

Camden Council homes

Week 9

Advert Thursday 2 March to Monday 6 March 2017

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

Heritage Lane



A selection of 29 properties on large a new development. Located within the West Hampstead area of Camden with transport links and close to local amenities. The development consists 1, 2, 3 and 4 bedroom properties located in 3 blocks over 7 floor levels from the ground floor to the 7th floor with lift access. All properties are open plan with a balcony and are fitted with carpet in the bedrooms and lino in the lounge, kitchen and bathroom. Vpro gas heating and hot water system (top up system with combined charges). **Please note that a Local Letting Plan will be applied to this development.**

Applicants who accept properties will be issued with a 1 year starter tenancy which can be extended to 18 months followed by 2 or 5 year fixed term tenancy. Council tax charges to be confirmed.

No right to acquire. No pets allowed. This is a car free scheme, there will be no parking available within the development and parking permits will not be issued by Camden for on street parking or parking within any Camden estate.

1 Bed

Lily Building, Heritage Lane, NW6

1 bedroom flat (double) on the ground floor with its own entrance.

See Ground Floor Flats Note 1.

Rents up to: £180 pw.

Advert no. 286104

3 Bed

Milne Building, Heritage Lane, NW6

2x 3 bedroom duplex's (1 double and 2 singles) on the ground floor.

Located over 2 floors levels with 16 internal steps.

Rents up to: £196 pw.

Advert no. 286107

2 Bed

Lily Building, Heritage Lane, NW6

5x 2 bedroom flats (doubles) situated between the 1st and 5th floors.

Rents up to: £188 pw.

Advert no. 286103

3 Bed

Lily Building, Heritage Lane, NW6

5x 3 bedroom flats (2 doubles, 1 single) situated between the 3rd and 7th floors.

Rents up to: £196 pw.

Advert no. 286109

3 Bed

Charlotte Building, Heritage Lane, NW6

2x 3 bedroom flats (2 doubles and 1 single) on the ground floor.

See Ground Floor Flats Note 1.

Rents up to: £196 pw.

Advert no. 286105

3 Bed

Charlotte Building, Heritage Lane, NW6

3 bedroom duplex's (2 doubles, 1 single) on the 4th floor.

Located over 2 floors levels with 16 internal steps.

Rents up to: £196 pw.

Advert no. 286110

3 Bed

Charlotte Building, Heritage Lane, NW6

10x 3 bedroom flats (2 doubles, 1 single) situated between 1st and 5th floors.

Rents up to: £196 pw.

Advert no. 286106

4 Bed

Charlotte Building, Heritage Lane, NW6

3x 4 bedroom flats (2 doubles, 2 singles) situated between the 1st and 3rd floors.

Rents up to: £205 pw.

Advert no. 286108

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.

Sheltered Housing

Studio



Philip House, Mortimer Place, NW6

Sheltered studio flat in an individual block. 2nd floor with lift access. Fitted kitchen. Shower and bath tub. Communal Central heating. Wheelchair access. Communal facilities include: laundry room, hall, library, lounge and garden. Parking facilities. No pets. No Right to Acquire. Landlord: Central and Cecil Housing Trust. Council Tax Band: B. District: Hampstead. Ward: Kilburn. Rents up to: £172 pw.

Advert no. 288614

Studio



Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat on a small estate. Basement floor with 1 external step. Electric heating. Lift and ramp access. Communal facilities include: lounge, laundry room and garden. No pets. Parking on application. Weekly activities include coffee morning and knitting club. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 pw.

Advert no. 288668

Studio



Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift and ramp access. Electric heating. Communal facilities include: lounge, laundry room and garden. No pets. Parking on application. Weekly activities include coffee morning and knitting club. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 pw.

Advert no. 288654

Studio



Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift access and a ramp. Electric heating. Communal facilities include: lounge, laundry room and garden. No pets. Parking on application. Weekly activities include coffee morning and knitting club. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £137 pw.

Advert no. 288655

Studio



Rose Bush Court, Parkhill Road, NW3

Sheltered studio flat in a block. 1st floor with lift access and a ramp. Electric heating. Communal facilities include: lounge, laundry room and garden. No pets. Parking on application. Weekly activities include coffee morning and knitting club. Landlord: Origin Housing Association. Council Tax Band: B. District: Gospel Oak. Ward: Haverstock. Rents up to: £143 pw.

Advert no. 286087

1 Bed



Hampstead Road, NW1

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Camden Town. Ward: Regent's Park. Rents up to: £184 (including sheltered charges) pw.

Advert no. 188205

1 Bed



Millman Place, WC1

Sheltered 1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £197 (including sheltered charges) pw.

Advert no. 190564

1 Bed



Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom sheltered flat (double) on a small estate. Ground floor. Level access shower. Full central heating. Front garden. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

Advert no. 197696

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.

Sheltered Housing

1 Bed



Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. Ground floor. District heating. Fully wheelchair accessible with adapted kitchen and wetroom. **Priority will be given to sheltered applicants assessed as requiring a wheelchair accessible property and after this to applicants with ground floor medical priority. Electric cooking only.**

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £177 (including sheltered charges) pw.

