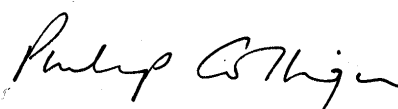


<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARD:</b> All
<b>REPORT TITLE:</b> Integrated Reception Systems (HASC/2008/28)	
<b>REPORT OF:</b> Director of Housing and Adult Social Care	
<b>FOR SUBMISSION TO:</b> Executive Member for Housing	<b>DATE:</b> 31 March 2008
<b>SUMMARY OF REPORT:</b>  In July 2007 the Executive approved the implementation of a 5 wire "Sky+" Integrated Reception Systems (IRS) as a replacement for existing communal aerials. It was agreed that the capital costs of installation would be recovered from tenants and leaseholders through service charges. This decision followed extensive consultation with residents.  Following further resident feedback the Executive Member for Housing asked for a review of whether 9-wire systems, which could provide coverage of additional community languages, could be delivered within the agreed financial parameters and service charges be eligible for Housing Benefit.  <b>LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION:</b> No documents requiring listing were used in the preparation of this report.  <b>CONTACT OFFICER:</b> Gavin Haynes, Investment Strategy Manager  <b>Telephone:</b> 020 7974 3101 <b>E-mail:</b> <a href="mailto:gavin.haynes@camden.gov.uk">gavin.haynes@camden.gov.uk</a>	

<b>RECOMMENDATIONS:</b> The Executive Member for Housing is asked:  1) To approve the commissioning of 9-wire IRS Sky+ systems as standard on future schemes 2) To approve the list of phase one IRS schemes in Appendix One 3) To agree the introduction of a service charge of £0.87 per week to tenants whose properties have IRS installed. This charge to increase by RPI + 0.5% per annum. Where a system is already in place before 31st March 2008, the service charge is to be de-pooled from 1st April 2009, when systems are installed after 31st March 2008 the charge will commence in full from the following April. IRS service charge income will be ring-fenced to re-coup the capital costs of installation
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Signed by Deputy Director,  
Housing and Adult Social Care:  
Date: 19 March 2008



## **1. INTRODUCTION**

- 1.1 In July 2007 the Executive approved the implementation of a 5-wire “Sky+” Integrated Reception Systems (IRS) as a replacement for existing communal aerials. It was agreed that the capital costs of installation would be recovered from tenants and leaseholders through service charges. This decision followed extensive resident consultation.
- 1.2 Following further resident feedback the Executive Member for Housing asked for a review of whether 9-wire “Sky+” IRS, which would provide coverage of additional community languages, could be delivered within the agreed financial parameters and whether service charges to tenants would be eligible for Housing Benefit.

## **2. DIGITAL SWITCHOVER AND INTEGRATED RECEPTION SYSTEMS**

- 2.1 It is the Government’s intention to cease analogue TV and radio transmissions and switchover to digital transmission by 2012. This involves the switch off of the analogue terrestrial network that has been in place since the 1930s and its replacement with an all digital terrestrial network.
- 2.2 Integrated Reception Systems (IRS) are seen as the best solution for properties currently served by communal television aerials as they:
  - receive both satellite and terrestrial signals
  - deliver ‘free to air’ channels
  - help the Council enforce its policy of removing residents’ satellite dishes from the outside of blocks
  - do not tie residents into a particular subscription service
- 2.3 An IRS system requires 4 wires to deliver the range of signals from a single satellite. The 5<sup>th</sup> wire delivers the terrestrial television signal. A 5 wire Sky + IRS system would deliver the following:
  - Existing analogue channels (until they cease at switchover)
  - Free view – approximately 30 terrestrial channels without subscription
  - Freesat – approximately 150 channels without subscription
  - Sky Digital – approximately 400 satellite channels including foreign, premium, sports and movies by subscription. Residents would be responsible for purchasing subscriptions of their choice
  - Sky+ and High Definition Television compatibility
  - Digital Audio Broadcasting and FM radio
- 2.4 Following the decision to install 5 wire IRS some residents have voiced concern that more than one satellite is required to meet the needs of Camden’s diverse tenant population. Although there would appear to be over 80 satellites potentially transmitting to the UK, the most commonly used alternatives to Sky Digital are the Hotbird or Turksat systems. Hotbird provides channels in a large number of languages including French, Arabic, Greek, Italian, Polish and a range of Eastern European languages. Turksat mainly caters for Turkish language channels.

