

# Camden Council homes

Week 26

Advert Thursday 2 July to Monday 6 July 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 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.

For further information on Covid-19 symptoms and how to stay safe please see [www.nhs.uk/conditions/coronavirus-covid-19](http://www.nhs.uk/conditions/coronavirus-covid-19)

## Wheelchair Accessible Properties



### Origin Housing Association

2 Bed



#### Camden Road, NW1

2 bedroom flat (doubles). 1st floor with lift access. Wheelchair Accessible/Adapted home. Wet room. No bath. Movable worktops in the kitchen. Communal Heating System. Balcony. Disabled Bays available but not allocated to this property (must have Blue Badge). Pets not allowed (except guide & service animals). Affordability Assessment will take place and one week's rent is payable in advance.  
Landlord: Origin Housing Association.  
Council Tax Band: TBA Ward: Cantelowes.  
Rents up to: £190 pw.

Advert no. 288013



## Camden General Needs Homes

Stuido



Advert no. 104742

#### Broadfield Lane, NW1

Studio flat on a large estate. 1st floor with 13 external steps. No lift. Communal central heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Cantelowes.  
Rents up to: £102 pw.  
Accessible Housing Category: G.

Stuido



Advert no. 195558

#### Royal College Street, NW1

Studio flat on a small estate. 1st floor with lift access and 2 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Cantelowes.  
Rents up to: £94 pw.  
Accessible Housing Category: E+.

## Peabody Housing Association

1 Bed



Advert no. 288063

#### Peabody Estate, Herbrand Street, WC1N

1 bedroom flat (double) on a small estate. 1st floor with 15 external steps. No lift. Full central heating. No parking. Pets not allowed (except guide and service animals).  
Landlord: Peabody Housing Association.  
Council Tax Band: TBA Ward: Bloomsbury.  
Rents up to: £573 pw.

## One Housing Group

2 Bed



Advert no. 288111

#### Royal College Street, NW1

2 bedroom flat (doubles) in a small block. Ground floor. Full central heating. Car free development, no parking allowed and no parking permits will be issued.  
**See Ground Floor Flats, Note 1.**  
Landlord: One Housing Group. Council Tax Band: TBA  
Ward: Cantelowes.  
Rents up to: £171 pw.

1 Bed



Advert no. 183658

#### Flaxman Court, Flaxman Terrace, WC1H

1 bedroom flat (double) on a small estate. 4th floor with lift access and 5 external steps. Full central heating. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: C.  
Ward: King's Cross.  
Rents up to: £121 pw.  
Accessible Housing Category: G.

1 Bed



Advert no. 102432

#### Mayford, Oakley Square, NW1

1 bedroom flat (double) on a small estate. 5th floor with lift access. Full central heating. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: C.  
Ward: St Pancras and Somers Town.  
Rents up to: £118 pw.  
Accessible Housing Category: G.

1 Bed



Advert no. 195323

#### Millman Street, WC1N

1 bedroom flat (double) on a small estate. 2nd floor with lift access and 12 internal steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Holborn and Covent Garden.  
Rents up to: £141 pw.  
Accessible Housing Category: G.

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## Camden General Needs Homes

2 Bed



Advert no. 193493

### Penshurst, Queens Crescent, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with lift access. Communal central heating. Communal garden.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Haverstock.  
Rents up to: £139 pw.  
Accessible Housing Category: G.

2 Bed



Advert no. 180306

### Kentish Town Road, NW5

2 bedroom flat (1 double, 1 single) in an individual block. 1st floor with 23 internal steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Kentish Town.  
Rents up to: £132 pw.  
Accessible Housing Category: G.

4 Bed



Advert no. 194755

### Kingswear Road, NW5

4 bedroom flat (2 doubles, 2 singles) in an individual block. 1st, 2nd and 3rd floors with 7 external and 26 internal steps. No lift.  
Full central heating. Back garden.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Highgate.  
Rents up to: £162 pw.  
Accessible Housing Category: G.

## APOLOGIES

**Advert No. 288111. Week 7, Royal College St NW1 -**  
Withdrawn for essential repairs to be carried out. This property has been readvertised this week. Apologies to anyone who placed a bid on it.

**Week 25. Hawley Wharf development. Chaplin House and Horne House -** Additional Information: There is no parking at this development and no Camden Council parking permit will be issued for tenants who might own vehicles. This information was omitted in last week's advert.

**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](http://www.camden.gov.uk/benefitchanges)

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**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](http://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.