

Camden Council homes

Week 8

Advert Thursday 22 February 2018 to Monday 26 February 2018

Housing for Older People

Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. Ground floor. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 196962



Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 1st floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 184166



Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 186154



Studio

Greenwood, Oseney Crescent, NW5

Sheltered studio flat on a small estate. 2nd floor with lift access. District heating. Shared back garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Kentish Town. Ward: Kentish Town. Rents up to: £156 (including sheltered charges) pw.

Advert no. 187634



Studio

Jacqueline House, Fitzroy Road, NW1

Sheltered studio flat on a small estate. Ground floor with 3 external steps and chairlift if required. Separate kitchen and bathroom. Central heating. Small paved garden. Communal facilities include lunch club, computer room, lounge and laundry. Limited parking. No pets. No right to acquire. Landlord: Central and Cecil Housing Trust. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £162 pw.

Advert no. 286206



Studio

Monro House, Fitzjohns Avenue, NW3

Sheltered studio flat (single) on a small estate. 2nd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £178 (including sheltered charges) pw.

Advert no. 195207



1 Bed

Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (single) on a small estate. 1st floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £177 (including sheltered charges) pw.

Advert no. 190127



Habinteg

2 Bed

Castlehaven Road, NW1

2 bedroom 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. **See Ground Floor Flats, Note 1.** Landlord: Habinteg. District: Camden Town. Ward: Camden Town and Primrose Hill. Rents up to: £204 pw.

Advert no. 288502



Origin Housing Association

4 Bed

Phyllis Hodges House, Chalton Street, NW1

4 bedroom maisonette (2 doubles, 2 singles). Ground and 1st floor with 5 external and 8 internal steps. Full Central heating. Starter tenancy followed by 5 year fixed term. Landlord: Origin Housing Association. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £169 pw.

Advert no. 288440



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

1 Bed

Cotleigh Road, NW6

1 bedroom flat (double) in a house. Ground floor with 1 external and 3 internal steps. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Kilburn. Rents up to: £121 pw. London Accessible code: F.

Advert no. 194047



3 Bed

Oakshott Court, Polygon Road, NW1

3 bedroom flat (2 doubles, 1 single) on a small estate. 3rd floor with 30 external and 14 internal steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: St Pancras and Somerstown. Rents up to: £167 pw. London Accessible code: F.

Advert no. 102624



3 Bed

Sherlock Court, Dorman Way, NW8

3 bedroom flat (doubles) on a large estate. 2nd floor with lift access and 7 external and 14 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. District: Hampstead. Ward: Swiss Cottage. Rents up to: £151 pw. London Accessible code: F.

Advert no. 186303



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.

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

Betjeman House (288478), 1 bedroom wheelchair adapted flat on a small estate, 7 bids, let for 475 points

Dudley Court (186625), 1 bedroom sheltered flat on small estate, 6 bids, let for 480 points

Holsworthy Square (288460), 1 bedroom flat in a block, 92 bids, let for 200 points

Kingsgate Road (190356), 1 bedroom sheltered flat in a block, 4 bids, let for 120 points

Maiden Lane Estate (286208), 2 bedroom flat on a large estate, 438 bids, let for 160 points

Maiden Lane Estate (286209), 3 bedroom maisonette on large estate, 351 bids, let for 240 points

Maiden Lane Estate (286209), 3 bedroom maisonette on large estate, 351 bids, let for 200 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 405 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 210 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 150 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 130 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 105 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 950 points

Maiden Lane Estate (288522), 3 bedroom flat on a large estate, 420 bids, let for 120 points

Warnham (180693), 3 bedroom flat on a small estate, 301 bids, let for 330 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

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.