### *Costs of Installation*

- 2.5 The Council has recently consulted two suppliers who work across the UK and with a number of London Boroughs. The prices quoted are summarised below:

Type of Installation	Supplier A	Supplier B
5 wire with Sky+ enabled	£291	£260
9 wire with Sky+ enabled	£312	£300
13 wire with Sky+ enabled	£355	£370

- 2.6 The above prices will be tested in discussion with partnering contractors, however, they illustrate the limited variation between the cost of 5 and 9 wire Sky+ systems per property.
- 2.7 The costs quoted also illustrate that 9-wire systems are likely to remain within the parameters of the Council's resource projection which assumed a prudent £400 per property.

### *Practice Elsewhere*

- 2.8 London Boroughs and RSLs are at various stages of implementation. Many landlords are installing 5 wire IRS, however, those installing 9 or 13 wire systems, e.g. LB Hounslow, LB Hackney, cite the need to cater for a wider range of community languages.

### *Housing Benefit*

- 2.9 The Department for Work and Pensions recently issued a circular concerning Housing Benefit and the Digital Switchover (HB/CTB A4/2007). The circular essentially states that it is no longer necessary to specify the methods of television reception in Housing Benefit legislation so long as the costs of installation and maintenance are reasonable. Costs of upgrading systems can therefore be recovered through an increase in the service charge. The relevant text is set out below:

*"The intention is that Housing Benefit should help with a service charge or an increase in a service charge concerned with the upgrade and maintenance of equipment which brings the broadcast signal into the home as part of the community facilities of the building. Anything beyond the plug on the wall inside the home, eg equipment, pay TV subscriptions, etc should be the responsibility of the individual" (HB/CTB A4/2007)*

### *Consultation*

- 2.10 Extensive consultation had taken place prior to the Executive decision in July 2007, including papers to District Management Committees (DMCs). Following the Executive's decision further feedback was received relating to 9 wire systems and the picture with regards Housing Benefit and potential costs has been clarified. This report is being considered in public and we have sent copies to DMC chairs inviting comments prior to 31 March 2008. However, the Executive Member for Housing may wish to ask officers to undertake a further round of consultation with DMCs which would defer the decision.

### *Conclusion*

- 2.11 The costs outlined in paragraph 2.4 suggest that 9 wire Sky+ IRS should remain affordable and within the parameters of the Council's resource projections. The costs obtained for 13 wire Sky+ IRS are very close to that required for the resource projection

to remain viable. Minor cost overruns on 13 wire systems could therefore lead to the programme becoming unaffordable and service charge levels being reviewed.

- 2.12 Based on quoted prices, it is feasible for the Council to commence installing 9 wire Sky+ IRS systems as standard on future schemes and ensure a significant number of channels are available in a wide range of community languages. If 9 wire systems are installed it is recommended that one satellite dish is directed towards Freesat / Sky Digital and the other towards Hotbird. If a particular block has a large Turkish population the Council could consult residents as to whether the second satellite dish should be directed towards Turksat.
- 2.13 A number of blocks already have 5 wire IRS systems installed, or installation is in progress, and these systems will fully meet the needs of many of Camden's tenants and leaseholders. It is not recommended that the Council revisits sites with 5 wire systems installed and upgrade them to 9 wire as this will increase the cost of the overall programme and the cost of such upgrades has not been modelled within the resource projection. If we receive representations from tenants and leaseholders of a particular block then the potential costs will be reviewed and considered on a case-by-case basis.

