

Date 25 September 2023
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Dear Resident,

Re: New Homes for Small Sites: sales – land behind 37-39 Islip Street

We are getting in touch with information about a small piece of council-owned land in your neighbourhood that we are looking to sell to help fund new genuinely affordable homes across Camden.

The site we are looking at in your neighbourhood is a small piece of land behind 37-39 Islip Street, which currently contains two garages. Please see an indicative plan enclosed which shows the proposed site for sale.

Building more genuinely affordable homes

Through Camden's Community Investment Programme (CIP), we are committed to building 1,800 new council homes for our communities as we believe everyone should have a place to call home. Our aim is to provide high quality, affordable housing to address the housing crisis and create energy-efficient homes that help lower fuel bills and tackle climate change.

As part of this programme, the New Homes for Small Sites team is working to build council homes for social and Camden Living Rent at rates below market rent. These new affordable homes will be built on small pockets of suitable land across the borough.

In February 2023, Camden's Cabinet approved the New Homes for Small Sites programme to begin development of five small sites. This would create up to 74 new affordable homes if planning permission is successful.

Camden's Cabinet also agreed to explore the sale of some small sites, including the site behind 37-39 Islip Street, to raise funds for these affordable homes. These pieces of land are in places where constraints or costs mean it is not viable for the us to build homes directly. The sale of these sites will enable Camden Council to make a meaningful long-term investment in council homes in the borough.

About the site

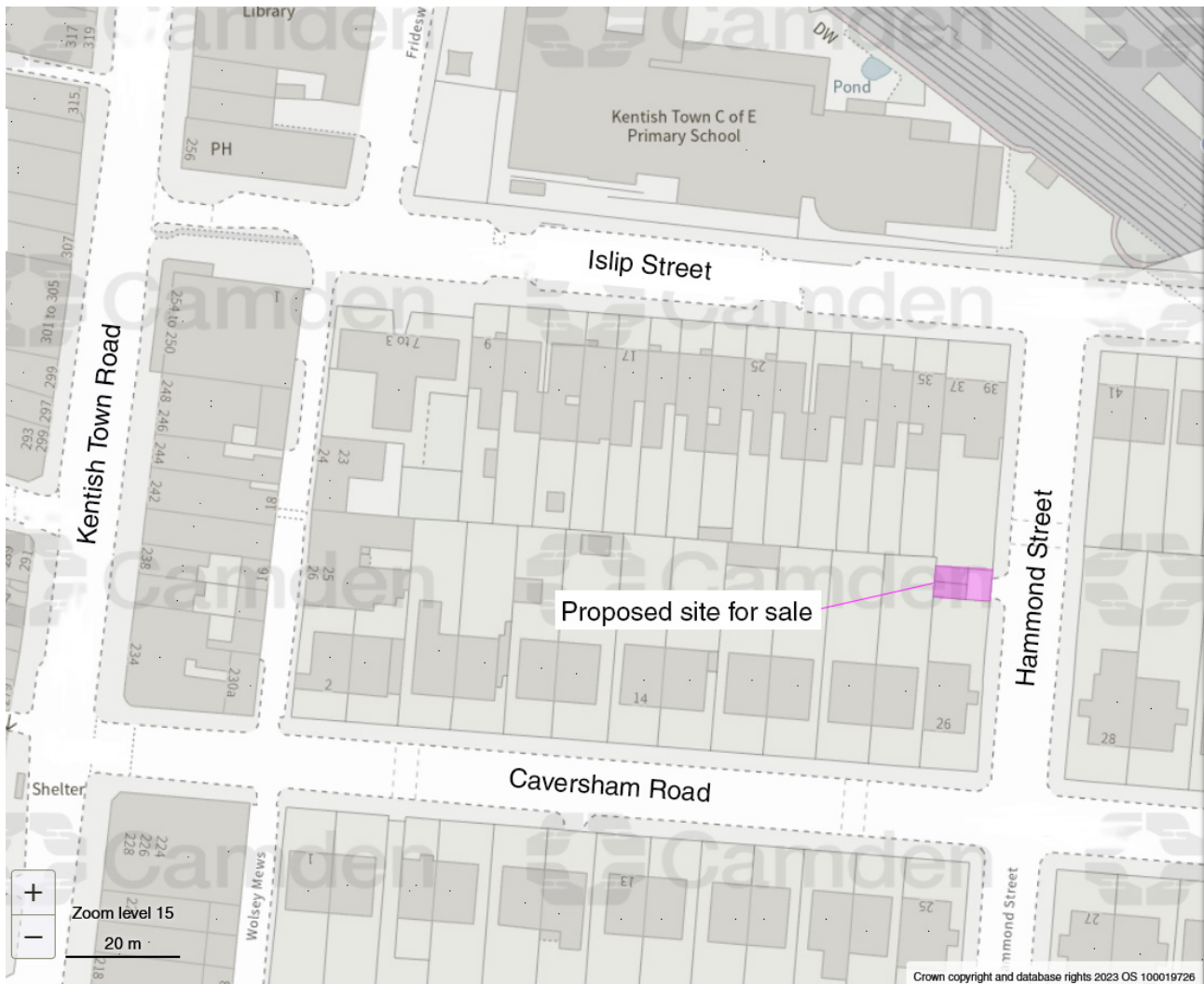
Due to the size of the site behind 37-39 Islip Street, its location, and the low number of homes it is likely to deliver if developed, it is not feasible for Camden to use the site for one of our own

Any potential future development on this site would be subject to Planning Permission and would require the council's Planning Team to seek your views as part of a consultation. Planning guidance would also need to be followed by the applicant, meaning that any development would need to be in-keeping with the local area, and comply with all rules and regulations around topics like daylight/sunlight and overlooking.

We are currently completing a series of site investigation surveys and background research into the site to ensure we can bring a sale forward. Our contractors, Treework Environmental Practice, will be on site over the coming weeks to carry out surveys of the trees and ecology on the site.

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Land behind 37-39 Islip Street
Indicative plan of proposed site for sale



Key



Indicative plan of proposed site for sale