

# Camden Council homes

Week 5

Advert Thursday 6 February to Monday 10 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, sheltered homes in Camden 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](mailto:paula.rodrigues@camden.gov.uk) or Eva Menon 020 7974 4764; email [eva.menon@camden.gov.uk](mailto:eva.menon@camden.gov.uk).

## Sheltered Homes

1 Bed

### Cherry Tree Court, Camden Road, NW1

Sheltered 1 bedroom flat (single) in an individual block. 1st floor with lift access. Communal heating. Shared garden. Street parking available with a Camden resident parking permit. 2 year Fixed Term Assured Shorthold tenancy offered. Landlord: Clarion Housing Association. Ward: Cantelowes. Rents up to: £197 pw.

Advert no. 288119

1 Bed

### Millman Street, WC1N

Sheltered 1 bedroom flat (double) on a small estate. Ground floor with 3 external steps. Communal heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £191 (including sheltered charges) pw.

Advert no. 193915

1 Bed

### Monica Shaw Court, Purchase Street, NW1

Sheltered 1 bedroom flat (double) on a small estate. 2nd floor with lift access. Full central heating. **Electric cooking only.** Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £170 (including sheltered charges) pw.

Advert no. 181285

1 Bed

### Pennethorne House, Albany Street, NW1

Sheltered 1 bedroom flat (single) in a block. Ground floor. Wet room with shower. Storage heating. **No pets except assistance animals.** Landlord: Origin Housing Association. Ward: Regent's Park. Rents up to: £167 pw.

Advert no. 289608

## Origin Housing Association

1 Bed

### Adelaide Road, NW3

1 bedroom flat (double) in an individual block. 1st floor with 10 external steps. Open plan living and kitchen area. Full gas central heating. This property has a balcony. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets.** Landlord: Origin Housing Association. Ward: Belsize. Rents up to: £132 pw.

Advert no. 288122

2 Bed

### Malden Road, NW5

2 bedroom flat (doubles) in a house. 2nd floor with 1 internal and 14 external steps. Full central heating. Introductory tenancy followed by fixed term tenancy. **No pets allowed except assistance animals.** Landlord: Origin Housing Association. Ward: Gospel Oak. Rents up to: £143 pw.

Advert no. 286304

## One Housing Group

1 Bed

### North Villas, NW1

1 bedroom flat (single) in a house. 2nd floor with 50 external steps. Full gas central heating. Street parking available with a Camden resident parking permit. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets. Applicants will be required to pay 4 week's rent in advance at sign up.** Landlord: One Housing Association. Ward: Cantelowes. Rents up to: £143 pw.

Advert no. 288120

3 Bed

### Whidborne House, Whidborne Street, WC1

3 bedroom flat (doubles) in a block. 4th floor with lift access. Full central heating. Introductory tenancy followed by fixed term tenancy. **No pets except for assistance animals.** Right to Acquire. Landlord: One Housing Association. Ward: King's Cross. Rents up to: £161 pw.

Advert no. 289107

# Camden Council homes

## Camden General Needs Homes Rowley Way

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 these homes.



### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 1st floor with 20 external steps and 1 internal step. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 183439

### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 2nd floor with 34 external steps and 1 internal step. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 199426

### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 2nd floor with 34 external steps. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 182934

### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 2nd floor with 31 external steps. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 180204

### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 3rd floor with 17 external steps and 1 internal step. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 183107

### 1 Bed

#### Rowley Way, NW8

1 bedroom flat (double) on a large estate. 4th floor with 31 external steps. No lift. Communal heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £115 pw. London Accessible code: F

Advert no. 185714

## Camden General Needs Homes

### Studio



Advert no. 184684

#### Belsize Grove, NW3

Studio flat in an individual block. 2nd floor with lift access. Shared bathroom facilities. Electric storage heating. **Applicants 55 years old and over will only be considered.** **Sensitive let.** Landlord: Camden Council. Council Tax Band: A. Ward: Belsize. Rents up to: £118 pw. London Accessible code: E

### 1 Bed



Advert no. 196331

#### Agar Grove, NW1

1 bedroom flat (single) on a small estate. Ground floor with 2 external steps. Heating type to be confirmed. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. Ward: Canteloves. Rents up to: £120 pw. London Accessible code: G

### 1 Bed



Advert no. 101032

#### Calthorpe Street, WC1X

1 bedroom flat (double) in a house. 2nd floor with 35 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: To be confirmed. Ward: King's Cross. Rents up to: £116 pw. London Accessible code: G