### **3. IRS – PHASE ONE SCHEMES**

- 3.1 The Council currently has 22,625 properties served by a communal aerial. IRS systems have been installed alongside Raising the Standard schemes in recent years and to date 3,413 properties have IRS in place, and 760 properties have installation in progress. The remaining programme therefore contains a minimum of 18,452 properties which require IRS by 2012.
- 3.2 A list of blocks, covering 5,429 properties, has been listed in Appendix One as the recommended phase one of the programme. This list includes:
- blocks with known poor reception
  - blocks recommended for year one of the decent homes programme
  - blocks recommended for works to lateral mains installations (estate electrical supply)

### **4. RESOURCING THE PROGRAMME**

- 4.1 Resources to pump-prime the IRS programme were approved by Executive in July 2007. The capital costs of installation will be recovered from leaseholders through a major works service charge and recovered from tenants through a weekly service charge.
- 4.2 Following consultation with tenants a service charge of 87p per week was agreed, to rise by inflation plus 0.5% each year. For those tenants that have IRS in place it was anticipated that this charge would be un-pooled from existing rent from 1 April 2008. This date is now put back to 1 April 2009. For new installations post 1st April 2008 the charge would be levied as an additional in the April following installation. For residents in receipt of housing benefit the service charge will be covered
- 4.3 Total capital expenditure on the IRS programme will be in the region of £9m. The revenue income from ring-fenced IRS service charges will continuously replenish the capital programme and the highest net demand on capital resources will be £3.9m in 2012/13. Capital costs will be fully recovered by 2019/20.

## **5. COMMENTS OF THE DIRECTOR OF FINANCE**

- 5.1 This financial modelling for this project means that all capital and revenue costs of implementation will be recovered from tenants and leaseholders by 2019/20. There is a risk that if the estimated costs of the project increase that the service charge for tenants will have to be in place for longer than specified in the report to recover these additional costs. The financial model also makes assumptions about the level of RPI that could vary and affect the level of service charge and the timing of the income flows.

## **6. COMMENTS OF THE HEAD OF LEGAL SERVICES**

- 6.1 The Head of Legal Services has been consulted and there are no specific legal implications arising from this report.

