

Camden Council homes

Week 27

Advert Thursday 9 July to Monday 13 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.

Contact Camden reopens on 6 July 2020. However, in the 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

Clarion Housing Association

Studio

Acton Street, WC1X

Studio flat in a house. 1st floor with 1 internal and 14 external steps. Full gas central heating. No pets allowed (except guide and service animals). Contact Camden Council to enquire if a parking permit would be granted. The successful applicant will be granted a 6 year fixed term tenancy. Landlord: Clarion Housing Association. Council Tax Band: TBC.

Ward: King's Cross. Rents up to: £148 pw.

Advert no. 288080



2 Bed

York Way, N7

2 bedroom flat (2 singles) in a house. Ground floor with 4 external steps and 1 internal step. Full gas central heating. Shared back garden. No parking. Tenant will require permission for any pets. Applicants will be subject to an affordability check if successful. No Right to Acquire. Landlord: Clarion Housing Association. Council Tax Band: TBC. Ward: St Pancras and Somers Town. Rents up to: £133 pw.

Advert no. 288165



Octavia Housing Association

1 Bed

Waites Court, Priory Road, NW6

1 bedroom flat (double) on a small estate. 1st floor with lift. Open plan living area. Electric heating. This property has a Juliette Balcony. Communal garden. Car free development - no parking allowed and no parking permits will be issued by the London Borough of Camden. Strictly no pets policy. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Please note that the tenant will have to pay one week's rent in advance that is to be paid before signing the tenancy. **Please note: Property to be viewed by video being sent to shortlisted bidder's mobile phone.** Landlord: Octavia Housing Association. Council Tax Band: TBC. Ward: Swiss Cottage. Rents up to: £167 pw.

Advert no. 288062



Odu Dua Housing Association

1 Bed

Meru Close, NW5

1 bedroom flat (double) in an individual block. 1st floor with steps 10 external steps. Full gas central heating. 12 months starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. Pets permitted with Housing Association's permission. Landlord: Odu Dua Housing Association. Council Tax Band: TBC. Ward: Gospel Oak. Rents up to: £109 pw.

Advert no. 288061



One Housing Association

1 Bed

Auden Place, NW1

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. Property has wet room shower with seat (no bath). Full gas central heating. No pet allowed. Parking controlled by One Housing on estate. Right to Acquire. 12 months starter tenancy followed by a Lifetime tenancy if all terms of the contract have been satisfied. Please note that the tenant will have to pay one week's rent in advance that is to be paid before signing the tenancy. **Please note virtual viewing or small possibility of viewing unit in person, if nominee attends alone while adhering to social distancing measures, is not self-isolating and has no covid 19 symptoms.** Landlord: One Housing Association. Council Tax Band: TBC. Ward: Camden Town and Primrose Hill. Rents up to: £159 pw.

Advert no. 288060



Camden General Needs Homes

Studio

Brassey Road, NW6

Studio flat on a large estate. 1st floor with 14 external steps. No lift. District heating. Landlord: Camden Council. Council Tax Band: B. Ward: Fortune Green. Rents up to: £106 pw. London Accessible code: F

Advert no. 197173



Camden Council homes

Week 27

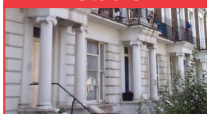
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Camden General Needs Homes

Studio



Advert no. 186631

Gaisford Street, NW5

Studio flat in a house. 1st floor with 11 external steps. Full central heating. **Sensitive Let**
Landlord: Camden Council. Council Tax Band: C.
Ward: Cantelowes.
Rents up to: £100 pw.
London Accessible code: G

Studio



Advert no. 184629

Weedington Road, NW5

Studio flat on a large estate. Ground floor. No steps. District heating. Back garden. **See Grnd Flr Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: B.
Ward: Gospel Oak.
Rents up to: £103 pw.
London Accessible code: F

1 Bed



Advert no. 181611

Cavendish Mansions, Clerkenwell Road, EC1R

1 bedroom flat (single) on a small estate. Ground floor with 5 external steps. District heating. **See Grnd Flr Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
Ward: Holborn and Covent Garden.
Rents up to: £134 pw. London Accessible code: F

1 Bed



Advert no. 101596

Coopers Lane, NW1

1 bedroom flat (double) on a small estate. 1st floor with 14 external steps. **Heating type: To be confirmed.**
Landlord: Camden Council. Council Tax Band: C.
Ward: St Pancras and Somers Town.
Rents up to: £123 pw.
London Accessible code: G

1 Bed



Advert no. 189714

Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. 2nd floor with 29 external steps. No lift. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Highgate.
Rents up to: £124 pw.
London Accessible code: G

2 Bed



Advert no. 108512

Bucklebury, Stanhope Street, NW1

2 bedroom flat (doubles) in a tower block. 16th floor with lift access. Blow air heating. Communal heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Regent's Park.
Rents up to: £122 pw.
London Accessible code: G

2 Bed



Advert no. 103793

Charrington Street, NW1

2 bedroom flat (1 double, 1 single) in a house. Split across 1st and 2nd floor with 7 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
Ward: St Pancras and Somers Town.
Rents up to: £141 pw.
London Accessible code: G

2 Bed



Advert no. 187794

Landleys Field, Hargrave Place, N7

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 18 external steps. Full central heating. Communal garden.
Landlord: Camden Council. Council Tax Band: B.
Ward: Kentish Town.
Rents up to: £124 pw.
London Accessible code: G

4 Bed



Advert no. 198450

Castle Road, NW1

4 bedroom flat (2 doubles, 2 singles) on a small estate. Ground floor with 13 internal and 2 external steps. District heating. Front garden. Landlord: Camden Council.
Council Tax Band: D.
Ward: Camden Town and Primrose Hill.
Rents up to: £181 pw. London Accessible code: G

6 Bed



Advert no. 193030

Adelaide Road, NW3

6 bedroom flat (4 doubles, 2 singles) in a house. 1st floor with 23 external and 23 internal steps. Full central heating. Shared back garden.
Landlord: Camden Council. Council Tax Band: G.
Ward: Belsize.
Rents up to: £176 pw. London Accessible code: G

APOLOGIES

Week 24: Advert - 288080- Acton Street WC1X - This property was advertised with property descriptions errors, now advertised in this advert with correct details. 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.