

Indicative Extract from VOA listing, of properties with RV in the range £9,500 - £18,500

M²	RV	Property description	Property
142.3	18,500	Shop And Premises	71 Biggin Street
278.5	18,250	Shop And Premises	23 Cannon Street
218.6	16,750	Shop And Premises	48 Biggin Street
323.7	16,500	Offices And Premises	77 Biggin Street
114.6	14,500	Shop And Premises	52 Biggin Street
124.7	14,500	Shop And Premises	53 Biggin Street
154.48	14,500	Shop And Premises	1-2 King Street
234.8	14,500	Shop And Premises	5 King Street
208.7	14,250	Shop And Premises	9 Biggin Street
84.68	13,500	Shop And Premises	21 Cannon Street
194.5	12,750	Offices And Premises	1ST FLR 5-7 Bench Street
164	12,750	Shop And Premises	2 Cannon Street
130.3	12,500	Shop And Premises	8-9 Cannon Street
74.44	12,000	Shop And Premises	21 Biggin Street
123.2	12,000	Shop And Premises	54 Biggin Street
86.38	12,000	Restaurant And Premises	Ground Floor & Basement, 10 King Street
125.6	11,750	Hairdressing Salon & Premises	7 Biggin Street
125.75	11,750	Shop And Premises	8 Biggin Street
43.29	11,500	Shop And Premises	51 Biggin Street
97.45	11,500	Shop And Premises	55 Biggin Street
194.5	11,250	Offices And Premises	3rd Flr 5-7 Bench Street
124.57	11,250	Shop And Premises	3 Biggin Street
193.2	11,000	Offices And Premises	2nd Flr 5-7 Bench Street
117.7	10,750	Shop And Premises	21A Cannon Street
128.6	10,250	Shop And Premises	5-7 High Street
93.2	9,900	Shop And Premises	75 Biggin Street
110	9,900	Shop And Premises	Gnd Floor 3 Cannon Street
85.32	9,700	Shop And Premises	76 Biggin Street
32	9,600	Shop And Premises	61 Biggin Street
157.3	9,600	Shop And Premises	18 Cannon Street
112.4	9,500	Shop And Premises	37 Biggin Street

This extract gives an indication of Rateable Values and size of units in the High Street area.

Town Centre Vacancy – Dover

Shopping Survey - March 2018				
Street Number	Road Name	Last known use	Classification	Comments
Atina House 5 -7	Bench Street	Vacant Offices	Secondary shopping frontage	
8	Bench Street	Vacant retail	Secondary shopping frontage	
8a	Bench Street	Vacant retail	Secondary shopping frontage	
11	Bench Street	Vacant/SG	Secondary shopping frontage	
15 (ground floor)	Bench Street	Vacant retail	Secondary shopping frontage	
9	Biggin Street	Vacant	Primary shopping frontage	
27	Biggin Street	Vacant	Primary shopping frontage	
31	Biggin Street	Vacant	Primary shopping frontage	
32	Biggin Street	Vacant	Primary shopping frontage	
43	Biggin Street	Vacant	Primary shopping frontage	Change from A1 to vacant since last survey August 2017
51	Biggin Street	Vacant	Primary shopping frontage	
52	Biggin Street	Vacant	Primary shopping frontage	
53	Biggin Street	Vacant	Primary shopping frontage	
59	Biggin Street	Vacant	Primary shopping frontage	
62	Biggin Street	Vacant	Primary shopping frontage	
68-70	Biggin Street	Vacant	Primary shopping frontage	Change from hot food takeaway to vacant since last survey
2-6	Cambridge Terrace	Vacant	Town Centre Boundary	
7-9	Cambridge Terrace	Vacant	Town Centre Boundary	
5 & 6	Cannon Street	Vacant	Primary shopping frontage	

23	Cannon Street	Vacant	Primary shopping frontage	
27 (first floor)	Castle Street	Vacant	Town Centre Boundary	
28	Castle Street	Vacant	Town Centre Boundary	Planning app received for COU to residential
43	Castle Street	Vacant	Town Centre Boundary	
50	Castle Street	Vacant	Town Centre Boundary	
55 to 61	Castle Street	Vacant	Town Centre Boundary	
9	Church Street	Vacant	Town Centre Boundary	Change from A1 printing shop to vacant since last survey
9	King Street	Vacant	Secondary shopping frontage	
12	King Street	Vacant	Secondary shopping frontage	
8	Maison Dieu	Vacant	Town Centre Boundary	Change from C2 residential home to vacant since last survey
7	Market Square	Vacant	Secondary shopping frontage	Change from A3 to vacant since last survey
7	Park Place	Vacant	Town Centre Boundary	Change from A4 to vacant since last survey
1-7	Pencester Road	Vacant	Town Centre Boundary	Change from D1 (Magistrates Court) to vacant since last survey
20-22	Pencester Road	Vacant	Secondary shopping frontage	
38	Pencester Road	Vacant	Secondary shopping frontage	Change from Bookmaker (SG) to vacant since last survey
5	Priory Street	Vacant	Town Centre Boundary	
10	Priory Street	Vacant	Town Centre Boundary	
115	Snargate Street	Vacant	Town Centre Boundary	Change from supermarket

