

# Camden Council homes

Week 46

Advert Thursday 19 November to Monday 23 November 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

The viewing date for all Camden General Needs Homes will be Monday 30 November. If shortlisted, you will be contacted and given an appointment time to pick up the keys from 5 Pancras Square N1C 4AG. It will also be your responsibility to return the keys to 5 Pancras Square.

### Studio



Advert no. 109777

### Clarence Gardens, NW1

Studio flat on a large estate. 3rd floor with 40 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: A.  
Ward: Regent's Park.  
Rents up to: £98 pw.  
London Accessible code: G

### 1 Bed



Advert no. 181682

### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 3rd floor with 44 external steps. No lift. District heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Kilburn.  
Rents up to: £116 pw.  
London Accessible code: F

### 1 Bed



Advert no. 191948

### St Augustines Road, NW1

1 bedroom flat (double) in a house. 3rd floor with 35 external steps. Full central heating. **Sensitive let.**  
Landlord: Camden Council. Council Tax Band: C.  
Ward: Canteloves.  
Rents up to: £118 pw.  
London Accessible code: G

### 2 Bed



Advert no. 192520

### Higginson House, Fellows Road, NW8

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with 42 external steps. No lift. Heating to be confirmed.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Belsize.  
Rents up to: £141 pw.  
London Accessible code: G

### 2 Bed



Advert no. 199459

### Park Dwellings, Garnett Road, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 18 external steps. No lift. District heating.  
Landlord: Camden Council. Council Tax Band: C.  
Ward: Gospel Oak.  
Rents up to: £158 pw.  
London Accessible code: G

## Wheelchair Accessible Home



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible home will only be able to bid on this home

### 3 Bed



Advert no. 108739

### Tolmers Square, Garnett Road, NW1

3 bedroom wheelchair accessible maisonette (2 doubles, 1 single) on a small estate. Ground and 1st floor with 13 internal steps. Full central heating. Back garden.  
Landlord: Camden Council. Council Tax Band: E.  
Ward: Regent's Park. Rents up to: £175 pw.  
London Accessible code: G

## One Housing Group

### 1 Bed



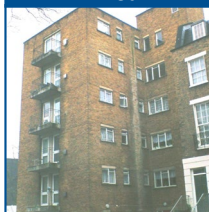
Advert no. 288034

### Ampton Street, WC1X

1 bedroom flat (double) in a individual block. 4th floor with lift access. Full central heating. Balcony. 12 month starter tenancy will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit. **Affordability Assessment to be carried out and one weeks rent to be paid in advance.**  
Landlord: One Housing Group.  
Ward: King's Cross. Rents up to: £154 pw.

## Origin Housing Association

1 Bed



### Alan Chambers House, St Pancras Way, NW1

1 bedroom flat (double) in a individual block. 3rd floor with lift access. Full central heating. 12 month starter tenancy will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit. **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: £148 pw.

Advert no. 288027

1 Bed



### Dulverton Mansions, Gray's Inn Road, WC1X

1 bedroom flat (single) in a individual block. 2nd floor with 41 external steps. No lift. Communal heating. 12 month starter tenancy will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit. **Affordability Assessment to be carried out and one weeks rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: Holborn and Covent Garden. Rents up to: £142 pw.

Advert no. 288031

1 Bed



### Haverstock Hill, NW3

1 bedroom flat (single) in a street property. Ground floor with 12 external steps. Full central heating. Shared garden. 12 month starter tenancy will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit.

**Affordability Assessment to be carried out and one weeks rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: Haverstock. Rents up to: £148 pw.

Advert no. 288029

1 Bed



### Winifred Paul House, York Rise, NW5

1 bedroom flat (double) in a individual block. 4th floor with lift access. Full central heating. Balcony. 12 month starter tenancy will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit. **Affordability Assessment to be carried out and one weeks rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: Highgate. Rents up to: £139 pw.

Advert no. 288030

2 Bed



### Nora Leverton Court, Randolph Street, NW1

2 bedroom flat (1 double, 1 single) in a individual block. 3rd floor with 41 external steps. No lift. Full gas central heating. This is an affordable rent property. 12 month starter tenancy will be issued followed by an assured tenancy. No pets allowed except for assistance animals. The successful applicant can apply to Camden council for parking permit. **Affordability Assessment to be carried out and one weeks rent to be paid in advance.**

Landlord: Origin Housing Association.

Ward: Canteloves. Rents up to: £328 pw.

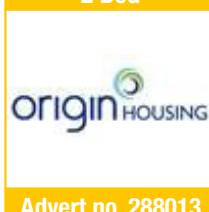
Advert no. 288032

## Wheelchair Accessible Home



Applicants assessed as Accessible Housing Categories A and B; those requiring an internal or internal and external wheelchair accessible home will only be able to bid on this home

2 Bed



### Camden Road, York Rise, 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 to be carried out and one weeks rent to be paid in advance.**

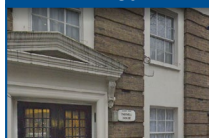
Landlord: Origin Housing Association.

Ward: Canteloves. Rents up to: £190 pw.

Advert no. 288013

## Peabody

1 Bed



### Parnell House, WC1A

1 bedroom flat (single) in a individual block. 1st floor with 30 external steps. No lift. Full gas central heating. Communal garden. The successful applicant will be granted a lifetime assured tenancy. No pets allowed (except guide and service animals). No parking.

Landlord: Peabody.

Ward: Bloomsbury. Rents up to: £135 pw.

Advert no. 288033

## Results

**Ainsworth Way (197585), 4 bedroom flat in a house, 96 bids, let for 530 points**

**Allensbury Place (104790), 1 bedroom flat on a large estate, 148 bids, let for 150 points**

**Ampton Place (288047), 1 bedroom flat in a house, 104 bids, let for 530 points**

**Broadfield Lane (104736), studio flat on a large estate, 125 bids, let for 180 points**

**Carol Street (199704), 4 bedroom flat in a house, 150 bids, let for 1375 points**

**Greatfield (193973), 2 bedroom on a small estate, 426 bids, let for 470 points**

**Greenland Road (104097), 3 bedroom flat in a house, 497 bids, let for 1220 points**

**Helston (101464), 3 bedroom flat on a small estate, 342 bids, let for 885 points**

**Highgate Road (194714), 1 bedroom flat in a house, 106 bids, let for 630 points**

**Maiden Lane (104673), 1 bedroom flat on a large estate, 108 bids, let for 630 points**

**Maitland Park Road (196114), studio flat on a large estate, 135 bids, let for 630 points**

**Marchmont Street (192654), 3 bedroom flat in a house, 282 bids, let for 680 points**

**Rowley Way (196592), 1 bedroom flat on a large estate, 71 bids, let for 150 points**

**Springwater (195230), 2 bedroom flat on small estate, 427 bids, let for 650 points**

**St Augustines Road (286314), 2 bedroom flat in a house, 405 bids, let for 650 points**

**St Christopher's House (287999), 2 bedroom flat in an individual block, 360 bids, let for 555 points**

**St Nicholas Flats (288028), 2 bedroom flat in a block, 364 bids, let for 500 points**

**Tideswell (185805), 2 bedroom maisonette on a small estate, 567 bids, let for 1525 points**

**Vicars Road (195626), 2 bedroom flat on a large estate, 376 bids, let for 840 points**

**Webheath (198391), 1 bedroom flat on a large estate, 99 bids, let for 120 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.