

Feedback from consultation

Kilburn Vale Garages

Summary of consultation

From 5 January to 26 January 2024, we ran a consultation with local residents and neighbours of Kilburn Vale Estate about the proposed sale of the land at the six garages at the West End Lane entrance of the estate. The Council is seeking to sell this land to raise funds for the New Homes for Small Sites programme, which aims to build new affordable homes for Social Rent and Camden Living Intermediate Rent.

This leaflet provides a summary of the key feedback we received during the consultation, ahead of making the final decision to sell the site. Thank you to all who contacted us to share comments.

Your feedback

Thank you to everyone who sent comments on our consultation about the proposed sale of the land at the Kilburn Vale garages. We appreciate you taking the time to share your thoughts. Please see below for a summary of the key feedback we received, and our responses.

Your feedback	Our response
What will happen to garage users on the site?	We have spoken to all garage users and now have an understanding of their ongoing storage and parking needs. We have passed this information on to our parking team, and they are exploring options for relocation in the area.
We are concerned about the potential impact of new homes on the site	Any potential homes that could be built on this site would be subject to planning permission, meaning that designs would need to be in line with planning rules and regulations. Residents of the estate would have the opportunity to comment on any planning application if any development took place on the site after sale.
Who is going to buy the site?	We are working internally to finalise the route of sale, and will write to residents again when more information can be shared. Once a sale method has been confirmed, we will write back to you to let you know the outcome of the process and indicative timescales.
Have you checked that the site is suitable for construction?	If the site is built on, a developer would need to seek the appropriate permissions for the site , including measures to guarantee safety, preserving access to the estate, and allowing functions like refuse collection to continue. A construction management plan would need to be approved by the Local Planning Authority, which would be subject to consultation by residents and neighbours.
If the site is sold, how will you deliver benefits for our estate?	If the site is sold, we will hold further consultation on delivering the estate improvements discussed at this round of consultation. So far we have heard that residents would like to see improvements to bins, storage sheds, bike storage, and security. In the event of a sale, we will consult with residents to understand which improvements are the highest priority and can be achieved with the funding available.

Outcome and next steps

As we are able to address the feedback raised throughout the consultation, **we have made the decision to proceed with the sale of the site.** We are working internally to finalise the route for sale, and will share further information on the final outcome of this when available.

If you have any questions about the sale of this site, please email us at NewHomesSmallSites@camden.gov.uk or call us on **020 7974 8792.**