



SPECULATIVE DEVELOPMENT APPROVED AT WESTCOTT



Nigel MacKenzie
Project Manager, WVP

WELCOME

Welcome to our third edition of The Rocket, which is packed with stories from around the park over the last few months.

We are delighted to announce we have been granted planning consent to develop our speculative industrial scheme, which we aim to open for occupation in Spring 2015.

In November this year we will be planting over 10,000 trees in a joint initiative with the Woodland Trust to develop a native woodland area on the park.

Our regular Q & A story features the pioneering Neil Bainbridge of BS Motorsports and we also feature articles from Duncan Lee at XYZ Music Academy, Bucks Recycling and Topcats.

As always, we hope you enjoy this issue.



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Twitter @WestcottVP

SINCE OUR LAST NEWSLETTER THE PARK HAS WELCOMED:

XYZ Music Academy
William Gilder Ltd
Aylesbury Automatic Leisure Ltd
Dan Thomas & Andy Laurie, Runway Studios
Preetesh Raja
Richard Voyce

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

Claire Thompson,
Papa Romeo PR,
claire@paparomeopr.com
07811 339 577



We are delighted to announce that Aylesbury Vale District Council has granted planning permission for the 45,000 sq ft speculative warehouse/distribution development at WVP.

This is notably the region's first speculative scheme of its kind for more than five years and is set to include a first phase of 24,000

**THE REGION'S
FIRST
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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 650-acre site and will appeal to a wide range of businesses.

Rockspring Hanover Property Unit Trust has completed the construction tender process and appointed Ashridge Construction to construct Phase One of the speculative development within a six-month framework.

Ashridge Construction is an established regional contractor based in Thatcham, part of Dawnus Construction Holdings Limited. They will be responsible for the complete life cycle of the scheme from design, engineering, procurement, installation and construction management through to handover. Rockspring will be working with the existing team of Architects and Engineers to deliver the project.

The contract value of the job is worth approximately £1.5 million and overall investment in the new development estimated to be in the region of £3 million for the construction phase.

Enabling work has commenced with infrastructure improvements being carried out for drainage and electricity supplies. The main construction work is set to start before the end of November with completion of the first phase scheduled for May 2015.

The scheme which is to be called Century Court will comprise two terraces of industrial units offering space from 2,000 sq ft to 6,000 sq ft built to a high specification to incorporate a small office and wc, fully insulated cladding and roof, power floated concrete floor and electrically operated roller shutter door.

Nigel MacKenzie, Project Manager at Westcott Venture Park said: "Rockspring is accelerating its investment in the park by developing this speculative facility to deliver much needed premises for the business marketplace. We aim to open the new premises for occupation in Spring 2015 with a view to rolling out phase two the following year."



BS MOTORSPORT LTD Q&A – NEIL BAINBRIDGE

► What was your first job?

My first job was in a Porsche dealership in the Lake District where I worked as an apprentice for three years before continuing my studies at college.

I used to walk past the garage on my way to and from school, I washed the Porsches at weekends and eventually they took me on as an apprentice mechanic aged 16. I gained invaluable experience and travelled to and from Reading completing dealer-training courses under the Porsche training scheme. At the time I earned just £16 a week, ten of which went to my mother! I'm very happy to be still doing what I love to do 39 years later.

► Describe how your career developed to the present day

Once fully qualified, my brother lured me away from my weekend surfing life in the Lake District to work as a mechanic in the South of England for twice the salary. My second job was with a company called Autofarm 1973 Ltd working in their restoration racing division where I was signed off as a racing driver. I worked with them for four years before setting up my own business aged 25.

My first business, based in Stoke Mandeville soon out grew the premises so we moved the operation to Winslow where the business focused on the race preparation and running of Porsche cars - I've probably driven more high performance cars than most people dream about. We had a full race team, trucks, vans, 14 staff, and I would spend around three days a week driving on circuits.

However, things changed dramatically when I spent 10 days in a coma following a big motorbike crash in 1995. I was in hospital for a full year as it took them six months to repair the bone and rebuild my shoulder then a further five months to transplant nerves from my leg into my shoulder in an attempt to restore functionality to the arm.

