

# Camden Council homes

Week 4

Advert Thursday 28 January to Monday 1 February 2021

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 homes with their accessible housing categories so that you may bid on homes 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 General Needs Homes

The viewing date for all Camden General Needs Homes will be Monday 8 February 2021. 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. 104102

#### Greenland Road, NW1

Studio flat in a house. Ground floor with 2 external steps. Full central heating. Shared back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: B.  
Ward: Camden Town and Primrose Hill.  
Rents up to: £101 pw.  
London Accessible code: G.

### Studio



Advert no. 184633

#### Leysdown, Malden Road, NW5

Studio flat on a large estate. 2nd floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.  
Ward: Haverstock.  
Rents up to: £106 pw.  
London Accessible code: G.

### Studio



Advert no. 194725

#### Una House, Prince Of Wales Road, NW5

Studio flat on a small estate. 3rd floor with 75 external steps. No lift. Full central heating.

Landlord: Camden Council. Ward: Kentish Town.  
Rents up to: £107 pw.  
London Accessible code: G.

### 1 Bed



Advert no. 103588

#### Camden Road, NW1

1 bedroom flat (single) in a house. 1st floor with 16 external steps. No lift. Full central heating. **Sensitive let.**

Landlord: Camden Council. Council Tax Band: B.  
Ward: Camden Town and Primrose Hill.  
Rents up to: £114 pw.  
London Accessible code: G.

### 1 Bed



Advert no. 182227

#### Cotleigh Road, NW6

1 bedroom flat (double) house. Ground floor with 1 external and 4 internal steps. Full central heating. Back garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: D.  
Ward: Kilburn.  
Rents up to: £114 pw.  
London Accessible code: F.

### 1 Bed



Advert no. 180918

#### Glenloch Road, NW3

1 bedroom flat (double) in a house. 1st floor with 1 internal and 22 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: D.  
Ward: Belsize.  
Rents up to: £139 pw.  
London Accessible code: G.

### 1 Bed



Advert no. 193257

#### Grafton Road, NW5

1 bedroom flat (double) in a house. Ground floor. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.  
Ward: Gospel Oak.  
Rents up to: £112 pw.  
London Accessible code: G.

### 1 Bed



Advert no. 185714

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 4th floor with 31 external steps. No lift. Wall heating. Balcony.

Landlord: Camden Council. Council Tax Band: B.  
Ward: Kilburn.  
Rents up to: £119 pw.  
London Accessible code: F.

### 2 Bed



Advert no. 188810

#### Chester Road, N19

2 bedroom flat (1 double, 1 single) in house. Basement and ground floor with 4 external and 13 internal steps. Full central heating.

Back garden.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Highgate.  
Rents up to: £136 pw.  
London Accessible code: G.

## Regent's Park Estate

A local Letting Plan applies to homes on the Regent's Park Estate. Camden Council tenants on the housing register who live in Cartmel, Coniston, Langdale, 40-68 Cobourg Street and 29-35 Starcross Street will be prioritised for these homes. Bidding for these homes opened on 21 January 2021 and will close on Monday 1 February 2021, with bidding having been opened for a duration of two weeks.

### 3 Bed



Advert no. 108962

#### Clarence Gardens, NW1

3 bedroom maisonette (1 double, 2 singles) on a large estate. Split across the ground and 1st floor with 12 internal and 2 external steps. Full central heating.

Landlord: Camden Council. Ward: Regent's Park.  
Rents up to: £148 pw.  
London Accessible code: G.

### 3 Bed



Advert no. 106527

#### Troutbeck, Albany Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground floor with 14 internal and 7 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: D.  
Ward: Regent's Park.  
Rents up to: £148 pw.  
London Accessible code: G.

### 4 Bed



Advert no. 108941

#### Clarence Gardens, NW1

4 bedroom maisonette (3 doubles, 1 single) on a large estate. 1st floor with 12 internal and 25 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: D.  
Ward: Regent's Park.  
Rents up to: £167 pw.  
London Accessible code: G.

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## One Housing Group

1 Bed



Advert no. 288004

### Camley Street, N1C

1 bedroom flat (double) in a purpose built block. 2nd floor with lift access. Communal heating. No Laminate/wooden flooring. Strictly No Pets Policy. No Parking, car free zone (Section 106). **Due to the pandemic, there will be no physical viewing and sign up. Virtual viewing and sign up only.** Landlord: One Housing Group. Ward: Kings Cross. Rents up to: £222 pw.

## Wheelchair Accessible Home



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

## Soho Housing

1 Bed



Advert no. 288015

### Hayden House, Newton Street, WC2B

1 bedroom wheelchair adapted flat (double) in an individual block. Ground floor. Electric heating. No Right to Acquire. No pets except for registered guide and service animals. Landlord: Soho Housing. Ward: Holborn and Covent Garden. Rents up to: £172 pw.



## Origin Housing Association

1 Bed



Advert no. 288014

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

1 bedroom flat (double) in an individual block. 1st floor with 20 external steps. No lift. Separate toilet and bathroom. Balcony. Camden's Residential Parking. Pets not allowed (excl. guide and service animals). **Affordability Assessment will take place and one week's rent is payable in advance.** Landlord: Origin Housing Association. Ward: St Pancras and Somers Town. Rents up to: £ pw.

1 Bed



Advert no. 287987

### Winifred Paul House, York Rise, NW5

1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating. Camden's Residential Parking. Pets not allowed (excl. guide and service animals). **Affordability Assessment will take place and one week's rent is payable in advance.** Landlord: Origin Housing Association. Ward: Canteloves. Rents up to: £139 pw.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Eversholt Street (288026), 2 bedroom maisonette in a house, 374 bids, let for 467 points**

**Russell Mansions (288018), 2 bedroom flat in an individual block, 431 bids, let for 550 points**

**Tagore House (288001), 2 bedroom flat in an individual block, 443 bids, let for 630 points**

## Origin Housing Association

2 Bed



Advert no. 287989

### Eversholt Street, NW1

2 bedroom maisonette (1 double, 1 single) in a street property. Ground, 1st and 2nd floor with 1 external and 30 internal steps. Separate toilet and bathroom. Full central heating. Camden's Residential Parking. Pets not allowed (excl. guide and service animals). **Affordability Assessment will take place and one week's rent is payable in advance.** Landlord: Origin Housing Association. Ward: St Pancras and Somers Town. Rents up to: £134 pw.

**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.