

Camden Council homes

Week 1

Advert Thursday 7 January to Monday 11 January 2021

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 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/>

We understand the concerns surrounding safe distancing and we along with the housing associations wanted to ensure the safety of our residents and Camden employees. You will note that during this period, some housing associations were still advertising their properties but providing virtual tours – a video clip of the interior of the property. In terms of our Camden Council homes, we will also provide virtual tours of our homes; so if you are shortlisted, you will be contacted and sent a video link of the property. If you want to actually see the property that you have placed your bid on, arrangements will be made for this to happen.

Contact Camden has reopened. However, in the best interests of maintaining safe distancing we won't be able to offer any Public Access PCs so customers will be unable to come to 5PS to bid. This matter is being considered and when the service does resume it will be limited to 3 computers only and likely to be on an appointment only basis due to social distancing requirements.

For further information on Covid-19 symptoms and how to stay safe please see www.nhs.uk/conditions/coronavirus-covid-19

Camden General Needs Homes

The viewing date for all Camden General Needs Homes will be Monday 18 January 2021. If shortlisted, you will be contacted and given an appointment time to pick up the keys from 5 Pancras Square N1C 4AG. It will also be your responsibility to return the keys to 5 Pancras Square.

Studio



Advert no. 184684

Belsize Grove, NW3

Studio flat on a small estate. 2nd floor with lift access. Storage heating. **This property has its own WC, but the bathroom is shared.** Shared back garden. **Applicants who are 55 years old and over will be prioritised for this property. Sensitive let.** Landlord: Camden Council. Council Tax Band: A. Ward: Belsize. Rents up to: £122 pw. London Accessible code: E.

1 Bed



Advert no. 188912

Batholomew Road, NW5

1 bedroom flat (double) in a street property. Ground floor with 2 internal and 10 external steps. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. Ward: Cantelowes. Rents up to: £112 pw. London Accessible code: G.

1 Bed



Advert no. 198946

Cayford House, Lawn Road, NW3

1 bedroom flat (double) in a tower block. 4th floor with lift access. District heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: B. Ward: Gospel Oak. Rents up to: £138 pw. London Accessible code: E.

Camden General Needs Homes

1 Bed



Advert no. 184136

Denton, Malden Crescent, NW1

1 bedroom flat (double) on a large estate. 2nd floor with 27 external steps. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £122 pw. London Accessible code: G.

2 Bed



Advert no. 187078

Alexandra Place, NW8

2 bedroom flat (1 double, 1 single) on a large estate. Split across the 1st and 2nd floor with 20 external and 14 internal steps. No lift. Blow air heating. Landlord: Camden Council. Council Tax Band: C. Ward: Kilburn. Rents up to: £137 pw. London Accessible code: G.

2 Bed



Advert no. 199721

Ampton Street, WC1X

2 bedroom flat (double) on a small estate. Ground floor. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: E. Ward: Kings Cross. Rents up to: £164 pw. London Accessible code: A.

2 Bed



Advert no. 101622

Belsize Road, NW6

2 bedroom flat (1 double, 1 single) in an individual block. Ground floor with 1 internal step. Full central heating. Back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: F. Ward: Kilburn. Rents up to: £180 pw.

2 Bed



Advert no. 189014

Camden Road, NW1

2 bedroom flat (doubles) in an individual block. Ground floor. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. Ward: Kentish Town. Rents up to: £157 pw. London Accessible code: G.

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2 Bed



Durdans House, Farrier Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with lift access. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. Ward: Cantelowes. Rents up to: £149 pw. London Accessible code: G.

Advert no. 192211

2 Bed



Greatfield, Peckwater Street, NW5

2 bedroom flat (doubles) on a small estate. 3rd floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: C. Ward: Kentish Town. Rents up to: £127 pw. London Accessible code: E+.

Advert no. 192202

2 Bed



Kenbrook House, Leighton Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. Ward: Kentish Town. Rents up to: £138 pw. London Accessible code: G.

Advert no. 192768

2 Bed



Rowley Way, NW8

2 bedroom flat (doubles) on a large estate. 5th floor with lift access. District heating. **Please note a Local Letting Plan is in place for this home.** Landlord: Camden Council. Council Tax Band: C. Ward: Kilburn. Rents up to: £138 pw. London Accessible code: F.

Advert no. 183432

2 Bed



Westcroft Way, NW2

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 18 external steps and 1 internal step. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. Ward: Out of borough. Rents up to: £124 pw. London Accessible code: G.

Advert no. 195687

3 Bed



Chestnut House, NW3

3 bedroom flat (doubles) on a large estate. Ground floor with 3 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £143 pw. London Accessible code: G.

Advert no. 191412

Camden General Needs Homes

3 Bed



Denton, Malden Crescent, NW1

3 bedroom maisonette (2 doubles, 1 single) on a large estate. 1st and 2nd floor with 15 internal and 40 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: G. Ward: Haverstock. Rents up to: £161 pw. London Accessible code: G.

Advert no. 193325

Wheelchair Accessible Properties



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

Soho Housing Association

1 Bed



Hayden House, Newton Street, WC2B

1 bedroom Wheelchair Accessible Home (double) in an individual block. Ground floor. Electric heating. No Right to Acquire. No pets except for registered guide and service animals. Landlord: Soho Housing Association. Council Tax Band: TBC. Ward: Holborn and Covent Garden. Rents up to: £172 pw.

Advert no. 288015



Origin Housing Association

2 Bed



Eversholt Street, NW1

2 bedroom maisonette (1 double, 1 single) in a street property. 1st and 2nd floor with 30 internal and 2 external steps. Gas Central Heating. No Right to Acquire. No pets except for registered guide and service animals. Affordability Assessment will take place and one week's rent is payable in advance. Residential Parking available through Camden. Introductory tenancy followed by assured tenancy. Landlord: Origin Housing Association. Council Tax Band: TBC. Ward: St Pancras and Somers Town. Rents up to: £136 pw.

Advert no. 288016

3 Bed



Centric Close, NW1

3 bedroom flat (1 double, 2 singles) in a block. Ground floor, Wheelchair Accessible Home. Wetroom. Parking allocated to property. No pets except for assistance animals. Introductory tenancy followed by fixed term tenancy. Landlord: Origin Housing Association. Council Tax Band: TBC. Ward: Camden Town and Primrose Hill. Rents up to: £216 pw.

Advert no. 286318

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Nottinghill Genesis Housing Association

3 Bed

Sumatra Road, NW6



3 bedroom maisonette (doubles) in a street property. 1st and 2nd floor with 15 internal and 20 external steps. Full gas central heating. This is an Affordable Rent tenancy. An Introductory tenancy will be issued if you are not a current Nottinghill Genesis tenant followed by 5 year fixed term tenancy. One week's rent is payable in advance.

Pets allowed.

Landlord: Nottinghill Genesis. Council Tax Band: TBC

Ward: West Hampstead

Rents up to: £165 pw.

Advert no. 288017

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Peabody Estate (288023), 1 bedroom flat on a large estate, 62 bids, let for 200 points

Belsize Square (288040), 2 bedroom flat in a house, 448 bids, let for 470 points

Eversholt Street (288026), 2 bed maisonette in a house, 374 bids, let for 467 points

APOLOGIES

Week 51, Advert No. 286320 - Centric Close. This property was mistakenly re-advertised. It was advertised in week 35 with shortlisting in progress. Apologies to anyone who bid on it.

Week 30, Advert No. 184136 - Denton. This property has been withdrawn and re-advertised this week due to a leak in the property which has now been rectified. Apologies to anyone who 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 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.