There was some response in the arm, but I broke it a couple of times while skiing, so we decided that the best way forward was to have the arm removed completely. In my sport a prosthetic arm would have got in the way, so I said no to the offer. I was left-handed, so it meant learning to do everything with my right hand but the will to survive and the thought of motorsport kept me going.

As a result of the accident, I lost my first business but in 1996 I contacted one of my first apprentices to help me kick-start a new business. We worked out of a little shed in Stoke Mandeville (the same place as I first started from) for about four months before moving to Westcott Venture Park and we've been here ever since.

When we first moved to the park we had a full race team, trucks, vans and plenty of staff but as the recession hit the race side of the business looked less lucrative so we diversified back

into what I know best, which is historic Porsches and engine development.

Our work now ranges from servicing, repairs and restoration to race preparation, maintenance and development. We continue to work with all the Porsche specialists in the region including Autofarm, the company responsible for me moving to the south of England all those years ago. Most of the serious Porsche specialists including Porsche UK have used our services at some point as we are the only workshop to have our own engine test cell.

We have been at WVP for over 15 years now and have watched the site develop, grow and improve over time. In the early days we lost a few key customers as they wouldn't take their cars over the big speed ramps at the old entrance to the park. The work WVP has completed on the new entrance, onsite security and road infrastructure have been big plus points for us and it keeps the customers happy as they feel secure when they go through the gates.

► What are the key responsibilities in your position?

In a nutshell, keeping it all going, progressing and expanding the business. We have basically more than doubled the size of the rental area we occupy at WVP and the plan is to end up with the entire unit at some point.

► Describe a typical day

My day starts with feeding the dog, I leave the house by around 6:30am and arrive at work by 7am in order to catch that key time in the day before the telephone starts. As it's my business everyone calling in wants to speak to me which does become difficult so I'm usually one of the first onsite and one of the last to leave. As a family business my son Ian is in charge of the day to day running in the offices and keeping the accounts running smooth along with Gina my wife who has helped the business grow to where we are now.

► What has been your best decision?

My best decision was to pilot a zapcat boat 2,200 miles around Britain for charity, it took 21 demanding days to complete but it was an experience I will never forget.

It all started in 2007 at a BBQ when I jokingly said that we should just jump on a boat and go around Britain. I was sure I could make it happen so made it my mission to accomplish from that day on. So in 2009, aged 50 and with only one functional arm, I set off to take on the challenge accompanied by a land support crew and boat.

Two weeks before we were due to leave, a sponsor who had promised us £15,000 for a camper van and other logistics found he was unable to do so, so the land team had to make do with ex-army beds and bivvy bags.



I DO SPEND FAR TOO MANY HOURS IN THE WORKSHOP BUT I COMPLETELY SWITCH OFF FROM WORK WHEN I GET HOME AT NIGHT.



Believe it or not the hardest task was collecting money for the two charities we supported CLIC (Cancer and Leukaemia in Children) and Lizard Lifeboat and despite our best efforts we did not manage to raise enough money.

We had some hairy moments, not least as we were travelling in the worst weather conditions despite setting off in June. Within the first four hours at sea our satnav, tracker and VHF all packed up as we were pushing through a heavy swell of 8 to 12 feet. We headed for land as fast as we could and eventually with the help of two eagle-eyed ladies, the Coastguard and our land crew we made it back to sea to continue the challenge.

Before anyone sets to sea in a zapcat on a demanding journey, I would advise them to make sure their mind and body are strong enough for it, their mind especially. You need almost tunnel vision to keep going, day after day. Those nine, ten or eleven hour days took a lot out of me.

Otherwise it was brilliant, especially round the North of Scotland where I saw literally millions of Puffins and when we went across the Bristol Channel a shoal of dolphins followed me, there were so many incredible highlights and I have flash backs about all the things I experienced to this day.

I still have the zapcat as I kept it out of sentimental value, although I am sure it will get used again as there has been talk of taking a bunch of Marines around Britain and I've also offered to take the security guys out on it.

Although an incredible experience the downside was that completing the challenge nearly killed my business. Funding issues

with the bank caused problems as at the time I was installing the engine test cell within the workshop.

