



SPECULATIVE DEVELOPMENT ON THE CARDS AT WESTCOTT

We are pleased to announce that a planning application to speculatively develop 45,000 sq ft at Westcott Venture Park (WVP) has been submitted to Aylesbury Vale District Council. If agreed, this will be the region's first speculative warehouse / distribution development for more than five years.

Westcott's owners Rockspring will invest more than £3 million in the development, plans include a first phase of up to 24,000 sq ft of accommodation comprising seven units, ranging in size from 2,000 sq ft to 6,000 sq ft. The development will be set on

three acres of the park and the units will incorporate ancillary office space, loading bays, and parking and will appeal to a wide range of businesses.

WVP aims to have the first units available for occupation by early 2015 with a view to rolling out phase two later that year.

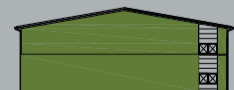
Nigel MacKenzie, project manager at WVP said: "Rockspring is accelerating investment with plans to develop this speculative facility to deliver much needed premises for the business marketplace."

"We have seen significant interest in land and facilities at the park, which has been running at 95% occupancy for some time. This interest, coupled with the lack of Grade A space in the region has prompted our move to construct the new phase of development at WVP."

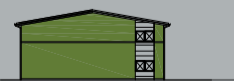
If consent is granted, overall investment in the new development is estimated to be in the region of £3 million for the construction phase, and could house up to 50 workers when fully occupied.



FRONT ELEVATION SMALL UNITS



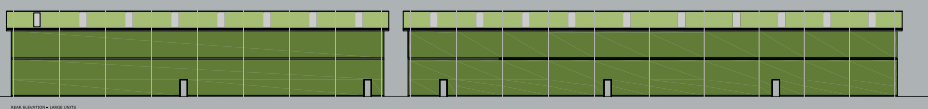
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION LARGE UNITS



SIDE ELEVATION LARGE UNITS



Nigel MacKenzie
Project Manager, WVP

WELCOME

Welcome to our second edition of The Rocket, keeping you up to date with activities at WVP. You will see from our lead story that speculative development is on the cards and a planning application has been submitted for a development comprising 45,000 sq ft of business space.

Our regular Q & A story features serial entrepreneur, Peter Lee of Refuel and we also feature articles from Topcats and Moog. They require no introduction but we include a short piece on the parks valued security guards who are your first point of contact here at WVP.

We hope you enjoy this issue.



Don't forget to follow us on
Twitter @WestcottVP

SINCE OUR LAST NEWSLETTER THE PARK HAS WELCOMED:

- MJE Mechanical Engineering Limited
- City Transport Solutions Limited
- Dan Thomas & Andy Laurie
- Kim Saunders, trading as KLS
- Accountancy Solutions
- Matthew Taylor
- Paul Bennett, trading as Motorstep

Please read on and if you would like to contribute content or feature in future newsletters please contact me:



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Warren and Charlotte Gilbert

If you'd ever wondered why Westcott Venture Park seems to boast more than its fair share of sports cars, wonder no more, it's all down to those lucky people at Topcats Racing!

Topcats Racing UK, an endurance racing team and leading independent TVR, Marcos & V8 service specialist, was established in 2002 and has been servicing the needs of TVR owners as well as running a successful race team from the site ever since.

Headed-up by husband and wife team, Warren and Charlotte Gilbert, both accomplished sports car racing drivers, Topcats Racing is no kitten and during its time at Westcott has grown into a true lion of a business. Despite challenging economic times, when luxury goods such as sports cars might be expected to take a back seat, Topcats Racing has continued to grow. To aid this expansion Topcats has recently purchased 0.4 acres from Rockspring to enable it to expand its WVP premises with the construction of a new 8,000 sq. ft. purpose built facility.

Construction is already underway to create the new workshop accommodating up to seven car ramps in addition to storage space, an office, 22 car parking spaces and a customer waiting area overlooking the racing side of the business. On track to open in 2014, as might be expected, the new facility is being constructed with as much meticulous detail and engineering as the team's beloved race cars.

"We are very excited about the new building which is being constructed from materials with motorsport at the forefront of our minds," comments Warren Gilbert, director and team principal. "For example, the steel being used is galvanised to give it a superior finish preventing corrosion and we have also designed an 'L shaped' building to provide customers with an insight into our racing world. We hope lots of other Westcott residents will pop over to have a look at what we are up to."

