

Appendix 1 – Summary of NUE achievements to date for each scheme

NUE Residential

NUE has a proven track record returning 8,773 long-term empty properties back into use across the County to the decent home standard (data to Q1 2025-26)

Q2 data July – September 2025 will be available once verified during October 2025.

Long term empty means those dwellings that have been unoccupied or substantially unfurnished for over six months.

NUE DATA	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total All Years
Ashford	0	0	0	0	0	5	7	0	0	1	2	2	11	1	6	5	1	16	7	15	2	81
Canterbury	0	0	0	14	0	0	0	0	4	0	11	0	40	6	10	0	0	8	0	0	0	93
Dartford	0	0	0	57	113	98	123	104	104	96	100	97	56	96	86	79	48	72	35	90	16	1,470
Dover	16	39	17	27	33	36	33	44	41	32	48	40	30	24	34	43	6	30	13	30	0	616
Folkestone & Hythe	52	34	50	26	47	32	34	45	36	29	55	81	84	70	48	78	44	50	42	76	12	1,025
Gravesham	0	0	0	75	56	31	50	54	58	45	34	30	19	13	10	24	9	4	48	53	6	619
Maidstone	0	0	0	18	24	29	12	106	99	132	59	39	21	15	53	19	35	30	13	24	19	747
Sevenoaks	0	0	0	4	20	20	17	15	27	12	7	16	17	8	17	10	0	26	18	17	0	251
Swale	12	14	12	3	33	37	33	63	84	86	71	79	2	45	116	36	97	0	193	0	0	1,016
Thanet	68	83	90	92	90	108	117	113	120	119	122	169	138	140	159	161	178	153	89	119	25	2,453
Tonbridge & Malling	0	0	0	5	9	5	9	12	18	18	7	14	12	0	0	0	2	3	16	19	0	149
Tunbridge Wells	0	0	0	20	13	10	14	27	20	17	22	14	9	28	12	7	8	26	0	6	0	253
Total All Districts	148	170	169	341	438	411	449	583	611	587	538	581	439	446	551	462	428	418	474	449	80	8,773

Note from 2005-2008, NUE only covered: Dover, Folkestone & Hythe, Swale and Thanet (County wide from 2008-09)

NUE on average is returning 479 long-term empty properties back into use per annum (based on performance over the last 10 years).

Data is provided to NUE Team on a quarterly basis two weeks after the end of the last month in that quarter.

For clarity this excludes investment activity which is focused on new builds.

Summary NUE Residential (Countywide Investment) – 19 August 2025

NUE Recyclable Loans (£5m original investment)

