

Camden Council homes

Week 7

Advert Thursday 20 February to Monday 24 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. We are no longer advertising sheltered homes on the Home Connections website for a period of 12 weeks from 10 February. 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.

Wheelchair Accessible Properties



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

Origin Housing Association

2 Bed

Asta House, Chitty Street, W1T

2 bedroom wheelchair accessible flat (1 double, 1 single) in a brand new development in an individual block. 1st floor with lift access. Fully adapted with level access shower (no bath) and adjustable height work surface. Shared play area. Communal heating. Starter tenancy followed by fixed term tenancy if all terms of the contract have been satisfied. **There is no parking. Blue badge holders can apply for residents parking. Permission on keeping pets should be discussed with the landlord at the viewing.**

Landlord: Origin Housing Association. Ward: Bloomsbury. Rents up to: £210 pw.

Advert no. 288185



Notting Hill Genesis Housing Trust

1 Bed

Kingsgate Place, NW6

1 bedroom flat (double) in a house. 1st floor with 11 external steps. No lift. Full central heating. The nearest Overground station is Kilburn High Road, approximately 500 yards away. The property will be offered on a fixed term tenancy with a one year probationary tenancy if the applicant is not currently a social housing tenant. If the applicant was a social housing tenant before April 2012 they will be granted an assured tenancy. Notting Hill Housing Trust will retain their tenancy type. **1 weeks rent payment will be taken in advance. Property will be offered subject to the customer completing the Affordability test.** Any under-occupiers who downsize will retain their security of tenure (except non-Notting Hill Housing secure tenants who will receive a lifetime assured tenancy). Landlord: Notting Hill Genesis Housing Trust. Ward: Kilburn. Rents up to: £129 pw.



Advert no. 288077

Origin Housing Association

Studio

St Pancras Way, NW1

Studio flat in a house. 2nd floor with 30 external steps. No lift. Full central heating. Shared garden. Landlord: Origin Housing Association. Ward: Canteloves. Rents up to: £105 pw.

Advert no. 288118



1 Bed

St Anthony's Flats, Aldenham Street, NW1

1 bedroom flat (double) in an individual block. 3rd floor with 35 external steps. No lift. Full central heating. Landlord: Origin Housing Association. Ward: St Pancras and Somers Town. Rents up to: £266 pw.

Advert no. 288101



1 Bed

St Christophers House, Bridgeway Street, NW1

1 bedroom flat (double) in an individual block. 1st floor with lift access. Full central heating. Landlord: Origin Housing Association. Ward: St Pancras and Somers Town. Rents up to: £277 pw.

Advert no. 288074



One Housing Group

2 Bed

Royal College Street, NW1

2 bedroom flat (doubles) in a small block. Ground floor. Full central heating. **Car free development, no parking allowed & no parking permits will be issued. See Ground Floor Flats, Note 1.** Landlord: One Housing Group. Ward: Canteloves. Rents up to: £171 pw.

Advert no. 288111



3 Bed

Whidborne House, Whidborne Street, WC1H

3 bedroom flat (doubles) in a block. 4th floor with 65 external steps. No lift. Full central heating. Introductory tenancy followed by fixed term tenancy. Right to Acquire. No pets except for assistance animals. Landlord: One Housing Group. Ward: King's Cross. Rents up to: £161 pw.

Advert no. 289107



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Camden General Needs Homes

Studio



Belsize Grove, NW3

Studio flat on a small estate. 1st and 2nd floor with lift access. Storage heating. This property has its own WC, but the bathroom is shared. **Applicants who are 55 years old and over will be prioritised for this property. Sensitive let.**

Landlord: Camden Council. Council Tax Band: A.

Ward: Belsize.

Rents up to: £118 pw.

London Accessible code: E.

Advert no. 195706

Studio



Gascony Avenue, NW6

Studio flat in a house. 1st floor with 22 external steps.

Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Kilburn.

Rents up to: £91 pw.

London Accessible code: F.

Advert no. 183805

1 Bed



Harrington Square, NW1

1 bedroom flat (double) in a house. Basement floor with 2 internal and 12 external steps. Full central heating. Shared back garden.

Sensitive let. See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: D.

Ward: Regent's Park.

Rents up to: £115 pw.

London Accessible code: F.

Advert no. 106199

2 Bed



Besant House, Boundary Road, NW6

2 bedroom flat (doubles) on a large estate. Lift access.

Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Kilburn.

Rents up to: £130 pw.

London Accessible code: G.

Advert no. 189477

2 Bed



Besant Road, NW2

2 bedroom flat (doubles) on a small estate. 2nd floor with 34 external steps. No lift. Full central heating.

Landlord: Camden Council. Council Tax Band: B.

Ward: Fortune Green.

Rents up to: £120 pw.

London Accessible code: F.

Advert no. 192772

2 Bed



Iverson Road, NW6

2 bedroom flat (1 double, 1 single) in a house. Ground floor with 3 external steps. Full central heating. Shared 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: D.

Ward: West Hampstead.

Rents up to: £144 pw.

London Accessible code: G.

Advert no. 190295

2 Bed



Tottenham Street, W1T

2 bedroom flat (1 double, 1 single) in an individual block.

1st floor with 19 external steps. Full central heating.

Landlord: Camden Council. Council Tax Band: F.

Ward: Bloomsbury.

Rents up to: £156 pw.

London Accessible code: G.

Advert no. 187990

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 400 points

Patshull Road (199067), 4 bedroom flat in a house, 128 bids, let for 550 points

St Pancras Way (288129), 2 bedroom flat in a block, 425 bids, let for 1125 points

Whidborne House (288127), 3 bedroom flat in a block, 288 bids, let for 1005 points

APOLOGIES

Week 5, Advert No: 289608 - Pennethorne House, NW1.

This property has been withdrawn by the Housing Association. Apologies to anyone who bid on it.

Week 5, Advert No: 289107 - Whidborne House, WC1H.

This property was previously advertised as having lift access when this is not the case. It has therefore been readvertised this week. Apologies to anyone who bid on it.

Week 1, Advert 101859 - Mexborough, NW1. This property has been withdrawn for temporary use by Camden and will be readvertised at a later date. Apologies to anyone who 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.