				(A1) to vacant since last survey
131	Snargate Street	Vacant	Town Centre Boundary	
134-135	Snargate Street	Vacant	Town Centre Boundary	
144	Snargate Street	Vacant	Town Centre Boundary	Change from retail (A1) to vacant since last survey
145	Snargate Street	Vacant	Town Centre Boundary	
9	St James's Street	Vacant	Town Centre Boundary	
5&7	Worthington Street	Vacant	Secondary shopping frontage	
10	Worthington Street	Vacant	Secondary shopping frontage	
13	Worthington Street	Vacant	Secondary shopping frontage	
Total Vacant Units in Town Centre	45		Vacancy Rate for Units in Town Centre 13.88%	
The vacancy rate for the town centre units has been calculated as follows: Number of vacant units in town centre/overall number of town centre units x 100 (45/324x100)				
Total Vacant units in Primary/Secondary Shopping frontages	25		Vacancy Rate for Units in Primary & Secondary Shopping frontages 15.72%	
The vacancy rate in the primary & secondary shopping frontages has been calculated as follows: Number of vacant units/overall number of units in the primary & secondary frontages x 100 (25/159x100)				
The vacancy rate in the primary and secondary shopping frontage is the statistic we quote in the AMR and it can be seen that the rate has increased slightly from 15.28% (AMR 2016/17) to latest survey in March 2018 - 15.72%				

Town Centre Vacancy – Deal

Shopping Survey March 2018				
Street Number	Road Name	Last known use	Classification	Comments
The Regent	Beach Street	Vacant	Town Centre	
67	Beach Street	Vacant	Town Centre	
10	Broad Street	Vacant	Town Centre	
16a	High Street	Vacant	Primary	Change from A1 retail (Connect U) to vacant since last survey
16a	King Street	Vacant	Town Centre	Change from A1 retail to vacant since last survey
22	Park Street	Vacant	Secondary	
24	Park Street	Vacant	Secondary	Change from retail to vacant since last survey
22	Queen Street	Vacant	Secondary	Change from retail to vacant since last survey
6	St Georges Passage	Vacant	Town Centre	Change from retail to vacant since last survey
2	Stanhope Road	Vacant	Town Centre	Change from retail to vacant since last survey
Total Vacant Units in Town Centre	10		Vacancy Rate for Units in Town Centre 3.12%	
The vacancy rate for the town centre units has been calculated as follows: Number of vacant units in town centre/overall number of town centre units x 100 (10/320x100)				
Total Vacant units in Primary/Secondary Shopping frontages	4		Vacancy Rate for Units in Primary & Secondary Shopping frontages 3.70%	
The vacancy rate in the primary & secondary shopping frontages has been calculated as follows: Number of vacant units/overall number of units in the primary & secondary frontages x 100 (4/108x100)				

The vacancy rate in the primary and secondary shopping frontage is the statistic we quote in the AMR and it can be seen that the rate has increased slightly from 2.83% (AMR 2016/17) to latest survey in March 2018 - 3.70%

Town Centre Vacancy – Sandwich

Shopping Survey - March 2018				
Street Number	Road Name	Last known use	Classification	Comments
10-12	Cattle Market	Vacant	Secondary	
10	Delf Street	Vacant	Secondary	
12	Delf Street	Vacant	Secondary	
24a	Market Street	Vacant	Secondary	
2	Potter Street	Vacant	Secondary	
6	St Peters Street	Vacant	Secondary	
Total Vacant Units in Town Centre	6		Vacancy Rate for Units in Town Centre 3.46%	
The vacancy rate for the town centre units has been calculated as follows: Number of vacant units in town centre/overall number of town centre units x 100 (6/173x100)				
Total Vacant units in Primary/Secondary Shopping frontages	6		Vacancy Rate for Units in Primary & Secondary Shopping frontages 7.22%	
The vacancy rate in the primary & secondary shopping frontages has been calculated as follows: Number of vacant units/overall number of units in the primary & secondary frontages x 100 (6/83 x100)				
The vacancy rate in the secondary shopping frontage is the statistic we quote in the AMR and in the case of Sandwich remains unchanged from the AMR as we have the same amount of vacant units.				

