Studio flat on a large estate. Ground floor with 1 external step. Full central heating. Open plan kitchen and living room. Communal 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.

1 Bed



Advert no. 195577

Beswick Mews, NW6

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £183 pw.

1 Bed



Advert no. 192661

Cheshunt House, Mortimer Crescent, NW6

1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £117 pw.

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1 Bed

Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 1st floor with 30 external steps. No lift access. Full central heating. Combined kitchen and living room. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £128 pw.

Advert no. 196223

1 Bed

Dorney, Adelaide Road, NW3

1 bedroom flat (double) in a tower block. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Belsize. Rents up to: £131 pw.

Advert no. 187279



1 Bed

Gilden Crescent, NW5

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. Front and back gardens. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw.

Advert no. 186610

1 Bed

Kenbrook House, Leighton Road, NW5

1 bedroom flat (double) in a block. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £122 pw.

Advert no. 190496

1 Bed

Kendal, Augustus Street, NW1

1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £116 pw.

Advert no. 108804

1 Bed

Mansfield Road, NW3

1 bedroom maisonette (double) on a small estate. Basement and ground floor with 14 internal steps. Front and back gardens. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £130 pw.

Advert no. 191188

1 Bed

Palgrave House, Fleet Road, NW3

1 bedroom flat (double) in a tower block. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £143 pw.

Advert no. 183136

1 Bed

Solent Road, NW6

1 bedroom flat (double) in a block. 2nd floor with 35 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £125 pw.

Advert no. 182369

1 Bed

Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £129 pw.

Advert no. 195703

2 Bed

Borrowdale, Robert Street, NW1

2 bedroom flat (doubles) in a tower block. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £136 pw.

Advert no. 109132

2 Bed

Camelot House, Camden Park Road, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with 55 external and 13 internal steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Canteloves. Rents up to: £151 pw.

Advert no. 197925

2 Bed

Chelwood, Grafton Road, NW1

2 bedroom flat (doubles) on a large estate. 1st floor with 20 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Haverstock. Rents up to: £133 pw.

Advert no. 185250

2 Bed

Gillfoot, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 13th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £147 pw.

Advert no. 105556

2 Bed

Mackworth House, Augustus Street, NW1

2 bedroom flat (doubles) on a large estate. 7th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £136 pw.

Advert no. 108062

2 Bed

Primrose Hill Court, King Henry's Road, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access and 6 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £145 pw.

Advert no. 181840

2 Bed

Taylor Court, Dorman Way, NW8

2 bedroom flat (doubles) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Swiss Cottage. Rents up to: £138 pw.

Advert no. 184174

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

- Allensbury Place (104813), 1 bedroom on a large estate, 148 bids, let for 420 points**
- Bishopsdale House (199398), 1 bedroom on a large estate, 122 bids, let for 1080 points**
- Brassey Road (193057), Studio flat on a large estate, 129 bids, let for 200 points**
- Burnham (184691), 1 bedroom flat in a tower block, 109 bids, let for 500 points**
- Caversham Road (199159), 2 bedroom flat in a house, 483 bids, let for 595 points**
- Cotleigh Road (194047), 1 bedroom flat in a house, 178 bids, let for 350 points**
- Galsworthy Road (185446), 2 bedroom flat on a small estate, 512 bids, let for 480 points**
- Gillfoot (105565), 2 bedroom flat in a tower block, 401 bids, let for 455 points**
- Harrington House (108517), Studio flat on a large estate, 132 bids, let for 190 points**
- Kiln Place (184306), 3 bedroom flat on a small estate, 313 bids, let for 400 points**

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RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Mary Green (183852), 2 bedroom flat in a tower block, 342 bids, let for 500 points

Mornington Crescent (289188), 1 bedroom flat in a house, 152 bids, let for 430 points

Oseney Crescent (189032), Studio flat in a house, 145 bids, let for 385 points

Oseney Crescent (189032), Studio flat in a house, 145 bids, let for 280 points

St Martin's Close (104323), 1 bedroom flat in a house, 239 bids, let for 605 points

Stedham Chambers (194061), 1 bedroom flat on a small estate, 153 bids, let for 287 points

Storrington (193798), 1 bedroom flat on a small estate, 148 bids, let for 450 points

The Alcazar (288652), 1 bedroom flat in a block, 100 bids, let for 350 points

Wellesley House (101238), 2 bed flat on a small estate, 472 bids, let for 520 points

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.