

# Camden Council homes

Week 51-52

Advert Thursday 21 December 2017 to Monday 1 January 2018

## Housing for Older People

### Studio



#### Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat in an individual block. 2nd floor with lift access. Separate kitchen and bathroom. Central heating. Accessibility Ramp. Communal facilities including: lunch club, computer room, communal lounge and laundry. Paved garden. No pets. Limited parking. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £162 pw.

Advert no. 288458

### Studio



#### Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat in an individual block. 1st floor with lift access. Central heating. Accessibility Ramp. Communal facilities including: lunch club, computer room, communal lounge and laundry. Paved garden. No pets. Limited parking. No right to acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £162 pw.

Advert no. 288456

### 1 Bed



#### 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.

Advert no. 190356

**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.

## Women's Pioneer Housing

### Studio



#### Abbey Road, NW6

Studio flat in converted house. Basement floor with 10 steps. External entrance only, no access through main building entrance. Bath with shower. Central heating linked to communal boiler system. Shared back garden. Cats allowed if they remain in property and not in common parts. No dogs allowed. Only street parking available. 12 month starter tenancy followed by 5 year fixed term. **See Ground Floor Flats, Note 1.** Landlord: Women's Pioneer Housing. Council Tax Band: C. District: Hampstead. Ward: Kilburn. Rents up to: £135 pw.

Advert no. 288461

## Soho Housing Group

### 1 Bed



#### York Way, N7

1 bedroom flat (double) in an individual block. 2nd floor with 30 external steps. No lift. Gas heating. **This is a car free scheme, there will be no parking available and parking permits will not be issued by Camden for on street parking or parking anywhere in Camden borough.** Landlord: Soho Housing. Council Tax Band: C. District: Kentish Town. Ward: Canteloves. Rents up to: £128 pw.

Advert no. 288462

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

## Odu Dua Housing Association

### 1 Bed

No photo available

Advert no. 288457

#### Camden Square, NW1

1 bedroom flat (single) in a street property. Ground floor with 10 external steps. Central heating. Shared garden. **No wheelchair access.** No pets allowed. Controlled parking enforced. No right to Acquire at present. **See Ground Floor Flats, Note 1.** Landlord: Odu Dua Housing Association. Council Tax Band: D. District: Kentish Town. Ward: Canteloves. Rents up to: £To be confirmed pw.

## St Andrews Community Housing Association

### 2 Bed



Advert no. 288455

#### John Street, WC1N

2 bedroom flat (1 double, 1 single) in a house. Lower ground floor flat with 10 steps and disable lift access. Full central heating. No parking is available and no parking permits will be issued. No pets. **See Ground Floor Flats, Note 1.** Landlord: St Andrews Community Housing Association. Council Tax Band: F. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £171 pw.

## Origin Housing

### 1 Bed



Advert no. 288460

#### Holsworthy Square, Elm Street, WC1X

1 bedroom flat (single) in an individual block. 2nd floor with 20 external steps. No lift. Central heating. No pets. 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.** Landlord: Origin Housing. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £126 pw.

### 4 Bed



Advert no. 288459

#### Margaret White House, Chalton Street, NW1

4 bedroom flat (3 doubles, 1 single) in an individual block. Ground floor. Central heating. No pets. 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. See Ground Floor Flats, Note 1.** Landlord: Origin Housing. Council Tax Band: F. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £167 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.

### 1 Bed

#### Torbay Court, Clarence Way, NW1

1 bedroom 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: Camden Town. Ward: Camden Town and Primrose Hill.  
Rents up to: £115 pw. London Accessible code: E+.

Advert no. 183475

### 2 Bed

#### St Stephens Close, Malden Road, NW5

2 bedroom flat (doubles) on a small estate. 1st floor with 14 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £135 pw.

London Accessible code: E+.

Advert no. 186747

### 3 Bed

#### Derby Lodge, Wicklow Street, WC1X

3 bedroom flat (doubles) on a small estate.

1st floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

District: Holborn. Ward: King's Cross.

Rents up to: £186 pw.

London Accessible code: G.

Advert no. 189249

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Edward Bond House (189962), 2 bedroom flat on a large estate, 299 bids, let for 490 points**

## APOLOGIES

**Week 50. Advert No. 183039 . Fitzjohns Avenue.**

This property has been withdrawn by Camden for urgent use. Apologies to anyone who bid on it

## Wheelchair Accessible Properties



Two newly built wheelchair accessible homes developed under Camden's continuing Community Investment Programme aimed at creating more homes for households with a need for this type of home.

### 3 Bed

#### The Marr, Camden Street, NW1

3 bedroom wheelchair accessible house (2 doubles, 1 single) on a large estate.

Landlord: Camden Council. Council Tax Band: To be confirmed. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £To be confirmed pw.

London Accessible code: A.

Advert no. 288454

### 3 Bed

#### The Marr, Camden Street, NW1

3 bedroom wheelchair accessible house (2 doubles, 1 single) on a large estate.

Landlord: Camden Council. Council Tax Band: To be confirmed. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £To be confirmed pw.

London Accessible code: A.

Advert no. 288453

**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.