Although a bad experience at the time, this taught me to think very carefully about funding and as a direct result we are now completely self-funded with no overdraft or bank loans. We are now well positioned to further expand the business which will hopefully be my next best decision.

▶ Do you run an apprenticeship scheme?

Yes we have trained up three apprentices whilst at WVP. In July I took our current apprentice to complete an 8 hour race in Le Mans and then Spa to complete 25 hours of racing.

▶ Do you have a good work/life balance?

I do spend far too many hours in the workshop but I completely switch off from work when I get home at night.

My business is my hobby so even in my own time I tend to work on looking after engines, at the moment I look after the boat engine for Ben Jelf of Jelf Racing. I first met Ben when he was an eleven year old, racing powerboats, he's now World Champion, European Champion, has held the British Speed Record, the British Sprint Championship and many more.

Supporting Ben gets me out of the workshop and we quite often make a family weekend of it when travelling abroad, in fact we are off to the Czech Republic in two weeks time to support Ben in the World Championships.



▶ What are the biggest challenges facing your business today?

Employment is an issue as it's difficult to find the staff, especially when the work we do is so specialist. Bank funding is inevitably always an issue, having said that and as previously mentioned we try to make sure everything we do here is self-funded.

▶ Is there anything in your business that really irritates you?

I hate things being untidy, I can work 24 hours in a day but I can't work in a mess.

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

We are expanding the business with the launch of the new secure storage area for customers, which in turn should generate additional service, testing and development work.

The expansion of the business will create new job opportunities and we are currently advertising for two mechanics and a workshop manager, which we hope to have on board within the next 12 months.

Our new secure storage area can accommodate up to 80 high value cars on two levels of the building as we installed a mezzanine floor and a commercial lift. We launched our new restoration workshop in July, complete with a new tearoom and shower room for the team.

We have come a long way in the last 12 months and that trend is set to continue. The next plan will be to take on a further building to advance the storage business.

▶ What do you do to motivate your workforce?

The guys here are brilliant, all self-starters, I rarely have to tell them what to do, they just get on and do it. We are likeminded, all into motor sport, so we all enjoy what we do and are very lucky to work on the cars that we do.

Clearly working in motor sport industry brings with it genuine perks, for instance we are taking a £1.5 million car to Spa for a track day soon and the guys here get paid for doing that. Getting paid to enjoy yourself can't be a bad thing!

▶ What's the best piece of advice you've been given?

If you're going to do a job, do it properly.

▶ What would you like to do when you retire?

I doubt I ever will retire - I will be one of those guys who will pop into the workshop on my Zimmer frame to see what the boys are doing!

At the end of the day, I am still feeling lucky to be alive...

BROTHERS ROCK THE PARK

Dunx Drum School, now known as XYZ has just launched a new Music Academy at Westcott Venture Park offering guitar and keyboard lessons as well as drum tuition.

Duncan Lee, music teacher, multi-instrumentalist and owner of Dunx Drum School started business at WVP in September 2011 occupying Unit 407 comprising 700 sq ft. Since then he has built a loyal following of 110 students ranging in age from just three years up to adults who study at the school.

Duncan has now teamed up with his brother Michael Lee to offer a wider range of music tuition and on a larger scale. Together the brothers have rebranded the business into XYZ Music Academy and expanded their operations, now occupying Building 14 comprising 1,000 sq ft next door to their existing unit.

An extensive refurbishment of both buildings has been carried out to include acoustic treatment and creation of staging area and the brothers have invested heavily in equipment including PA Systems, keyboards, guitars etc.



XYZ Music Academy now offers tuition in guitar and keyboards as well as drums and provides a band rehearsal room and both live and studio recording facilities. The Academy is set up to record bands, do live video shoots and even live gigs, as well as lessons and workshops.

Duncan says: "We now have state of the art equipment, the skills and the facilities to support our students to grow and develop musically. The XYZ Music Academy is designed to give learners the best possible start in the industry."

"This move is proving popular with existing students, many of which have decided to learn another instrument or introduce their siblings to the Academy. The rehearsal room is also proving popular with bands as it is available seven days a week and has already been let to many artists including The Repeat Offenders who recently supported the Vamps at the Shepherds Bush Empire."

