

NO USE EMPTY



THE KENT EMPTY PROPERTY INITIATIVE – 20/21 - EMPTY HOMES WEEK

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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 KCC in partnership with all 12 district councils, NUE provides an exemplar model which can be replicated.

A record 42 loans with a value of £4.1m were awarded in the current financial year. This means a further 85 empty properties will soon be back into use providing much needed homes across the county.

Our short term secured loans have exceeded £36m which has levered an additional £32m from the public/private sectors.



Creating New Homes

£12m fund to bring derelict sites back to life

Kent County Council's award-winning empty homes initiative announced a new £12 million fund to bring derelict sites back to life..

With the UK experiencing challenging times and the impact facing the construction industry, initiatives such as No Use Empty are becoming increasingly important.

KCC Cabinet Member for Economic Development Mike Whiting said:

“I am pleased to have secured this substantial additional money for the scheme, offering short-term finance to those wanting to bring derelict sites into use for brand new homes. This will further support the Kent economy as well as allowing us to regenerate local communities”.

The construction industry sustains thousands of people in various roles and associated sectors, boosting the Kent economy.

Since 2005, NUE has returned 6,667 long term empty properties back into use through a range of interventions.



Mike Whiting

This is a tremendous boost for NUE which continues to go from strength to strength.

£8.9m has been awarded to date which will deliver 76 new homes in our coastal towns.

NUE is ready to administer new loan applications and help Kent's economy recover as well as delivering the homes required, whether it's a refurbished empty property or a new build

Staging Your Home for Prospective Tenants



A total loan of £40,000 including a £15,000 Top Up from Tunbridge Wells Borough Council has transformed this tired 1960s dwelling into a luxurious two bedroom apartment at The Priory, Nevill Park.

The property was taken back to basics and has undergone a complete makeover. Flooring has been restored where possible and the property now benefits from a brand-new kitchen, bathroom and electrics.

Top Up Loans are administered through NUE on behalf of those districts who have invested more funds into the initiative to provide additional financial support where required: Top Ups once repaid are re-cycled back into the funding pot.



Shorncliffe Road, Folkestone Coming Soon!

NUE and Folkestone & Hythe District Council have been busy tackling several empty properties on this popular road in Folkestone.

The latest project will see the creation of eight apartments which will be available for rent when completed.

Local developer, Browns Construction are on board. With a proven track record these apartments are sure to fly.

NUE GALLERY BEFORE and AFTER



Chatham Place, Ramsgate – Grade II listed building in a conservation area was built in the 1780's. Following planning permission, the property has been converted into six two and one bedroom apartments which were made available for sale.



NUE Commercial



KCC secured an extra £1m from the Growing Places Fund (GPF), administered through the South East Local Enterprise Partnership (SELEP), for NUE to provide short term secured loans to return 8 long term empty commercial properties back into use and create 28 residential units by March 2022.



Barkened, Deal High Street

NUE raced into action quickly exhausting the £1m available which has resulted in 12 individual projects being funded in the following districts: Dover, Folkestone & Hythe and Thanet. The final project is due to complete in 2021.

15 empty commercial units will have been brought back into use and 28 residential units created.

Total value of NUE Commercial is £4.5m including GPF, private sector leverage and NUE loans.

Projects have included: New independent lifestyle store, café, convenience store, office space for a recruitment agency, delicatessen, pizzeria at Breakwater Brewer (from an old warehouse) and a Hair and Beauty Salon.



Browns, Sandgate Road, Folkestone

Fingers crossed – £2m bid for NUE Commercial Phase II awaiting decision

Following the success of NUE Commercial a new £2m bid has been submitted to SELEP to deliver Phase II which will provide further help to regenerate our coastal towns.

NUE have also helped shape a separate bid by Southend Council who took inspiration from our scheme and have submitted their own bid replicating the Kent approach.



NUE has introduced



Top Up Loans: Dover, Folkestone & Hythe, Tunbridge Wells



Interest bearing loans



Owner Occupier Loans in Thanet



NUE...

Helping to create Affordable Homes

The building, which has been called Ottaway House, is named after Dover-born sportsman, Cuthbert Ottaway who captained the England Football team against Scotland in 1872 in what is now recognised as the first international match to be played.



Ottaway House, Dover

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.

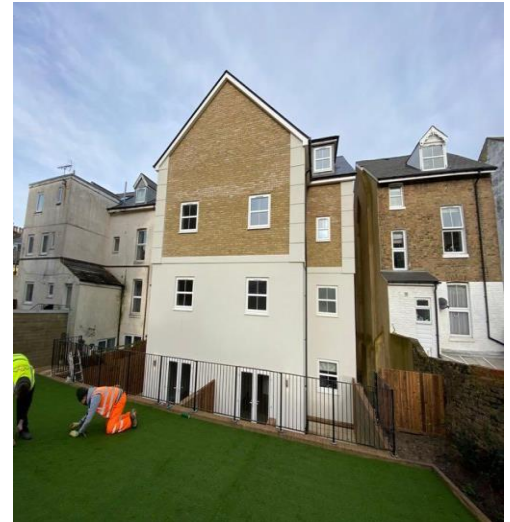
The design of the scheme provides spacious, functional, self-contained units with a shared outside space.

The properties will be let on a short term basis at affordable rents and will provide interim housing for local people facing homelessness, while a more permanent solution to their housing needs can be found.

Whilst Martello have worked with lots of public sector organisations across London and the south east over the years but this was the first housing scheme that they had undertaken for Dover District Council.

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.



NUE – Supporting Empty Homes Week

The national charity, Action on Empty Homes, is calling on Government to adopt a new national empty homes strategy to deliver additional housing supply for those in most housing need, utilising properties currently left vacant or in need of renovation including a call for a national loan fund.

Over the last 5 years the number of vacant dwellings in Kent has fallen by 15%.

NUE has on average brought back into use 511 long-term empty dwellings each year over the last 5 years.

There are still approximately 6,000 long term empty properties across Kent. Our work is not over but we are making a difference to our local communities.

The aim of the week is to highlight Empty Homes and the work we and our district partners in Kent undertake to minimise and reduce the number of long-term empty dwellings.

NUE STATS

Financial Year	Long Term Empty Dwellings Back Into Use
2015/16	538
2016/17	581
2017/18	439
2018/19	446
2019/20	551
Total	2,555

For more information visit

WWW.NUE.ORG.UK

www.actiononemptyhomes.org