

Camden Council homes

Week 3

Advert Thursday 23 January to Monday 27 January 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 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/>

Camden Sheltered Housing

1 Bed

Sage Way, WC1X

Sheltered 1 bedroom flat (double) on a small estate. Ground floor with lift access. District heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. District: Holborn. Ward: King's Cross. Rents up to: £192 pw.

Advert no. 197439



Camden Housing

2 Bed

Rowley Way, NW8

2 bedroom flat (double) on a large estate. 5th floor with lift access and 13 internal steps. Full central heating. Electric smart meter. **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: C. Ward: Kilburn.

Rents up to: £134 pw.

London Accessible code: F



Advert no. 181212

General Needs Housing

Camden Housing

Studio

Burmarsh, Marsden Street, NW5

Studio flat on a large estate. 2nd floor with lift access and 7 external steps. Communal heating.

Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock.

Rents up to: £102 pw.

London Accessible code: E+

Advert no. 198555



Studio

Belsize Grove, NW3

Studio flat on a small estate. 1st and 2nd floor with lift access. Storage heating. **This property has its own WC, but the bathroom is shared. Applicants who are 55 years old and over will be prioritised for this property. Sensitive let.**

Landlord: Camden Council. Council Tax Band: A. Ward: Belsize.

Rents up to: £118 pw.

London Accessible code: E

Advert no. 195706



1 Bed

Eresby Place, NW6

1 bedroom flat (double) on a small estate. 2nd floor with 26 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn.

Rents up to: £122 pw.

London Accessible code: G

Advert no. 194097



1 Bed

Grafton Road, NW5

1 bedroom flat (double) on a large estate. 2nd floor with 24 external steps. No lift. Communal heating.

Landlord: Camden Council. Council Tax Band: B. Ward: Gospel Oak.

Rents up to: £119 pw.

London Accessible code: G

Advert no. 196779



1 Bed

Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. 1st floor with 13 external steps. No lift. Communal heating. Balcony. Communal garden.

Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn.

Rents up to: £120 pw.

London Accessible code: F

Advert no. 191624



3 Bed

Grafton Road, NW5

3 bedroom flat (1 double, 2 singles) on a large estate. Ground floor with 1 external step. Full central heating.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: C. Ward: Gospel Oak.

Rents up to: £167 pw.

London Accessible code: F

Advert no. 186626



3 Bed

Sumatra Road, NW6

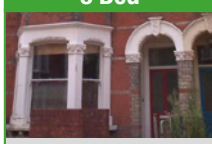
3 bedroom flat (2 doubles, 1 single) in a house. 1st and 2nd floor with 16 internal and 16 external steps. Full central heating. Shared back garden.

Landlord: Camden Council. Council Tax Band: E. Ward: West Hampstead.

Rents up to: £152 pw.

London Accessible code: F

Advert no. 194575



Innisfree Housing Association

1 Bed

Belsize Square, NW3

1 bedroom flat (double) in a house. 3rd floor attic flat with 25 internal and 10 external steps. Some rooms will have sloping ceilings. Gas central heating. Shared rear garden.

Landlord: Innisfree Housing Association. Council Tax Band: E. Ward: Belsize.

Rents up to: £129 pw.

Advert no. 288133



One Housing Group

1 Bed

Tankerton House, Tankerton Street, WC1H

1 bedroom flat (small single) on a large estate. 3rd floor with 60 external steps. No lift. Gas central heating. No pets except for registered guide and service animals. 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. No parking. No white goods provided. Tenants will have to provide their own flooring, only carpets allowed.

Tenants are required to pay rent in advance at sign up. Landlord: One Housing Group. Council Tax Band: A. Ward: King's Cross.

Rents up to: £129 pw.

Advert no. 288134



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Origin Housing Association

1 Bed



Advert no. 288132

Twisden Road, NW5

1 bedroom flat (single) in a house. 1st floor with 25 external steps. Gas central heating. No pets except for registered guide and service animals. No parking. No right to acquire. 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. **Applicants will be subject to an affordability check if successful.**

Landlord: Origin Housing Association. Council Tax Band: C. Ward: Highgate. Rents up to: £116 pw.

1 Bed



Advert no. 288135

Winifred Paul House, York Rise, NW5

1 bedroom flat (double) on a small estate. 4th floor with lift access. Gas central heating. Balcony. No Right to Acquire. No pets except for registered guide and service animals. 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. **Applicants will be subject to an affordability check if successful.**

Landlord: Origin Housing Association. Council Tax Band: B. Ward: Highgate. Rents up to: £TBC pw.

2 Bed



Advert no. 288185

Asta House, Chitty Street, W1T

2 bedroom wheelchair accessible flat (1 double, 1 single) in an individual block. 1st floor with lift access. Fully adapted with level access shower (no bath) and adjustable height work surface. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. There is no parking. Blue badge holders can apply for residents parking. Permission on keeping pets should be discussed with the landlord at the viewing. Rents and service charge are to be confirmed. **This property is suitable to people who require a wheelchair accessible home.**

Landlord: Origin Housing Association. Ward: Bloomsbury. Rents up to: £210 pw.



2 Bed



Advert no. 288136

Eversholt Street, NW1

2 bedroom maisonette (1 double, 1 single) in a house. Basement and ground floor with 12 internal and 1 external step. Gas central heating. Garden. No Right to Acquire. No pets except for registered guide and service animals. 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied. **Applicants will be subject to an affordability check if successful.**

Landlord: Origin Housing Association. Council Tax Band: D. Ward: St Pancras and Somers Town. Rents up to: £131 pw.

Peabody Housing Association

Studio



Advert no. 288148

Peabody Estate, Herbrand Street, WC1N

Studio flat on a small estate. 2nd floor with 30 external steps. No lift. Gas central heating. 12 months starter tenancy followed by a lifetime tenancy if all terms of the contract have been satisfied. No parking. No right to acquire. No pets except for registered guide and service animals.

Landlord: Peabody Housing Association. Council Tax Band: C. Ward: Holborn and Covent Garden. Rents up to: £121 pw.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Cranleigh House (103347), 1 bedroom flat on a small estate, 101 bids, let for 510 points

Crofters Way (199254), 2 bedroom flat on a small estate, 431 bids, let for 360 points

Peabody Buildings (288153), 3 bedroom flat on a large estate, 246 bids, let for 380 points

Penshurst (198406), 2 bedroom flat on a large estate, 373 bids, let for 475 points

APOLOGIES

Week 47, Advert No.189692 - Maitland Park Road. This property was advertised by error and has been withdrawn. Apologies to anyone who placed a bid on it.

Housing associations will only consider households of the correct size for their properties.

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.