



Making People *Smile*



CASE STUDY

Benedict House

Empty buildings – waiting for investment and redevelopment

Former care home converted to emergency accommodation.

Mears Housing Management offers multiple solutions to help Local Authorities make greater use of empty buildings to address their housing need. By offering innovative financial solutions, we work in partnership with Investors and Local Authorities to deliver new, valuable housing supply that meets local needs.

Mears Housing Management is working collaboratively with Bromley Council and a private landlord to make use of an empty former care home due for demolition. Mears has obtained a 2-year lease, with the building being redeveloped to provide 41 units of accommodation with shared facilities. If and when the owner achieves planning permission to develop the site, Mears will provide vacant possession.

Bromley currently suffer from a lack of appropriate temporary accommodation, which has led to a large number of families and expectant mothers being housed out of borough. This accommodation will enable those families to return to their support networks and connections, whilst making significant savings for the council. A lease rent is payable to the landlord.

Businesses continue to invest time and resource into generating social value through projects aimed at improving community engagement and charitable giving. Converting empty spaces to create social value is an opportunity that is frequently overlooked.

Redeveloping these buildings gives Local Authorities the opportunity to meet housing and regeneration goals in an environmentally sustainable way.

Offer

Innovative financial solutions

Accommodation

41 units with shared facilities