NUE INTERVENTION	INVESTMENT			PROPERTY VALUES			HOMES BACK INTO USE			KCC COUNCIL TAX		
Local Authority Name	Total KCC NUE Loan	Public & Private Sector Investment	Total Investment	Original Value of Properties	Future Value of Properties	Increase in Value of Properties	Current Empty Residential Units	Future Residential Units	NUE New Homes Created	Current Council Tax Per Year (Average C)	Additional Council Tax Per Year (Average C)	Total Annual Council Tax Collected
Ashford	£1,155,000	£1,132,413	£2,287,413	£3,818,000	£7,585,000	£3,767,000	9	27	18	£12,887	£25,773	£38,660
Canterbury	£1,830,000	£4,370,164	£6,200,164	£5,844,000	£14,732,000	£8,888,000	25	64	39	£35,796	£55,842	£91,638
Dartford	£1,206,000	£734,246	£1,940,246	£6,159,000	£8,012,000	£1,853,000	13	42	29	£18,614	£41,523	£60,137
Dover	£15,926,302	£10,824,750	£26,751,052	£25,982,800	£56,592,000	£30,609,200	84	366	282	£120,275	£403,779	£524,053
Folkestone & Hythe	£16,873,727	£8,635,764	£25,509,491	£28,519,500	£56,137,700	£27,433,200	71	310	239	£503,797	£342,210	£846,007
Gravesham	£1,287,500	£792,447	£2,079,947	£3,588,500	£5,614,500	£2,026,000	4	37	33	£5,727	£47,251	£52,978
Maidstone	£1,747,388	£1,018,367	£2,765,755	£3,363,800	£6,549,800	£3,186,000	4	47	43	£5,727	£61,569	£67,296
Sevenoaks	£679,000	£1,289,424	£1,968,424	£4,974,000	£7,244,000	£2,270,000	16	26	10	£22,909	£14,318	£37,228
Swale	£4,743,500	£2,430,085	£7,173,585	£9,402,750	£17,690,100	£8,787,350	29	127	98	£41,523	£140,320	£181,844
Thanet	£17,522,100	£17,663,350	£35,185,450	£38,986,750	£82,396,750	£43,410,000	177	488	311	£252,004	£441,007	£693,011
Tonbridge and Malling	£395,000	£501,049	£896,049	£2,020,000	£3,450,000	£1,430,000	8	16	8	£11,455	£11,455	£22,909
Tunbridge Wells	£2,582,156	£2,209,841	£4,791,997	£9,363,000	£16,357,000	£6,994,000	26	52	26	£37,228	£37,228	£74,456
Total Kent	£65,947,672	£51,601,901	£117,549,573	£142,022,100	£282,360,850	£140,653,750	466	1,602	1,136	£1,067,942	£1,622,275	£2,690,217

The total KCC NUE Loan includes loans operated under the Affordable Homes (2012-15) project co-funded with HCA and Growing Places Funds (SELEP) for NUE Residential and NUE Commercial Phase I and Phase II.

New Homes Created are a result of converting larger empty properties with planning permission for residential use.

The additional Council Tax receipts of £1.6m generated because of New Homes Created.

The net number of empty homes brought back into use were included in the New Homes Bonus allocations (80% districts/20% KCC)

Future property values recorded from RICS valuation at time of application.

Note this table excludes KCC Treasury funded projects.

Long-term vacant dwellings by local authority district (Kent) from 2020

Key
Decrease
Increase

Soucre: Council Tax Base (CTB)						
Local Authority Name	2020	2021	2022	2023	2024	Change
Ashford	543	681	386	328	697	369
Canterbury	796	813	718	967	953	-14
Dartford	283	252	237	267	253	-14
Dover	725	601	527	806	762	-44
Folkestone & Hythe	619	656	709	827	943	116
Gravesham	326	270	283	224	285	61
Maidstone	537	500	521	614	624	10
Sevenoaks	435	294	280	371	363	-8
Swale	541	469	402	484	501	17
Thanet	1,129	877	866	1,143	1,185	42
Tonbridge and Malling	370	356	373	489	413	-76
Tunbridge Wells	494	435	462	512	521	9
Total Kent	6,798	6,204	5,764	7,032	7,500	468
Change		-594	-440	1,268	468	

South East Positions	Rank 2024	Rank 2023	Change in Position
Tonbridge and Malling	11	55	44
Dover	12	64	52
Canterbury	15	62	47
Thanet	18	63	45
Dartford	23	30	7
Sevenoaks	26	49	23
Tunbridge Wells	34	38	4
Maidstone	35	50	15
Swale	38	47	9
Gravesham	44	8	-36
Folkestone & Hythe	60	56	-4
Ashford	64	9	-55

This table above shows the number of long-term empty properties in Kent since 2020 as you can see the figures are going up.

