

## Appendix 4 – NUE New Builds

### Tridax Business Park, Honeywood Parkway, Whitfield, Dover - 24 Business Units

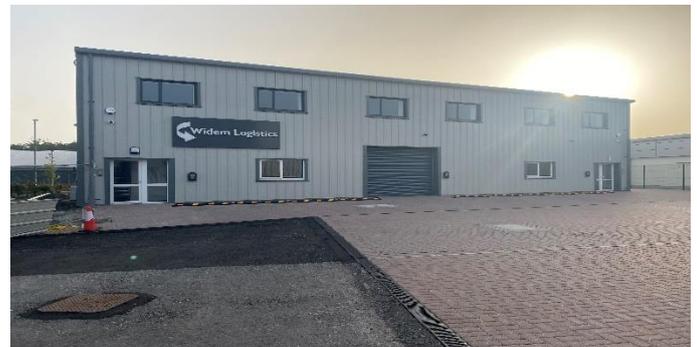
NUE's amazing regeneration project, which will stand as a flagship project making a positive contribution to the economy of Dover.

The construction of 24 business units at Honeywood Parkway began in April 2022 and completed late December 2023.

NUE has worked with Tridax Ltd to support the construction, Tridax having previously collaborated on residential projects. All the units are fully installed, ready to use and insulated. Features include single/3 phase power supply, toilet/kitchenette at ground level, lockable windows and doors, and ducting for fibre optics. Demand for the units has been phenomenal, with interested buyers outnumbering the available units.

All have now been sold except the remaining units, which will be retained by the developer. Local businesses who have already moved in include a printing company, double glazing firm and an electrical contractor. Widem UK, a Belgian owned customs clearance, forwarding and logistics company who have acquired 3 units to provide them with a presence close to the Dover port. Widem created 8 new jobs for their operation in Dover, employing local people, which is fantastic news. Details of occupiers of the business units are tabled at the end of this document.

The NUE loan (£1.7m) provided in phased stages, was repaid in full by 12 January 2024.



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 data-bbox="213 855 687 884"><b>Works In Progress – rear of property (Block 1)</b></p>	 <p data-bbox="995 869 1399 898"><b>Completed – front of property (Block 2)</b></p>
<p data-bbox="110 911 788 940">Total Loan - £810,000 (Phase 1 - £330k /Phase 2 - £440k)</p>	<p data-bbox="1007 911 1386 940">Project Timescales – 18 months</p>
<p data-bbox="284 949 616 978">Cost of Works - £ 1,310,000</p>	<p data-bbox="1038 949 1355 978">Loan repaid January 2023</p>

Former Railway Bell, River, Dover	12 new homes
<p>Over the last 18 months, No Use Empty and Argosy Developments (London Road) Ltd have been working together and making great progress on the site which will boast 12 great homes on the London Road, River.</p>	
<p>Karlee Construction (UK) Ltd a Kent based independent company with over 20 years experience have been contracted to deliver the project. The site was formally home to a period public house known as The Railway Bell which closed 3 years ago. Following a change in ownership planning was granted for the change of use and conversion of the public house into 6 self contained flats and the erection of 6 new three bed houses.</p>	
<p>The family sized houses all come with a garden and two allocated parking bays. On the ground floor sits the open plan kitchen, diner and lounge with patio doors opening out onto a private garden, laid with patio and turf. Upstairs sit a master with an en- suite, another double room, a single bedroom and a family bathroom.</p>	
<p>All 12 units are now on the market for sale.</p>	
 <p data-bbox="237 1897 663 1926"><b>Former Railway Bell under refurbishment</b></p>	 <p data-bbox="911 1937 1485 1966"><b>New Homes to the left, Refurbishment to the right (former pub)</b></p>
<p data-bbox="269 1968 632 1998">Original Site Value - £ 775,000</p>	<p data-bbox="1007 1968 1390 1998">Project Timescales – 18 months</p>
<p data-bbox="309 2007 592 2036">Total Loan - £1,600,000</p>	<p data-bbox="959 2007 1437 2072">Loan repayments commence with sales. (expected May 2023)</p>

Examples of other projects funded include:

<p><b>Albert Road, Dover – 7 Self-contained units</b></p>	<p><b>Former Alma Public House, Swanscombe – 13 homes</b></p>
	
<p>Currently for sale and for let</p>	<p>Completed and Loan Repaid</p>
<p>Total Loan - £400,000</p>	<p>Total Loan - £600,000</p>
<p><b>Lorne Road, Ramsgate – 6 x 2 bed houses</b></p>	<p><b>Benenden, Cranbrook – 1 new home</b></p>
	
<p>Owner retaining for lets – loan repaid</p>	<p>Work nearing completion</p>
<p>Total Loan - £715,000</p>	<p>Total Loan - £270,000</p>
<p><b>Lower Road, Faversham – 3 new houses</b></p>	<p><b>Deal Police Station – 3 homes</b></p>
	
<p>Currently all let – loan repaid.</p>	<p>Currently under development.</p>
<p>Total Loan - £500,000</p>	<p>Total Loan - £500,000</p>
<p><b>High Halden, Ashford – 3 houses</b></p>	<p><b>St Mildred's Close, Ramsgate – 7 apartments</b></p>
	
<p>Currently for sale/let</p>	<p>Completed and Loan Repaid</p>
<p>Total Loan - £500,000 (to complete site)</p>	<p>Total Loan - £600,000</p>