

Camden Council homes

Week 17

Advert Thursday 25 April to Monday 29 April 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

1 Bed



Advert no. 192060

Webheath, Netherwood Street, NW6

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. Shared back garden. Electric cooking only.
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £176 (including sheltered charges) pw.

1 Bed



Advert no. 191685

Forge Place, NW1

1 bedroom flat (double) on a small estate. 1st floor with 14 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Gospel Oak. Ward: Haverstock.
Rents up to: £126 pw.
Accessible Housing Category: F

One Housing Group

1 Bed



Advert no. 288273

St Joseph's Flats, Drummond Crescent, NW1

1 bedroom flat (double) in an individual block. 4th floor with lift access. Full central heating.
Landlord: Origin Housing.
District: Camden Town.
Ward: St Pancras & Somers Town.
Rents up to £133 pw.

2 Bed



Advert no. 288274

Faraday House, York Rise, NW5

2 bedroom flat (doubles) in an individual block. 1st floor with 15 external steps, no lift access. The property has a wet room which will not be converted back into a bathroom. Full central heating. Balcony. Landlord: Origin Housing.
District: Kentish Town. Ward: Highgate.
Rents up to £131 pw.

3 Bed



Advert no. 288275

Jamestown Road, NW1

3 bedroom flat (2 doubles, 1 single) in an individual block. 1st floor with 20 external steps, no lift access. Property has both a bathroom and a wet room. 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.
Landlord: One Housing Group.
District: Gospel Oak. Ward: Camden Town & Primrose Hill.
Rents up to £182 pw.

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

Studio



Advert no. 188534

Kilburn Gate, Kilburn Priory, NW6

Studio flat on a small estate. Ground floor with 4 external steps. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
District: Hampstead. Ward: Kilburn.
Rents up to: £96 pw.
Accessible Housing Category: G

Studio



Advert no. 188206

Scala Street, W1T

Studio flat in a house. 4th floor with 32 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Bloomsbury.
Rents up to: £96 pw.
Accessible Housing Category: G

1 Bed



Advert no. 188906

Vesage Court, Leather Lane, EC1N

1 bedroom flat (double) in a tower block. 8th floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Holborn. Ward: Holborn & Covent Garden.
Rents up to: £136 pw. London
Accessible Housing Category: F

2 Bed



Advert no. 101544

Broadfield Lane, NW1

2 bedroom (1 double, 1 single) wheelchair adapted flat on a large estate. 1st floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: tba.
District: Kentish Town. Ward: Cantelowes.
Rents up to: £176 pw.
Accessible Housing Category: A



Wheelchair Accessible Properties



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible property will only be able to bid on these properties.

2 Bed



Advert no. 187275

Cavendish Mansions, Clerkenwell Road, EC1R

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 8 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Holborn. Ward: Holborn & Covent Garden.
Rents up to: £154 pw.
Accessible Housing Category: G

2 Bed



Advert no. 181778

Greatfield, Peckwater Street, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
District: Kentish Town. Ward: Kentish Town.
Rents up to: £124 pw.
Accessible Housing Category: G

2 Bed



Advert no. 106002

Mornington Street, NW1

2 bedroom flat (doubles) on a small estate. 2nd floor with 43 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
District: Camden Town. Ward: Regent's Park.
Rents up to: £147 pw.
Accessible Housing Category: 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.

2 Bed

Redman Buildings, Portpool Lane, EC1

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: Holborn and Covent Garden. Rents up to: £145 pw. Accessible Housing Category: E+

Advert no. 183213



3 Bed

Harrington House, Harrington Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 6th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Camden Town. Ward: Regent's Park. Rents up to: £145 pw. Accessible Housing Category: E+

Advert no. 109045



3 Bed

Willingham Close, NW5

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with 32 external steps. No lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C. District: Kentish Town. Ward: Kentish Town. Rents up to: £135 pw. Accessible Housing Category: G

Advert no. 196398



5 Bed

Kiln Place, NW5

5 bedroom flat (3 doubles, 2 singles) on a small estate. 2nd and 3rd floor with 14 internal and 31 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: E. District: Gospel Oak. Ward: Gospel Oak.

Rents up to: £176 pw. Accessible Housing Category: E+

Advert no. 199625



RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Drury Lane (288293), 1 bedroom flat in a house, 73 bids, let for 750 points

Fleet Square (194898), 2 bedroom flat on a small estate, 453 bids, let for 580 points

Levita House (422083), 1 bedroom flat on a large estate, 91 bids, let for 425 points

Nigel House (195717), 1 bedroom flat on a large estate, 56 bids, let for 150 points

Redman Buildings (197486), 1 bedroom flat on a large estate, 40 bids, let for 150 points

Stedham Chambers (198238), 1 bedroom flat on a small estate, 80 bids, let for 490 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.