

# Camden Council homes

**Week 9**

**Advert Thursday 4 March to Monday 8 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.**

## Camden General Needs Homes

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. 190495**

### Mullen Tower, Mount Pleasant, WC1X

Studio flat in a tower block. 7th floor with lift access. Full central heating. Level access shower. Communal garden. Landlord: Camden Council. Council Tax Band: C. Ward: Holborn and Covent Garden. Rents up to: £110 pw. London Accessible code: G

### Studio



**Advert no. 104284**

### Royal College Street, NW1

Studio flat in a house. 3rd floor with 35 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: St Pancras and Somers Town. Rents up to: £97 pw. London Accessible code: F

### Studio



**Advert no. 105296**

### Woollett Court, St Pancras Way, NW1

Studio flat on a small estate. 4th floor with lift access. Full central heating. Landlord: Camden Council. Council Tax Band: B. Ward: Canteloves. Rents up to: £97 pw. London Accessible code: E

### 1 Bed



**Advert no. 185029**

### Caversham Road, NW5

1 bedroom flat (double) in a house. Split across the 1st and 2nd floor with 28 external steps. Landlord: Camden Council. Council Tax Band: D. Ward: Kentish Town. Rents up to: £112 pw. London Accessible code: F

### 1 Bed



**Advert no. 192947**

### Loveridge Road, NW6

1 bedroom flat (double) in an individual block. 2nd floor with 36 external steps. No lift. Full central heating. Communal garden. Landlord: Camden Council. Council Tax Band: D. Ward: West Hampstead. Rents up to: £110 pw. London Accessible code: G

### 1 Bed



**Advert no. 191303**

### Wendling, Haverstock Road, NW5

1 bedroom flat (double) on a large estate. 1st floor with 14 internal and 30 external steps. No lift. District heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: B. Ward: Gospel Oak. Rents up to: £123 pw. London Accessible code: G

### 2 Bed



**Advert no. 195182**

### Milverton, Grafton Road, NW5

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with 16 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. 101902**

### Ravenscar, Bayham Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate. Split across the ground and 1st floor with 14 internal steps. No lift. District heating. Back garden. Landlord: Camden Council. Council Tax Band: D. Ward: St Pancras and Somers Town. Rents up to: £151 pw. London Accessible code: G

### 2 Bed



**Advert no. 197364**

### Tanza Road, NW3

2 bedroom flat (doubles) in a house. 2nd floor with 30 external steps. Full central heating. **Sensitive let** Landlord: Camden Council. Council Tax Band: F. Ward: Hampstead. Rents up to: £155 pw. London Accessible code: G

### 2 Bed



**Advert no. 184303**

### West End Lane, NW6

2 bedroom flat (1 double, 1 single) in a house. 1st floor with 6 internal and 20 external steps. Full central heating. Landlord: Camden Council. Council Tax Band: E. Ward: West Hampstead. Rents up to: £150 pw. London Accessible code: G

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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



Advert no. 183735

### Ferdinand House, Ferdinand Place, NW1

3 bedroom flat (2 doubles, 1 single) on a large estate. 3rd and 4th floor with 14 internal and 56 external steps. No lift. Full central heating. Landlord: Camden Council. Council Tax Band: C. Ward: Haverstock. Rents up to: £143 pw. London Accessible code: G

## Regent's Park Estate

A Local Lettings 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.

1 Bed



Advert no. 101909

### Stanhope Apartments, Stanhope Street, NW1

6 x 1 bedroom flat (doubles) on a large estate. Properties located between the 2nd floor and the 4th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: TBC. Ward: Regent's Park. Rents up to: £TBA pw.

2 Bed



Advert no. 101449

### Lindale, Varndell Street, NW1

2 bedroom flat (doubles) on a large estate. 10th 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

1 Bed



Advert no. 101635

### Winchester Apartments, William Road, NW1

5 x 1 bedroom flat (doubles) on a large estate. Properties located between the 2nd floor and the 7th floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: TBC. Ward: Regent's Park. Rents up to: £TBA pw.

2 Bed



Advert no. 101248

### Mardale, Hampstead Road, 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: £204 pw.

1 Bed



Advert no. 108249

### 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.

2 Bed



Advert no. 101643

### Stanhope Apartments, Stanhope Street, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: TBC. Ward: Regent's Park. Rents up to: £165 pw.

2 Bed



Advert no. 108575

### Ambleside, Augustus Street, NW1

2 bedroom flat (doubles) on a large estate. 2nd floor with lift access. District heating. Landlord: Camden Council. Council Tax Band: TBC. Ward: Regent's Park. Rents up to: £131 pw. London Accessible code: E+

## Wheelchair Accessible Home



1 Bed



Advert no. 101746

### Bowfell, Little Albany Street, NW1

1 bedroom wheelchair accessible flat (double) on a large estate. Ground floor. District heating. Property has a level entry wheelchair accessible toilet. Landlord: Camden Council. Council Tax Band: TBC. Ward: Regent's Park. Rents up to: £151 pw.

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## One Housing Group

1 Bed



Advert no. 287988

### Frederick Street, WC1X

1 bedroom flat (double) in a house. Basement floor level with 10 external steps. Full gas central heating. Sole use of rear garden. 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 and electronic sign ups on properties. There is no parking and no parking permit will be issued. **See Ground Floor Note 1.**

Landlord: One Housing Group. Council Tax Band: TBC.  
Ward: Holborn and Covent Garden.  
Rents up to: £131 pw.

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 and electronic sign ups on properties. **See Ground Floor Note 1.**

Landlord: One Housing Group. Council Tax Band: TBC.  
Ward: King's Cross.  
Rents up to: £129 pw.

## Clarion Housing Association

2 Bed



Advert no. 287991

### Agar Grove, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 2nd floor with 26 external steps. No lift. Full central heating. Garden. Street parking available through Camden Council parking permits. Successful applicant who accept the property on viewing will be subject to an affordability check.

Landlord: Clarion Housing Association. Council Tax Band: TBC.  
Ward: Canteloves.  
Rents up to: £157 pw.

3 Bed



Advert no. 287990

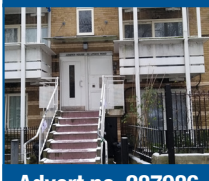
### Rugby Street, WC1N

3 bedroom flat (2 doubles, 1 single) in a house. 3rd floor with 54 external steps. Gas central heating. Successful applicant will be offered an Fixed Term tenancy for six years. The successful bidder who accepts this property will be subject to an affordability check.

Landlord: Clarion Housing Association. Council Tax Band: TBC.  
Ward: Holborn and Covent Garden.  
Rents up to: £166 pw.

## Nottinghill Genesis Housing Association

1 Bed



Advert no. 287986

### Juniper House, Lithos Road, NW3

1 bedroom flat (double) in an individual block. 1st floor with 16 external steps. No lift. Electric storage heating. No pets allowed. Parking available through parking permit available from parking company. **This is an Affordable rent property.**

Landlord: Nottinghill Genesis Housing Association. Council Tax Band: TBC.  
Ward: Camden Town and Primrose Hill.  
Rents up to: £206 pw.

## APOLOGIES

Week 8. Advert 108249, Waterhead, Varndell Street, NW1. This property was not opened for bidding, we have included it in this week's advert and apologise for anyone who tried to bid for it last week.

**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.