Warren Gilbert has almost 30 years in the car sales business too. He has quite a reputation for sourcing very specific cars for clients. Most recently and notably, a Lamborghini Jalpa,

which was the official press car for its launch, a Diablo and a Audi RS6 V10 to name a just a few that have been acquired with meticulous scrutiny. Warren sources the everyday car too with the same enthusiasm and vigor.

With a stable of endurance race cars including a Marcos Mantis GT2 and a GT3, a Mosler MT900 GT3 and a TVR Sagaris GT when the season beckons, the race team and drivers will be competing in races varying in length from two hours to 24 hours at tracks throughout the UK so don't forget to follow your neighbours successes in the current season.

Looking ahead, Warren is excited about the future of Topcats, commenting; "We have ambitious expansion plans and Westcott is the perfect location to make that happen. On the practical side, the park provides us with secure premises, it's centrally located making it easy to reach for TVR and Marcos enthusiasts up and down the country and we now have our dream purpose-built space. But in addition to those important and practical factors, we love being at Westcott. It's like one big family with all of the businesses working together and it's great when we see other tenants who wish us luck, and give us a cheer, or occasional commiseration, on a race result."

And if on reading this you are tempted to park up the family sedan and live out your racing driver fantasies, have a chat with Topcats. When they are not servicing or racing cars, Topcats run driver experiences at Silverstone F1 track so you can unleash your inner revhead!



TOPCATS



Follow Topcats
@topcatsracing





WE ARE VERY
EXCITED
ABOUT THE
NEW BUILDING
WHICH IS BEING
CONSTRUCTED
FROM
MATERIALS WITH
MOTORSPORT AT
THE FOREFRONT
OF OUR MINDS

Warren Gilbert,
director and team principal



TS RACING ROARING AHEAD





REFUEL Q&A – PETER LEE

Interview with Peter Lee, CEO, Refuel at Westcott Venture Park.

► What was your first job?

I worked in a record shop in Oxford called Music Market after quitting midway through a business degree at Oxford Polytechnic. At that time I was earning £28 per week.

► Describe how your career developed to the present day.

Music Market quickly grew from one shop to seven and I purchased three of the shops from the owner by the time I was 23. I made the decision to combine music and video and in 1984 formed Bogart's Video, establishing 12 stores.

I sold Bogart's to Cityvision PLC, when I was 28, who wanted to open a national video chain under the name Ritz Video and I was employed as the Managing Director.

It was through Ritz that I met David Quayle who was the chairman of Cityvision, he was also the 'Q' of B&Q. We would often view new locations together for potential stores and at one point we were opening 7 stores a week reaching a total of 730 using up to 23 shop fitting teams.

When I was 31 I decided to leave Cityvision and look for pastures new. I was on holiday when I met someone in the US who had rights to NFL t-shirts for the UK. He had been let down by a retailer and had 25,000 unsold t-shirts. Over a beer he offered to send them to me and pay him when I had sold them. So overnight I had entered a new industry. I then took distribution of other merchandise to pull together a full range including baseball caps, jackets and bags. One of those companies was a BOSTON based headwear company called Twins Enterprise.

In March 1993 I set up a European operation for them based in Milton Keynes. We enjoyed several years of success in a period where American sports interest was declining in the UK due to the strength and power of the Premier League. We were licensed for Major League Baseball, NFL, NHL and NCAA.

In 1999 I left to create another start up enterprise Buccaneer Europe in Aylesbury, which grew to become a £6.5million a year business in the same industry and in 2003 I started New Era's European business. (New Era, also based at WVP is the largest headwear company on the planet.)

It was with New Era in 2005 that I moved to WVP taking a lease on H3, in addition to investing £1m in the building. I looked at other business parks at the time but Westcott appealed due to its location for staff in addition to being in a peaceful and secure location.

I left New Era to create Refuel in 2009 and six months after leaving Westcott I returned to take Units 14 and 407. After one year with a non-compete clause, I re-entered the headwear and apparel business.

Since then, I have created a series of different companies under the Refuel name including Refuel Global, which deals with European distribution of Starter Black Label and Refuel Brands which deals with the distribution of Mitchell & Ness globally except for the USA.

