

# Camden Council homes

Week 7

Advert Thursday 15 February 2018 to Monday 19 February 2018

## Housing for Older People

1 Bed



Advert no. 187150

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. 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: £173 (including sheltered charges) pw.

1 Bed



Advert no. 195167

### Ashdown Crescent, NW5

Sheltered 1 bedroom flat (single) on a small estate. 2nd 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. 187414

### Cressfield Close, NW5

Sheltered 1 bedroom 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: Gospel Oak. Ward: Gospel Oak. Rents up to: £176 (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. 288441

### Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) on a large estate. 3rd floor with lift access. Electric central heating. Communal garden. This is a retirement property with a wet floor shower room. No pets, no parking available currently. Landlord: Origin Housing. District: Hampstead. Ward: Swiss Cottage. Rents up to: £157 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. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £148 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. Landlord: Origin Housing. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £159 pw.

## Habinteg

### Wheelchair Accessible Property

2 Bed

Habinteg Accessible homes independent lives

Advert no. 288502

### Castlehaven Road, NW1

2 bedroom wheelchair accessible flat (doubles) in a house. Ground floor with level access, a wetroom, 2 wc's and an adapted kitchen. Full central heating. Small rear patio garden. Maximum of two domestic animals allowed with permission confirmed in writing. No right to acquire. Only applicants assessed as Accessible Housing Categories A and B; will be able to bid on these properties. Landlord: Habinteg. Council District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £204 pw.

## Camden Council

### Wheelchair Accessible Property

Newly built wheelchair accessible home 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



Advert no. 288454

### The Marr, Camden Street, NW1

3 bedroom wheelchair accessible flat (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: £168 pw. London Accessible code: A.

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

Studio



Advert no. 104761

### Broadfield Lane, NW1

Studio flat on a large estate. 2nd floor with 13 internal and 28 external steps. No lift. Full central heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Cantelowes. Rents up to: £105 pw. London Accessible code: G.

Studio



Advert no. 104022

### Georgiana Street, NW1

Studio flat in a house. 1st floor with 18 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £106 pw. London Accessible code: F.

Studio



Advert no. 195897

### Lady Margaret Road, NW5

Studio flat in a house. 2nd floor with 15 internal and 37 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Kentish Town. Ward: Kentish Town. Rents up to: £105 pw. London Accessible code: G.

1 Bed



Advert no. 197941

### Christie Court, Aspern Grove, NW3

1 bedroom flat (double) on a small estate. 1st floor with 18 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £138 pw. London Accessible code: F.

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

#### Wending, Haverstock Road, NW5

1 bedroom flat (double) on a large estate.  
Ground floor with 7 internal steps. Full central heating.

##### See Ground Floor Flats, Note 1

Landlord: Camden Council. Council Tax Band: B.  
District: Gospel Oak. Ward: Gospel Oak.  
Rents up to: £125 pw. London Accessible code: E+.

Advert no. 193964



### 2 Bed

#### Charrington Street, NW1

2 bedroom flat (doubles) in a house. 1st and 2nd floors with 25 internal and 13 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: D.  
District: Camden Town. Ward: St Pancras and Somers Town.  
Rents up to: £151 pw.

London Accessible code: F.

Advert no. 103768



### 4 Bed

#### Carnegie House, New End, NW3

4 bedroom flat (2 doubles, 2 single) on a small estate. 3rd floor with 14 internal and 31 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: E.  
District: Hampstead. Ward: Hampstead.  
Rents up to: £182 pw.

London Accessible code: G.

Advert no. 193745



## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Charrington street (103794), 2 bedroom flat in a house, 542 bids, let for 690 points**  
**Chester Road (195263), 2 bedroom flat in a house, 326 bids, let for 680 points**  
**Denton (184230), 1 bedroom sheltered flat in a tower block, 2 bids, let for 215 points**  
**Dudley Court (197828), 1 bedroom sheltered flat on a large estate, 5 bids, let for 170 points**  
**Gilden Crescent (184157), 2 bedroom flat on a large estate, 357 bids, let for 375 points**  
**Langdale (108559), 3 bedroom flat on a large estate, 279 bids, let for 280 points**  
**Maitland Park Villas (191883), 2 bedroom flat on a large estate, 402 bids, let for 455 points**  
**North Villas (388487), 2 bedroom flat in a house, 238 bids, let for 440 points**  
**Portpool Lane (181150), studio flat on a large estate, 107 bids, let for 200 points**  
**St Albans Road (190853), 2 bedroom flat on a small estate, 417 bids, let for 290 points**  
**The Marr (288453), 3 bedroom wheelchair flat on a large estate, 4 bids, let for 200 points**

**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.