"We now have the potential to train up to 500 students each week from our two onsite facilities which would see our business grow up to four times it's current size. Over the next three to four months we also intend to grow our online business

providing subscription based packages to provide online tuition videos. We are also hoping to organise some master classes with top musicians in the gig room. We are looking to attract more students from the Bicester area and are very keen to set up training sessions for people here at Westcott Venture Park."

XYZ Music Academy teaches at many local schools including Aylesbury Vale Academy, Mandeville School, Haddenham Community Junior School and St Michael's in High Wycombe. They also run percussion workshops known as 'Rhythm 4 Rascals' at local nurseries and playgroups.

"I didn't start learning the drums until I was 12 years old, which is the one thing I would change if I could, as I would have loved to have started earlier. I am constantly amazed at how quickly youngsters of three or four can pick up basic sign-reading skills," says Duncan.

If you are interested in enrolling your child in music lessons, or if you would like to learn yourself, XYZ Music Academy offers free taster sessions. For more information contact admin@xyzmusicacademy.com or call 07708 733288 or 01296 655129 or visit www.dunxdrumschool.com





TOPCATS STAGES GRAND OPENING OF ENDURANCE HOUSE AT WESTCOTT VENTURE PARK

Topcats Racing UK launched the grand opening of their new workshop known as Endurance House on Saturday 28th June.

The event attracted over 500 people who enjoyed a fun day of events, which included a one-minute rev off for all the cars that wished to take part. There was an estimated 80,000 bhp of engine revs during the minute. There was live music from a Slade tribute act and XYZ Music Academy band the Jiggawatts also played to support the launch.

Over 300 cars including members of the Marcos, V8 UK and Fiat 500 car clubs along with other businesses on the park took part in the celebrations at the home of the sportscar and endurance racing team.

The day also featured the unveiling of Topcat Racing's TVR Sagaris LS9 which demonstrated a variety of burnouts and doughnuts.

Former Top Gear original Stig and ex F1 and Le Mans driver Perry McCarthy unveiled their new premises which accommodates space for six vehicle ramps, car storage, an MOT station, machining and preparation rooms and a cafe area and members club suite.

"It was a great success and we had far more people than we expected. One person even told me there were queues on the A41 towards Westcott because so many people were trying to get in at the same time!" said Charlotte Gilbert.



Follow Topcats
@topcatsracing



Bucks Recycling has been given the green light to continue to trade at Westcott Venture Park, having obtained permanent planning permission from Buckinghamshire County Council.

Unlike most business sectors, if you want to work with waste you need planning permission in order to do so. Established in 2000, Bucks Recycling has spent the last 14 years working to achieve permanent planning consent, which has this month been granted allowing the firm to grow and prosper.

Tricia Murray, managing director at Bucks Recycling explains: "This is a big deal for us as it means the company now has a more certain future, where as before we were just wondering if we would still be trading in two years from now. We are very excited about the opportunities this presents, gaining this consent has opened doors for us and we are now able to expand, develop and diversify as well as being able to employ our staff on permanent contracts and invest in their on going training and development."

On moving to WVP in 2011 Bucks Recycling secured a five-year planning consent in order to trade, aware of the complex and lengthy process involved in achieving permission, the firm took no time in submitting their application. Initial concerns regarding noise were abated with an agreed solution to build an acoustic bund in order to shield the noise of Bucks Recycling operations from the village.



GREEN LIGHT FOR BUCKS RECYCLING

Bucks Recycling is now investing heavily in staff training, new equipment and are planning to refurbish their Hangar premises including: installing air conditioning in the Picking Station, sky lights on the roof, new eco efficient lighting, full shot blasting then repainting the exterior of the building.

"We were under a shadow before we achieved planning but can now look to the future and are working to develop the business by focussing on the amount of waste we recycle - doing more with the waste we collect. We are already making kindling as a product and have plans to create an animal-bedding product for local farmers. We are also investing a lot of money in training so we have a 50 strong team of qualified people in waste, transport, accounting and management."