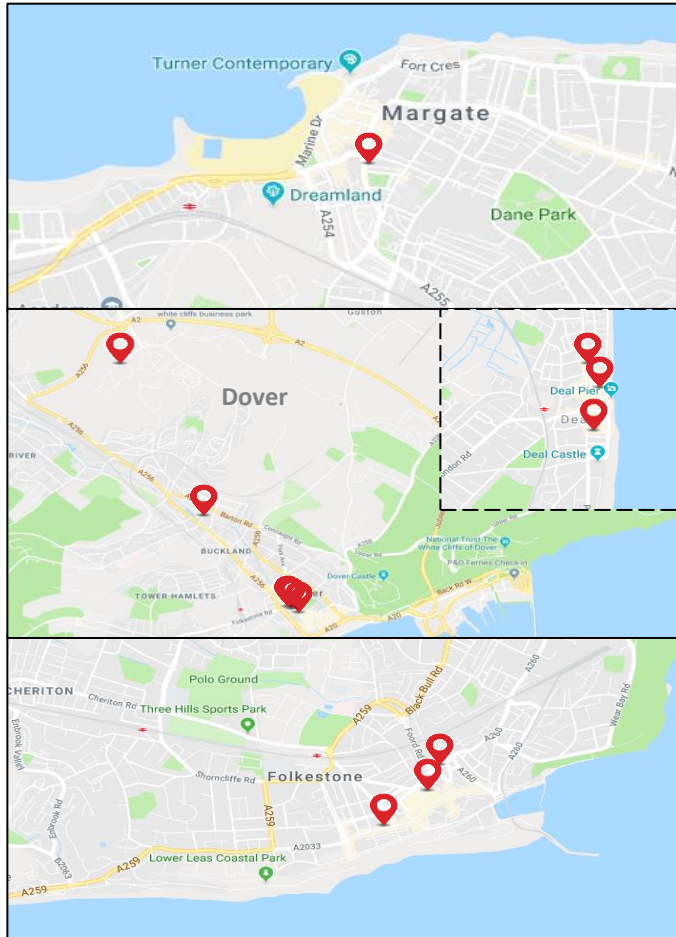
On average over the last 10 years NUE returns 479 properties back into use per annum

So, if there was no NUE, then we suspect the County Picture would be quite a different story and the levels of investment we have attracted would not have been possible.

The table to the right shows how the Kent Districts have fared compared to the 68 Councils which are identified as being in the South-East

Comparing 2024 rankings with 2023, you can see that 9 of the 12 Kent districts have improved in the rankings.

NUE Commercial Phase I – Completed (2018-2020)



TARGET: To return a total of **8 EMPTY COMMERCIAL UNITS** back into use and create **28 RESIDENTIAL HOMES** – GROWING PLACED FUND Awarded £1M

Commercial Units	Residential Homes	Total	GPF £	LEVERAGE £	TOTAL £
2	1	Deal	85,000	410,000	495,000
9	16	Dover	595,000	1,667,000	2,262,000
2	6	Folkestone	280,000	1,140,000	1,420,000
2	5	Margate	40,000	311,867	351,867
15	28	Investment	1,000,000	£3,528,867	4,528,867

Completions:

15 Commercial Units
28 Residential Homes

Repayment to GPF:

£800k repaid 31 March 2022
£200k repaid 31 March 2023

Commercial Properties back into use include a Beauty Salon, Delicatessen, 2-3 Restaurants, Recruitment Agency, Marketing Suite for Property Sales, Office Space, Pizza Room for Micro Brewery, retail units for local independent traders.

NUE Commercial Phase II – (2021-2026) In Progress



TARGET: To return a total of 18 EMPTY COMMERCIAL UNITS back into use and create 36 RESIDENTIAL HOMES – GROWING PLACES FUND Awarded £2M

Commercial Units	Residential Homes	Total Districts	GPF £	LEVERAGE £	TOTAL £
5	18	Canterbury	455,000	455,000	910,000
3	3	Dover	320,000	315,000	635,000
3	11	Folkestone	495,000	2,038,572	2,533,572
2	4	Swale	205,000	916,918	1,121,918
9	16	Thanet	525,000	2,483,500	3,008,500
22	52	Investment	2,000,000	6,208,990	8,208,990

Contracted/Completed:
22 Commercial Units – 21 completed
52 Residential Homes – 52 completed

Repayment to GPF:
£2m due by 31 March 2029

Commercial Properties back into use include Old Wine Warehouse (flex workspace, a café area and a cellar bar and performance space), General Store with a Post Office, Fish and Chip Take Away/Restaurant, Café, 3 x Take Aways and retail units for local independent traders. Final project restoration of the Admiral Owen, Sandwich due to complete Summer 2026.

