# **New Homes for Small Sites: sales**Kilburn Vale Estate Garages Factsheet

Camden Council has identified a small piece of land on Kilburn Vale Estate as a site for potential sale through the New Homes for Small Sites programme. The factsheet below provides information about the programme, and what the potential sale of this small site would mean for your neighbourhood.



- Camden is looking to sell the land under and in front of the six garages at the West End Lane entrance of Kilburn Vale Estate. The proposed sale of this land follows engagement we carried out with estate residents in 2022 and 2023.
- Due to the size of the site, its location, and the low number of homes it is likely to deliver, it is not feasible for Camden to build homes on the site as a direct developer.
- As a result, we are now taking steps to sell the site, either at a public auction or a local developer.
- If a sale were to go ahead, the money raised will be used to fund high-quality and affordable homes across the borough.

# **About New Homes for Small Sites**

We are committed to building 1,800 new council homes for our communities through the Community Investment Programme as we believe everyone should have a place to call home.

In February 2023, Camden's Cabinet approved the development of council homes for social and Camden Living Rent on five small pockets of land across the borough. These sites will create new council homes for social housing and affordable rates through Camden Living Rent if Planning Permission is successful.

# Selling small sites to fund new affordable homes

Camden's Cabinet also approved the programme to explore the sale of some small sites around the borough to raise funds to build these new homes. This funding model allows the council to fund new homes directly, raising money for housing by selling sites in places where it is difficult or less efficient for us to build homes directly.

The sale of these sites will enable us to secure long-term investment in council homes for the borough.

# Benefits of the programme

We are committed to creating benefits through the New Homes for Small Sites programme:

- The money raised from the sale of the site would be used to build new, genuinely affordable homes across Camden
- A portion of the proceeds would also go back to Kilburn Vale Estate to fund local improvements. We welcome your suggestions for what this could be spent on, and will provide further details if a sale goes ahead.
- If a planning application is approved on the site in the future, it would be subject to Camden's Community Infrastructure Levy (CIL), which provides funding for important projects across Camden at both a strategic and local level. You can find out more about how CIL works at www.camden.gov.uk/community-infrastructure-levy#eblw



# Questions & answers

The information below provides answers to some frequently asked questions about this project. Please read through the below, and if you have any further questions, reach out to us using the contact information at the bottom of this

# Q: Why does Camden want to sell this land?

A: Due to funding constraints as a result of Government cuts, we need to find new ways to pay for building muchneeded affordable homes. Selling small sites will enable us to build homes for social rent and Camden Living Intermediate Rent, giving more people a place to call home in Camden.

#### Q: How did Camden decide that this site was suitable for sale?

A: Camden did a research exercise to find small pieces of council-owned land which could be suitable for sale. The size and location of the site make it difficult and expensive to build on for one of our own housing projects. but it could be suitable for projects led by other types of developers.

# Q: Who could buy the land?

A: If the land is sold, we would either sell the land to a local developer or take the site to a public auction. Following consultation we will share further information on the preferred approach if the sale goes ahead.

#### Q: When would the land be sold?

A: We would aim to sell the site by Spring 2024.

#### Q: What could go on the land if it is developed?

A: Given its size and location, it is likely that any development would be small in scale. Any potential future development would require the Local Planning Authority to seek your views as part of a statutory consultation.

### Have your say

We welcome your thoughts on the proposed sale of this site. To share your views or ask a question, you can:

- Email us at newhomessmallsites@camden.gov.uk
- Call us on 0207 7974 8972
- Write to us at: NHSS Kilburn Vale Garages, c/o Annalee Jones, Level 4, 5 Pancras Square, London N1C 4AG

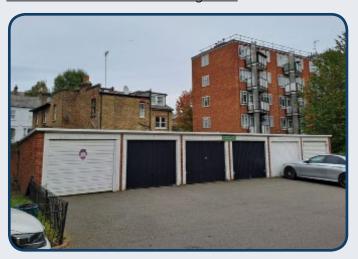
# Q: Could my home be affected by a new building on this site?

A: Any designs put forward in the future would need to follow planning rules and regulations. This means that proposals would need to be in keeping with the local area and comply with Planning guidance.

#### Q: Where would the money from the sale go?

A: Any money from the sale will help to build new affordable homes for Social Rent and Camden Living Intermediate Rent. A portion of the funds will also go to Kilburn Vale Estate for estate improvements, which will be consulted on if the sale goes ahead.

If you would like more information, please visit our website at camdensmallsites-sale.co.uk or contact us at newhomessmallsites@camden.gov.uk



# **Next steps**

We will be accepting comments on the proposed sale of the site until Friday 26 January 2024.

After the consultation period closes, we will write to you again with an update on next steps for the potential sale of the site.

#### Contact us

#### Get in touch with us

Email: Project & Stakeholder Engagement Lead,

Annalee Jones at

NewHomesSmallSites@camden.gov.uk

Call us on: 020 7974 8792

# Large print?

Or for any other alternative formats or questions get in touch:

020 7974 8792

# **Translation?**

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NewHomesSmallSites@camden.gov.uk

