





## Appendix 2 – examples of projects supported NUE Commercial (GPF 2)

<b>Sandgate Road, Folkestone</b>	<b>Former Walmer Castle Pub, Westgate On Sea, Margate</b>																																																
<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 1<sup>st</sup> charge secured.</p>																																																
																																																	
																																																	
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## Appendix 2 – Summary NUE Residential (Countywide Investment)

NUE INTERVENTION	INVESTMENT			PROPERTY VALUES			HOMES BACK INTO USE		
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
Ashford	£470,000	£204,700	£674,700	£1,058,000	£1,825,000	£767,000	4	11	7
Canterbury	£625,000	£3,917,849	£4,542,849	£2,252,000	£8,855,000	£6,603,000	7	37	30
Dartford	£626,000	£680,869	£1,306,869	£4,275,000	£5,608,500	£1,333,500	9	32	23
Dover	£8,586,510	£7,272,635	£15,859,145	£15,868,000	£37,488,500	£21,620,500	60	275	215
Folkestone & Hythe	£9,552,227	£2,907,432	£12,459,659	£12,375,500	£28,291,200	£15,915,700	43	199	156
Gravesham	£100,000	£57,806	£157,806	£543,500	£900,000	£356,500	1	4	3
Maidstone	£1,270,000	£922,555	£2,192,555	£2,686,800	£5,529,800	£2,843,000	3	38	35
Sevenoaks	£604,000	£1,163,530	£1,767,530	£3,949,000	£5,619,000	£1,670,000	15	25	10
Swale	£1,285,500	£1,794,374	£3,079,874	£4,135,000	£7,405,000	£3,770,000	10	55	45
Thanet	£9,489,500	£11,152,584	£20,642,084	£19,779,250	£46,221,000	£26,441,750	132	340	208
Tonbridge and Malling	£370,000	£483,249	£853,249	£1,615,000	£2,975,000	£1,360,000	7	15	8
Tunbridge Wells	£667,000	£593,298	£1,260,298	£3,773,000	£5,035,000	£1,262,000	11	24	13
<b>Total Kent</b>	<b>£33,645,737</b>	<b>£31,150,881</b>	<b>£64,796,618</b>	<b>£72,310,050</b>	<b>£155,753,000</b>	<b>£83,942,950</b>	<b>302</b>	<b>1,055</b>	<b>753</b>

The total includes loans operated under NUE including the Affordable Homes (2012-15) project co-funded with HCA.

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

Future property values recorded from RICS valuation at time of application and in most cases would have risen over the lifetime of project.