

Camden Council homes

Week 34

Advert Thursday 27 August to Monday 31 August 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 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

0 Bed

Broadfield Lane, NW1

Studio flat on a large estate. 2nd floor with 28 external steps. No lift access. Full central heating. **Sensitive Let**
Landlord: Camden Council. Council Tax Band: B.
Ward: Canteloves.
Rents up to: £101 pw.
London Accessible code: F.

Advert no. 104752



1 Bed

Mansfield Road, NW3

1 bedroom maisonette (double) on a small estate. Ground floor with 14 internal steps. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
Ward: Gospel Oak.
Rents up to: £121 pw.
London Accessible code: G.

Advert no. 197063



0 Bed

Farjeon House, Hilgrove Road, NW6

Studio flat on a large estate. Ground floor with 1 internal and 1 external step. Full central heating.
See Ground Floor Flats Note 1.
Landlord: Camden Council. Council Tax Band: B.
Ward: Swiss Cottage.
Rents up to: £105 pw.
London Accessible code: G.

Advert no. 184448



1 Bed

Weedington Road, NW5

1 bedroom (single) flat on a large estate. 2nd floor with 28 external steps. No lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
Ward: Gospel Oak.
Rents up to: £120 pw.
London Accessible code: G.

Advert no. 190304



0 Bed

Mary Wharrie House, Fellows Road, NW3

Studio flat on a small estate. Ground floor, level access. Full central heating. Shared front garden.
See Ground Floor Flats Note 1.
Landlord: Camden Council. Council Tax Band: B.
Ward: Belsize.
Rents up to: £105 pw.
London Accessible code: E+.

Advert no. 197425



2 Bed

Mayford, Oakleigh Square, NW1

2 bedroom maisonette (doubles) on a small estate. 2nd floor with 13 internal steps and lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: D.
Ward: St Pancras and Somers Town.
Rents up to: £140 pw.
London Accessible code: G.

Advert no. 102474



1 Bed

Bacton, Haverstock Road, NW5

1 bedroom flat (double) in a tower block. 18th floor. Lift access. Full central heating.
Landlord: Camden Council. Council Tax Band: B.
Ward: Gospel Oak.
Rents up to: £143 pw.
London Accessible code: G.

Advert no. 193564



3 Bed

Denton, Malden Crescent, NW1

3 bedroom maisonette (1 double, 2 singles) on a large estate. 1st floor with 10 internal and 25 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Haverstock.
Rents up to: £158 pw.
London Accessible code: G.

Advert no. 198376



1 Bed

Malden Road, NW5

1 bedroom flat (double) in a house. 1st and 2nd floor with 20 internal and 3 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Haverstock.
Rents up to: £109 pw.
London Accessible code: G.

Advert no. 192052



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Clarion Housing Association

0 Bed

Dombey Street, WC1

Spacious studio flat in a house. 1st floor with 16 external steps. Full central heating. Introductory tenancy followed by fixed term tenancy. Close to all amenities and shops.

Landlord: Clarion. Ward: Holborn and Covent Garden.
Rents up to: £146 pw.

Advert no. 281688



One Housing Association

0 Bed

Tankerton House, Tankerton Street, WC1

Studio on a small estate. 2nd floor with 40 external steps. No lift access. Full central heating. No parking. No laminate or wooden floors. No pets except for assistance animals. Introductory tenancy followed by lifetime tenancy.

Landlord: One Housing. Ward: King's Cross.
Rents up to: £197 pw.

Advert no. 288625



Guinness Trust Housing Association

1 Bed

Searle House, Cecil Grove, NW8

1 bedroom flat (double) in a block. 3rd floor with lift access. Full central heating. Starter tenancy followed by lifetime tenancy. No pets except for assistance animals. 2 weeks rent to be paid in advance at sign up.

Landlord: Guinness Trust. Ward: Camden Town with Primrose Hill.
Rents up to: £172 pw.

Advert no. 286316



1 Bed

Auden Place, NW1

1 bedroom flat (double) on a small estate. Ground floor with 1 external step. No parking. Right to Acquire. No pets except for assistance animals. Introductory tenancy followed by lifetime 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. Rent payment required at sign up. **See Ground Floor Flats Note 1.**

Landlord: One Housing. Ward: Camden Town with Primrose Hill.
Rents up to: £160 pw.

Advert no. 286313



Innisfree Housing Association

2 Bed

West End Lane, NW6

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 10 external steps. Full central heating. Shared garden. 1 year starter tenancy then lifetime tenancy. No pets. No Right to Acquire. Innisfree Housing Association houses all sections of the community based on need. However, as an organisation set up to meet the needs of the Irish in London, they positively welcome bids from members of the Irish community.

Landlord: Innisfree. Ward: West Hampstead.
Rents up to: £115 pw.

Advert no. 288373



2 Bed

Auden Place, NW1

2 bedroom flat (doubles) on a small estate. 1st floor with 20 external steps. No lift access. Open plan kitchen and living room. No parking. Right to Acquire. No pets except for assistance animals. Introductory tenancy followed by lifetime 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. Rent payment required at sign up.

Landlord: One Housing. Ward: Camden Town with Primrose Hill.
Rents up to: £167 pw.

Advert no. 286312



Octavia Housing Association

1 Bed

High Holborn, WC1

1 bedroom flat (double) in a block. 6th floor with lift access. Full central heating. Balcony. Roof garden. Open plan living room and kitchen. No parking. No pets except for assistance animals. Heating supplier cannot be changed. Introductory tenancy then lifetime tenancy. There will be a virtual viewing. 1 week's rent will be due in advance at sign up.

Landlord: Octavia Housing. Ward: Holborn and Covent Garden.
Rents up to: £152 pw.

Advert no. 286315



2 Bed

St Augustines Road, NW1

2 bedroom flat (1 double, 1 single) in a house. Ground floor with 15 external steps. Full central heating. Open plan living room and kitchen. Camden Council parking permits. Right to Acquire. No pets except for assistance animals. Introductory tenancy followed by lifetime 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. Rent payment required at sign up.

Landlord: One Housing. Ward: Cantelowes.
Rents up to: £155 pw.

Advert no. 286314



APOLOGIES

Week 28 Holly Lodge Mansions advert no. 195425. This property has been withdrawn as it is currently being used as a site office, as soon as it is available, this property will be advertised again. Apologies to anyone who bid on it and for any inconvenience that this may have caused.

Week 30 Broadfield Lane 104752. This property has been readvertised this week as previously it was not showing as a sensitive let. Apologies to anyone who placed a 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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Winifred Paul House (288103), 1 bedroom flat in a block, 72 bids, let for 157 points

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.