The third company is Refuel Apparel. Some people on Westcott may have seen the arrival of our printing press, increasing our onsite capability to support other areas of the business. We printed our first t-shirt in December 2013 and are looking forward to an exciting year ahead.

The fourth company is Refuel Performance to support my son, Richard Lee, a goalkeeper who formerly played for Watford and now plays for Brentford. The business will help young footballers to make the most of their careers and put a structure in place to support them.

► What are the key responsibilities in your position?

I have appointed young Managing Directors for each of the Refuel brands who have been with me for years. They have ownership and responsibilities to take the different companies forward but I do offer my support and advice as required.

My key role is to continue looking for new opportunities and ideas.

► Describe a typical day.

My day starts off walking our dogs around 7.00am before heading out of the door with my packed lunch to come to Westcott. I have a nice office with a Sonos system so am often listening to jazz throughout the day whilst seeking out new ideas and opportunities for Refuel.

I make sure I go to each building at Westcott, often cycling between buildings when the weather is nice in addition to visiting London once a month.

I'm also in the progress of writing a book so I'm trying to allocate time to that!

My iPhone is always at my side, much to my wife's annoyance, so I am never really switched off.



IN TERMS OF MY ADVICE TO ANYONE, I WOULD SAY TO PEOPLE LOOKING TO START THEIR OWN BUSINESS NOT TO BE AFRAID OF TAKING RISKS BUT TO ACKNOWLEDGE WHEN THERE HAS BEEN A MISTAKE AND TO MOVE ON. DON'T LET PRIDE GET IN THE WAY.



I was a season ticket holder at Manchester United before my son started playing football for Watford. He now plays for Brentford in League 1. I go to watch him when he plays. One of the proudest moments of my life was seeing him walk-out at Old Trafford, playing against Rooney, Ronaldo and Giggs.

I'm equally proud of my other three sons, one of which has a thriving business at Westcott. However, I will leave him to tell you about his business in a future issue of the newsletter!

In terms of work-life balance, we're lucky enough to have a home abroad in the sun and I enjoy splitting our time between the sun and UK.

► **What are the biggest challenges you've faced?**

I've always taken a gamble on everything but in 1986 I used the house as a guarantee against my business. If you remember, 1986 was a very long and hot summer so the last thing that people wanted to do was to sit indoors watching a video. At one point, I had to tell my wife that I thought I'd lost the home...

Fortunately, in 1986, I was awarded with the National Video Dealer of the Year Award presented by Michael Aspel, it was at a glitzy awards ceremony held at the Grosvenor Hotel in London. It was that award win that made Cityvision PLC interested in creating a national chain and you know the rest...

► **How do you see your company developing over the next five years?**

We will continue to develop the four companies under the Refuel umbrella brand. Hopefully there will also be further expansion at Westcott.

► **What's the best piece of advice you've been given and what would you say to those looking to start-up their own business?**

David Quayle, formerly of B&Q once said to me: "If I find you doing any work, I will fire you. Delegate everything!"

In terms of my advice to anyone, I would say to people looking to start their own business not to be afraid of taking risks but to acknowledge when there has been a mistake and to move on. Don't let pride get in the way. You also need to be prepared to work for nothing for a considerable amount of time.

► **What would you like to do when you retire?**

Retire?! My father once retired at the age of 65 only to start-up a new business venture at the age of 66. He retired for the second time at 82 and is now 86. He is a real inspiration to me – it's in the blood!

► **What has been your best decision?**

To work for myself.

► **How do you motivate your staff?**

I've made several staff shareholders and always ensure that everyone is treated well with bonuses and social events throughout the year. I've also introduced a pension scheme before I had to by law.

In terms of motivation, I think it is important to give everyone ownership of their work but to be there to provide guidance as required.

My approach must work as 17 of the 48 staff employed today worked for me previously at New Era.

► **Do you have a good work/life balance?**

There are three things in life that are important to me, Family, Football and Business.



