

Camden Council homes

Week 6

Advert Thursday 8 February 2018 to Monday 12 February 2018

Housing for Older People

Studio



Advert no. 288458

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: Cecil and Central Housing Trust. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £162 pw.

1 Bed



Advert no. 184903

Dudley Court, Endell Street, WC2H

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £206 (including sheltered charges) pw.

1 Bed



Advert no. 288469

Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) on a large estate. 1st floor with lift access. Electric heating. Communal garden. No parking. No pets. Landlord: Origin Housing. Council Tax Band: B. District: Hampstead. Ward: Swiss Cottage. Rents up to: £167 pw.

1 Bed



Advert no. 288481

Rosebush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in an individual block. 3rd floor with lift access. Property has a new wet floor shower room. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £148 pw.

1 Bed



Advert no. 288443

Spencer House, Belsize Park Gardens, NW3

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access, 8 external steps and a stairlift. Full central heating. Shared back garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Centra Housing. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £206 pw.

1 Bed



Advert no. 288551

Spencer House, Belsize Park Gardens, NW3

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access, 8 external steps and a stairlift. Full central heating. Shared back garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Centra Housing. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £206 pw.

1 Bed



Advert no. 289085

Spencer House, Belsize Park Gardens, NW3

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift access, 8 external steps and a stairlift. Full central heating. Shared back garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Centra Housing. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £183 pw.

2 Bed



Advert no. 288572

Rosebush Court, Parkhill Road, NW3

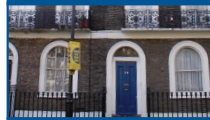
Sheltered 2 bedroom flat (1 double, 1 single) in a block. Ground floor with ramp access. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £159 pw.

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.

One Housing Group

1 Bed



Advert no. 288442

Argyle Square, WC1H

1 bedroom flat (single) in an individual block. 3rd floor with 45 external steps. No lift. Full gas central heating. No pets allowed. Right to Acquire. If you do not currently hold a permanent social housing tenancy issued before 1 April 2012, you will be issued with a fixed term tenancy, upon successful completion of your 12 month starter tenancy. Landlord: One Housing. District: Holborn. Ward: King's Cross. Rents up to: £146 pw.

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

Studio



Advert no. 101430

Stonehouse, Plender Street, NW1

Studio flat on a small estate. Ground floor. No steps. Full central heating. Back garden. **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: £107 pw. London Accessible code: E+.

1 Bed



Advert no. 181702

Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (single) on a large estate. 2nd floor with 1 internal and 30 external steps. No lift. Blow air heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £132 pw. London Accessible code: F.

1 Bed



Advert no. 187269

Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (double) on a large estate. 3rd floor with 49 external steps. No lift. Blow air heating. Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Highgate. Rents up to: £125 pw. London Accessible code: F.

2 Bed



Advert no. 183039

Fitzjohn's Avenue, NW3

2 bedroom maisonette (1 double, 1 single) on a small estate. Split across the basement and ground floor with 13 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. District: Hampstead. Ward: Froggnal and Fitzjohns. Rents up to: £183 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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Camden Road (103595), 1 bedroom flat in a house, 168 bids, let for 100 points
Cayford House (190801), 2 bedroom flat in a tower block, 321 bids, let for 665 points
Crofters Way (195052), 2 bedroom flat on a small estate, 416 bids, let for 425 points
Dorney (182707), 3 bedroom flat in a tower block, 216 bids, let for 450 points
Dunboyne Court (198925), 2 bedroom flat on a small estate, 521 bids, let for 1290 points
Gaisford Street (190135), 1 bedroom flat in a house, 172 bids, let for 200 points
Gilden Crescent (192990), 3 bedroom flat on a large estate, 270 bids, let for 280 points
Grafton Road (184978), studio flat on a large estate, 70 bids, let for 150 points
Inglewood Road (182884), 2 bedroom flat in a house, 444 bids, let for 450 points
Mackworth House (109193), 2 bedroom flat on a large estate, 381 bids, let for 450 points
Palgrave House (182379), 1 bedroom flat in a tower block, 229 bids, let for 661 points
Templar House (188901), 1 bedroom flat on a small estate, 99 bids, let for 525 points
Templar House (195812), 3 bedroom flat on a small estate, 284 bids, let for 200 points
Webheath (372010), 2 bedroom maisonette on a large estate, 388 bids, let for 595 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 of 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 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.