

Camden Council homes

Week 51

Advert Thursday 24 December 2020 to Monday 4 January 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 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

Camden General Needs Homes

The viewing date for all Camden General Needs Homes will be Monday 11 January. 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.

0 Bed



Advert no. 197191

Medway Court, Judd Street, WC1H

Studio flat in an individual block. 4th floor with lift access. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. Ward: King's Cross. Rents up to: £105 pw. London Accessible code: F

1 Bed



Advert no. 181739

Elsfield, Highgate Road, NW5

1 bedroom flat (double) on a small estate. 1st floor with 22 external steps. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: B. Ward: Kentish Town. Rents up to: £126 pw. London Accessible code: F

1 Bed



Advert no. 180124

Rowley Way, NW8

1 bedroom flat (double) on a large estate. 2nd floor with 1 internal and 16 external steps. No lift. Wall heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £119 pw. London Accessible code: F

Camden General Needs Homes

1 Bed



Advert no. 189916

Rowley Way, NW8

1 bedroom flat (double) on a large estate. 3rd floor with 1 internal and 34 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

1 Bed



Advert no. 191625

Ospringe Road, NW5

1 bedroom flat (double) in a house. 1st floor with 31 external steps. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: D. Ward: Kentish Town. Rents up to: £120 pw. London Accessible code: G

2 Bed



Advert no. 191439

Rowley Way, NW8

2 bedroom flat (doubles) on a large estate. 5th and 6th floor with 13 internal and 61 external steps. Lift access. Wall heating. Balcony. Landlord: Camden Council. Council Tax Band: C. Ward: Kilburn. Rents up to: £138 pw. London Accessible code: F

2 Bed



Advert no. 197138

Windmill, New North Street, WC1N

2 bedroom flat (1 double, 1 single) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £162 pw. London Accessible code: G

2 Bed



Advert no. 186759

Constable House, Adelaide Road, NW3

2 bedroom flat (doubles) on a small estate. Ground floor with 4 external steps. Full central heating. Communal garden. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £153 pw. London Accessible code: G

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Camden General Needs Homes

2 Bed

Lorraine Court, Clarence Way, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 4th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

Ward: Camden Town and Primrose Hill.

Rents up to: £130 pw.

London Accessible code: G

Advert no. 184795



2 Bed

Westcroft Way, NW2

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 1 internal and 18 external steps. No lift. Full central heating. Communal garden. Property is located out of the borough.

Landlord: Camden Council. Council Tax Band: B.

Ward: Out of borough.

Rents up to: £124 pw.

London Accessible code: G.

Advert no. 195687



3 Bed

Templar House, Shoot-Up Hill, NW2

3 bedroom flat (2 doubles, 1 single) on a small estate. 6th floor with lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Fortune Green.

Rents up to: £153 pw.

London Accessible code: G

Advert no. 198764



4 Bed

Gaymead, Abbey Road, NW8

4 bedroom maisonette (3 doubles, 1 single) on a large estate. 3rd and 4th floor with 15 internal and 29 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Kilburn.

Rents up to: £176 pw.

London Accessible code: G.

Advert no. 195197



Origin Housing Association

0 Bed

Newcomen House, York Rise, NW5

Studio flat in an individual block. Ground floor. Shower cubicle with 2 steps to access. No bath. Store heating. Communal courtyard. Onsite parking available. Pets not allowed (excluding guide and service animals). Affordability Assessment will take place and one week's rent is payable in advance.

Ward: Canteloves.

Rents up to: £115 pw.

Advert no. 287998



1 Bed

Centric Close, NW1

1 bedroom wheelchair accessible flat (double) in a brand new block. Ground floor. Wetroom and adjustable work tops. Full central heating. Sole use of garden. Allocated parking. No pets except for assistance animals. Introductory tenancy followed by fixed term tenancy.

Landlord: Origin Housing Association.

Ward: Camden Town and Primrose Hill.

Rents up to: £182 pw.

Advert no. 286320



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.



Origin Housing Association

1 Bed

Rosebery Square, Rosebery Avenue, EC1

1 bedroom flat (double) on a small estate. 2nd floor with 23 external steps. No lift. Gas central heating. Camden Residential Parking will be available. Pets not allowed (excluding guide and service animals). Affordability Assessment will take place and one week's rent is payable in advance.

Landlord: Origin Housing Association.

Ward: Holborn and Covent Garden.

Rents up to: £TBC pw.



Advert no. 287970

1 Bed

Winifred Paul House, York Rise, NW5

1 bedroom flat (double) in an individual block. 5th floor with lift access. Full central heating. Camden Residential Parking will be available. Pets not allowed (excluding 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.



Advert no. 288019

2 Bed

Tiverton Mansions, Gray's Inn Road, WC1X

2 bedroom flat (1 double, 1 single) in an individual block. 1st floor with 15 external steps. No lift. Communal heating. Camden Residential Parking will be available. Pets not allowed (excluding guide and service animals). Affordability Assessment will take place and one week's rent is payable in advance.

Landlord: Origin Housing Association.

Ward: Holborn and Covent Garden.

Rents up to: £141 pw.



Advert no. 288009

3 Bed

Fellows Road, NW3

3 bedroom flat (2 doubles, 1 single) in an individual block. 1st floor with 15 external steps and lift access. Communal heating. No parking. Pets not allowed (excluding guide and service animals). Affordability Assessment will take place and one week's rent is payable in advance.

Landlord: Origin Housing Association.

Ward: Belsize.

Rents up to: £201 pw.



Advert no. 288006

3 Bed

Grafton Terrace, NW5

3 bedroom maisonette (2 doubles, 1 single) in an individual block. 1st and 2nd floor with 25 internal and 10 external steps. No lift. Gas central heating. Camden Residential Parking will be available. Pets not allowed (excluding guide and service animals). Affordability Assessment will take place and one week's rent is payable in advance.

Landlord: Origin Housing Association.

Ward: Kentish Town.

Rents up to: £145 pw.



Advert no. 287980

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.

RESULTS OF PREVIOUS WEEKS' ADVERTS

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

Arlington Road (106139), studio flat in a house, 148 bids, let for 600 points

Ashington (193687), 2 bedroom flat on a large estate, 302 bids, let for 500 points

Bridgeway Street (101147), 2 bedroom flat on a small estate, 302 bids, let for 630 points

Camelot House (189488), 2 bedroom flat on a small estate, 294 bids, let for 200 points

Castle Road (198450), 4 bedroom flat on a small estate, 122 bids, let for 1350 points

Caversham Road (183510), 2 bedroom maisonette in a house, 403 bids, let for 1620 points

Coopers Lane (101660), 1 bedroom flat on a small estate, 85 bids, let for 385 points

Coopers Lane (101596), 1 bedroom flat on a small estate, 102 bids, let for 600 points

Dartmouth Park Hill (189714), 1 bedroom flat on a large estate, 98 bids, let for 420 points

Dartmouth Park Hill (197481), 2 bedroom flat on a small estate, 434 bids, let for 660 points

Durdans House (185131), 1 bedroom flat on a small estate, 92 bids, let for 500 points

Gaisford Street (184572), 1 bedroom flat in a house, 95 bids, let for 455 points

Kenbrook House (194776), 4 bedroom flat on a small estate, 81 bids, let for 1360 points

Kennistoun House (188748), studio flat on small estate, 215 bids, let for 200 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.