

Using art to tackle the problem of unoccupied buildings

What we offer

NUCLEO helps solve the problem of empty buildings by putting them to meaningful social use. An empty building thereby becomes a creative centre, where artists from different disciplines can work and exhibit what they produce. We have an original approach to the potential of a property, and strive for the maximum utilization of available spaces. NUCLEO organises activities that give the building a positive, dynamic atmosphere.

A developer, government agency, or other property owner can call on us to manage a building that is temporarily vacant. NUCLEO offers a tailor-made plan, renovates the property if necessary and manages the artists' studios. This prevents decay and vandalism and the owner avoids having to pay vacancy tax. In this way we can offer affordable workshops to the many artists who live and work in East Flanders.

NUCLEO applies a number of criteria and quality standards to the use of the buildings under its management.

Quality standards and guarantees

- NUCLEO offers a social alternative for unoccupied buildings. If necessary, a building can quickly put to use. The continuous presence of artists and activities in the building prevents vacancy-related risks such as burglary, vandalism, squatters and enables owners to avoid incurring taxes on unoccupied buildings.
- NUCLEO sets down the terms of cooperation in legally-based contracts, clearly listing mutual agreements and responsibilities. Apart from the general formulations used in connection with the use of the building, specific clauses may be included in the contract.
- The use of the building as artists' studios through NUCLEO is not covered by the laws on public buildings or Residential Tenancies. This allows a flexible term and limits any restrictions in terms of (fire) safety.
- Clear agreements are made with user-artists about caring for the building and individual workspaces.
- NUCLEO manages the buildings with 'due diligence' and immediately reports to the owner any violations, defects or hazards to the property.
- If the owner wants the property back or starts with renovation or demolition work, NUCLEO guarantees that the building will be cleared and that it will be delivered to the owner in the state agreed in the contract.

Criteria for use

- The building does not have to be in good condition, but needs to meet minimum requirements in terms of security, basic services and light. This will be assessed during an exploratory visit to the site.
- The building, or the part of the property that is taken into use, should preferably be empty. That is to say that there are no people living in the building and there are no activities that could compromise NUCLEO's management of it.
- In the case of a pre-existing occupation or use of the building, the owner will be consulted on whether and how NUCLEO can use the building.