"The news that we can now stay at Westcott has had a huge ripple effect, we've hired four extra drivers and everybody is feeling upbeat as they can see we are investing in their personal development as well as the business as a whole" says Tricia.



**THIS IS A BIG
DEAL FOR US
AS IT MEANS
THE COMPANY
NOW HAS
A MORE
CERTAIN
FUTURE**



WESTCOTT GIVE WILDLIFE A HELPING HAND



WVP has reached an agreement with the Woodland Trust to develop a native woodland area on the park, which will enhance the parkland setting within the rural community.

A total of 10,000 trees will be planted in November this year covering area of 7.25 hectares on land adjacent to the A41 and along the western boundary to the Shanks Waste facility.

A mix of native species will be planted for permanent screening, wildlife benefit and wood fuel.

“Rockspring will be investing £10,000 in this environmental initiative so we feel we are doing our bit to support the environment at the same time as making good use of unproductive land,” says Colin Theobald, Lambert Smith Hampton, managing agent at WVP.

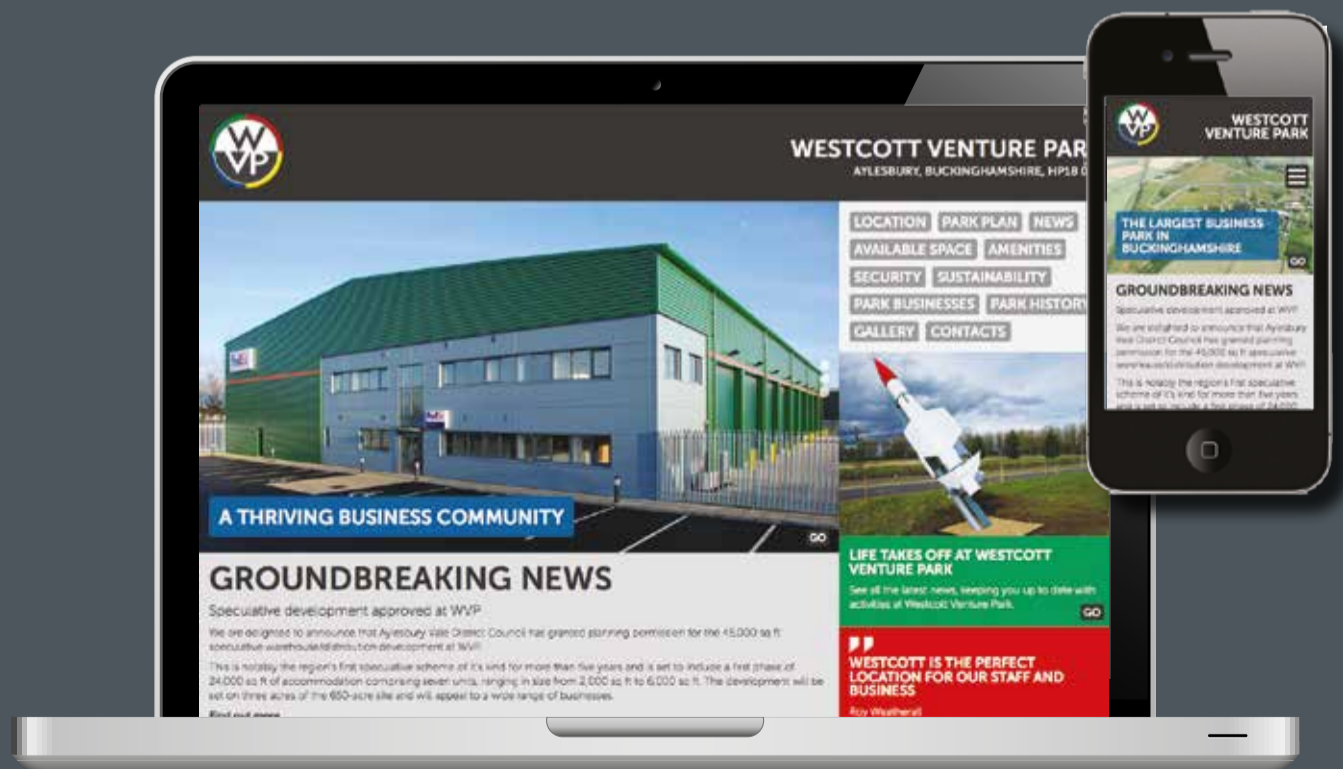


NEW WEBSITE FOR THE PARK

We are delighted to announce the launch of our new Westcott Venture Park website with a bold new look and enhanced navigation experience.