REFUEL
GLOBAL BRANDS



REFUEL
APPAREL LIMITED



MEMORIAL PLAQUE



People gathering before the start



The Plaque was unveiled by Air Marshal Sir Colin Terry KBE CB DL, representing the Lord Lieutenant of Buckinghamshire, in the presence of Senior officers from the Royal Air Force, Royal Australian Air Force and the New Zealand Defence Force, local dignitaries and VIPs, including representatives of the Quanton and Waddesdon Parish Councils, relatives of both aircrews and other invited guests and the media – over 200 attendees in total.

On 15 March 1944, Vickers Wellington Mark X (LN660: KJ-O, "O" Orange) took off from RAF Westcott at 20:05 on a non-operational night cross-country training flight. After being airborne for two and a half hours, the aircraft was on finals for landing at RAF Westcott when it collided with a Short Stirling Mark III heavy bomber (EH989: WP-P, "P" Peter) of No 90 Squadron, based at Tuddenham, Suffolk flown by Flight Sergeant Joseph Spring RAFVR. The Stirling aircraft had been diverted from its parent airfield, was returning from a mission to the Amiens railway yards in France and was en route to a diversionary airfield when it struck the Wellington from below on the starboard side. The Wellington crashed at 22:35, half a mile east of Quanton Road railway station, and one and a half miles north-east of Westcott, killing all eight crew members. The Stirling, whose crew were on their first mission, crashed at 22.47 at Astwell Park, Wattenham, Northamptonshire killing all on board.

The memorial plaque was erected in memory of the 15 aircrew who died by a relative of one of the crew members Flying Officer James Henry Scott Lyon DFC. Royal Australian Air Force, a Staff Pilot (Instructor) at Westcott, who was flying the Wellington. Mr Bruce Blanche, the nephew of Flying Officer Lyon, explained that his uncle's wife (his aunt) who was pregnant at the time lived at 28 Station Road (now 81 Station Road) Quanton, in rooms rented from Mr Frank Wheeler. Thankfully she was visiting her parents in Coldstream in Scotland at the time of the tragic crash.

The plaque has been placed just before the main gate, next to the existing Westcott Airfield Memorial erected by the Airfields of Britain Conservation Trust on the September 2012.

Bruce Blanche introduction: L-R Reverend Wing Commander A J D Gilbert: RAF Halton, Air Marshal Sir Colin Terry, KBE CB DL, Deputy Lord Lieutenant for Buckinghamshire: Group Captain Simon Harper OBE MA, Station Commander RAF Halton: Group Captain Paul Nicholas, Air Force Adviser, RAAF Australian High Commission, Behind Bruce is Wing Commander Nicholas Olney NZDF, New Zealand High Commission.

ON SATURDAY 15 MARCH THERE WAS A CEREMONY TO UNVEIL A MEMORIAL PLAQUE TO THE CREWS OF TWO AIRCRAFT WHO WERE KILLED WHEN THEY COLLIDED 70 YEARS PREVIOUSLY.

