

Lead Partner Name	Scheme Address	Sub Product Code	Product	Actual Completion Date	Total Units	Total Grant
Circle Thirty Three Housing Trust Limited	Rsi 4 29 Lady Somerset Rd Camden NW5	R4MOS	Social Rented Housing	19/12/2000	5	
Lead Partner Name	Scheme Address(SMS All schemes)	ADP Heading		Approval Date	Total Units	Tot Approved Cost
Circle Thirty Three Housing Trust Limited	29, Lady Somerset Road, London/LADY SOMERSET ROAD	MISC	Miscellaneous Works / Major Repairs	19/08/1987	4	
Circle Thirty Three Housing Trust Limited	2, OSPRINGE ROAD, 2-4, CAMDEN/FLA	TIS	Tenants Incentive Scheme	30/05/1991	1	
Circle Thirty Three Housing Trust Limited	29b, LADY SOMERSET RD, LONDON	TIS	Tenants Incentive Scheme	18/11/1991	1	
Circle Thirty Three Housing Trust Limited	23b, LADY SOMERSET ROAD, CAMDEN	TIS	Tenants Incentive Scheme	02/09/1993	1	
Circle Thirty Three Housing Trust Limited	2/4, Ospringe Road, Camden	MISC	Miscellaneous Works / Major Repairs	30/05/1996	8	



C10/04
Department of the Environment
2 Marsham Street London SW1P 3EB

Direct line [redacted]
Switchboard 01-212 3454

Housing Corporation
London Regional Office
Bowater House
Knightsbridge
LONDON
SW1X 7LL

14 APR 1976

Your reference

Our reference

H1/
Date

12 April 1976

Dear Sir

HOUSING ACT 1974 - SECTION 29

1. I refer to your letters of various dates enquiring whether housing association grant under section 29 of the above-mentioned Act will be payable in respect of projects for the acquisition and conversions of dwellings shown on the attached Schedule for letting to be undertaken by the various Associations.
2. No estimate of the amount of grant can be given at this stage, but in the circumstances as at present known it appears that these projects will qualify for housing association grant if they give rise to deficits as defined in section 29(6) of the Act. The projects must comply with the requirements set out in Appendix A to DOE Circular 170/74.

Yours faithfully

[redacted signature]

PP [redacted]

SCHEDULE

HOUSING ASSOCIATION

	PROJECT	No OF UNITS	BOROUGH
London and Quadrant	94 Burnt Ash Hill	4	Lewisham
	125 Court Hill Rd	3	
	16 Milborough Cres	1	
	15 Fossil Rd	2	
	19 Benim St	1	
	54 Cranfield Rd	3	Newham
	10+12 Ennersdale Rd	2	
	43 Osborne Rd	2	
	12 Masgery Park Rd	2	
	13 Capel Rd	2	
	81 Wellington Rd	1	Greenwich
	27 Sacks Rd	2	
	134 Osbaldeston Rd	2	
	45 Northwold Rd	2	
	14 Chardmore Rd	2	
	5 Osbaldeston Rd	2	Greenwich
	40 Floyd Rd	2	
	9 Dallin Rd	1	
	3 Wernbrook St	2	
	87 Sladedale Rd	1	
	8 Griffen Rd	2	Lambeth
	27 Dalberg Rd	2	
	11 Crastor Rd	2	
	24 Birkbeck Place	1	
	27 " "	2	
	5+7 " Hill	3	Waltham Forest
	36 Barnwell Rd	2	
	31+32 Albert Square	8	
	25 " "	4	
	34 " "	4	
Wandle Harding Paddington Churches	32 Pevensey Rd	1	Wandsworth
	257 Ramsey Rd	2	
	82 Clacton Rd	1	Westminster
	157-173 (odd) Northcote Rd	14	
	20 Dempster Rd	2	Camden
	50-60 Star St and		
	33-4 St Michael St	44	Islington
	124/164 Randolph Ave	120	
	2/4 Ospringe Rd	8	Islington
	108 St Georges Ave	2	
Circle 33	28 Tromlett Grove	2	Islington
	37 " "	2	
	31 Tytherton Rd	2	Islington
	99 Tabley Rd	2	
	73 Highbury Hill	3	Islington
	7 Hillmanton Rd	4	
	3 Hewlett Rd	4	Islington
	5 " "	2	
	63 Ellesmere Rd	2	Islington
	27 " "	2	
	6 Chisenhale Rd	2	Islington
	2 Driffeld Rd	2	

PM

The Director of Housing
Greater London Council
The County Hall
London SE1

DL/2625

HL/4401/A101/91/1

2nd May 1970

Sir

HOUSING ACT 1957
INTERNATIONAL NEIGHBOUR HOUSING LTD
4 OSPRINGE ROAD N W 5

I am directed by the Minister of Housing and Local Government to refer to your letter dated 19 May and to say that in pursuance of his powers under Section 119 of the Housing Act 1957 he hereby consents to the Council's proposals to make a loan to the International Neighbours Housing Limited of [REDACTED] towards the purchase and conversion of this property, and to make a contribution not exceeding £100 per annum per dwelling provided by conversion for a period of 15 years.

