

Appendix 3 – NUE Treasury Loans – Ottaway House, Dover

As part of their commitment to provide more affordable housing across the district, Dover District Council (DDC) employed Martello Building Consultancy as Employers Agent and Karlee Construction Limited whom provided a turnkey, off the shelf development to construct eight self-contained flats on Folkestone Road in Dover. Whilst Martello have worked with lots of public sector organisations across London and the south-east over the years but this was the first housing scheme that they had undertaken for Dover District Council. The building, which has been called Ottaway House, is named after Dover-born sportsman, Cuthbert Ottaway who captained the England Football team against Scotland in 1872 in what is now recognised as the first international match to be played.

The design of the scheme provides spacious, functional, self-contained units with a shared outside space. The properties will be let on a short-term basis at affordable rents and will provide interim housing for local people facing homelessness, while a more permanent solution to their housing needs can be found. The scheme is part of an ambitious programme by DDC to build up to 500 new affordable homes across the district.

NUE provided a loan of £480k towards the project costs in region of £830k and has since been repaid.



Appendix 3 - Adelaide Road, Elvington

The development involves building 5 houses on vacant land in accordance with the planning consent granted by Dover District Council on 28 June 2019. The land is situated on the outskirts of the village of Elvington extending a long-established residential area with open farmland to the north and west close to the village primary school.

The houses have all main services connected. Each house has a garden to the rear and two parking spaces each to the front. The houses all have brick faced cavity walls and pitched slated roofs. Plot 1 will be detached and plots 2, 3, 4 and 5 will be semi-detached. Houses will vary in size, but each have a hall, lounge, dining area, WC on the round flood and a landing, 3 bedrooms bathroom with WC and shower room.

All homes have been sold and the KCC loan repaid.



Information:		Square Foot	1,107 per unit
Land Value (start)	£170k	Project Timescales	15 months
Cost of Works	£750k	Loan Due Repaid	30 June 2021
NUE Treasury Loan	£500k	Interest	£35,000
Private Funds	£250k	Marketed	£270-290k
Loan is in staged payments	Not to exceed 80% LTV	Loan Was Repaid	February 2021