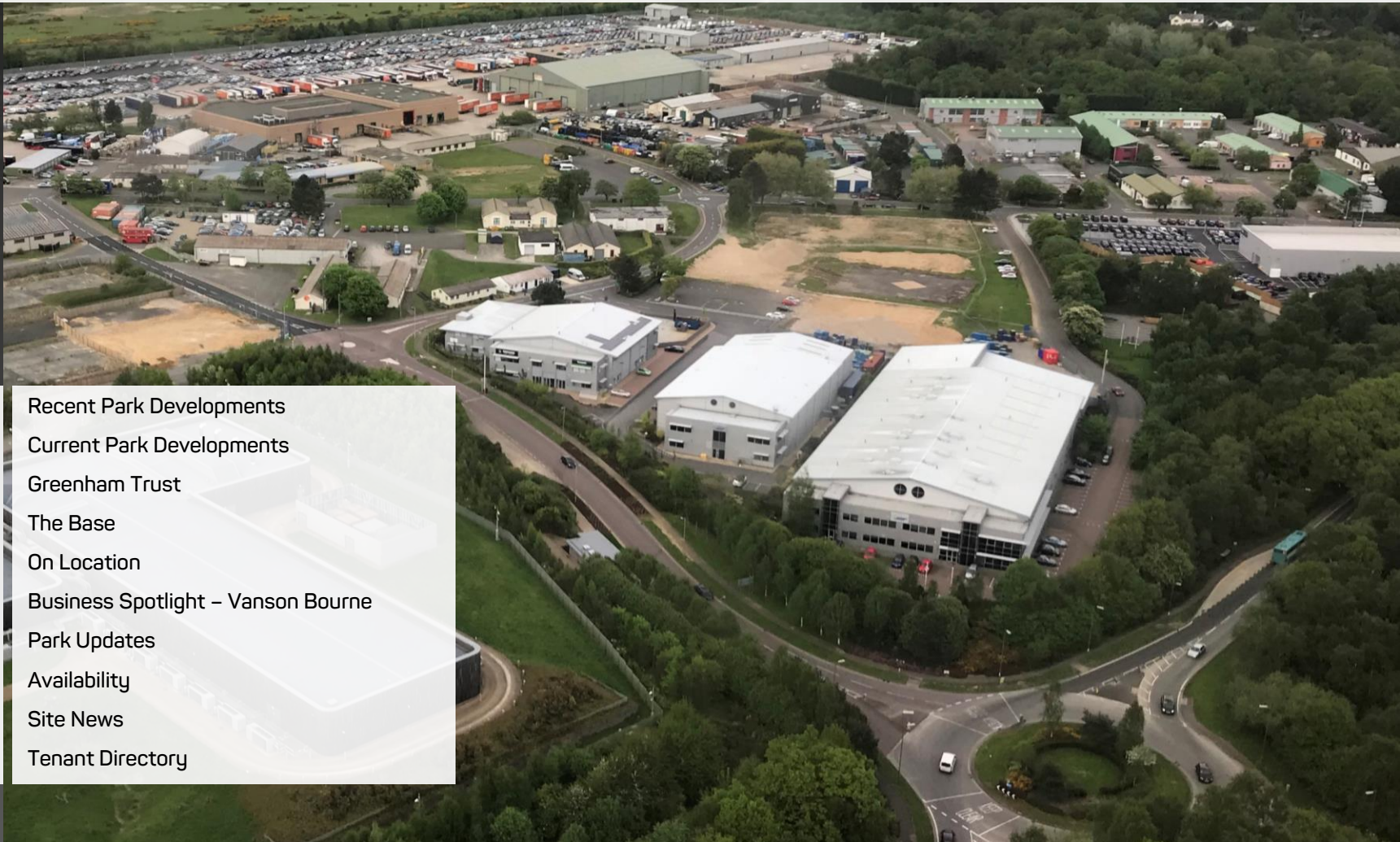


TOUCHING BASE

Greenham Business Park newsletter
Autumn 2020

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Over the last five years Greenham Business Park has witnessed a sustained and increasing tempo of development.

The national planning framework and large percentage of protected land in West Berkshire has forced occupiers to focus on brownfield sites.

The former air base totals a 150 acre brownfield site with planning permission in place for a further 1 million square feet of development and a local development order that condenses the notification process for planning to 21 days.

All this has enabled the Business Park Estates Team to react quickly to occupier demand and to attract a variety of new companies from different sectors.

Key to this success has been the improvement of the Business Park's infrastructure in the first phase of development by the creation of a new security lodge, moving the main entrance to the park and the development of The Base.

Having The Base as a community focal point with the Honesty Café and The Corn Exchange Gallery has bought some much-needed amenity provision.

Increasingly business owners and employees recognise the importance of buildings and settings when it comes to staff retention and recruitment.



We completed the last of three standalone office buildings at the end of July. Whilst each is similar in appearance, tenants have been heavily involved in the design from the outset.

Not all occupiers want to have too much design input preferring our team to lead, but some have very strong views on how they would like their space to look.

Offices can be branded as much or as little as tenants want to reflect their companies. Now complete the three offices have made a marked improvement to the initial impression visitors have when they first come to the Business Park.

Internally all the offices are very different, all were fitted out to their respective tenant's specification by the Business Park's main contractor for this project Francis Construction. This is a departure from normal industry standard, where a landlord would usually finish a building to a Cat A specification and then let it to a tenant for them to fit out.




