

# Camden Council homes

**Week 8**

**Advert Thursday 25 February to Monday 1 March 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
<b>Advert 1</b>	Monday (9am)	Wednesday (midnight)
<b>Advert 2</b>	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 8 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

#### Burmarsh, Marsden Street, NW5

Studio flat on a large estate. 2nd floor with lift access and 8 external steps. District heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Haverstock.  
Rents up to: £106 pw.  
London Accessible code: G.

**Advert no. 183278**

### Studio

#### Fairfield, Arlington Road, NW1

Studio flat on a small estate. 8th floor with lift access and 1 internal and 6 external steps. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Regents Park.  
Rents up to: £99 pw.  
London Accessible code: E+.

**Advert no. 105830**

### 1 Bed

#### Bartholomew Road, NW5

1 bedroom flat (double) in a house. Ground floor with 10 external steps. Full central heating. **See Ground Floor Flats, Note 1.**  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Canteloves.  
Rents up to: £112 pw.  
London Accessible code: G.

**Advert no. 194885**

## Camden General Needs Homes

### 1 Bed

#### Burghley Road, NW5

1 bedroom flat (double) in a house. 1st floor with 17 external steps. Full central heating. No bath, shower only.  
Landlord: Camden Council. Council Tax Band: D.  
Ward: Kentish Town.  
Rents up to: £118 pw.  
London Accessible code: G.

**Advert no. 186205**

### 1 Bed

#### Castle Road, NW1

1 bedroom flat (double) in an individual block. 3rd floor with 32 external steps. Heating type to be confirmed. This property has a balcony.  
Landlord: Camden Council. Council Tax Band: C.  
Ward: Kentish Town.  
Rents up to: £123 pw.  
London Accessible code: G.

**Advert no. 193826**

### 1 Bed

#### Charlton Court, Brecknock Road, N7

1 bedroom flat (double) on a small estate. 1st floor with 13 internal and 35 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: B.  
Ward: Kentish Town.  
Rents up to: £127 pw.  
London Accessible code: G.

**Advert no. 188013**

### 1 Bed

#### Dartmouth Park Hill, N19

1 bedroom flat (double) on a large estate. 1st floor with 15 external steps. No lift. Full central heating.  
Landlord: Camden Council. Council Tax Band: C.  
Ward: Highgate.  
Rents up to: £127 pw.  
London Accessible code: G.

**Advert no. 186769**



# Camden Council homes

Week 8

Advert Thursday 25 February to Monday 1 March 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 now advertising properties with their accessible housing categories and you will only be able to 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/>

## Camden General Needs Homes

1 Bed



Advert no. 199797

### Gaisford Street, NW5

1 bedroom flat (single) in a house. 2nd floor with 47 external steps. No lift. Full central heating. Shared front garden. Landlord: Camden Council. Council Tax Band: C. Ward: Canteloves. Rents up to: £113 pw. London Accessible code: G.

1 Bed



Advert no. 199835

### Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (double) on a large estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: To be confirmed. Ward: Highgate. Rents up to: £129 pw. London Accessible code: G.

1 Bed



Advert no. 193709

### Holly Lodge Mansions, Oakeshott Avenue, N6

1 bedroom flat (double) on a large estate. 1st floor with 31 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Highgate. Rents up to: £129 pw. London Accessible code: G.

1 Bed



Advert no. 190689

### Montpelier Grove, NW5

1 bedroom flat (double) in a house. 1st floor with 21 external and 4 internal steps. Full central heating. Shared back garden. Landlord: Camden Council. Council Tax Band: D. Ward: Kentish Town. Rents up to: £118 pw. London Accessible code: G.

1 Bed



Advert no. 101885

### Mexborough, Pratt Street, NW1

1 bedroom flat (double) on a large estate. 2nd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £127 pw. London Accessible code: F.

2 Bed



Advert no. 197741

### Abingdon Close, NW1

2 bedroom flat (1 double, 1 single) on a small estate. Ground floor with 1 external step. Full central heating. **See Ground Floor Flats, Note 1.** Landlord: Camden Council. Council Tax Band: C. Ward: Canteloves. Rents up to: £140 pw. London Accessible code: G.

## Camden General Needs Homes

2 Bed



Advert no. 190328

### Babington Court, Orde Hall Street, WC1N

2 bedroom flat (doubles) in a tower block. 8th floor with lift access and 4 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Holborn and Covent Garden. Rents up to: £165 pw. London Accessible code: G.

2 Bed



Advert no. 189441

### Camden Road, NW1

2 bedroom flat (doubles) in a house. 1st floor with 37 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Canteloves. Rents up to: £131 pw. London Accessible code: G.

2 Bed



Advert no. 105522

### Gillfoot, Hampstead, NW1

2 bedroom flat (doubles) in a tower block. 5th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £131 pw. London Accessible code: E+.

2 Bed



Advert no. 181609

### Harmood House, Harmood Street, NW1

2 bedroom flat (doubles) on a large estate. 3rd and 4th floor with 14 internal and 57 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Haverstock. Rents up to: £128 pw. London Accessible code: G.

2 Bed



Advert no. 103222

### Johnson House, Cranleigh Street, NW1

2 bedroom flat (doubles) on a small estate. 1st floor with 18 external steps. District storage heating. Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £147 pw. London Accessible code: G.

2 Bed



Advert no. 183288

### Redman Building, Portpool Lane, EC1N

2 bedroom flat (doubles) on a large estate. 2nd floor with 33 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £149 pw. London Accessible code: G.