Examples of projects supported NUE Commercial Phase I

Sandgate Road, Folkestone		Former Walmer Castle Pub, Westgate on Sea, Margate	
<p>This was a three-storey retail unit with a large single storey rear addition. It closed in 2017 and remained empty until the new owner acquired it. The ground floor comprises a large lock up shop with the upper parts offering basic ancillary storage space. Planning permission has been granted for change of use and creation of 2 flats. The commercial space is now a beauty salon employing 9 staff. The flats are completed to decent homes standard and rented to local people. KCC have a 1st charge secured.</p>		<p>This former public house was acquired by the Greek community in 2016 and following planning permission has been transformed to provide: 3 residential flats, a community space, and a Greek restaurant. Like many pubs which have closed this one breathes new life, and the business employs 3 staff. KCC have a 1st charge secured.</p>	
			
			
Empty: 1 Years	Former Pharmacy	Empty: 10 months	
Residential Units: 2	Occupied	Residential Units: 3	
Commercial Units: 1	9 Jobs	Commercial Units: 1	
Project Cost: £990k	Private Funds: £540k	Project Cost: £172.8k	
GPF Funds: £200k	NUE Loan: £250k	NUE Loan: £51.2k / GPF Funds: £30k	

Examples of projects supported NUE Commercial Phase II

Preston Street, Faversham - 1 x Commercial / 6 x Residential

NUE provided a total loan of £650k including £100k from GPF Funds to Ratio Developments Ltd to create six stunning apartments in Preston Street, Faversham.

The building was originally arranged as a ground floor lock up commercial unit with offices on the ground and first floor. Planning was granted in June 2021 to convert the building into 6 self-contained flats (1 under permitted development). A commercial unit has also been retained and refurbished on the ground floor.

The loan was repaid in full 29 November 2023..



Folkestone Town Centre

1 x Commercial / 8 x Residential



NUE have provided a loan of £64,000 from the Growing Places Fund, and a top up loan of £120,000 from Folkestone & Hythe DC Top Up Funds to help fund the total refurbishment costs of £362,500 to bring this empty shop in the heart of Folkestone Town Centre back into use following the acquisition of the freehold by the new owner.

The 8 self-contained apartments are completed.

Works were completed May 2024 on the commercial space which is now open as a coffee and waffles shop in memory of Will Brown Jnr (applicants' son) who passed away in a tragic accident December 2023.

NUE have collaborated with the applicant on previous projects.

The Promenade, Leysdown on Sea

1 x Commercial / 3 Residential

NUE provided a loan of £125,000 from the Growing Places Fund to contribute to the total project costs of £267,000 to bring this former Pub back into use.

Swale Borough Council granted permission in April 2020 for change of use of a former Public House into a Fish and Chip Take Away/Restaurant with a bar and conversion of existing first floor into 3 self-contained flats.

Works have completed on the property which had been empty for 3 years and is now compliant as the property did not conform to current regulations and was below the required energy efficiency ratings.

The property was completed in time for late Summer 2022.



NUE New Build

The following is an extract from the internal report from NUE to Treasury Investment Team to provide an update on performance to 31st March 2025.

