

NO USE EMPTY



THE KENT EMPTY PROPERTY INITIATIVE – 22/23

NUE - Brief History

Firmly established as the longest running empty property initiative in the country (2005), NUE remains committed to reducing long term empty dwellings that have been unoccupied and substantially unfurnished for over six months.

Delivered by KCC in partnership with all 12 district councils, NUE provides an exemplar model which can be replicated offering financial assistance alongside advice and guidance.

NUE are pleased to announce that Medway Council is now on board, giving blanket coverage across Kent and Medway.

NUE Empty Homes - Our short term secured loans have exceeded £48m which has levered an additional £39m from the public/private sectors.

The beauty of the Loan Fund is that it operates on a recyclable basis; as soon as loans are repaid the fund is replenished and can effectively be 'loaned' again.



Creating New Homes

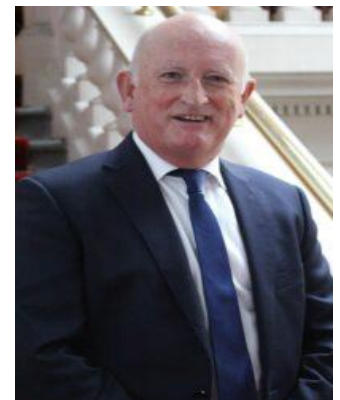


Extra £4m to bring derelict sites back to life

Kent County Council's award-winning empty homes initiative receives further funding to provide a £20 million fund to bring derelict sites back to life.

With the UK experiencing challenging times and the impact facing the construction industry, initiatives such as No Use Empty are becoming increasingly important.

KCC Cabinet Member for Economic Development Derek Murphy said: "The extra funding will further support the Kent economy as well as allowing us to regenerate local communities. I have visited several projects with the NUE team and am astonished by the diversity of projects being tackled.



Derek Murphy

This is a tremendous boost for NUE which continues to go from strength to strength. £19m has been awarded to date which will deliver 137 new homes in our coastal towns.

NUE is ready to administer new loan applications and help Kent's economy recover as well as delivering the homes required, whether it's a refurbished empty property or a new build.

There is real enthusiasm from those local developers who are accessing the scheme to borrow short-term finance to bring those derelict sites into use for brand new homes".

The construction industry sustains thousands of people in various roles and associated sectors, boosting the Kent economy.

Since 2005, NUE has returned 7,352 long term empty properties back into use through a range of interventions.

FACT: NUE approved at least one new loan every week in the last financial year.



Folkestone – New Build 14 Apartments

NUE: Flat out

Thanks to a £40k loan including a Top Up from Folkestone & Hythe District Council, the property overlooking Guildhall Street with separate access from the rear which had been empty for 15 years has been transformed to provide a good size family home.



Following local planning approval the property was completely gutted and has undergone a complete redesign to maximize the available space. The property provides three bedrooms and benefits from brand new kitchen, bathroom and electrics. Total cost of the project was £125k.

Top Up Loans are administered through NUE on behalf of those districts who have invested more funds into the initiative to provide additional financial support where required: Top Ups once repaid are re-cycled back into the funding pot.



Channel views, Dover

Coming Soon!

NUE have provided a loan to bring back into use this end of terrace Victorian Grade 2 listed property built 1830-40 set within a conservation area on Dover seafront.

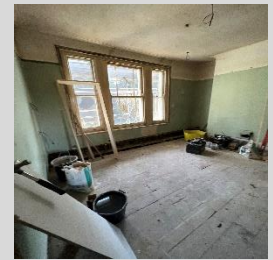
Dover District Council approved planning for change of use from one large dwelling to create 6 apartments.

Works are due to complete late summer. Total cost of project £250k.

NUE by royal appointment?

Nevill Row is a collection of eight modern, finely-crafted Victorian-style homes sitting in the heart of Royal Tunbridge Wells. The owners have sought to restore original features back to their true glory while incorporating contemporary additions, like brass hardware, light oak flooring in the kitchen and living spaces, and delicate wall paneling.

An interest bearing loan was provided to the owner who had previously delivered a project for NUE. The property had been in a poor state of repair and had been empty for over a year and had continued to deteriorate. The homes are now being marketed for sale.



NUE Commercial



Following the success of NUE Commercial, KCC secured an extra £2m from the Growing Places Fund (GPF), administered through the South East Local Enterprise Partnership (SELEP), for NUE to provide short term secured loans to return 18 long term empty commercial properties back into use and create 36 residential units by March 2026.



Marine Gardens, Margate



New roof structure, Marine Gardens

NUE have raced into action and have 10 new projects underway which will return 11 empty shops back into use and create 42 residential units.

The latest project supported is at Marine Gardens on a prominent location on Margate seafront. The listed property has been in family ownership but had remained empty for 6 years. Now thanks to engagement and the support of NUE the project will return 2 commercial units and see the refurbishment and re-configuration of 6 residential apartments. Planning was approved February 2020 by the local authority.

Total project costs are £670K.

Other projects currently supported are in the following locations: Dover, Folkestone, Herne Bay, Hythe, Ramsgate, Sheerness and Sittingbourne.

NUE Commercial Phase I

Total value of NUE Commercial was £4.5m including GPF (£1m), private sector leverage and NUE loans.

15 empty commercial units were brought back into use and 28 residential units created to help regenerate our coastal towns.

Projects included: Browns Hair and Beauty Salon with an in-store coffee shop pictured below.



High Street, Folkestone



Q: NUE what next? A: More, More, More



Extra £2.5m secured from SELEP Growing Places Fund for NUE empty property loans



Extra £2m secured for NUE projects in Margate



Extra £4m secured for NUE new build projects

NUE South Essex – NUE Team providing administration support to Southend-on-Sea City Council to help deliver their NUE Commercial project



NUE...

Helping to create Affordable Homes

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.

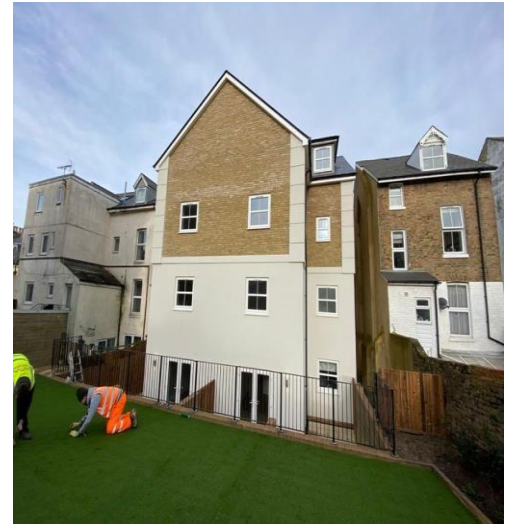


Ottaway House, Dover

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 turn-key, off the shelf development to construct eight self-contained flats on Folkestone Road in Dover.

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.



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 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 which has been repaid following handover.



Beacon Church, Dover

NUE teamed up with local developers Sunil & Gita Popat back in 2019 to take on this ambitious project which involved converting a former Methodist church into 9 self contained apartments.

The Church was built in 1901 by the Primitive Methodists for just £5,500. The church could accommodate 600 people and was in use until Easter 2012. It has featured in BBC's Homes under Hammer and is due for a final visit as works are now nearing completion.

NUE provided a secured loan of £250k including £75k top-up from Dover District Council. The site is now valued around £1.5m and will provide spacious accommodation which will be available to rent soon.

Picture Left to right: Steve Grimshaw (KCC Strategic Programme Manager), Sunil Popat (owner), Tracy Pritchard (Private Sector Housing Dover District Council) and Derek Murphy (KCC Cabinet Member Economic Development).

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