# Camden Council homes

Week 8

Advert Thursday 25 February to Monday 1 March 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 now advertising properties with their accessible housing categories and you will only be able to 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/>

## Camden General Needs Homes

3 Bed

### Hadstock House, Ossulston Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. Ground and 1st floor with 12 internal steps. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: St Pancras and Somers Town. Rents up to: £146 pw. London Accessible code: G.

Advert no. 102855

3 Bed

### Hornbeam House, Maitland Park Villas, NW3

3 bedroom flat (1 double, 2 singles) on a large estate. 5th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £143 pw. London Accessible code: E+.

Advert no. 193357

3 Bed

### Ospringe Road, NW5

3 bedroom flat (doubles) in a house. 2nd floor with 14 internal and 48 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. Ward: Kentish Town. Rents up to: £165 pw. London Accessible code: G.

Advert no. 181680

3 Bed

### Tottenham, Ferdinand Street, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £143 pw. London Accessible code: G.

Advert no. 197803

3 Bed

### Wingham, Prince Of Wales Road, NW5

3 bedroom flat (2 doubles, 1 single) on a large estate. 1st and 2nd floor with 15 internal and 35 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £162 pw. London Accessible code: G.

Advert no. 188220

## 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 8 March 2021.

### Wheelchair Accessible Home



1 Bed

### Lindale, Varndell Street, NW1

1 bedroom wheelchair accessible flat (double) on a large estate. Ground floor. Level entry wheelchair accessible toilet. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: tbc. Ward: Regent's Park. Rents up to: £186 pw. London Accessible code: G.



Advert no. 101254

1 Bed

### Lindale, Varndell Street, NW1

1 bedroom flat (double) on a large estate. 7th floor with lift access. Level access shower. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: tbc. Ward: Regent's Park. Rents up to: £139 pw. London Accessible code: G.



Advert no. 101349

1 Bed

### The Combe, Munster Square, NW1

1 bedroom flat (single) in a tower block. 8th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Regent's Park. Rents up to: £111 pw. London Accessible code: G.



Advert no. 106609

1 Bed

### Waterhead, Varndell Street, NW1

1 bedroom flat (single) on a large estate. 7th floor with lift access and 14 external steps. Full central heating. No garden. Landlord: Camden Council. Council Tax Band: B. Ward: Regent's Park. Rents up to: £114 pw. London Accessible code: G.



Advert no. 108249

2 Bed

### Lindale, Varndell Street, NW1

2 bedroom flat (doubles) on a large estate. 6th floor with lift access. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: tbc. Ward: Regent's Park. Rents up to: £193 pw. London Accessible code: G.



Advert no. 101332

2 Bed

### Lindale, Varndell Street, NW1

2 bedroom flat (double) on a large estate. 8th floor with lift access. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: tbc. Ward: Regent's Park. Rents up to: £204 pw. London Accessible code: G.



Advert no. 101410

4 Bed

### Lindale, Varndell Street, NW1

4 bedroom flat (2 doubles, 2 singles) on a large estate. 5th floor with lift access. District heating. Communal garden. Landlord: Camden Council. Council Tax Band: tbc. Ward: Regent's Park. Rents up to: £234 pw. London Accessible code: G.



Advert no. 101328

## Wheelchair Accessible Homes



1 Bed

### Coopers Lane, NW1

1 bedroom wheelchair accessible flat (double) on a small estate. Ground floor. Level access shower. Storage heating. Front and back garden. Accessible parking at the rear. Landlord: Camden Council. Council Tax Band: C. Ward: St Pancras and Somers Town. Rents up to: £129 pw. London Accessible code: A.



Advert no. 101600

# Camden Council homes

**Week 8**

**Advert Thursday 25 February to Monday 1 March 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 now advertising properties with their accessible housing categories and you will only be able to 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/>

## Origin Housing Association

**2 Bed**



**Advert no. 287985**

### **St Marys Flats, Doric Way, NW1**

2 bedroom flat (1 double, 1 single) in an individual block. 4th floor with 31 external steps. No lift. Separate toilet and bathroom. Full central heating. Camden's Residential Parking. Pets not allowed (excl. guide and service animals). An Affordability Assessment will take place and one week's rent is payable in advance.  
Landlord: Origin Housing Association.  
Ward: St Pancras and Somers Town.  
Rents up to: £142 pw.

**2 Bed**



**Advert no. 287992**

### **Athlone House, Athlone Street, NW5**

2 bedroom flat (doubles) on a large estate. 4th floor with 30 to 40 external steps. No lift. Separate toilet and bathroom. Full central heating. Camden's Residential Parking. Pets not allowed (excl. guide and service animals). An Affordability Assessment will take place and one week's rent is payable in advance.  
Landlord: Origin Housing Association.  
Ward: Kentish Town.  
Rents up to: £164 pw.

## RESULTS OF PREVIOUS WEEKS' ADVERTS

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

**Garlinge Road (288049), 3 bedroom flat in a house, 348 bids, let for 600 points**

**Saxon Court (288005), 2 bedroom flat in a block, 337 bids, let for 680 points**

**Winifred Paul House (288030), 1 bedroom flat in a block, 89 bids, let for 200 points**

## APOLOGIES

**Week 5, Advert No. 18874 - Blashford. This property has been withdrawn as it is not yet ready to let and is still with our contractors. We will be readvertising in due course. Apologies to anyone who bid on it.**

**Week 5, Advert No. 184250 - Bray. This property has been withdrawn as it is not yet ready to let and is still with our contractors. We will be readvertising in due course. Apologies to anyone who bid on it.**

**Week 6, Advert No. 287997 - Winifred Paul House. This property was already advertised in week 4. 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](http://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](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.