

# 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.



The yellow shaded area shows the site we are looking to sell

- 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#eb1w](http://www.camden.gov.uk/community-infrastructure-levy#eb1w)

