

Camden Council homes

Week 7

Advert Thursday 18 February to Monday 22 February 2021

Important change: How frequently we advertise homes in Camden

From 8 March 2021, we will be advertising homes twice weekly as follows:

	Opening for bidding	Closing for bidding
Advert 1	Monday (9am)	Wednesday (midnight)
Advert 2	Friday (9am)	Sunday (midnight)

We will continue to use the Home Connection website to advertise homes. If you are a Camden Housing Register applicant you should bid as you would normally whilst, remembering to check for new homes twice a week. How you bid for homes has not changed and bidding via the Home Connections website, the Mobile App or by text message remains the method of expressing your interest in a home.

For further information on the changes, please go to the Home Connections website <https://camden.homeconnections.org.uk/news-0>

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 1st March 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. 104722

Broadfield Lane, NW1

Studio flat on a large estate. 1st floor with 14 external steps. No lift access. District heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
Ward: Cantelowes.
Rents up to: £104 pw.
London Accessible code: G

Studio

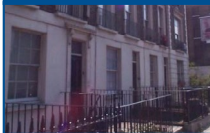


Advert no. 102465

Mayford, Oakley square, NW1

Studio flat on a small estate. 2nd floor with 21 external steps. No lift access. District heating. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: B.
Ward: St Pancras and Somers Town.
Rents up to: £104 pw.
London Accessible code: G

1 bed



Advert no. 103594

Camden Road, NW1

1 bedroom flat (double) in a house. Basement floor level with 13 external steps. Full central heating. Communal garden. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: C.
Ward: Camden Town and Primrose Hill.
Rents up to: £114 pw.
London Accessible code: G

Camden General Needs Homes

1 bed



Advert no. 190120

Gaisford Street, NW5

1 bedroom flat (single) in a house. Ground floor with 1 internal and 7 external steps. Level access shower. Full central heating. **See Ground Floor Flats, Note 1.**
Landlord: Camden Council. Council Tax Band: C.
Ward: Cantelowes.
Rents up to: £112 pw.
London Accessible code: G

1 bed



Advert no. 186212

Leighton Crescent, NW5

1 bedroom flat (double) in an individual block. 2nd floor with 33 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: Kentish Town.
Rents up to: £123 pw.
London Accessible code: G

1 Bed



Advert no. 194944

Maygrove Road, NW6

1 bedroom flat (double) in a house. 1st and 2nd floor with 31 internal and 8 external steps. Full central heating.
Landlord: Camden Council. Council Tax Band: C.
Ward: West Hampstead.
Rents up to: £114 pw.
London Accessible code: G

1 Bed



Advert no. 105374

York Way, N7

1 bedroom flat (double) in a house. 2nd and 3rd floor with 15 internal and 36 external steps. Full central heating. Shared garden. **Sensitive let.**
Landlord: Camden Council. Council Tax Band: D.
Ward: Cantelowes.
Rents up to: £112 pw.
London Accessible code: F

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Camden General Needs Homes

2 Bed



Advert no. 183915

Christchurch Hill, NW3

2 bedroom flat (1 double, 1 single) on a small estate. 2nd floor with 38 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Hampstead. Rents up to: £161 pw. London Accessible code: G

2 Bed



Advert no. 198992

Dartmouth Park Hill, NW5

2 bedroom flat (doubles) on a small estate. 2nd floor with 33 external steps. No lift access. Heating type to be confirmed. Communal garden. Landlord: Camden Council. Council Tax Band: D. Ward: Highgate. Rents up to: £129 pw. London Accessible code: F

2 Bed

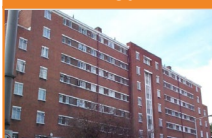


Advert no. 184604

Langbourne Mansions, N6

2 bedroom flat (1 double, 1 single) on a large estate. 3rd floor with 60 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Highgate. Rents up to: £144 pw. London Accessible code: G

4 Bed



Advert no. 102113

Godwin Court, Crowndale Road, NW1

4 bedroom flat (3 doubles, 1 single) on a small estate. 5th floor with lift access and 1 external step. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: St Pancras and Somers Town. Rents up to: £154 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 will remain open for a duration of two week's with bidding closing on Monday 1 March 2021.

1 Bed



Advert no. 101661

Kirkfell, Robert Street, NW1

1 bedroom flat (double) on a large estate. 1st floor with lift access. Level access shower. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: . Ward: Camden Town and Primrose Hill. Rents up to: £128 pw. London Accessible code: G.

1 Bed



Advert no. 108951

Robert Street, NW1

1 bedroom flat (double) on a large estate. 1st floor with 1 internal and 17 external steps. No lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Regent's Park. Rents up to: £114 pw. London Accessible code: G.

2 Bed



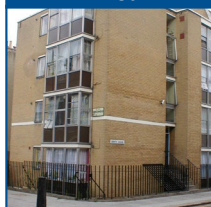
Advert no. 106315

The Tarns, Vardell Street, NW1

2 bedroom flat (double) on a large estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: . Ward: Regent's Park. Rents up to: £131 pw. London Accessible code: G

One Housing Group

1 Bed



Advert no. 287993

Zenith House, St Chads Street, WC1H

1 bedroom flat (double) in an individual block. Basement floor level with 6 external steps. Full gas central heating. A 12 month starter will be issued, followed by an assured tenancy. No pets allowed except for assistance animals. Please note: Due to Covid-19 One Housing Association will only be carrying out virtual viewings viewings and electronic sign ups on properties. Landlord: One Housing Group. Ward: King's Cross. Rents up to: £129 pw.

APOLOGIES

Week 6, Advert No. 183915 Christchurch Hill - Due to a technical error applicants were unable to bid on this home and we are readvertised this week. Apologies to anyone who tried to bid on it.

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.