I am Sir
Your obedient Servant

[REDACTED]



Department of the Environment

2 Marsham Street London SW1P 3EB

Room C10/17

Direct line [redacted]
Switchboard 01-212 3434

H.C.

Your reference

Our reference

318/50 H1/5008/Hc/A42/93/1
Date
17th AUG 1979

Dear Sir

SECTION 30 HOUSING ACT 1974: HOUSING ASSOCIATION GRANT

1. I refer to your letter of 12th July 79 enclosing an application for interim payment of housing association grant for the association's scheme at 29. LADY SOMERSET RD N.W.5.. The project is hereby approved for Part III of the Act and to compliance with the conditions set out in Appendix A to DOE Circular 170/74. Having taken into account the certificates in your application, I hereby approve interim payment of £23720 for the project. This differs from the sum in your application because

of the portion of ~~SMALL~~ INTEREST ~~Amounting to~~ £559

Payment will be made on 31st AUG 79.

2. This approval is given on condition that

a. this payment is applied in discharge of the relevant portion of the loan outstanding in respect of the project in the loan account of the association in accordance with DOE Circular 52/75;

b. such records as are mentioned in paragraph 60 of Circular 52/75 are kept by the Association and made available for inspection by the Secretary of State at any reasonable time;

c. the conditions applied in the project approval letter continue to be observed.

Yours faithfully

[redacted signature block]

The Housing Corporation

London Region
149 Tottenham Court Road
London W1P 0BN
Telephone [REDACTED]

DOE

17 JUL 79

57

Department of the Environment
2 Marsham Street
London SW1

Room C10/19A

12th July 1979

Dear Sirs

Circle 33 Housing Trust
29 Lady Somerset Road London NW5

REGISTRY

No.

17 JUL 1979

FILE No. H1/5058/H/240/93/1

PLAN No.

I attach Form HAG/CALC application for interim assessment and payment of Housing Association Grant. Section 29 approval was given in your letter of 28th January 1977.

I enclose copies of the following documents in support of this application:-

1. Certificate of Fair Rent
2. Copy of letter approving higher management costs
3. Copy of District Valuer's valuation

Statement of allowances will be sent at Final.

If you require any further information please contact me.

Yours faithfully,

[REDACTED]



RENT ACT 1977

Circle Thirty Three
Housing Trust Ltd.,
26, Pancras Road,
London, N.W.1.

CARDEN

Ref. No. A12855/10/78/G/PS

CERTIFICATE OF FAIR RENT 79/25

THIS IS TO CERTIFY THAT I [redacted] per week (exclusive of rates) would be a fair rent for the dwelling-house referred to in Part I of the Schedule below [after the carrying out of the works specified in the said Part I of that Schedule in accordance with the plans and specifications which accompanied the application for the certificate and] [provided with furniture and/or services as specified in Part II of the Schedule] under a regulated/housing association tenancy on the other terms indicated in Part III of the said Schedule

[The amount included in the rent which would be fairly attributable to the provision of services or furniture provided by the landlord or a superior landlord is:

services £	█	per	furniture £	█	per
------------	---	-----	-------------	---	-----

This rent has been determined [by me] [by the national security committee] or its
~~referee~~ [redacted]

Date 18th January 1979

Signed

SCHEDULE

Part I (Address of Premises, Works shown in the plans and specifications which are to be carried out).

29A, Lady Scarnet Road, London, N.W.5. Conversion to provide a self-contained ground floor flat in a 3 storey end of terrace house. Comprising: 2 rooms, kitchen, bathroom/w.c. and hall.

Part II (i) Furniture to be provided as specified in the application.

None

(iii) Services to be provided as specified in the application.

Lighting of the common carts.

Part III (Other terms of proposed tenancy).

- (1) A weekly tenancy.
 - (2) Rates payable by Tenant.
 - (3) Tenant responsible for internal decorations and minor repairs. Landlord responsible for all others.
- Sections 32 & 33 of the Housing Act 1961 apply.