Indicative Scoring Matrix

The scoring matrix has been developed in two sections. The first comprises “Qualifying Criteria”. All applications will be expected to pass this.

The second section is “Application Score”, where the factors are assessed and scored. Applications will need to score more than xx (*“pass” score to be determined*) to be successful.

The relevant portfolio holders will be consulted on the assessments, scores and proposed decisions, before the decisions are confirmed to applicants.

Factors to Take into Consideration

Number	Factor	Yes or No?
1	Is the property in the specified areas.	
2	More than 10 years old.	
3	Vacant or not trading for a significant period.	
4	Will the owner accept a charge on the property in relation to the grant.	
5	Is finance for the works in place (or reasonably expected to be so)?.	
6	Are the costs reasonable and quotes provided.	
7	Is the grant less than 50% of the whole job cost.	
8	All required permissions obtained / in the process of being obtained / reasonably expected to be obtained.	
9	Design, colours etc suitable for property and location.	
10	Are the lease arrangements adequate to warrant the grant?	

Application Score

Number	Factor	Score 1 - 5	Weighting Factor 1 - 3	Weighted Score
1	How long has the property been empty?		3	
3	How prominent. Low 1, Medium = 3, High = 5		2	
4	Quality of proposed design and finishes. Fair=1, Good=3, Excellent=5.		2	
5	Likelihood of Success Consider business plan, number of new jobs, finance secured. Fair=1, Good=3, High=5		3	
6	Does the business proposal bring a new offer to the area, or repeat existing offers by other businesses? Existing offer=1, unusual offer=3, unique / special=5		3	

Proposed Application Pro-Forma

Name of applicant	
Business address	
Address of property for which a grant is sought.	
Value of grant sought	
Basis of tenure: lease / freehold / other (specify)	
If leasehold, please provide copy of lease and copy of landlords consent for the works and name and address of landlord.	
If freehold, please provide evidence of ownership.	
Current condition of property (please also supply photos)	
Description of works proposed.	
Cost of works proposed (please provide copies of quotes)	
Proposed business to operate from the premises.	
Please feel free to contact Jayne Miles at DDC, tel no....., e-mail if you have any queries or need further information or advice.	
When completed please return to Applications will be assessed	

on a monthly basis and a written decision provided.	
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Indicative Scheme

Grants

1. The scheme is for the improvement of empty commercial premises within the areas indicated in the maps at Annexes 1, 2 and 3.
2. Grants of up to a maximum of £10,000 will be available towards the external renovation or improvement of the ground floor and upper floors of the front elevations of the building, internal fit-outs and conversion. This grant will cover up to 50% of the cost up to a maximum of £10,000.
3. Additional grants of £500 will be available for specialist business support or consultancy for those companies making an application for the main grant.
4. For grants of between £5,000 and £10,000, the applicants must provide evidence of at least 2 quotes for the particular work they wish to receive the grant for, so that best efforts are made to ensure best value is being considered. For grants below £5,000 a single quote will be acceptable.
5. Grant applications should be made in advance of the commencement of works.
6. If a grant has been approved, it will be paid upon receipt of evidence of expenditure (eg VAT invoices) and satisfactory inspection of the works, and in the proportion of the loan to the total project costs. The final £1,000 will be withheld until satisfactory completion of the works.

Types of Work

7. Repair and reinstatement of all or any part of the front elevation of the retail unit including, but not restricted to:
 - a. fixtures that are visible from the street, including the first and second floors of the premises.
 - b. Repainting of shop fronts in suitable colours
 - c. Signage
 - d. External lighting
 - e. Security grilles and/or security glazing¹
 - f. Professional fees associated with the development and delivery of the project, including planning application fees, consultancy fees and advisory services.
 - g. Repair of external stonework and brickwork
 - h. Repair and reinstatement of guttering and down-pipes
 - i. Internal fit-outs to shops and business premises

¹ See guidance on security shutters <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/PDF/SecurityMeasuresforRetailandCommercialPremises.pdf>

Other Considerations

8. The scheme is not intended for assisting new build properties. It is intended for established properties. Therefore, as a minimum, they must be at least 10 years old.
9. The grant is available to freeholders, and also leaseholders, generally with at least 5 years lease to run on the lease at the anticipated conclusion of the works.
10. All works must have any required permissions including planning permission and permission from the freeholder.
11. DDC staff or their agents will be allowed to inspect the works and see all relevant documentation.
12. Consideration will be given to securing the grant by way of guarantee, legal charge etc. Enforcement of the charge will be considered if the lease is ended early, or the property changes hands in the five year period or if the property is empty for a total of more than 4 months in any 12 month period.
13. Approved grants will remain available for a period of 12 months from the date of approval. Should practical completion not be achieved within this timescale, a further application will be required for any outstanding grant to be approved.