

Camden Council homes

Week 9

Advert Thursday 5 March to Monday 9 March 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

Kiln Place

This is a brand new Camden housing development under its Community Investment Programme located in the Gospel Oak area. All new homes will be gifted with an electric oven and induction hob as well as blinds, and carpets in the bedrooms and stairwells. Each new home will also have a water meter, glass shower screens, mirror in the bathroom and rails and shelves in storage areas. The homes have no private gas supply (only boilers). **This is a car free scheme, no parking permits will be issued immediately outside the scheme or surrounding roads.**

1 Bed



Advert no. 101571

Kiln Place, NW5

1 bedroom flat (double) on a small estate. Ground floor. Level access shower and bath. Full central heating. Front garden.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: TBC.

Ward: Gospel Oak.

Rents up to: £155 pw.

London Accessible code: C

1 Bed



Advert no. 101551

Kiln Place, NW5

1 bedroom flat (double) on a small estate. 2nd floor with 13 internal and 14 external steps. No lift. Full central heating. Balcony. Landlord: Camden Council. Council Tax Band: TBC.

Ward: Gospel Oak.

Rents up to: £155 pw.

London Accessible code: F

2 Bed



Advert no. 101578

Kiln Place, NW5

2 bedroom flat (1 double, 1 single) on a small estate. 1st floor with 13 internal and 18 external steps. No lift. Full central heating. Balcony.

Landlord: Camden Council. Council Tax Band: TBC.

Ward: Gospel Oak.

Rents up to: £164 pw.

London Accessible code: F

1 Bed



Advert no. 101594

Kiln Place, NW5

1 bedroom wheelchair adapted flat (double) on a small estate. Ground floor. Level access shower and bath. Full central heating. Front and back patio area. Parking area for a car at the front entrance. **Wheelchair adapted property**

Landlord: Camden Council. Council Tax Band: TBC.

Ward: Gospel Oak.

Rents up to: £155 pw.

London Accessible code: A



Camden General Needs Homes

2 Bed



Advert no. 197823

Millman Court, Millman Street, WC1N

2 bedroom wheelchair adapted flat (doubles) on a small estate. Ground floor with ramp access to front door for wheelchair use; otherwise 2 external steps. Walk in shower. Full central heating. Shared back garden. **Wheelchair adapted property**

Landlord: Camden Council. Council Tax Band: E.

Ward: Holborn and Covent Garden.

Rents up to: £142 pw.

London Accessible code: G



0 Bed



Advert no. 192711

Beaconsfield, Red Lion Street, WC1R

Studio flat on a small estate. 5th floor with lift access.

Level access shower. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Holborn and Covent Garden.

Rents up to: £108 pw.

London Accessible code: E+

0 Bed



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

0 Bed



Advert no. 190012

Templar House, Shoot Up Hill, NW2

Studio flat on a small estate. Ground floor. Full central heating.

See Ground Floor Flats, Note 1.

Landlord: Camden Council. Council Tax Band: B.

Ward: Fortune Green.

Rents up to: £104 pw.

London Accessible code: G

1 Bed



Advert no. 192133

Cavendish Mansions, Clerkenwell Road, EC1R

1 bedroom flat (single) on a small estate. 4th floor with 8 external steps and lift access. Full central heating.

Landlord: Camden Council. Council Tax Band: C.

Ward: Holborn and Covent Garden.

Rents up to: £133 pw.

London Accessible code: F

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1 Bed



Skipworth House, Portpool Lane, EC1N

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: C. Ward: Holborn and Covent Garden. Rents up to: £119 pw. London Accessible code: G

Advert no. 187547

1 Bed



Stedham Chambers, Coptic Street, WC1A

1 bedroom flat (double) on a small estate. 1st floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £139 pw. London Accessible code: G

Advert no. 196472

1 Bed



Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. 1st floor with 9 external steps. No lift. Level access shower. District Heating. Balcony. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £120 pw. London Accessible code: G

Advert no. 186633

1 Bed



Webheath, Netherwood Street, NW6

1 bedroom flat (double) on a large estate. 1st floor with 20 external steps. No lift. District Heating. Balcony. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £120 pw. London Accessible code: G

Advert no. 186005

2 Bed



Barrington Court, Lambale Street, NW5

2 bedroom flat (doubles) in a tower block. 8th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Gospel Oak. Rents up to: £126 pw. London Accessible code: E+

Advert no. 183739

2 Bed



Templar House, Shoot Up Hill, NW2

2 bedroom flat (1 double, 1 single) on a small estate. 5th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Forune Green. Rents up to: £135 pw. London Accessible code: G

Advert no. 193685

2 Bed



Templar House, Shoot Up Hill, NW2

2 bedroom flat (1 double, 1 single) on a small estate. 3rd floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Forune Green. Rents up to: £135 pw. London Accessible code: G

Advert no. 180171

Camden General Needs Homes

2 Bed



Webheath, Netherwood Street, NW6

2 bedroom flat (doubles) on a large estate. 1st floor with 14 internal and 12 external steps. No lift. District heating. Balcony. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £137 pw. London Accessible code: E+

Advert no. 199521

2 Bed



Webheath, Netherwood Street, NW6

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: B. Ward: Kilburn. Rents up to: £138 pw. London Accessible code: E+

Advert no. 198745

3 Bed



Buckridge Building, Portpool Lane, EC1N

3 bedroom flat (2 doubles, 1 single) on a large estate. 3rd floor with 48 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £156 pw. London Accessible code: F

Advert no. 190261

3 Bed



Redman Buildings, Portpool Lane, EC1N

3 bedroom flat (2 doubles, 1 single) on a large estate. 5th floor with 16 internal and 68 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: D. Ward: Holborn and Covent Garden. Rents up to: £156 pw. London Accessible code: G

Advert no. 183943

6 Bed



Adelaide Road, NW3

6 bedroom flat (4 doubles, 2 singles) in a house. 1st floor with 23 external and 23 internal steps. Full central heating. Shared back garden. Landlord: Camden Council. Council Tax Band: G. Ward: Belsize. Rents up to: £176 pw. London Accessible code: G

Advert no. 193030

Clarion Housing Group

1 Bed



Ospringe Road, NW5

1 bedroom flat (double) in a house. Basement floor with 8 external steps. Full central heating. Shared garden. The successful applicant will be granted a 6 year fixed term tenancy. **These units are managed by Camden Teachers Tenant Co-op and only applicants who are teachers and key education workers will be considered. See Ground Floor Flats, Note 1.** Landlord: Clarion Housing Group. Ward: Kentish Town. Rents up to: £136 pw.

Advert no. 288138

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

Ferdinand House (184983), 2 bedroom flat on a large estate, 344 bids, let for 660 points
Newby (106301), 1 bedroom flat on a small estate, 100 bids, let for 650 points
Whidborne House (289107), 3 bedroom flat in a block, 288 bids, let for 255 points

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.