

# Camden Council homes

Week 9

Advert Thursday 28 February to Monday 04 March 2019

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

We are now advertising properties with their accessible housing categories and you will only be able to bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

## Sheltered Housing

Studio

### Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in an individual block. 3rd floor with lift access. Electric heating. Communal garden. No pets unless registered blind/hard of hearing dogs etc. No right to acquire. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £141 pw.

Advert no. 288303

1 Bed

### 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.

Advert no. 189513

1 Bed

### Denton, Malden Crescent, NW1

Sheltered 1 bedroom flat (double) in a tower block. 9th floor with lift access. Full central heating. Shared front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £170 (including sheltered charges) pw.

Advert no. 197760

1 Bed

### 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 charges) pw.

Advert no. 187322

1 Bed

### Pennethorne House, Albany Street, NW1

Sheltered 1 bedroom flat (single) in a block. 1st floor with lift access. Wet room, no bath. Electric heating. Communal garden. No pets. No right to acquire. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £179 pw.

Advert no. 289750

1 Bed

### Rose Bush Court, Parkhill Road, NW3

Sheltered 1 bedroom flat (single) in an individual block. Lower ground/basement floor with lift access. Electric storage heating. Communal garden. No pets unless registered blind/hard of hearing. No right to acquire. Landlord: Origin Housing Association. Council Tax Band: To be confirmed. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £147 pw.

Advert no. 288339

## One Housing Group

Studio

### Frederick Street, WC1X

Studio flat in a house. Ground floor with 1 external step. Full central heating. Strictly no pets. No parking. No laminate/wooden flooring. No right to buy. Starter tenancy for 12 months followed by 5 year fixed term tenancy. **See Ground Floor Flats, Note 1.** Landlord: One Housing Group. District: Holborn. Ward: King's Cross. Rents up to: £103 pw.

Advert no. 288304

## Origin Housing

2 Bed

### Fleet Road, NW3

2 bedroom flat (doubles) in a individual block. 2nd floor with 30 external steps. No lift. Full central heating. 5 year fixed term tenancy. Landlord: Origin Housing Association. District: Gospel Oak. Ward: Gospel Oak. Rents up to: £130 pw.

Advert no. 288305

## Notting Hill Genesis

2 Bed

### Maygrove Road, NW6

2 bedroom flat (doubles) in a individual block. Ground floor with 15 internal steps and 1 external step. No lift. Full central heating. 5 year fixed term tenancy. Landlord: Nottinghill Genesis Housing Association. District: Hampstead. Ward: West Hampstead. Rents up to: £147 pw.

Advert no. 288388

## Peabody

2 Bed

### Peabody Estate, Herbrand Street, WC1N

2 bedroom flat (1 double, 1 single) on a large estate. 3rd floor with approximately 100 external steps. No lift. Full central heating. Landlord: Peabody. District: Holborn. Ward: Bloomsbury. Rents up to: £201 pw.

Advert no. 288302

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.

### Studio

#### Belsize Grove, NW3

Studio flat on a small estate. 1st floor with lift access. Full central heating. This property has it's own WC, but the bathroom is shared.

**Applicants who are 55 and above will be prioritised for this property. Sensitive let**

Landlord: Camden Council. Council Tax Band: A.  
District: Hampstead. Ward: Belsize.

Rents up to: £123 pw.

**Advert no. 192201**



### Studio

#### Belsize Grove, NW3

Studio flat on a small estate. 1st floor with lift access. Full central heating. This property has a shared bathroom.

**Applicants who are 55 and above will be prioritised for this property. Sensitive let**

Landlord: Camden Council. Council Tax Band: A.  
District: Hampstead Ward. Ward: Belsize.

Rents up to: £123 pw.

**Advert no. 184833**



### 1 Bed

#### Maiden Lane, NW1

1 bedroom flat (double) on a large estate. 1st floor with 14 external steps. No lift. Full central heating. **Sensitive let**

Landlord: Camden Council. Council Tax Band: B.  
District: Kentish Town. Ward: Cantelowes.

Rents up to: £123 pw.

**Advert no. 104896**



### 2 Bed

#### Fleet Square, WC1X

2 bedroom flat (doubles) on a small estate. Ground floor with 1 internal and 15 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: F.  
District: Holborn. Ward: King's Cross.

Rents up to: £188 pw.

**Advert no. 194898**



## APOLOGIES

### Week 7. Advert No: 288356. Cherry Tree Court.

Property withdrawn due to Housing Association requiring the property for an urgent move. Apologies to anyone who bid on it.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Burton Street (186843), 1 bedroom flat in a house, 95 bids, let for 750 points**

**Rosebery Square East (288363), 1 bedroom flat on a small estate, 28 bids, let for 630 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.