RECEIVED 22 JAN 1979

RENT ACT 1977

CFF

RENT REGISTRATION AREA

Circle Thirty Three
Housing Trust Ltd.,
26, Pancras Road,
London, N.W.1.

Ref. No. A12836/10/78/G/P2

CERTIFICATE OF FAIR RENT 79/22

THIS IS TO CERTIFY THAT [REDACTED] per week (exclusive of rates) would be a fair rent for the dwelling-house referred to in Part I of the Schedule below [after the carrying out of the works specified in the said Part I of that Schedule in accordance with the plans and specifications which accompanied the application for the certificate and] [provided with furniture and services as specified in Part II of the Schedule] under a regulated/housing association tenancy on the other terms indicated in Part III of the said Schedule.

[The amount included in the rent which would be fairly attributable to the provision of services or furniture provided by the landlord or a superior landlord is:
services £ under [REDACTED] per [REDACTED] furniture £ [REDACTED] per [REDACTED]

This rent has been determined [by me] [by the Rent Officer] [by the Rent Officer] [by the Rent Officer] [by the Rent Officer]

Date 18th January 1979

Signed [REDACTED]

Rent Officer

SCHEDULE

Part I (Address of Premises, Works shown in the plans and specifications which are to be carried out).

29B, Lady Somerset Road, London, N.W.5. Conversion to provide a self-contained ground/1st floor maisonette in a 3 storey end of terrace house. Comprising: 3 rooms, kitchen, bathroom/w.c., cloakroom and hall.

Part II (i) Furniture to be provided as specified in the application.

None

(ii) Services to be provided as specified in the application.

Lighting of the common parts.

Part III (Other terms of proposed tenancy).

- (1) A weekly tenancy.
- (2) Rent payable by Tenant.
- (3) Tenant responsible for internal decorations and minor repairs. Landlord responsible for all others. Sections 52 & 53 of the Housing Act 1961 apply.

Circle Thirty Three
Housing Trust Ltd.,
26, Pancras Road,
London, N.W.1.

CFR

RENT ACT 1977

CAMPDEN

Ref. No. A12837/10/78/G/PW

RENT REGISTRATION AREA

Circle Thirty Three
Housing Trust Ltd.,
26, Pancras Road,
London, N.W.1.

CERTIFICATE OF FAIR RENT 79/23

THIS IS TO CERTIFY THAT £ [redacted] per week (exclusive of rates) would be a fair rent for the dwelling-house referred to in Part I of the Schedule below [after the carrying out of the works specified in the said Part I of that Schedule in accordance with the plans and specifications which accompanied the application for the certificate and] [provided with furniture and/or services as specified in Part II of the Schedule] under a regulated housing association tenancy on the other terms indicated in Part III of the said Schedule.

[The amount included in the rent which would be fairly attributable to the provision of services or furniture provided by the landlord or a superior landlord is:
services £ Under [redacted] per furniture £ [redacted] per]

This rent has been determined [by me] [by the Rent Officer] [by the Rent Officer after consulting the relevant authorities referred to].

Date 18th January 1979

Signed

[redacted] ([redacted] Rent Officer

SCHEDULE

Part I (Address of Premises, Works shown in the plans and specifications which are to be carried out).

29C, Lady Somerset Road, London, N.W.5. Conversion to provide a self-contained first floor flat in a 3 storey end of terrace house.
Comprising: 2 rooms, kitchen, bathroom/w.c. and hall.

Part II (i) Furniture to be provided as specified in the application.

None

(ii) Services to be provided as specified in the application.

Lighting of the common parts.

Part III (Other terms of proposed tenancy).

- (1) A weekly tenancy.
- (2) Rates payable by Tenant.
- (3) Tenant responsible for internal decorations and minor repairs.
Landlord responsible for all others.
Sections 32 & 33 of the Housing Act 1961 apply.

CFR

RENT ACT 1977

RENT REGISTRATION AREA

Ref. No. A12838/10/78/G/FR

Circle Thirty Three
Housing Trust Ltd.,
26, Pancras Road,
London, N.W.1.

