

Camden Council homes

Week 5

Advert Thursday 2 February to Monday 6 February 2017

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

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 only.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £180 (including sheltered charges) pw.

Studio



Advert no. 288614

Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 2nd floor with lift access. Fitted kitchen. Shower and bath tub. Communal Central heating. Wheelchair Access. Communal facilities include: laundry room, hall, Library, Lounge and garden. Parking Facilities. No Pets. No Right to Acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £172 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 only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

1 Bed



Advert no. 188205

Hampstead Road, NW1

1 bedroom sheltered flat (double) on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £184 (including sheltered charges) pw.

1 Bed



Advert no. 185962

Kingsgate Road, NW6

1 bedroom sheltered flat (double) in an individual block. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £183 (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. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

1 Bed



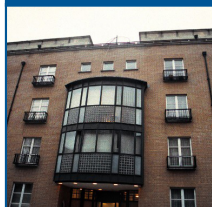
Advert no. 189011

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 only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

Sheltered Housing

1 Bed



Advert no. 288627

Shan House, Millman Street, WC1N

1 bedroom sheltered flat (double) in an individual block. 2nd floor with lift access. Electric heating. Communal facilities include lounge, laundry room and garden. Scheme has a manager. This is a sheltered scheme for either single persons or couples aged 55 years and over. **Applicants will be required to pay 4 week's rent in advance at sign up. Please note the lift is being replaced and is currently out of service for an estimated 3 months.** Landlord: Asra Housing Association. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £202 pw.

1 Bed



Advert no. 188811

Waterhouse Close, NW3

1 bedroom sheltered flat (single) in an individual block. 1st floor with lift access. Full central heating. Electric shower. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £217 (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.

Notting Hill Housing Trust

Studio



Advert no. 288612

Ebony House, Lithos Road, NW3

Studio flat on a large estate. 2nd floor with lift access. Electric heating. **This is an affordable rent property.** The tenant will be offered a year probationary period tenancy followed by 5 year fixed term tenancy. Landlord: Nottinghill Housing Trust. Council Tax Band: D. District: Hampstead. Ward: West Hampstead. Rents up to: £174 pw.

One Housing Group

1 Bed



Advert no. 288613

Burton Place, WC1H*

1 bedroom flat (double) on a small estate. 1st floor with 20 external steps. No lift. Gas central heating. No pets allowed. Right to Acquire. **This property cannot be adapted and is not suitable for wheelchair users. This is an affordable rent property.** Please note successful applicant would be issued with a fixed term tenancy upon successful completion of one year starter tenancy period. **Sensitive let.** Landlord: One Housing Group. Council Tax Band: E. District: Holborn. Ward: King's Cross. Rents up to: £221 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.

Peabody Housing Association

1 Bed



Advert no. 288610

Nottingham House, Shorts Gardens, WC2H

1 bedroom flat (double) in an individual block. 2nd floor with 26 external steps. No lift. Gas central heating. **This is an affordable rent property.** The tenant will be asked to sign a 1 year starter tenancy which if adhered to will lead to a 5 year fixed term tenancy. **The tenant will have to pay one week's rent in advance at the time of sign up. This rent will be valid until next April, when it will be reviewed.** Landlord: Peabody Housing Association. Council Tax Band: C. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £192 pw.

1 Bed



Advert no. 109346

Harrington House, Harrington Street, NW1

1 bedroom flat (double) on a large estate. 6th floor with lift access and 8 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £118 pw.

1 Bed



Advert no. 187810

Wendling, Haverstock Road, NW5

1 bedroom flat (double) on a large estate. 2nd floor with 1 internal and 29 external steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £128 pw.

Origin Housing

2 Bed



Advert no. 288611

St Marys Flats, Doric Way, NW1

2 bedroom flat (doubles) on a small estate. 4th floor with lift access. Gas central heating. Landlord: Origin Housing. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £141 pw.

1 Bed



Advert no. 183766

Westcroft Close, NW2

1 bedroom flat (double) on a small estate. 1st and 2nd floor with 17 internal and 17 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: Fortune Green. Rents up to: £121 pw.

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

Studio



Advert no. 191627

Belsize Grove, NW3*

Studio flat on a small estate. 3rd floor with lift access. **Shared bathroom.** Electric radiators. Communal garden. **No gas within the property. Applicants who are 55 years old and above will only be considered for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. District: Hampstead. Ward: Belsize Park. Rents up to: £124 pw.

1 Bed



Advert no. 109741

Rothay, Albany Street, NW1

1 bedroom flat (double) on a large estate. 2nd floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: B. District: Camden Town. Ward: Regent's Park. Rents up to: £129 pw.

1 Bed



Advert no. 190216

Belsize Avenue, NW3

1 bedroom flat (double) in an individual block. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Belsize. Rents up to: £155 pw.

1 Bed



Advert no. 195577

Beswick Mews, NW6

1 bedroom flat (double) on a large estate. Ground floor with 5 external steps. District heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. District: Hampstead. Ward: West Hampstead. Rents up to: £141 pw.

1 Bed



Advert no. 101514

Camelford, Royal College Street, NW1

1 bedroom flat (double) on a small estate. 3rd floor with 49 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £128 pw.

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Chalton House (103311), 1 bedroom flat on a small estate, 136 bids, let for 350 points

Walker House (102661), 2 bedroom maisonette on a large estate, 485 bids, let for 745 points

APOLOGIES

Week 4. Advert No. 106392. Harrington House.

This property has been withdrawn because the incorrect property was advertised. Apologies to anyone who placed a bid on it. The correct property has been advertised this week.

Week 4. Advert No. 286120. Gascony Avenue.

This property has been withdrawn by Genesis Housing Association. Apologies to anyone who has placed a bid on it.

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.