

## Setting Up Your Own No Use Property Initiative

If your council is considering setting up an empty property initiative, consider adopting the Kent County Council's award winning No Use Empty model with a proven track record of success.

The Kent County Council's Economic Development team and Invicta Law understand the issues that Councils' face with bringing long standing empty properties back into use. We have considerable expertise in the niche area of empty property legislation and enforcement issues. The Economic Development team work closely with the Empty Property Officers and other local authority personnel (e.g. solicitors, planners, environmental health officers, building control) within Kent concerning empty homes to provide a combined efficient award-winning service.

The Economic Development team and Invicta Law could do the same for you.



Before

After

## Expert support and legal advice

### KCC Economic Development

The Economic Development team at KCC have been helping communities enjoy a healthy, good quality of life by supporting people to turn derelict buildings into much needed homes through a range of interventions including financial assistance.



Some of the ways the Economic Development team can assist you are as follows:

**Start-up Sessions** - we provide start-up sessions that cover all the key issues relating to setting up and delivering an empty property initiative.

**Helpline** - if you decide to commission one of our start-up sessions you will be able to call our helpline for up to one year for free advice from our Housing Specialist to assist you in getting your empty property scheme up and running smoothly.



### Invicta Law

Invicta Law works alongside the Economic Development team and advises them on all the legal aspects involved in giving financial support to bring empty properties back into use.

Invicta Law is based in Maidstone, Kent but operates nationally, having experts in property, highway, local government, employment, litigation, and planning and contract law. Invicta law provides legal services that are highly competitive and offers flexible charging mechanisms. Please visit our website [www.invicta.law](http://www.invicta.law) for further information.

Some of the ways Invicta Law can assist are as follows:

**Legal Advice** - with our specialist local government knowledge, we can advise on the relevant background legislation and identify the appropriate legal powers to enable you to establish your own empty property initiative or regeneration programme.

**Processing the Application** - Once your scheme is established Invicta Law can investigate the title to the property which will be subject to the loan, consult with you about discrepancies which affect the proposed works to the property and make appropriate enquires on your behalf before proceeding to take an application to completion and registration of the legal documentation.

**Drafting Agreements and other legal documents**- Invicta Law are uniquely experienced in the public sector and our expertise means we are ideally placed to prepare the necessary documents to deliver your council's objectives including:

- ◆ Loan Facility Agreements
- ◆ Legal Charges
- ◆ Deeds of Priority
- ◆ Discharges

### What does it cost?

The Economic Development team offer half day start up sessions from £550.00. Should you have a large scheme planned or require a full day start up please contact the Economic Development team direct.

Please contact Invicta Law for a quote for setting up the legal processes and documents required for your own No Use Empty initiative based on our competitive hourly rates

### What's not included

Any payments to third parties (e.g. disbursements, court fees, experts, barristers, etc.) are not covered by the scheme. We will, however, advise you of the additional costs before they are incurred.



*Before*



*After*

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