

NO USE EMPTY



THE KENT EMPTY PROPERTY INITIATIVE SUPPLEMENT

FROM LOANS TO HOMES



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

Delivered by Kent County Council in partnership with all 12 district councils it provides an exemplar model which can be replicated.

Planning, dedicating resources, monitoring outcomes, adjusting delivery models to reflect current market conditions and providing financial assistance to owners by offering secured short-term loans and above all continuity are the ingredients to our success.

The initiative has brought back into use over 5,900 properties through a range of interventions. Our secured short-term loans have exceeded £27m which has levered an additional £29m from the public/private sectors. This has allowed NUE to support 1,000 units.

Being able to tackle some of the larger redundant and sometimes commercial properties, with planning permission for

conversion, has helped create around 600 new units which are generating new Council Tax receipts estimated to be £650,000 per annum.

Paying for essential renovation works remains a barrier to bringing empty properties back into use. Average renovation cost to return a unit to occupation is £48,500 with the average County Council investment being £23,000.

AWARD WINNING WHAT THE JUDGES SAID:

"This scheme is doing more than just bringing empty homes back into use – there was evidence that it is having much broader impacts, particularly on the local economy."



Representing the winners from left to right
Iain Cobby, Folkestone & Hythe District Council
Jackie Gibb, NUE team, Kent County Council

David Smith, Director, Economic Development,
Kent County Council

Steve Grimshaw, NUE team, Kent County Council

Stuart White, Dover District Council

IN THIS ISSUE

NUE is a countywide initiative, our latest supplement features projects in our coastal towns complementing wider regeneration programmes.

NUE works with public, private and voluntary sectors to support economic growth creating new homes along the way.



Shorncliffe Road - Entrance Hall

NUE has secured additional funding from several districts to provide 'Top-Up' loans and from the Growing Places Fund (GPF) to specifically tackle empty commercial properties.

This has enabled NUE to offer a variety of loan products to provide the financial assistance required to help owners. This supports local businesses and contractors with monies being spent on materials as well as job creation or safeguarding jobs.

£56 MILLION INVESTMENT • 5,900 HOMES BACK INTO USE

NUE SCORE 10/10

Mark Dance, Cabinet Member for Economic Development, Kent County Council (KCC).

No Use Empty continues to impress, winning prestigious awards, supporting economic growth and above all making a positive impact on our local communities. £20.8m (84%) of NUE loans approved has supported projects in our coastal towns, many of which I have had the privilege to visit.

Projects, such as the former Bun Penny in Herne Bay, not only returns one of the areas eyesores back into use but the prominence of the building gives the seafront a huge lift. The market has responded with more projects underway in the seafront and town centre.

'Top Up' loans are available in the coastal areas of Dover and Folkestone & Hythe which are helping smaller developers take forward larger empty properties, as traditional finance remains challenging to access.

A further £2m has been allocated to the NUE loan fund for exclusive use in Margate.

Now running alongside the initiative is the NUE Commercial project, which aims to return long-term empty commercial properties to use for alternative commercial or mixed-use purposes to help encourage developers to revitalise town centres and beyond.

It is encouraging to see the diversity of projects NUE are tackling. The enthusiasm and passion of those involved in bringing these long-term empty properties back into use to provide much needed homes just goes to show what can be achieved. All of which contributes to supporting the economic growth of Kent.



Mark Dance

AROUND THE COAST

SHORNLIFFE ROAD

FOLKESTONE

(Continued from front page)

This three-storey grand Victorian property, a former school building was in a very poor condition and not habitable. The building had been empty since 2008.

The new owner Will Brown, from Browns Construction was granted planning permission to convert the property into 8 luxury 2 bedroom apartments.

Many original features including architraves, tiled flooring, stained glass windows and a marble fire place have been restored.

The developer has also included his own features with a modern twist without compromising on the quality of finish.

Thanks to a combination of the traditional NUE loan and a Top Up loan from Folkestone and Hythe District Council, the property has been completed to a very high standard.



BUN PENNY

HERNE BAY

The Herne Bay site was previously home to the iconic Bun Penny Pub, which opened in 1899 when the pub was called the Royal Hotel. It changed name in 1972 and closed in 2011 after a devastating fire left it in a state of disrepair.

The revived Bun Penny site now comprises a mixed use scheme made up of 14 apartments, and a commercial unit on the ground floor. The property, which sits on the sea front, was a major eye sore to the area; its redevelopment has substantially enhanced the local sea front.

NUE provided funding of £175,000 which was leveraged by private sector funding of £2.3m, bringing total investment of the redevelopment project £2.5m highest value project to date.



LORNE ROAD

DOVER

The transformation of the former site known as St Martin's Yard, is now complete. NUE supported Phase I (5 houses) and Phase II (7 flats) which are now fully occupied. The creation of these new homes has made a huge difference to the area once troubled with anti-social behaviour.

A former redundant commercial building opposite opened in 2016 as the Breakwater Brewery and Tap Room. Energy to the new homes is provided via the bio-mass heating system installed on this site.

NUE Commercial has provided a short-term loan to refurbish another redundant unit to create an area where manufacturing can take place to produce canned beer. This will also create several part time jobs for local people.

The owners also accessed funding from the respective grant schemes of LOCASE Kent and South East Business Boost, both administered by KCC to assist with the acquisition of the low carbon manufacturing equipment.