Advert no. 189011

1 Bed



Robert Morton House, Alexandra Place, NW8

Sheltered 1 bedroom flat (single) in an individual block. 2nd floor with lift and ramp access. Electric heating. Communal garden. Street parking with Camden Council permits available. No pets allowed. Landlord: Origin Housing Association. District: Hampstead. Ward: Kilburn.

Rents up to: £160 pw.

Advert no. 288598

1 Bed



Waterhouse Close, NW3

Sheltered 1 bedroom sheltered flat (single) in an individual block. 1st floor with lift access. Electric shower. Full central heating.

Electric cooking only.

Landlord: Camden Council. Council Tax Band: C. Ward: Gospel Oak.

Rents up to: £217 (including sheltered charges) pw.

Advert no. 188811

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



Guildford Street, WC1N

1 bedroom flat (double) on a small estate. Basement floor with 15 external and 10 internal steps. Full central heating. 1 year starter tenancy and then an additional 5 year fixed term tenancy. Right to acquire. No pets. **This property cannot be adapted.** Landlord: One Housing Group.

District: Holborn. Ward: Bloomsbury. Rents up to: £134 pw.

Advert no. 286075

2 Bed



St Pancras Way, NW1

2 bedroom flat (doubles) in a small block. 1st floor with 20 external steps. No lift. Full central heating. Please note a Starter to Fixed or Starter to Assured tenancy will be issued depending on current tenure. **This is a car free scheme, there will be no parking available and parking permits will not be issued by Camden for on street parking. This property cannot be adapted.** Landlord: One Housing Group.

District: Camden Town. Ward: St Pancras and Somers Town. Rents up to: £155 pw.

Advert no. 288599

One Housing Group

3 Bed



Agar Grove, NW1

3 bedroom maisonette (doubles) in a house. Ground and 1st floor with 28 internal and 2 external steps. Full central heating. Shared garden. Street parking. Camden parking permits. 1 year starter tenancy and then an additional 5 year fixed term tenancy. Landlord: Circle Housing. District: Kentish Town.

Ward: Canteloves. Rents up to: £263 pw.

Advert no. 288666

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

Gaisford Street, NW5

Studio flat in a house. 3rd and 4th floors with 17 internal and 26 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £110 pw.

Advert no. 188807

1 Bed

Dennington Park Road, NW6*

1 bedroom flat (double) in a house. Ground floor with 7 external and 4 internal steps. Storage heating. Shared back garden.
Sensitive Let. See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: West Hampstead.
Rents up to: £114 pw.

Advert no. 187532

1 Bed

Goldhurst Terrace, NW1

1 bedroom flat (double) in a house.
1st floor with 31 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Hampstead. Ward: Swiss Cottage.
Rents up to: £131 pw.

Advert no. 188690

1 Bed

Tideswell, Ingestre Road, NW5

1 bedroom flat (double) on a small estate.
Ground floor. Full central heating. Front and back garden.
See Ground Floor Flats, Note 1.
Landlord: Camden Council. Council Tax Band: B.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £131 pw.

Advert no. 193134

2 Bed

Dalehead, Harrington Square, NW1

2 bedroom flat (doubles) in a tower block.
4th floor with lift access. District Heating.
Landlord: Camden Council. Council Tax Band: C.
District: Camden Town. Ward: St Pancras Somers Town.
Rents up to: £143 pw.

Advert no. 105437

2 Bed

St Albans Villas, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with 14 internal and 32 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Highgate.
Rents up to: £132 pw.

Advert no. 197215

2 Bed

Webheath, Netherwood Street, NW6

2 bedroom flat (doubles) on a large estate. Ground floor with 14 internal and 21 external steps. Full central heating. Front garden
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £146 pw.

Advert no. 189410

3 Bed

Croftdown Road, NW5

3 bedroom flat (1 double, 2 singles) on a small estate.
3rd floor with 50 external steps. No lift.
District heating. No lift. Communal garden.
Landlord: Camden Council. Council Tax Band: D.
District: Kentish Town. Ward: Highgate.
Rents up to: £151 pw.

Advert no. 185067

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Bridgeway Street (101146), 2 bedroom flat on a small estate, 458 bids, let for 560 points

Burnham (192101), Studio flat in a tower block, 115 bids, let for 187 points

Clarendon House (103185), 1 bedroom flat on a small estate, 121 bids, let for 350 points

Farjeon House (187700), 2 bedroom flat on a large estate, 489 bids, let for 550 points

Harrington House (108167), 1 bedroom flat on a large estate, 142 bids, let for 350 points

Harrington House (109346), 1 bedroom flat on a large estate, 126 bids, let for 455 points

Mornington Terrace (106247), Studio flat in a house, 108 bids, let for 195 points

Nottingham House (288610), 1 bedroom flat in an individual block, 76 bids, let for 330 points

Taplow (198182), 2 bedroom flat in a tower block, 451 bids, let for 880 points

Westcroft Close (183766), 1 bedroom flat on a small estate, 138 bids, let for 400 points

APOLOGIES

Week 8. Advert No.286102. Winifrede Paul House.

This property has been withdrawn by Origin Housing Association for emergency use. Apologies to anyone who bid on it.

Week 3. Advert No. 187532. Dennington Park Road.

This property was not advertised correctly. Now advertised this week. Apologies to anyone who tried to 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

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 the permanent allocations team have your correct telephone number. 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.