APPENDIX ONE – PROPOSED PHASE ONE IRS SCHEMES

District	Block	Leasehold	Tenanted	Total
Camden Town	1-31 Churchway (Odd)	5	11	16
Camden Town	1-79 Doric Way (Odd)	12	28	40
Camden Town	1-45 Wellesley House (Cons)	12	33	45
Camden Town	1-20 Hickleton (Cons)	9	11	20
Camden Town	1-32 Trimdon (Cons)	22	10	32
Camden Town	1-70 Bucklebury (Cons)	23	47	70
Camden Town	77-87 Clarence Gardens (Cons)	5	6	11
Camden Town	88-105 Clarence Gardens (Cons)	6	12	18
Camden Town	25-52 Munster Square (Cons)	9	19	28
Camden Town	53-86 Munster Square (Cons)	11	23	34
Camden Town	1-28 Pangbourne (Cons)	12	16	28
Camden Town	1-44 Swallowfield (Cons)	12	32	44
Camden Town	1-70 The Combe (Cons)	16	54	70
Camden Town	1-12 Tilehurst (Cons)	2	10	12
Camden Town	1-67 Troutbeck (Cons)	31	36	67
Camden Town	1-24 Munster Square (Cons)	10	14	24
Camden Town	1-76 Clarence Gardens (Cons)/143-153 Rob	54	70	124
Camden Town	89-141 Robert St (Odd)	11	16	27
Camden Town	41-87 Robert Street(Odd)	13	11	24
Camden Town	1-42 Ambleside (Cons)	10	32	42
Camden Town	1-16 Buttermere (Cons)	8	8	16
Camden Town	1-42 Kendal (Cons)	9	33	42
Camden Town	1-39 Ainsdale (Cons)	17	22	39
Camden Town	96a-108a Robert Street (Even)	4	1	5
Camden Town	1-50 Rothay (Cons)	19	31	50
Camden Town	1-44 Derwent (Cons)	13	31	44
Camden Town	1-12 Newby (Cons)	1	11	12
Camden Town	1-44 Rydal Waters (Cons)	11	33	44
Camden Town	1-12 Staveley (Cons)	2	10	12
Camden Town	1-20 Scafell (Cons)	8	12	20
Camden Town	1-32 Waterhead (Cons)/1-28 The Tarns (Co	13	47	60
Camden Town	1-36 Clarendon House (Cons)	8	28	36
Camden Town	1-18 Wolcot House (Cons)	4	14	18
Camden Town	10-18 Penryn Street (Cons)	3	4	7
Camden Town	1-9 Penryn Street (Cons)	5	3	8
Gospel Oak	7-39 Castle Road (Odd) London	6	12	18
Gospel Oak	24-82(Even) & 74a-82a (Even) Castlehaven	7	28	35
Gospel Oak	1-4 Castle Place (Cons)	2	2	4
Gospel Oak	5-8 Castle Place (Cons)	2	2	4
Gospel Oak	1-3 Barling (Cons)	3	0	3
Gospel Oak	1-21(Cons) Havering	5	16	21
Gospel Oak	1-35 Heybridge (Cons) & 1-32 Widford (Co	18	49	67
Gospel Oak	1-26 Tiptree (Cons)	2	24	26
Gospel Oak	1-4 Roxwell (Cons)	2	2	4
Gospel Oak	57-59 Christchurch Hill (Flats 1-11)	3	8	11
Gospel Oak	1-28 Grove Place (Cons)	12	16	28
Gospel Oak	1-24 Bradfield Court (Cons)	6	18	24
Gospel Oak	1-62 Candida Court (Cons)	10	52	62
Gospel Oak	1-12 Donnington Court (Cons)	6	6	12
Gospel Oak	1-8 Ellen Terry Court (Cons)	2	6	8
Gospel Oak	1-8 Ivybridge Court (Cons)	4	4	8
Gospel Oak	1-8 Kingsbridge Court (Cons)	2	6	8