Treasury Investment - NUE Derelict Sites (£28m)

1. 1. With the construction industry experiencing challenging times, the NUE initiative has become increasingly important as we continue our work to regenerate local communities and further support the Kent economy.
1. 2. The original allocation of £12m (20/21) was quickly exhausted due to the unprecedented demand for the new loan product. Incremental increases in subsequent years of £4m agreed with Treasury and the recycling of loans already repaid has allowed NUE to bring forward more projects. NUE has a current allocation of £28m as agreed with James Graham, Pension Fund and Treasury Investments Manager on 27 July 2024.
1. 3. NUE have approved loans to the value of £44m supporting 290 new build residential homes (£42.2m) and 24 business units (£1.8m) as of 31st March 2025.
1. 4. A total of 201 new build residential homes and 24 business units have been completed as of 31st March 2025. Following the sale or re-finance of these properties, NUE have received £19.3m in loan repayments to 31st March 2025. NUE are expecting a further £1.5m of loan repayments before 30th June 2025 for units which are sold subject to completion with solicitors.
1. 5. The table below records: loans approved which also includes those projects which are in phased stages (total of 10) or projects receiving additional funds due to the increased costs of materials during the pandemic (total of 2), value of loans (includes recycled funds) and number of units (residential and business) being supported by financial year.

Financial Year	NUE New Builds			Business Units Supported
	Loans Approved	Value Approved	Residential Units Supported	
20/21	21	£11,047,000	100	-
21/22	14	£6,212,250	39	-
22/23	23	£9,134,000	52	24
23/24	19	£7,476,500	35	-
24/25	24	£10,127,000	64	
Total	101	£43,996,750	290	24

1. 6. The residential projects are varied ranging from single houses, bungalows, 2-3 houses and apartment blocks all of which are in 9 of the 12 Kent districts, primarily in our coastal regions. The business units supported relate to our pilot project at Honeywood Parkway Whitfield, Dover which has been completed and fully repaid.

Some examples of our new builds are below:

**Lorne Road, Ramsgate
6 x 2 bed houses**



**Former site of Alma Public House,
Swanscombe – 13 homes**



Former Deal Police Station – 3 x 3 bed terraced houses + 2 x 4 bed houses to rear



**Lower Road, Faversham
3 new houses**



**Albert Road, Dover –
7 self-contained flats**






**Former Railway Bell, River, Dover
12 new homes**



**High Halden, Ashford
3 new homes apartments**



Land at Radnor Park Road, Folkestone	14 self-contained units
<p>Local developers Livingston Homes Ltd acquired the former Royal Victoria Hospital in 2020. The hospital opened in 1890 and closed in 2012 when the East Kent Hospitals University Foundation trust deemed the site surplus to its needs. It remained dormant until the developer converted the main building into residential apartments following planning approval granted by Folkestone and Hythe District Council (FHDC) in November 2020. (This was not funded by NUE).</p> <p>NUE assisted with an interest bearing loan released in two phases following further approval granted to demolish the redundant outbuildings and erect two residential blocks. This consists of 14 self-contained units (10 x 2 bed flats and 4 x 1 bed flats). There are 8 apartments in block one and 6 apartments in block two.</p> <p>FHDC acquired the site and have made the home available for let through their Housing Waiting List at Affordable rents. The units have an energy efficient rating of EPC B.</p> <p>The loan and interest were repaid 25 Jan 2023 and FHDC have acquired the site.</p>	
 <p>Works In Progress – rear of property (Block 1)</p>	 <p>Completed – front of property (Block 2)</p>
<p>Total Loan - £810,000 (Phase 1 - £330k /Phase 2 - £440k)</p> <p>Cost of Works - £ 1,310,000</p>	
<p>Project Timescales – 18 months</p> <p>Loan repaid January 2023</p>	

Ottaway House, Dover	8 self-contained units
<p>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.</p> <p>The properties are let on a short-term basis at affordable rents and provides interim housing for local people facing homelessness, while a more permanent solution to their housing needs can be found.</p> <p>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..</p>	
	
<p>Total Loan - £480,000</p> <p>Cost of Works - £ 830,000</p>	
<p>Project Timescales – 9 months</p> <p>Loan repaid January 2021</p>	