

# Camden Council homes

Week 39

Advert Thursday 1 October to Monday 5 October 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](http://www.nhs.uk/conditions/coronavirus-covid-19)

## Camden General Needs Homes

1 Bed

### Broadfield Lane, NW1

Studio flat on a large estate. 1st floor with 13 external steps. No lift. District heating estate. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Cantelowes.  
Rents up to: £103 pw.  
London Accessible code: G.

Advert no. 104736

1 Bed

### Redman Building, Portpool Lane, EC1

Studio flat on a large estate. 1st floor with 18 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Holborn and Covent Garden.  
Rents up to: £109 pw.  
London Accessible code: G.

Advert no. 196068

1 Bed

### Allensbury Place, NW1

1 bedroom flat (double) on a large estate. Ground floor. District heating. Back garden.  
**Sensitive let. See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Cantelowes. Rents up to: £124 pw.  
London Accessible code: G.

Advert no. 104790

1 Bed

### Hampstead Road, NW1

1 bedroom flat (double) on a small estate. 3rd floor with lift access. Full central heating.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Regent's Park. Rents up to: £104 pw.  
London Accessible code: G.

Advert no. 108662

1 Bed

### Rowley Way, NW8

1 bedroom flat (double) on a large estate. Ground floor. Wall heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Kilburn. Rents up to: £116 pw.  
London Accessible code: F.

Advert no. 196592

1 Bed

### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 1st floor with 14 external steps. No lift. Wall heating. **There has been ongoing works to the homes on the Rowley Way estate that have included Better Homes works and works to upgrade the heating on the estate. A Local Lettings Plan has been developed and will be applied to this home.**  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Kilburn. Rents up to: £119 pw.  
London Accessible code: F.

Advert no. 197875

1 Bed

### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 2nd floor with 34 external steps. No lift. Wall heating. **There has been ongoing works to the homes on the Rowley Way estate that have included Better Homes works and works to upgrade the heating on the estate. A Local Lettings Plan has been developed and will be applied to this home.**  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Kilburn. Rents up to: £116 pw.  
London Accessible code: F.

Advert no. 188508

3 Bed

### Marchmont Street, WC1

3 bedroom flat (1 double, 2 singles) in a house. 4th floor with 71 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: F.  
Ward: Bloomsbury. Rents up to: £163 pw.  
London Accessible code: G.

Advert no. 192654

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## One Housing Group

1 Bed



Advert no. 288044

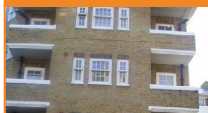
### Rubicon Court, York Way, NW1

1 bedroom flat (double) in a tower block. 2nd floor with lift access. Open plan kitchen/living room. District heating from central boiler, billed for individual use. **This a Car Free development, no parking and no parking permits from LB Camden. Right to acquire. 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 Group.

Ward: St Pancras and Somers Town. Rents up to: £147 pw.

4 Bed



Advert no. 288010

### St Michael's Flats, Aldenham Street, NW1

4 bedroom flat (2 doubles, 2 singles) in an individual block. 2nd floor with 20 external steps. No lift. Full central heating. Balcony. Communal courtyard. **No parking available. Affordability**

**Assessment to be carried out and one weeks rent to be paid in advance.** Landlord: Origin Housing Association.

Ward: St Pancras and Somers Town. Rents up to: £169 pw.

## Origin Housing Association

1 Bed



Advert no. 288000

### St Mary's Flats, Drummond Crescent, NW1

1 bedroom flat (single) in an individual block. 2nd floor with lift access. Full central heating. Communal courtyard.

**One week's rent is payable in advance.**

Landlord: Origin Housing Association.

Ward: St Pancras and Somers Town. Rents up to: £127 pw.

2 Bed



Advert no. 288008

### Langdale House, Dorrington Street, EC1

2 bedroom flat (doubles) in an individual block. 1st floor with lift access. Gas Central Heating. **No parking. Affordability Assessment to be carried out and one week's rent to be paid in advance.** Landlord: Origin Housing Association.

Ward: Holborn and Covent Garden.

Rents up to: £177 pw.

2 Bed



Advert no. 288007

### St Anne's Flats, Doric Way, NW1

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 15 external steps. No lift. Full central heating. Balcony. Communal Courtyard. **Affordability Assessment to be carried out and one week's rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: St Pancras and Somers Town. Rents up to: £1317 pw.

2 Bed



Advert no. 287999

### St Christopher's House, Bridgeway Street, NW1

2 bedroom flat (1 double, 1 single) in an individual block. 2nd floor with lift access. Full central heating. **Affordability Assessment to be carried out and one week's rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: St Pancras and Somers Town. Rents up to: £149 pw.

2 Bed



Advert no. 288028

### St Nicholas Flats, Werrington Street, NW1

2 bedroom flat (doubles) in an individual block. 3rd floor with 40 external steps. No lift. Full central heating. Communal courtyard. **Affordability Assessment to be carried out and one weeks rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: St Pancras and Somers Town. Rents up to: £143 pw.

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## Results

**Arlington Road, NW1 (106139), Studio flat in a house, 148 bids, let for 600 points**  
Ashington, NW5 (193687), 2 bedroom flat on a large estate, 302 bids, let for 500 points  
**Bridgeway Street, NW1 (101147), 2 bedroom flat on a small estate, 302 bids, let for 630 points**  
Camelot House, NW1 (189488), 2 bedroom on a small estate, 294 bids, let for 200 points  
**Castle Road, NW1 (198450), 4 bedroom flat on a small estate, 122 bids, let for 1350 points**  
Caversham Road, NW5 (183510), 3 bedroom maisonette in a house, 403 bids, let for 1620 points  
**Coopers Lane, NW1 (101660), 1 bedroom flat on a small estate, 85 bids, let for 385 points**  
Coopers Lane, NW1 (1101596), 1 bedroom flat on a small estate, 102 bids, let for 600 points  
**Dartmouth Park Hill, N19 (189714), 1 bedroom flat on a large estate, 98 bids, let for 420 points**  
Dartmouth Park, Hill, N19 (197481), 2 bedroom flat on a small estate, 434 bids, let for 660 points  
**Durdans House, NW1 (185131), 1 bedroom flat on a small estate, 92 bids, let for 500 points**  
Gaisford Street, NW5 (184572), 1 bedroom flat in a house, 95 bids, let for 455 points  
**Durdans House, NW1 (185131), 1 bedroom flat on a small estate, 92 bids, let for 500 points**  
Kenbrook House, NW5 (194776), 4 bedroom flat on a small estate, 81 bids, let for 1360 points  
**Kennistoun House, NW5 (188748), Studio flat on a small estate, 215 bids, let for 200 points**  
Kentish Town Road, NW5 (180306), 2 bedroom flat in an individual block, 381 bids, let for 495 points  
**Landleys Field, N7 (187794), 2 bedroom flat on a small estate, 382 bids, let for 550 points**  
Mayford, NW1 (102362), Studio flat on a small estate, 158 bids, let for 630 points  
**Millman Street, WC1 (195323), 1 bedroom flat on a small estate, 88 bids, let for 690 points**  
Rowstock, NW5 (182027), Studio flat on a small estate, 146 bids, let for 300 points  
**The Wells House, NW3 (192040), 3 bedroom flat on a small estate, 269 bids, let for 1330 points**

**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.