### 1 Bed



Advert no. 183658

#### Flaxman Court, Flaxman Terrace, WC1H

1 bedroom flat (double) on a small estate. 4th floor with lift access. Full central heating. **Sensitive let.** Landlord: Camden Council. Council Tax Band: C. Ward: King's Cross. Rents up to: £121 pw. London Accessible code: G

### 1 Bed



Advert no. 184519

#### Forge Place, NW1

1 bedroom flat (double) on a small estate. Ground floor. Communal heating. Back garden. **This is a First Choice property, priority will be given to underoccupiers. See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £126 pw. London Accessible code: B

### 1 Bed



Advert no. 106301

#### Newby, Robert Street, NW1

1 bedroom flat (double) on a large estate. Ground floor. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: B. Ward: Regent's Park. Rents up to: £110 pw. London Accessible code: G

### 2 Bed



Advert no. 187128

#### Broomfield, Ferdinand Street, NW1

2 bedroom flat (doubles) on a large estate. 5th floor with lift access and 2 external steps. Full central heating. **This property is managed by Chalk Farm Tenant Management Co-operative.** Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £124 pw. London Accessible code: G

### 2 Bed



Advert no. 184983

#### Ferdinand House, Ferdinand Place, NW1

2 bedroom flat (doubles) on a large estate. 3rd and 4th floor with 56 external and 14 internal steps. No lift. Full central heating. **This property is managed by Chalk Farm Tenant Management Co-operative.** Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £124 pw. London Accessible code: G

### 2 Bed



Advert no. 187119

#### Harmood House, Harmood Street, NW1

2 bedroom flat (doubles) on a large estate. 3rd and 4th floor with 57 external and 14 internal steps. No lift. Full central heating. **This property is managed by Chalk Farm Tenant Management Co-operative.** Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £124 pw. London Accessible code: G

# Camden Council homes

## 2 Bed



Advert no. 184986

### Kenbrook House, Leighton Road, NW5

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 1 internal step. Communal heating.

**See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: B.

Ward: Kentish Town.

Rents up to: £132 pw.

## 3 Bed



Advert no. 180044

### Aborfield, Peckwater Street, NW5

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

Landlord: Camden Council. Council Tax Band: D.

Ward: Kentish Town.

Rents up to: £134 pw.

London Accessible code: G

## 3 Bed



Advert no. 193170

### Broomfield, Ferdinand Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground floor with 4 external steps. Full central heating. **This property is managed by Chalk Farm Tenant Management Co-operative. See Ground Floor Flats, Note 1.**

Landlord: Camden Council. Council Tax Band: C.

Ward: Haverstock. Rents up to: £139 pw.

London Accessible code: G

## 3 Bed



Advert no. 109666

### Troutbeck, Albany Street, NW1

3 bedroom flat (1 double, 2 singles) on a large estate. 2nd floor with 28 external and 8 internal steps.

No lift. Heating type to be confirmed.

Landlord: Camden Council. Council Tax Band: D.

Ward: Regent's Park. Rents up to: £144 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

**Art House (288090), 3 bedroom flat in a block, 308 bids, let for 810 points**

**Chalton House (103329), 1 bedroom flat on a small estate, 78 bids, let for 630 points**

**Chester Road (187632), 2 bedroom flat on a small estate, 406 bids, let for 440 points**

**Farringdon Road (288140), 3 bedroom flat in a block, 230 bids, let for 330 points**

**Gillfoot (105583), 2 bedroom flat in a tower block, 266 bids, let for 350 points**

**Hardington (192561), studio flat in a tower block, 127 bids, let for 300 points**

**Rowley Way (191604), 1 bedroom flat on a large estate, 50 bids, let for 200 points**

**Rowley Way (191604), 1 bedroom flat on a large estate., 54 bids, let for 250 points**

**Rowley Way (191604), 1 bedroom flat on a large estate, 54 bids, let for 220 points**

**Stanhope Street (108427), 2 bedroom maisonette on a large estate, 447 bids, let for 560 points**

**St Annes Flats (288150), 1 bedroom flat on a small estate, 56 bids, let for 150 points**

**St Annes Flats (288150), 1 bedroom flat on a small estate, 56 bids, let for 55 points**

**St Anthony's Flats (288101), 1 bedroom flat in a individual block, 46 bids, let for 350 points**

**St Cuthberts Road, (286301), 3 bedroom flat in a house, 285 bids, let for 240 points**

**Sumatra Road (194601), 2 bedroom flat in a house, 464 bids, let for 900 points**

**White Heather House (197959), 3 bedroom flat on a large estate, 260 bids, let for 210 points**

**Winsham House (103472), 1 bedroom flat on a small estate, 105 bids, let for 255 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.