

Camden Council homes

Week 10

Advert Thursday 12 March to Monday 16 March 2020

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 so that you may 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/>

Please be advised that the Council is reviewing the way sheltered properties are allocated. We are no longer advertising sheltered homes on the Home Connections website for a period of 12 weeks from 10 February. If you are registered for sheltered housing our Sheltered Housing Team will ensure you are aware of any available homes that may be suitable for you.

To register your interest in sheltered housing homes currently available please call the Sheltered Housing Team directly and speak to Paula Rodrigues 020 7974 1991; email paula.rodrigues@camden.gov.uk or Eva Menon 020 79744764; email eva.menon@camden.gov.uk.

PA Housing Association

1 Bed



Advert no. 288108

Haverstock Hill, Belsize Park, NW3

1 bedroom flat (double) in an individual block. 1st floor with lift access. Gas central heating. Communal garden. Property is unfurnished and has no white goods. **No pets allowed. 4 parking spaces available for the block on a first come first serve basis. Applicants will be required to pay 1 months' rent in advance at sign up. Offer is subject to pre tenancy and income assessment. PA Housing will be asking for landlord references for anyone offered the property.**

Landlord: PA Housing Association. Council Tax Band: D. Ward: Haverstock. Rents up to: £140 pw.

4 Bed



Advert no. 288106

Fellows Road, NW3

4 bedroom flat (3 doubles, 1 single) in an individual block. Basement and ground floor with 10 internal steps. Communal heating. Starter tenancy for 12 months followed by an assured tenancy. **No pets allowed except assistance animals.** Landlord: Origin Housing Association. Council Tax Band: G. Ward: Belsize. Rents up to: £192 pw.

Clarion Housing Association

1 Bed



Advert no. 288107

Matilda Apartments, Earnshaw Street, WC2H

1 bedroom flat (double) in an individual block. 1st floor with lift access and 10 external steps. Gas central heating. Applicant will be granted a 6 year fixed term tenancy. **The offer is subject to an affordability check.** Landlord: Clarion Housing Association. Council Tax Band: G. Ward: Holborn and Covent Garden. Rents up to: £166 pw.

Camden General Needs Homes

Studio



Advert no. 199534

Maitland Park Road, NW3

Studio flat on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £97 pw. London Accessible code: E+

Studio



Advert no. 101859

Mexborough, Pratt Street, NW1

Studio flat on a large estate. 4th floor with lift access. Communal heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: B. Ward: St Pancras and Somers Town. Rents up to: £104 pw. London Accessible code: E+

Studio



Advert no. 188169

Lowfield Road, NW6

Studio flat in a house. 1st floor with 23 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: West Hampstead. Rents up to: £91 pw. London Accessible code: G

Origin Housing Association

1 Bed



Advert no. 288104

Phyllis Hodges House, Chalton Street, NW1

1 bedroom flat (double) in an individual block. 2nd floor with 24 external steps. No lift. Gas central heating. Balcony. Starter tenancy for 12 months followed by an assured tenancy. **No pets allowed except assistance animals. This is an affordable rent property.** Landlord: Origin Housing Association. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £277 pw.

1 Bed



Advert no. 288103

Winifred Paul House, York Rise, NW5

1 bedroom flat (double) in an individual block. 6th floor with lift access. Wet room bathroom. Gas central heating. Balcony. Starter tenancy for 12 months followed by an assured tenancy. **No pets allowed except assistance animals. This is an affordable rent property.** Landlord: Origin Housing Association. Council Tax Band: B. Ward: Highgate. Rents up to: To be confirmed.

2 Bed



Advert no. 288105

St Mary's Flats, Drummond Crescent, NW1

2 bedroom flat (1 double, 1 single) in an individual block. 1st floor with lift access. Gas central heating. Communal courtyard. Balcony. Starter tenancy for 12 months followed by an assured tenancy. **No pets allowed except assistance animals.** Landlord: Origin Housing Association. Council Tax Band: D. Ward: St Pancras and Somers Town. Rents up to: £142 pw.

1 Bed



Advert no. 199072

Brassey Road, NW6

1 bedroom flat (double) on a large estate. 1st and 2nd floor with 28 external steps. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: C. Ward: Fortune Green. Rents up to: £122 pw. London Accessible code: G

2 Bed



Advert no. 198961

Wellesley Road, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with 15 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Gospel Oak. Rents up to: £139 pw. London Accessible code: F

Camden Council homes

2 Bed



Advert no. 106029

Albert Street, NW1

2 bedroom flat (doubles) on a small estate.
1st floor with 18 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
Ward: Regent's Park.
Rents up to: £124 pw.
London Accessible code: G

2 Bed



Advert no. 198096

Rowley Way, NW8

2 bedroom flat (1 double, 1 single) on a large estate. 1st and 2nd floor with 13 internal and 20 external steps. No lift. Communal heating. **There has been ongoing works to the homes on the Rowley Way estate that have included Better Homes works and works to upgrade the heating on the estate. A Local Lettings Plan has been developed and will be applied to empty homes.**
Landlord: Camden Council. Council Tax Band: C.
Ward: Kilburn.
Rents up to: £134 pw.
London Accessible code: G

3 Bed



Advert no. 193357

Hornbeam House, Maitland Park Villas, NW3

3 bedroom flat (1 double, 2 singles) on a large estate. 5th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Haverstock. Rents up to: £139 pw.
London Accessible code: E+

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Kingsgate Place (288077), 1 bedroom flat in a house, 63 bids, let for 150 points

Rowley Way (180204), 1 bedroom flat on a large estate, 50 bids, let for 80 points

Sumatra Road (194575), 3 bedroom flat in a house, 435 bids, let for 2175 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.