ARTHUR ROAD MARGATE

This four-storey mid terraced property was built circa 1800s and was purchased in a dilapidated state.

Planning was approved to convert the property into 2 dwellings with a ground floor rear extension.

NUE has provided a loan of £50,000 towards the costs of refurbishment. The owners enthusiasm and commitment will ensure the works are completed to a high standard with quality finishes and décor.

Due to the high demand a tenant has already been identified to occupy the basement apartment. The main house will be available to let as a larger family home once complete.



SOLINI COURT FOLKESTONE

Built in 1900 and empty since 2012, the former commercial property in a prominent location near the town centre, has been fully transformed.

It now provides 11 affordable homes (6 x 1 bedroom, 2 x 2 and 3 x 3 bedrooms).



The project, was supported with a £400,000 loan including a top up from Folkestone & Hythe District Council.

It is opposite the new Urban Sports Centre (Roger De Haan Charitable Trust) opening in 2019 providing local residents and visitors with the opportunity to engage in a unique range of activities.



EDGAR ROAD MARGATE

Located in the heart of Cliftonville Margate, this end of terrace property had been empty for 5 years and was run-down before the owners took up the challenge to bring it back into use with the support of a NUE 'Loan to sell'.

Now providing 4 modern apartments, all are fitted and finished to a high standard and available on the market for sale.

This has encouraged other developers to invest in the area and help regenerate the entire parade which were previously derelict and in poor condition.



BUENOS AYRES MARGATE

This mid terrace Grade II listed building, circa late 1800s, spread over five storeys, was a former hostel and remained dilapidated for 2 years.

The property is situated in an established residential cul de sac with sea views over Margate harbour.

With the assistance of a 'Loan to Let' from NUE and the owner's own funds the property has been restored offering two boutique apartments with a choice of two or three bedrooms, which retains some of the original features enhancing the character of the house.



CHATHAM PLACE RAMSGATE

This Grade II listed building in a conservation area was built in the 1780's. It was used as a working men's club for 102 years until it closed in 2016.

Sold at auction, the developer was granted planning permission to convert into six two and one bedroom apartments.

NUE provided funds to ensure the £700,000 restoration was fully funded.

These new homes are likely to be much sought after when completed.

This is the second property NUE has supported in this terrace.



NUE GOES COMMERCIAL



NUE's primary focus has been on empty residential properties. However, over the years it has supported the conversion of vacant space above empty commercial units, which have also been returned to use but not with loan support.

The Growing Places Fund (GPF) was established by the Ministry for Housing, Communities and Local Government (MHCLG).

It is administered through the South East Local Enterprise Partnership (SELEP).

The aim of this funding is to unlock economic growth, create jobs and 'kick-start' house building at stalled development sites.

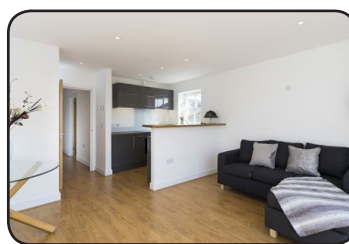
Operating as a recyclable loan scheme – it was the perfect match for NUE.

KCC secured an extra £1m for NUE to provide short term secured loans to return long term empty commercial properties to use for alternative commercial or mixed-use purposes.

NUE Commercial is tasked with bringing back into use a total of 8 commercial units and 28 residential units by March 2022.

Focus will be on town centres where secondary retail and other commercial areas have been significantly impacted by changing consumer demand and have often been neglected as a result of larger regeneration schemes.

Projects are already underway in Dover, Folkestone and Margate.



HAVE WE GOT LOANS FOR YOU?

TOP UP LOANS

Following the success of the Folkestone & Hythe Top Up Loan Scheme, Dover District Council and Tunbridge Wells Borough Council have allocated funds to offer an additional £15,000 on top of the NUE loan of £25,000 providing up to £40,000 per unit to help with refurbishment costs.

The Top Up Loan in Dover operates in selected wards to complement town centre regeneration.

THANET OWNER OCCUPIER LOANS

Thanet District Council offer secured interest free loans up to £20,000 to help owners with refurbishment costs.

To qualify, the property must be in Margate Central or Cliftonville West, be empty for 6 months and you agree to make it your principal home for a minimum of 5 years.

Loans are repaid on monthly terms over 5 to 10 years. Affordability criteria applies.

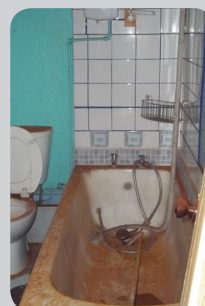
INTEREST BEARING LOANS

Subject to the level of funds available, interest bearing loans have been introduced to help developers bring forward projects which are of a larger scale, either as a top up or to fund the whole scheme.

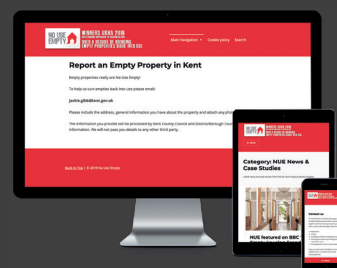
Loans are secured and administered on a phased basis and interest will be charged at market rates.



WORK IN PROGRESS



REPORT AN EMPTY PROPERTY



Your local Empty Property Officer will investigate your enquiry.

NO USE EMPTY HOTLINE 03000 417 084 OR VISIT WWW.NUE.ORG.UK