APPENDIX ONE – PROPOSED PHASE ONE IRS SCHEMES

District	Block	Leasehold	Tenanted	Total
Gospel Oak	1-62 Lorraine Court (Cons)	10	52	62
Gospel Oak	1-56 Torbay Court (Cons)	15	41	56
Gospel Oak	1-16 Welford Court (Cons)	6	10	16
Gospel Oak	1-56 Cayford House (Cons)	12	44	56
Gospel Oak	1-18 Du Maurier House (Cons)	4	14	18
Gospel Oak	1-18 Siddons House (Cons)	1	17	18
Gospel Oak	1-18 Stephenson House (Cons)	3	15	18
Gospel Oak	1-56 Palgrave House (Cons)	12	44	56
Gospel Oak	1-39 Hawley Street (Odd)	3	17	20
Gospel Oak	1-24 Beech House (Cons)	6	18	24
Gospel Oak	1-24 Chestnut House (Cons)	6	18	24
Gospel Oak	1-14 Maple House (Cons)	3	11	14
Gospel Oak	1-24 Oak House (Cons)	5	19	24
Gospel Oak	1-16 Sycamore House (Cons)	4	12	16
Gospel Oak	1-43 Alder House (Cons)	12	31	43
Gospel Oak	1-32 Hornbeam House (Cons)	7	25	32
Gospel Oak	3-15 Forge Place (Cons) London	2	11	13
Gospel Oak	16-28 Forge Place (Cons) London	3	10	13
Gospel Oak	39-50 Forge Place (Cons) London	3	9	12
Gospel Oak	51-70 Forge Place (Cons) London	6	14	20
Gospel Oak	22-44 (Even) Malden Crescent	7	5	12
Gospel Oak	1-24 Mutton Place (Cons)	6	18	24
Gospel Oak	29-38 (Cons) Forge Place & 25-35 (Cons)	5	16	21
Gospel Oak	36-48 Mutton Place (Cons)	4	9	13
Gospel Oak	81-87 Castle Road (Odd)	2	2	4
Gospel Oak	89-113 Castle Road (Odd)	2	11	13
Gospel Oak	115-161 Castle Road (Odd)	8	16	24
Gospel Oak	57 59(A-D) 61(A-E) 63(A-D) Prince Of Wal	2	13	15
Gospel Oak	1-14 Alpha Court (Cons)	5	9	14
Gospel Oak	15-22 Alpha Court (Cons)	3	5	8
Gospel Oak	1-50 Monmouth House (Cons)	14	36	50
Gospel Oak	1-64 Burmarsh (Cons)	4	60	64
Gospel Oak	1-20 Chislet (Cons)	2	18	20
Gospel Oak	1-31 Headcorn (Cons)	5	26	31
Gospel Oak	1-30 Leysdown (Cons)	4	26	30
Gospel Oak	1-131 Penshurst (Cons)	23	108	131
Gospel Oak	1-24 Shipton House (Cons)	4	20	24
Gospel Oak	1-10 Stonegate (Cons)	2	8	10
Gospel Oak	1-27 Wingham (Cons)	5	22	27
Gospel Oak	1-2 Westwell	0	2	2
Gospel Oak	3-4 Westwell	0	2	2
Gospel Oak	161-349 Grafton Road (Odd)	12	83	95
Gospel Oak	351-377 Grafton Road (Odd)	4	10	14
Hampstead	1-22 Newton House (Cons)	12	10	22
Hampstead	31a Daleham Gardens (Flats 1-6 Cons)	0	6	6
Hampstead	50 Fitzjohns Avenue (Flats 1-15 Cons)	3	12	15
Hampstead	1-42 Campden House (Cons)	11	30	41
Hampstead	1-24 Glover House (Cons)	1	23	24
Hampstead	1-43 Hickes House (Cons)	14	29	43
Hampstead	1-26 Noel House (Cons)	9	17	26
Hampstead	1-11 Jevons House (Cons)	8	3	11
Hampstead	1-56 Langhorne Court (Cons)	23	33	56