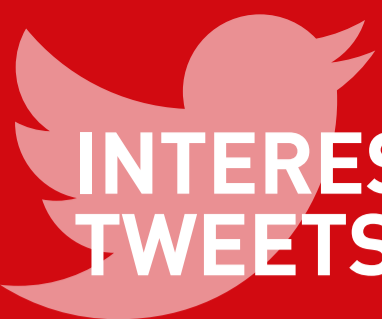
Together with our design agency, The Image Works, our new site now delivers a simpler customer journey with clearer navigation, greater use of visuals and is adaptable on all platforms including phone and tablet. This provides the perfect way to showcase our new speculative scheme which, you will have already read, has now been given planning consent for development.

We are continuing to expand our online content and keep you updated with the latest information via westcottventurepark.com and also via our Twitter account @WestcottVP



Don't forget to follow us on
Twitter @WestcottVP

www.westcottventurepark.com



INTERESTING TWEETS

@BSMotorsport:

Classics at the Castle. Our classic 4 ltr twin turbo on display today

@green_retreats:

Visit the @gardenroomHQ to see some fine examples of our Pinnacle garden room range

@PWNews:

Green light for Buckinghamshire spec sheds

@WestcottVP:

Rosetta probe, worked on here at WVP has arrived at comet 67P

@BSMotorsport:

Sides for lift and rolling road getting poured today then the big clean up !! Painting this weekend

@BSMotorsport:

Base now in sides going in today!

@WestcottVP:

Bucks Herald coverage: Bright future for Bucks Recycling

@topcatsracing:

Although we don't officially begin operating out of our new workshop until Monday, we had our first customer

@green_retreats:

We recently installed this spacious garden room for artist and illustrator Anne-Marie Bates

@topcatsracing:

Here's a video snippet of our Grand Opening last Saturday from Bucks Herald Online with an introduction from BBC

@green_retreats:

Get the look from ITV's Love Your Garden, featuring our cedar Inspiration garden room

@green_retreats:

Green Retreats feature on the latest season of ITV's Love Your Garden with Alan Titchmarsh

@WestcottVP:

Bucks Herald coverage: Westcott supports Aylesbury apprentices

WASTE MANAGEMENT NOTICE

It is with regret that, due to fly tipping, we have had to dismantle the Recycling Centre on the park. Bucks Recycling, based at the old gatehouse, Building 214, will accept cardboard, office paper (in clear bags) and any metal items for recycling. There are clearly marked bins in front of Building 214 for you to deposit your items free of charge. Large volumes of cardboard or paper can be collected free of charge. Please call 01296 651678 to arrange a collection or for any queries regarding recycling, waste management or skip hire.



HISTORIC FACT 3 – DID YOU KNOW?



This issue we look at the parks proud gate guardian, the English Electric Thunderbird Rocket that greets you at the entrance to WVP.

This was a surface to air guided missile that was in service with the British Army from 1959 -77 in the roll of ground defence against aircraft attack. The Thunderbird also had a solid fuel rocket motor as a sustainer and had a range of up to 30 miles.

When in service this missile had four solid fuel 'Gosling' boosters, which were developed and filled at Westcott.

Donated to WVP by RAF Museum Cosford, this had been in their reserve collection but as it is an Army missile they were prepared to part with it and we are pleased they did.

AVAILABLE SPACE

Building 38B	Workshop	1,321 sq ft
Building 416	Office / Stores	1,181 sq ft / 406 sq ft
Part building	Workshop / Store	1,923 sq ft
Building 426	Office / Storage	421 - 910 sq ft
Building S5	Workshop / Store	312 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.



Don't forget to follow us on Twitter @WestcottVP

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Written by: Papa Romeo PR
Designed and produced by www.imageworks.co.uk



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ROCKSPRING