CERTIFICATE OF FAIR RENT 79/24

THIS IS TO CERTIFY THAT £ [redacted] per week (exclusive of rates) would be a fair rent for the dwelling-house referred to in Part I of the Schedule below [after the carrying out of the works specified in the said Part I of that Schedule in accordance with the plans and specifications which accompanied the application for the certificate and] [provided with ~~fixtures~~ ~~minor~~ services as specified in Part II of the Schedule] under a regulated/housing association tenancy on the other terms indicated in Part III of the said Schedule

[The amount included in the rent which would be fairly attributable to the provision of services or furniture provided by the landlord or a superior landlord is:
services £ Under [redacted] per furniture £ [redacted] per]

This rent has been determined [by me] [by the Rent Officer] ~~by the Rent Officer~~

Date 18th January 1979

Signed [redacted] Rent Officer

SCHEDULE

Part I (Address of Premises, Works shown in the plans and specifications which are to be carried out).

29D, Lady Somerset Road, London, N.W.5. Conversion to provide a self-contained 2nd floor flat in a 3 storey end of terrace house.
Comprising: 2 rooms, kitchen, bathroom/w.c. and hall.

Part II (i) Furniture to be provided as specified in the application.

None

(ii) Services to be provided as specified in the application.

Lighting of the common parts.

Part III (Other terms of proposed tenancy).

- (1) A weekly tenancy.
- (2) Rates payable by Tenant.
- (3) Tenant responsible for internal decorations and minor repairs.
Landlord responsible for all others.
Sections 32 & 33 of the Housing Act 1961 apply.

APPLICATION FOR ASSESSMENT AND PAYMENT OF HOUSING ASSOCIATION GRANT

FORM HAQ/CALC
(DOE Circular 103/77)
(WOL Circular 103/77)

To: 1. (The Lending Authority)

HOUSING CORPORATION
149 TOTTENHAM CAT RD.
WCL

2. The Secretary of State for the Environment/Wales*
Regional Office at:

2 MARSHAM ST
WOL

From CABLE 33 HOUSING TRUST

Address 26 PARCELS RD.
LONDON N 8 8TA No.

Telephone No. 278 3261-4

H.C. Registered No. 60031

17 APR 1979

*Delete as appropriate.

Part I

To be completed by the Housing Association

Housing Project 29 LAMM STREET
RAM NLS

Housing Corporation funded schemes only:

Project No.	P	7	6	4	1	1	1	4	8	3
Tender No.	T									

District/Borough Council area in which project is situated _____

Date approved _____
DOE/WO* Ref. _____

1. We hereby request the assessment and payment of Housing Association Grant in respect of the above project under section 29 of the Housing Act 1974, as set out in Parts II to VI (Inclusive) of this form.

2. This is an application for a [Final]* [Interim]* [Special Interim]* payment of grant in respect of this project, [which was completed on 9-3-79]* [this phase of which was completed on 9-3-79]* [for which the dwellings to be improved were acquired on 9-3-79]* [The date of the builder's final account for the project was 9-3-79]*

3. The amounts entered in Part III relate only to allowable costs: [a separate statement is enclosed detailing any non-allowable costs].*

4. We acknowledge that payment of grant is to be made [by setting off the amount against the loans outstanding from advances made to the Association by the lending authority]* [to be offset against loans raised]* to carry out the project.

5. We certify that to the best of our knowledge and belief the particulars contained in this application are correct.

Signed _____ Date 9-4-79

Office held Regional Officer

*Delete as appropriate. †Insert date.

Part II

To be completed by the Housing Association

Number of Dwellings in the Project

Type of project	No. of dwellings before	No. of dwellings after	Are acquisition costs to qualify?
1. New construction			Yes/No
2. Acquisition			
3. Repair			Yes/No
4. Improvement			Yes/No
5. Conversion			Yes/No

(or hostels—number of bedspaces).

*See DOE Circular 103/77 (Wales Office 103/77) Appendix B, paras 3.1.12—3.1.13. Delete as appropriate.

Notes and References

Housing Project: Name by which the project is known, or postal address. Changes from original name should be noted.

Phased projects: The phrase of the project should be shown.

DOE/WO Ref: As given on the grant approval letter.

para 4: The alternative statements are provided on the one hand for loans by the Housing Corporation or local authority (the lending authority); or on the other for interest or private finance.

Signed: By Chairman/Director/Secretary or equivalent.

Type of project: Dwellings or bedspaces should be allocated to "Conversion" only if a new dwelling is created.

Supporting information (tick box if enclosed— if not give reasons)

(1) Certificate(s) of practical completion ☐

(2) Non-qualifying costs calculation ☐

Notes and References

DOE Circular 103/77
(Welsh Office Circular
102/77) Appendix B

Part VII
para. 7.1-7.3

Type of payment:
List under "on account", "interim",
"special interim" as appropriate.

para. 7.53

Part VIII
para. 8.1

Item 3 should
be deleted
where internal
borrowing or private
finance is involved.