APPENDIX ONE – PROPOSED PHASE ONE IRS SCHEMES

District	Block	Leasehold	Tenanted	Total
Hampstead	1-11 Leitch House (Cons)	3	8	11
Hampstead	1-6 Redfern House (Cons)	4	2	6
Hampstead	1-39 Sherlock Court (Cons)	22	17	39
Hampstead	1-52 Tayler Court (Cons)	24	28	52
Hampstead	1-8 & 19-26 Freeling House (Cons)	7	9	16
Hampstead	9-18 Freeling House (Cons)	6	4	10
Hampstead	1-12 Castleden House (Cons)	0	12	12
Hampstead	11-16 Dobson Close (Cons)	5	1	6
Hampstead	17-24 Dobson Close (Cons)	7	1	8
Hampstead	31-36 Dobson Close (Cons)	1	5	6
Hampstead	37-42 Dobson Close (Cons)	2	4	6
Hampstead	43-48 Dobson Close (Cons)	2	4	6
Hampstead	49-78 Dobson Close (Cons)	16	14	30
Hampstead	1-54 Farjeon House (Cons)	14	40	54
Hampstead	1-9 Gillies House (Cons)	3	6	9
Hampstead	1-13 Nalton House (Cons)	6	7	13
Hampstead	1-10 Dobson Close (Cons)	2	3	5
Hampstead	79-80 Dobson Close (Cons)	0	1	1
Hampstead	1-10 Primrose Hill Court (Cons)	4	6	10
Hampstead	11-34 Primrose Hill Court (Cons)	6	18	24
Hampstead	35-58 Primrose Hill Court (Cons)	10	14	24
Hampstead	59-103 Primrose Hill Court (Cons)	17	28	45
Hampstead	1-6 Besant Close (Cons)	2	4	6
Hampstead	1-75 (Cons) Whitton	14	61	75
Hampstead	79-87 (Odd) King Henry'S Road	0	5	5
Holborn	1-20 Gatesden (Cons)	5	15	20
Holborn	1-27 Bedefield (Cons)	6	21	27
Holborn	1-32 Sandfield (Cons)	10	20	30
Holborn	1-120 Vesage Court (Cons)	41	79	120
Holborn	2 Greville Street (Flats 1-10)/6 Grevill	4	16	20
Holborn	1-54 Jeygrove Court (Cons)	14	40	54
Holborn	35-43 Cubitt Street (Odd)	1	4	5
Holborn	10-12 Wells Square (Cons)	1	2	3
Holborn	15-33 Cubitt Street (Odd)	0	10	10
Holborn	45-59 Cubitt Street (Odd)	2	6	8
Holborn	1-4 Wells Square (Cons)	1	3	4
Holborn	5-9 Wells Square (Cons)	0	5	5
Holborn	1-19 Fleet Square (Cons)	4	15	19
Holborn	1-48 Glynde Reach (Cons)	9	37	46
Holborn	1-8 Selsey (Cons)	4	4	8
Holborn	1-58 Rodmell (Cons)	13	37	50
Holborn	1-44 Linfield (Cons)	11	33	44
Holborn	1-19 (Cons) Tonbridge House	6	13	19
Holborn	20-23 (Cons) Tonbridge House	1	3	4
Kentish Town	1-32 Foster Court (Cons)	9	23	32
Kentish Town	236 (Flats 1-10 Cons) 238-240 (Even) (Fl	13	17	30
Kentish Town	242-244 Royal College St (Even) (Flats 1	7	21	28
Camden Town	1-28 Brook House (Cons)	14	12	26
Camden Town	1-55 Cranleigh House (Cons)	27	28	55
Camden Town	1-20 Hurdwick House (Cons)	9	11	20
Camden Town	7-12 Plender Court (Cons)	0	5	5
Camden Town	1-30 Seymour House (Cons)	9	21	30