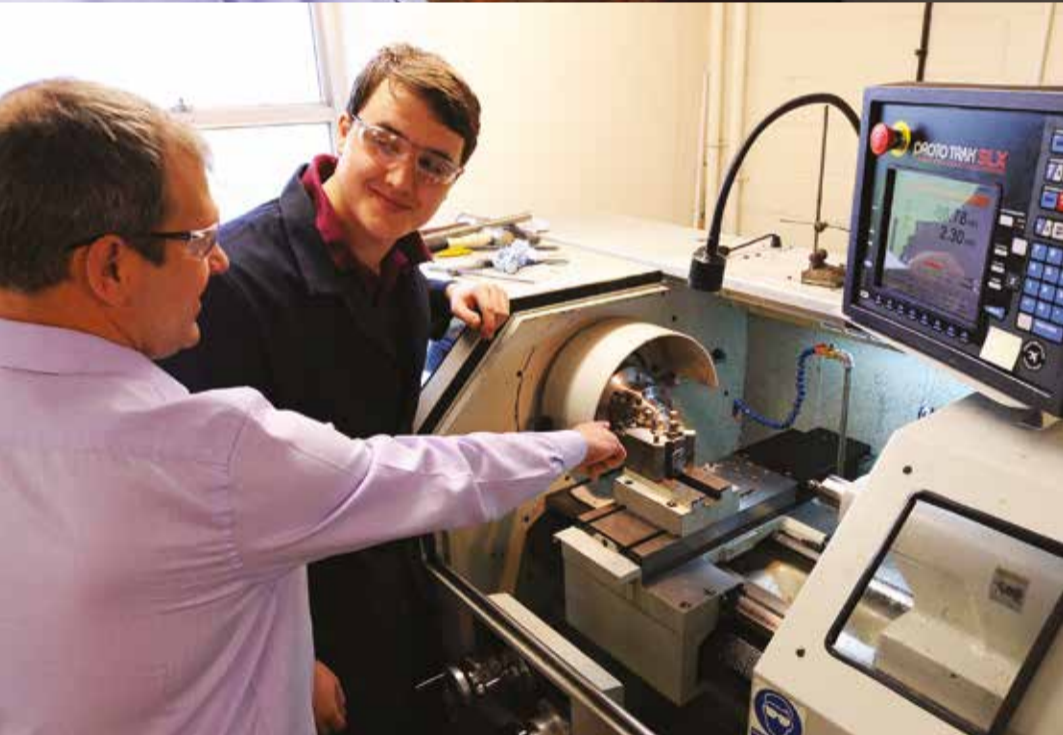


Air Marshal Sir Colin Terry, KBE CB DL, Deputy Lord Lieutenant for Buckinghamshire unveiling the memorial.



Bruce Blanche Sqn Ldr RAuxAF (Ret) and Melanie Lyon Granddaughter of Fg Off James Henry Scott Lyon DFC RAAF

THE MOOG APPRENTICE



With 14 rocket firings a day forming part of a research and development contract under the European Space Agency's (ESA) Mars Robotic Exploration Program you would have heard the Moog employees, even if you haven't seen them.

Moog Inc. specialises in the development and manufacture of in-space propulsion systems as part of its larger product portfolio as an integrator of precision control components and systems. Acquired from AMPAC in August 2012, the company and local employees have been alive and well at Westcott in many different guises including British Aerospace and the Rocket Propulsion Establishment since WWII, playing a key role in the park's heritage.

Some of the Company's employees have been working at Westcott for over 40 years but you may have noticed them walking around the park with a new vigour thanks to a fresh lease of life injected through Moog's takeover.

Site Manager Rob Selby, who himself originally joined Moog as a graduate engineer at Moog in 2002, emphasises that there is a strong will to invest in the future through apprentices and employee development.

"We are lucky that we have a huge wealth of experience in the long standing members of staff here at Westcott and it is important that we couple this with new graduates and apprentices to not only grow and develop our future propulsion engineers but to provide a strong platform from which to grow."

"Recruiting personnel with the right practical and technical skill sets for propulsion engineering is a difficult challenge. We are looking to the future with the help of ATG Training in Aylesbury who offer Mechanical Machining and Engineering Apprenticeships."

Along with five other lads, 17 year-old Ed Smith from Aylesbury attended an open day at Moog in the summer where he fought off stiff competition in a series of assessments to successfully land the role as the Moog Apprentice.

Ed is now working at Moog full-time, with a day release to attend ATG Training, working towards a NVQ Level 3.

"Since joining Moog I've been perfecting my precision skills at college which is pretty important as I will be doing micro drilling to create fuel injectors," explained Ed. "I did AS Levels at Aylesbury Grammar School but wanted an alternative route to school which is when I discovered the opportunity with Moog."

"I really like being able to do a practical course knowing that I'm working towards a qualification that will help me in a job that I've already secured rather than sitting in a classroom reading text books that are not relevant to my work and ambitions. I would be very bored if I was doing that!"

Ed's new 'teacher' and manager, Phil Bateman, was once an apprentice himself and attended a similar assessment day at Westcott before eventually joining what was then British Aerospace in 1997.

"We're very pleased with Ed's progression so far and are confident that we have chosen the right man for the job," comments Phil. "Ed has been top of his class which has made us very proud of him and we have developed a skills matrix to hone his skills even further. To put it into perspective, the micro drilling Ed will be doing often involves drilling items that are thinner than a strand of hair from your head, so Ed's precision work is of paramount importance."

Moog is as committed to Westcott Venture Park as it is to its employees with J-Site providing the perfect location for rocket firings, which Rob Selby is keen to stress only takes place during the working day so as not to upset any neighbours.