To be certified by an
officer appointed to
sign such certificates
by the lending
authority.

Part VII

To be completed by Lending Authority

Total Grant (Part VI)

Less: Payments on Account of Housing Association Grant

Date of payment	Type of payment	Sum paid
	HAG ON A/C 70%	50543
Total Payments on Account		50543
The balance of grant now required		23161

E
73704
50543
23161

To be completed by Regional Office of DOE

Simple Interest TWO MONTHS days interest at 14.5 %
Total due: balance of grant (as above) plus simple interest on balance

E
559
23720

Part VIII

To be completed by Lending Authority

1. We certify that we have checked the calculations in this application for payment of Housing Association Grant and that all the claims are reasonable and attributable to the above project.
2. We certify that in our opinion the project has been satisfactorily completed for the purposes of this payment of housing association grant.
3. All the sums itemised in Part III of this form have been, or will be debited before the relevant date to the loan account of the association (other than the rent phasing payment)* and are eligible for grant.
- *4. A statement of payments on account for this project which have already been made by the Department of the Environment Welsh Office in respect of this project is set out at Part VII of this application.

Signed _____
Position SAO
Telephone No. _____

Date 13/7/77

*Delete as appropriate.



Department of the Environment
2 Marsham Street London SW1P 3EB

Direct line 01-212 3434
Switchboard 01-212 3434

Housing Corporation
London Regional Office
Maple House
149 Tottenham Court Road
LONDON
W1P 0BN

Your reference

Our reference

K1/

Date

28 JANUARY 1977

Dear Sir

HOUSING ACT 1974 - SECTION 29

1. I refer to your letters of various dates enquiring whether housing association grant under section 29 of the above-mentioned Act will be payable in respect of projects for the acquisition and conversion of dwellings shown on the attached schedule for lettings to be undertaken by the Associations.
2. No estimate of the amount of grant can be given at this stage, but in the circumstances as at present known it appears that these projects will qualify for housing association grant if they give rise to deficits as defined in section 29(6) of the Act. The projects must comply with the requirements set out in Appendix A to DOE Circular 170/74.

Yours faithfully

[Redacted signature block]

PP [Redacted initials]

ENC.

[Redacted box]

Housing Location
Circle 33

Address

Unit(s).

133 Tufnell Park Rd
41 Dresden Rd NW9
29 Lady Somerset Rd NW5
70 Leighton Rd NW5
68 Kitchener Rd, 18 Ranelagh Rd
306 Mount Pleasant Rd + 70 Lordswood Rd NW7
20 Horton Rd E8
5 " "
14+16 Stamford Rd N1.
70 Zealand Rd E3

3
2.
4
2
7
2
2
4
2.

Community

East of London

72 Augustines Rd NW1.
5 Selsdon Rd E13
106 " "
145 Upton Lane
201 Harb Rd E13
15 Terrace Rd E13
37 Park Rd E13
76 Dacre Rd E13
79 Dacre Rd E13
72/74 Margery Park Rd E7
83 St Anthony's Rd E7
62 Reginald Rd E7
134 Diashot Rd E13
129 Stephens Rd E6
7 Deanery Rd E15

3
2
2.
2.
2
2
2
2
5
2
2
2
1
2

Family

29 Oliver Rd E17
29 Waverley Rd E17
92 Gosport Rd E17
51 Woodbury Rd E17
37 Albion Rd E17
75 Bewick Rd E17
137 Canterbury Rd E10
96 Edinburgh Rd E17
29 Poplars Rd E17
69 Belvoir Rd E11
132 Orford Rd E17

1
2
1
2
1
1
2
1
1
2
2

London Quadrant

163 Wightman Rd NW4
89 Hampden Rd NW8

2
2



Valuation Office Inland Revenue

District Valuer and Valuation Officer Camden
New Century House Red Lion Street London WC1R 4NL
London WC1R 4NL

Telephone 01-242-8355x

01 831 7222 ext 630

The Secretary
Circle 33 Housing Trust Ltd
26 Pancras Road
LONDON
NW1

Your reference MR [REDACTED]

Our reference OGD7405
MR BAKER

Date December 1976

RECEIVED 3 JAN 1977

Dear Sir

29 LADY SOMERSET ROAD

In reply to your letter of 25/11/76 and subsequent telephone conversation, I confirm that my opinion of value of the freehold interest in the above property of £37,000 may be considered valid for a further period of three months from the date hereof.

Yours faithfully

[REDACTED]
DISTRICT VALUER AND
VALUATION OFFICER
CAMDEN

For