

Camden Council homes

Week 4

Advert Thursday 30 January to Monday 3 February 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/>

Please be advised that the Council is reviewing the way sheltered properties are allocated. From week commencing 10 February 2020, Camden's sheltered homes will no longer be advertised on the Home Connections website for a period of 12 weeks. If you are registered for sheltered housing our Sheltered Housing Team will ensure you are aware of any available homes that may be suitable for you.

To register your interest in sheltered housing homes currently available please call the Sheltered Housing Team directly and speak to Paula Rodrigues 020 7974 1991; email paula.rodrigues@camden.gov.uk or Eva Menon 020 7974 4764; email eva.menon@camden.gov.uk.

Sheltered Homes

Studio



O'Donnell Court, Brunswick Centre, WC1

Sheltered studio flat on a large estate. Ground floor. Full central heating. **Electric cooking only.**
Landlord: Camden Council.
Ward: Bloomsbury.
Rents up to: £169 (including sheltered charges) pw.

Advert no. 197045

Studio



Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 1st floor with lift access. District heating. **Electric cooking only.**
Landlord: Camden Council. Council Tax Band: C.
Ward: St Pancras and Somers Town.
Rents up to: £169 (including sheltered charges) pw.

Advert no. 180057

1 Bed



Ashton Court, Camden Road, NW1

Sheltered 2 x 1 bedroom flats (double) in an individual block. Located on 1st and 2nd floors with lift access. Open plan kitchen, dining and lounge area. Fully adapted bathroom with level access shower. **No right to acquire. No pets.**
Landlord: Origin Housing Association.
Ward: Kentish Town.
Rents up to: £203 pw.

Advert no. 288125

1 Bed



Ingham Road, NW6

Sheltered 1 bedroom flat (single) in a street property. Ground floor with 3 internal steps into flat hallway and 3 steps leading into the back garden. Grab rails in flat. Wet room. Full central heating. Street parking. **Property not suitable for a wheelchair user. No pets allowed.**
Landlord: Genesis Housing Association.
Ward: West Hampstead.
Rents up to: £152 pw.

Advert no. 288200

General Needs Homes

Origin Housing Association

1 Bed



Philia House, Jefferys Street, NW1

1 bedroom flat (double) in an individual block. 3rd floor with 40 external steps. No lift. Full central heating. Gated private parking available. **No right to acquire. No pets except for registered guide and service animals.**
Landlord: Origin Housing Association.
Ward: Camden Town and Primrose Hill.
Rents up to: £264 pw.

Advert no. 288126

One Housing Group

2 Bed



St Pancras Way, NW1

2 bedroom flat (doubles) in an individual block. Ground floor. Full central heating. Sole use of patio garden. **No parking allowed and no parking permits will be allowed. 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. **See Ground Floor Flats, Note 1.**
Landlord: One Housing Group.
Ward: St Pancras and Somers Town.
Rents up to: £157 pw.

Advert no. 288129

3 Bed



Greenland Road, NW1

3 bedroom maisonette (2 doubles, 1 single). Basement and ground floor with 15 internal and 5 external steps. Gas central heating. Garden. **Tenants will have to provide their own flooring – carpet only. No parking. No pets except for registered guide and service animals. Tenants are required to pay rent in advance at sign up.** 12 months starter tenancy followed by an assured tenancy if all terms of the contract have been satisfied.
Landlord: One Housing Group. Council Tax Band: C.
Ward: Camden Town and Primrose Hill.
Rents up to: £152 pw.

Advert no. 288123

3 Bed



Whidborne House, Whidborne Street, WC1H

3 bedroom flat (2 doubles, 1 single) in an individual block. 1st floor with lift access. Full central heating. Shared courtyard area. **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.
Landlord: One Housing Group.
Ward: Holborn and Covent Garden.
Rents up to: £164 pw.

Advert no. 288127

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

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Advert no. 191195

Hornbeam House, Maitland Park Villas, NW3

Studio flat on a large estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £98 pw. London Accessible code: E+

Studio



Advert no. 101838

Mexborough, Pratt Street, NW1

Studio flat on a large estate. Ground floor with 1 internal step. Full central heating. Shared back garden. **Sensitive let. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. Ward: St Pancras and Somers Town. Rents up to: £105 pw. London Accessible code: G

1 Bed



Advert no. 102797

Chamberlain House, Phoenix Road, NW1

1 bedroom flat (double) on a large estate. Ground floor with 1 internal and 8 external steps. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £106 pw. London Accessible code: G

1 Bed



Advert no. 181099

Cressfield Close, NW5

1 bedroom flat (double) on a small estate. Ground floor. Full central heating. Back garden. **See Ground Floor Flats, Note 1. First Choice property, priority will be given to underoccupiers.** Landlord: Camden Council. Council Tax Band: C. Ward: Gospel Oak. Rents up to: £122 pw. London Accessible code: E

1 Bed



Advert no. 196663

Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. Ground floor with 1 external step. Full central heating. Front and back garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: Highgate. Rents up to: £123 pw. London Accessible code: E+

4 Bed



Advert no. 199067

Patshull Road, NW5

4 bedroom flat (2 doubles, 2 singles) in a house. 1st, 2nd and 3rd floor with 44 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: F. Ward: Canteloves. Rents up to: £160 pw. London Accessible code: G

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Clarendon House (103185), 1 bedroom flat on a small estate, 86 bids, let for 350 points
Croftdown Road (192145), 2 bedroom flat on a small estate, 415 bids, let for 580 points
Gaisford Street (184724), studio flat in a house, 191 bids, let for 350 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

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.