Rob concluded: "The continued investment from the UK in the space industry coupled with the park's heritage and infrastructure for rocket testing makes Westcott extremely unique. Our close proximity to the space clusters at Harwell and Culham makes the Westcott site a great site for Moog to grow its current capabilities. Development of young apprentices like Ed who has already become part of the Moog family, are key to growing these capabilities. In fact, before Ed knows it, there will even be components that he's worked on floating around in space and on their way to Mars!"

On behalf of all at Westcott Venture Park, The Rocket would like to extend a warm welcome to Moog's new apprentice, Ed Smith, and look forward to reporting more exciting news from Moog in future issues.

For further information about Moog visit www.moog.com



THE CONTINUED INVESTMENT FROM THE UK IN THE SPACE INDUSTRY COUPLED WITH THE PARK'S HERITAGE AND INFRASTRUCTURE FOR ROCKET TESTING MAKES WESTCOTT EXTREMELY UNIQUE.



MEET THE GUARDS

Bob Bamford, Rob Warner, Bruce Washington and Andy Hunter are the gatekeepers of WVP providing 24/7 on-site security.

Your security and the safety of those working at the park has always been important to us. The guards monitor our extensive CCTV system, which is a key component in the overall security at WVP. We have cameras strategically located at WVP that enable the guards to track activities.

There are three fixed cameras with number plate recognition which record every vehicle entering or leaving the park. There have been a number of occasions where this recorded information has been invaluable in protecting on site businesses.

In addition to the traditional security role, our guards have a dual role providing assistance and information to anyone visiting or working at WVP. This service is greatly valued by many businesses on the park as they are extremely accommodating

and helpful to visitors and make sure you do not receive unwelcome callers.

This year Bob Bamford who mainly works nights will have been working as a guard at Westcott for 25 years and Bruce Washington who works days in the main will have been working at the park for over 24 years. Both will have seen the park evolve into the business park it is today.

If you are expecting visitors or deliveries to the park, please make the guards aware so they can direct them accordingly. They can be contacted on 01296 651870 or westcottsecurity@gmail.com



Corrin Woodhouse, Certas Energy, with Colin Theobald (Managing Agent, WVP)



Chris Tolley, landscape gardener

Hayley Stamp, CS Group

DIGITAL SPY WINNERS

We were delighted to award ten lucky winners a bottle of bubbly following our survey of mobile phones as featured in the last issue of the Rocket.

Winners include:

- Corrin Woodhouse, Certas Energy
- Andrew Davies, Airborne Engineering
- Richard Wallington, CS Group
- Nathan French, CS Group
- Brian Lacey, Amp Air
- Chris Tolley, landscape gardener
- Rob Selby, Moog
- Ian Coxhill, Moog
- Hayley Stamp, CS Group
- Chris Roberts, Shanks

We would still like to hear from other onsite businesses regarding which mobile telecom provider you and your staff use in order to leverage additional value for you. Please send all information through to Colin Theobald ctheobald@lsh.co.uk



HISTORIC FACT 1 – DID YOU KNOW?

When approaching the main gate at WVP you may notice the tower on the right hand side, this is known as P2 Site. This site is Grade II listed and was preserved due to the association with the Blue Streak rocket engine.

Blue Streak was a British medium-range ballistic missile (MRBM), the project was intended to maintain an independent British nuclear deterrent, replacing the V bomber fleet, which would become obsolete by 1965.

The missiles used liquid oxygen and kerosene propellants.

Whilst the vehicle could be left fully laden with over 20 tones of kerosene, the 60 tones of liquid oxygen had to be loaded immediately before launch or icing became a problem. Due to this, fuelling the rocket took 15 minutes, which would have made it useless as a rapid response to an attack.

The rocket engine was developed by Rolls-Royce along with RAE/RPD (Rocket Propulsion Department) now known as Westcott Venture Park. Apparently you could hear the motor up to 20 miles away.



AVAILABLE SPACE

Building 416	Office / Stores	1,181 sq ft / 406 sq ft
	Workshop / Store	1,923 sq ft
Building 426	Office / Storage	159 - 721 sq ft
Building S2 Unit B	Storage areas	864 sq ft
Building S6	Rooms	from 120 sq ft

A wide selection of space is available. Please call us on 01296 655281 for more details or visit the 'Available Space' page on our website.

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