

# Camden Council homes

Week 50

Advert Thursday 14 December to Monday 18 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/>

## Housing for Older People

### Studio



Advert no. 286206

### Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a small estate. Ground floor with 3 external steps. Full central heating. Separate kitchen. Communal lounge, computer room and lunch club. Limited parking. No pets. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £162 pw.

### 1 Bed



Advert no. 192526

### Ashdown Crescent, NW5

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. Level access shower. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw.

### 1 Bed



Advert no. 189915

### Ashdown Crescent, NW5

1 bedroom sheltered flat (double) on a small estate. 4th floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £174 (including sheltered charges) pw.

### 1 Bed



Advert no. 194752

### Clyde Court, Hampden Close, NW1

1 bedroom sheltered flat (double) on a small estate. 2nd floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £178 (including sheltered charges) pw.

### 1 Bed



Advert no. 186716

### Denton, Malden Crescent, NW1

1 bedroom sheltered flat (single) in a tower block. 14th floor with lift access. Full central heating. Communal garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £169 (including sheltered charges) pw.

### 1 Bed



Advert no. 181285

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) 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. 191094

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered flat (double) 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.

## Housing for Older People

### 1 Bed



Advert no. 191762

### Monica Shaw Court, Purchase Street, NW1

1 bedroom sheltered 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 charge) 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

### Studio



Advert no. 288463

### Leonard Day House, Athlone Street, NW5\*

Studio flat on a large estate. 2nd floor with 20 external steps. No lift. Full central heating. No pets. 1 year introductory tenancy followed by fixed term tenancy. **Sensitive let.** Landlord: Origin Housing. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £103 pw.

### 1 Bed



Advert no. 286204

### Winifrede Paul House, York Rise, NW5

1 bedroom flat (double) in a block. 3rd floor with lift access. Full central heating. 1 year introductory tenancy followed by fixed term tenancy. Landlord: Origin Housing. District: Kentish Town. Ward: Highgate. Rents up to: £126 pw.

## Odu-Dua Housing Association

### 2 Bed



Advert no. 286205

### Iroko House, Lithos Road, NW3

2 bedroom flat (doubles) on a small estate. 4th floor with lift access. Full central heating. Electric heating. No pets. Controlled parking. **Not wheelchair accessible.** No right to acquire. Fixed term tenancy. Landlord: Odu-Dua Housing Association. District: Hampstead. Ward: West Hampstead. Rents up to: £160 pw.

**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.

### Studio

#### Sherlock Court, Dorman Way, NW8

Studio flat on a large estate. 4th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Swiss Cottage.  
Rents up to: £110 pw.  
London Accessible code: F.

Advert no. 180161



### 2 Bed

#### Fitzjohn's Avenue, NW3

2 bedroom maisonette (1 double, 1 single) on a small estate. Basement and ground floors with 13 internal steps. Full central heating. Back garden.  
Landlord: Camden Council. Council Tax Band: E.  
District: Hampstead. Ward: Frognal and Fitzjohns.  
Rents up to: £182 pw. London Accessible code: G.

Advert no. 183039



### 1 Bed

#### Betterton House, Betterton Street, WC2

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £142 pw.  
London Accessible code: E+.

Advert no. 181638



### 2 Bed

#### Grasmere, Osnaburgh Street, NW1

2 bedroom flat (doubles) in a tower block. 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: £132 pw.  
London Accessible code: G.

Advert no. 108409



### 1 Bed

#### Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. Basement floor level. Full central heating. Back garden.  
**See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Kentish Town. Ward: Highgate.  
Rents up to: £130 pw. London Accessible code: E.

Advert no. 195964



### 2 Bed

#### Grove Place, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 34 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
District: Hampstead. Ward: Hampstead.  
Rents up to: £164 pw.  
London Accessible code: G.

Advert no. 193084



### 1 Bed

#### Leighton Road, NW5

1 bedroom flat (double) in a house. Ground floor with 5 external steps. Full central heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Kentish Town. Ward: Kentish Town.  
Rents up to: £117 pw.  
London Accessible code: G.

Advert no. 191026



### 2 Bed

#### Mayford, Oakley Square, NW1

2 bedroom maisonette (1 double, 1 single) on a small estate. 2nd and 3rd floors with 14 internal steps and lift access. 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: F.

Advert no. 102403



### 1 Bed

#### Loveridge Road, NW6

1 bedroom flat (double) in a house. Ground floor with 1 internal step. Full central heating. Back garden.  
**See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: C.  
District: Hampstead. Ward: West Hampstead.  
Rents up to: £119 pw. London Accessible code: G.

Advert no. 196834



### 2 Bed

#### Webheath, Netherwood Street, NW6

2 bedroom maisonette (doubles) on a large estate. Ground and 1st floors with 21 internal steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
District: Hampstead. Ward: Kilburn.  
Rents up to: £144 pw.  
London Accessible code: E+.

Advert no. 186002



### 1 Bed

#### New Campden Court, Holly Bush Vale, NW3

1 bedroom flat (double) on a small estate. Ground floor with 2 external steps. Full central heating. Back garden.  
**See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Hampstead. Ward: Frognal and Fitzjohns.  
Rents up to: £160 pw. London Accessible code: G.

Advert no. 181987



**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.