

Camden Council homes

Week 25

Advert Thursday 22 June to Monday 29 June 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 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/>

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.

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

Origin Housing Association

Hawley Wharf



A selection of 12 properties in a new development at Chaplin House and Horne House. Located within the Kentish Town area of Camden with excellent transport links and close to local amenities. All homes have open plan living rooms and kitchen and are gifted with flooring and blinds. Starter tenancy followed by an assured tenancy. An Affordability Assessment will be carried out prior to being offered the property and one weeks rent is payable in advance. Permission on keeping pets should be discussed with the landlord at the viewing. No right to buy. Council tax bands to be confirmed.

1 Bed

Chaplin House, Torbay Lane, NW1

1 bedroom adaptable flat (double) located on the 1st floor with lift access. Property has a shower, no bath. Level access. Communal heating. Shared courtyard. Balcony. **Sensitive let.** Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town Rents up to: £195 pw.

Advert no. 288076

1 Bed

Chaplin House, Torbay Lane, NW1

1 bedroom adaptable flat (double) located on the 3rd floor with lift access. Property has a shower, no bath. Level access. Communal heating. Shared courtyard. Balcony. **Sensitive let.** Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town Rents up to: £197 pw.

Advert no. 288075

1 Bed

Chaplin House, Torbay Lane, NW1

1 bedroom flat (double) located on the 1st floor with lift access. Communal heating. Shared courtyard. Balcony. **Sensitive let.** Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town Rents up to: £192 pw.

Advert no. 288072

1 Bed

Chaplin House, Torbay Lane, NW1

1 bedroom flat (double) located on the 2nd floor with lift access. Communal heating. Shared courtyard. Balcony. **Sensitive let.** Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town Rents up to: £188 pw.

Advert no. 288070

4 Bed

Chaplin House, Torbay Lane, NW1

4 bedroom maisonette (3 doubles, 1 single) located on the ground and first floor with 11 internal steps. Level access. Communal heating. Shared courtyard. Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town Rents up to: £273 pw.

Advert no. 288078

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Origin Housing Association

Hawley Wharf

3 Bed

Chaplin House, Torbay Lane, NW1

2 x 3 bedroom flat (2 doubles, 1 single) located on the 2nd and 3rd floors with lift access. Shared courtyard. Balcony.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £239 pw.

Advert no. 288073

3 Bed

Chaplin House, Torbay Lane, NW1

3 bedroom flat (2 doubles, 1 single) located on the 2nd floor with lift access. Communal heating. Shared courtyard. Balcony.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £233 pw.

Advert no. 288071

3 Bed

Horne House, Torbay Lane, NW1

3 bedroom maisonette (doubles) located on the ground and first floor with 13 internal steps. Level access. Communal heating. Shared courtyard.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £255 pw.

Advert no. 288069

3 Bed

Horne House, Torbay Lane, NW1

3 bedroom maisonette (doubles) located on the ground and first floor with 14 internal steps. Level access. Communal heating. Shared courtyard.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £254 pw.

Advert no. 288068

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

1 Bed

Horne House, Torbay Lane, NW1

1 bedroom wheelchair accessible flat (double) located on the ground floor. Property has a wet room and adjustable worktops in the kitchen. Level access. Communal heating. Shared courtyard.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £210 pw.

Advert no. 288067



2 Bed

Horne House, Torbay Lane, NW1

2 bedroom wheelchair accessible flat (1 double, 1 single) located on the ground floor. Property has a wet room and adjustable worktops in the kitchen. Level access. Communal heating. Shared courtyard.
Landlord: Origin Housing Association. Council Tax Band: TBA. Ward: Kentish Town
Rents up to: £227 pw.

Advert no. 288066



Wheelchair property



2 Bed

Chitty Street, W1T

2 bedroom wheelchair accessible flat (1 double, 1 single) in an individual block. 1st floor with lift access. Property is a fully adapted with shower and adjustable height work surface in the kitchen. Open plan living room and kitchen. Communal heating. Shared play area. Starter tenancy followed by an assured tenancy. This is a new Build Development. An Affordability Assessment will be carried out prior to being offered the property and one weeks rent is payable in advance. Permission on keeping pets should be discussed with the landlord at the viewing. There is no parking however tenant can only apply for residents parking if they hold a blue badge. There is no right to buy.
Landlord: Origin Housing Association.
Council Tax Band: TBA. Ward: Bloomsbury.
Rents up to: £187 pw.

origin HOUSING

Advert no. 288065



London and Quadrant Housing Association

1 Bed

Derby Lodge, Wicklow Street, WC1X

1 bedroom flat (double) in an individual block. 4th floor with lift access and 3 external steps. Full central heating. No parking. No pets allowed. There is no right to buy. Starter tenancy followed by a lifetime tenancy.
Landlord: London and Quadrant Housing Association.
Council Tax Band: TBA. Ward: Kings Cross.
Rents up to: £143 pw.

Advert no. 288064

L&Q

Origin Housing Association

1 Bed

St Christopher's House, Bridgeway Street, NW1

1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating.
Landlord: Origin Housing Association. Council Tax Band: TBA
Ward: St Pancras and Somers Town.
Rents up to: £277 pw.



Advert no. 288074

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Camden General Needs Homes

Studio



Advert no. 182027

Rowstock, Oseney Crescent, NW5

Studio flat on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kentish Town. Rents up to: £103 pw. London Accessible code: E.

2 Bed



Advert no. 101147

Bridgeway Street, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 45 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £129 pw. London Accessible code: G.

1 Bed



Advert no. 101660

Coopers Lane, NW1

1 bedroom flat (double) on a small estate. 3rd floor with 26 external steps. No lift. Communal heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £123 pw. London Accessible code: G.

2 Bed



Advert no. 189488

Camelot House, Camden Park Road, NW1

2 bedroom flat (singles) on a small estate. Ground floor. District heating. Front garden. **See Ground Floor Flats, Note 1** Landlord: Camden Council. Council Tax Band: C. Ward: Cantelowes. Rents up to: £142 pw. London Accessible code: G.

1 Bed



Advert no. 185625

Hastings House, Tonbridge Street, WC1H

1 bedroom flat (double) on a small estate. 3rd floor with 40 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: King's Cross. Rents up to: £141 pw. London Accessible code: G.

2 Bed



Advert no. 180525

Museum Chambers, Bury Place, WC1A

2 bedroom flat (doubles) on a small estate. 3rd floor with 45 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. Ward: Holborn and Covent Garden. Rents up to: £157 pw. London Accessible code: G.

2 Bed



Advert no. 193687

Ashington, Warden Road, NW5

2 bedroom flat (doubles) on a large estate. 2nd floor with 33 external steps. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £125 pw. London Accessible code: F.

3 Bed



Advert no. 192040

The Wells House, Well Walk, NW3

3 bedroom flat (2 doubles, 1 single) on a small estate. 2nd floor with 33 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: E. Ward: Hampstead. Rents up to: £167 pw. London Accessible code: G.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Kiln Place (101551), 1 bedroom flat on a small estate, 70 bids, let for 350 points

Webheath (191624), 1 bedroom flat on a large estate, 78 bids, let for 210 points

APOLOGIES

Week 24, Advert No: 288081 - Frederick Street, WC1X.

This property has been withdrawn by the Housing Association. 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.