APPENDIX ONE – PROPOSED PHASE ONE IRS SCHEMES

District	Block	Leasehold	Tenanted	Total
Camden Town	1-8 Walton House (Cons)	5	3	8
Camden Town	1-30 Winsham House (Cons)	8	22	30
Camden Town	1-107 Woodhall (Cons)	31	76	107
Camden Town	1-8 York House (Cons)	6	2	8
Gospel Oak	4 Castle Road (Flats A-F)	2	4	6
Gospel Oak	26 Castle Road (Flats A-F)	0	6	6
Gospel Oak	1-24 Garnett House (Cons)	5	19	24
Gospel Oak	1-64 Hardington (Cons)	6	58	64
Hampstead	6-8 Acol Road (Flats A-F)	6	6	12
Hampstead	56/57 Ainger Road (Flats 1-10(Cons))	3	7	10
Hampstead	41-43 Belsize Ave (Flats 1-23(Cons))	10	13	23
Hampstead	1-36 Bridge House (Cons)	17	19	36
Hampstead	1-29 Chalford (Cons)	8	21	29
Hampstead	1-63 Constable House (Cons)	21	42	63
Hampstead	Mackellar House 1-6 (Cons)	4	2	6
Hampstead	1-20 Marrick House (Cons)	5	15	20
Holborn	1-14 Beaconsfield (Cons)	7	7	14
Holborn	1-35 Beckley (Cons)	9	25	34
Holborn	1-38 Bramber (Cons)	8	30	38
Holborn	9 Chenies Street (Flats 1-36 Cons)	10	26	36
Holborn	1-93 Dudley Court (Cons)	18	73	91
Holborn	37/39 Great Ormond Street (Flats 1-10 Co	5	5	10
Holborn	1-35 Hunter House (Cons)	12	23	35
Holborn	1-44 Langdon House (Cons)	11	33	44
Holborn	1-33 Mullen Tower (Cons)	3	30	33
Holborn	1-70 Seymour House (Cons)	22	47	69
Holborn	24-73 Tonbridge House (Cons)	20	30	50
Holborn	1-62 Winter Garden House (Cons)	22	40	62
Kentish Town	1-44 Denyer House (Cons)	11	33	44
Kentish Town	1-84 Durdans House (Cons)	14	70	84
Kentish Town	2-10 Kingswear Road (Even)	0	7	7
Kentish Town	1-9 Kingswear Road (Odd)	2	4	6
Kentish Town	11-19 Kingswear Road (Odd)	3	3	6
Kentish Town	21-27 Kingswear Road (Odd)	0	4	4
Kentish Town	29-37 Kingswear Road (Odd)	4	3	7
Kentish Town	39-47 Kingswear Road (Odd)	3	3	6
Kentish Town	9-15 Sandall Road (Odd)	2	2	4
Camden Town	1 Laxton Place	0	1	1
Camden Town	2 Laxton Place	0	1	1
Camden Town	3 Laxton Place	0	1	1
Camden Town	4 Laxton Place	1	0	1
Gospel Oak	6 Castle Road	0	1	1
Gospel Oak	8 Castle Road	0	1	1
Gospel Oak	10 Castle Road	0	1	1
Gospel Oak	14 Castle Road	0	1	1
Gospel Oak	16 Castle Road	0	1	1
Gospel Oak	18 Castle Road	0	1	1
Gospel Oak	20 Castle Road	0	1	1
Gospel Oak	24 Castle Road	0	1	1
Gospel Oak	50 Castle Road	0	1	1
Gospel Oak	54 Castle Road	0	1	1
Gospel Oak	56 Castle Road (Flats A-C)	0	3	3

APPENDIX ONE – PROPOSED PHASE ONE IRS SCHEMES

District	Block	Leasehold	Tenanted	Total
Gospel Oak	62 Castle Road (A-B)	0	1	1
Gospel Oak	64 Castle Road (A-B)	1	0	1
Gospel Oak	21 Prince Of Wales Road	0	1	1
Gospel Oak	23 Prince Of Wales Road (Flats A-C)	1	2	3
Gospel Oak	32 Prince Of Wales Road (Flats A-D)	0	4	4
Gospel Oak	36 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	38 Prince Of Wales Road (Flats A-D)	3	1	4
Gospel Oak	43 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	93 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	94 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	95 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	96 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	97 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	98 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	100 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	108 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	110 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	112 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	118 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	124 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	126 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	128 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	130 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	133 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	135 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	137 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	143 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	145 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	147 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	149 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	151 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	153 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	155 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	157 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	169 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	171 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	173 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	175 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	177 Prince Of Wales Road (Flats A-B)	2	0	2
Gospel Oak	179 Prince Of Wales Road (Flats A-B)	0	2	2
Gospel Oak	185 Prince Of Wales Road (Flats A-B)	1	1	2
Gospel Oak	20 Malden Crescent (Flats A-B)	2	0	2
Gospel Oak	99a Prince Of Wales Road	0	1	1
Gospel Oak	99b Prince Of Wales Road	0	1	1
Gospel Oak	71-75 Castle Road (Odd)	2	1	3
Hampstead	183 Prince Of Wales Road (Flats A-B)	1	1	2
Holborn	53 Great Ormond Street (Flats A-C)	1	2	3
<b>Total</b>		<b>1588</b>	<b>3841</b>	<b>5429</b>