

# Camden Council homes

Week 5

Advert Thursday 31 January 2019 to Monday 4 February 2019

## Housing for Older People

### Studio



Advert no. 184852

### Foundling Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. 2nd floor with lift access. District heating. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: B.  
District: Holborn. Ward: Bloomsbury.  
Rents up to: £173 (including sheltered charges) pw.

### 1 Bed



Advert no. 189513

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) 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: £173 (including sheltered charges) pw.

### 1 Bed



Advert no. 181341

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 3rd 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: £173 (including sheltered charges) pw.

### 1 Bed



Advert no. 288894

### Bevan John House, Harpur Street, WC1

Sheltered 1 bedroom flat (single) in a block. 3rd floor with lift access. Full central heating. Shared garden. Pets with permission. **Electric cooking only.**  
Landlord: Clarion Housing Trust. Council Tax Band: To be confirmed. District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £151 pw.

### 1 Bed



Advert no. 187322

### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 11th 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: £169 (including sheltered charge) pw.

### 1 Bed



Advert no. 181963

### Foundling Court, Brunswick Centre, WC1

Sheltered 1 bedroom flat (single) on a large estate. 2nd 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. 288336

### Rosebush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in a block. 2nd floor with lift access. Electric storage heating. Shared garden. No pets.  
Landlord: Origin Housing Association.  
Council Tax Band: To be confirmed. District: Gospel Oak.  
Ward: Gospel Oak. Rents up to: £142 pw.

## Housing for Older People

### 2 Bed



Advert no. 182183

### Monro House, Fitzjohn's Avenue, NW3

Sheltered 2 bedroom maisonette (singles) on a small estate. Upper ground floor with 14 steep internal steps. Full central heating. Communal garden. **Electric cooking only.**  
Landlord: Camden Council. Council Tax Band: D.  
District: Hampstead. Ward: Hampstead.  
Rents up to: £227 (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

### 1 Bed



Advert no. 288363

### Rosebery Square East, EC1

1 bedroom flat (double) in a block. 1st floor with 30 external steps. No lift. Full central heating. Introductory tenancy followed by 5 year fixed term tenancy. No pets.  
Landlord: Origin Housing Association.  
District: Holborn. Ward: Holborn and Covent Garden.  
Rents up to: £251 pw.

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

### Studio



Advert no. 197550

### Bacton, Haverstock Road, NW5

Studio flat in a tower block. 18th floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: A.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £129 pw.  
London Accessible code: E.

### Studio

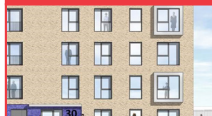


Advert no. 198702

### Belsize Square, NW3

Studio flat in a house. 2nd floor with 46 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: E.  
District: Hampstead. Ward: Belsize.  
Rents up to: £115 pw.  
London Accessible code: F.

### Studio



Advert no. 103537

### Camden Studio, Camden Street, NW1

Studio flat on a small estate. Ground floor with 14 internal steps. Full central heating. **This particular property has a special covenant and applicants who are artists (not in the performing arts) will be prioritised for this property in the first instance.** Landlord: Camden Council. Council Tax Band: B.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £158 pw. London Accessible code: G.

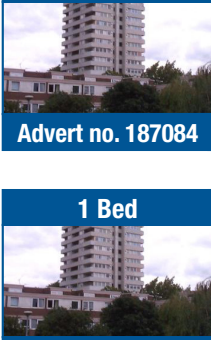
It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

### 1 Bed

#### Bacton, Haverstock Road, NW5

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: £145 pw. London Accessible code: C.

Advert no. 187084



### 1 Bed

#### Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block. 18th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £145 pw. London Accessible code: E+.

Advert no. 180427



### 1 Bed

#### Burton Street, WC1

1 bedroom flat (double) in a house. 2nd floor with 38 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £131 pw. London Accessible code: F.

Advert no. 186843



### 1 Bed

#### Highgate Road, NW5

1 bedroom flat (double) on a small estate. 2nd floor with 30 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Highgate. Rents up to: £130 pw. London Accessible code: G.

Advert no. 183155



### 1 Bed

#### Walker House, Phoenix Road, NW1

1 bedroom flat (double) on a small estate. Ground floor with 5 external steps. 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: £112 pw. London Accessible code: E+.

Advert no. 199569



### 1 Bed

#### Waxham, Mansfield Road, NW3

1 bedroom flat (double) on a large estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £126 pw. London Accessible code: E.

Advert no. 187951



### 2 Bed

#### Gillfoot, Hampstead Road, NW1

2 bedroom flat (doubles) in a tower block. 14th floor with lift access. **This property is located within the development of High Speed 2 and there may be a high volume of noise and disruption whilst works take place.** Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £137 pw. London Accessible code: E.

Advert no. 105559



### 4 Bed

#### Oseney Crescent, NW5

4 bedroom maisonette (doubles) in a house. Ground and 1st floors with 7 external and 41 internal steps. Full central heating. Back garden. Landlord: Camden Council. Council Tax Band: F. District: Kentish Town. Ward: Cantelowes. Rents up to: To be confirmed. London Accessible code: F.

Advert no. 193947



## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Christie Court (186138), 1 bedroom flat on a small estate, 72 bids, let for 270 points**

**Leonard Court (288360), 3 bedroom flat on a small estate, 257 bids, let for 230 points**

## APOLOGIES

### Week 4. Advert No: 181963 - Foundling Court.

Sheltered property advertised with incorrect information. Readvertised this week. Apologies to anyone who bid on it.

### Week 3. Advert No: 190679 - Priory Road.

Property withdrawn as not ready for advertising. Apologies to anyone who bid on it.

### Week 40. Advert No: 198398 - Queens Crescent.

Property withdrawn due to Camden requiring the property for an urgent move. 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.