Roc Technology – A very modern defurb look to their ground floor, with meeting rooms that have a New York loft apartment style.

The traditional approach, whilst straight forward for landlords has a detrimental effect on the environment as inevitably some of the landlords' fit out works have to be ripped out.

It also means tenants are liable for the rent and rates during their fit out period and it takes tenants away from their core business function forcing them to become property fit out specialists. Greenham Business Park seeks to engage early with tenants to dovetail both parties works so that at practical completion tenants have a turnkey solution for their business that allows them to move in and operate on Day 1.

The three tenants James Cowper Kreston, Roc Technology and Total Rail Solutions all opted for very different internal fit out specifications to suit their business needs.



Over the last two months you can't help but have noticed the flurry of activity taking place on the site next to Jaguar Landover on Main Street.

'The Greenham Hub' a 30,000 sq ft office with a 5,000 sq ft Training Centre, is being built for Sovereign Housing Association. This will be the largest office building on the park and demonstrates our continued commitment to developing top quality accommodation for our tenants.

From inception it has been very much a team effort with Sovereign Housing Association to deliver for them a building that will be fit for purpose for the next 20 years, providing a flexible and collaborative working environment.

The design team have had to react to the changing requirements that have come about from the current COVID pandemic to vary the internal fit out and create a space that is COVID secure.

This has seen simple changes such as touch free door openers through to more complex layout changes to the core areas. Practical completion is set for July 2021 when the turnkey building will be ready for staff to start moving in.



CHARITY CAR WASH AT THE BASE

Greenham Trust has been supporting Young People and Children First (YPACF) every year since 2015 with grant funding and matched funding, supporting a variety of projects such as a kitchen re-fit, practical life-skills support for young care leavers, running costs and salaries.

This is possible thanks to the surpluses generated by the Business Park which are reinvested by the Trust into the local community.

From its offices at Venture West on Greenham Business Park, the charity runs two Thatcham-based homes and support for care leavers aged 16-25 and is busy fundraising to secure a third home in the face of increasing demand.

Recently, more than £840 was raised during a Charity Car Wash organised by charity Young People and Children First.

The Base hosted the car wash, delivered by HW Cleaning Services using their industrial strength hoses and old-fashioned elbow grease. 40 cars arrived dirty and left shiny and sparkling!

The fundraising donations given by grateful drivers via The Good Exchange online platform were matched £1 for £1 by Greenham Trust.

YPACF Chief Executive Tracy Underwood said: "The support of local businesses makes a real difference to our charity and our young people. They not only provide much needed funding, but also job, volunteer and training opportunities for our young people."

The Charity Car Wash was a great success and the charity plans to repeat the event on 11 December.



COVID-19 CLOSURE

Following the updated COVID-19 regulations, The Gallery and Lookout Studio at The Base will be closed from Thursday 5 November until Thursday 3 December.

We understand you may be disappointed if you have booked to visit an exhibition or have signed up to a workshop or class during this period. We will be aiming to move as many workshops and classes as possible into an online format and will be in touch with those who have booked to discuss this with them.

We will keep you updated as the situation changes and thank you for understanding and continued support at this challenging time.

ONLINE CHRISTMAS FAIR

In our first year, The Base held a wonderful Christmas Fair for local makers and creators.

However, due to the impact of Covid-19 upon our operations, we are unable to hold the same event in our gallery space this year. But that hasn't stopped us. This year, we're going ONLINE! Over one weekend we will be running a celebration of all things arts and crafts in a fantastic online Christmas shopping event.

On Saturday 21 and Sunday 22 November (10am until 4pm), we will be holding our first Christmas ONLINE Fair. It will be a celebration of local talent and the perfect opportunity to purchase a unique gift this festive season.



**THE
BASE**


honesty
bakers & makers

Far from the madding crowd.
Well not quite! Just 5 minutes
from Newbury town centre
and adjacent to Greenham
common, Honesty at The
Base is the perfect pit stop.
This modern, airy location
with plenty of space both
inside and out serves
breakfast, lunch and an
array of our delicious treats
all Honesty made.

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Greenham Business Park
Greenham
RG19 6HW

www.honestygroup.co.uk

Illustration details: A teal cup of coffee on a saucer sits on a table next to a brown leather chair. In the background, a white bag with the Honesty logo and the text 'All Honesty fresh means fresh Honesty' is visible.

Respecting our Natural World



Greenham Business Park is nestled in some of West Berkshire's most beautiful countryside and it is something that attracts people who want to live in West Berkshire, but also work at Greenham Business Park.

So despite having a Local Development Order to develop out 1.6 million square feet of commercial property, we are always mindful of the impact that has on the Business Park and its surroundings. Whenever we look to develop or refurbish part of the park one of our first considerations is the ecological impact.

Many tenants may have noticed investigation and survey works taking place on the scrubland between the Vehicle Testing Centre and Venture West. This land has been used before but has remained fallow for some time only to be reclaimed by nature.

Before it can be used again commercially, we need to ensure that any protected species that have occupied it during that time are identified, new habitats are created for them, and that they are relocated. This area of Berkshire is particularly favoured by Great Crested Newts, Adders and Slow Worms.

We employ specialist consultants to draw up a report on what species are on the site, where new habitats can be created, and how and when the reptiles will be translocated safely.

It starts with a survey of the site to establish the species on the site and their estimated numbers. This usually involves a series of roofing felt squares being spread across the site, they heat up nicely in the sun and become basking spots for reptiles.

On survey days numbers are counted so that the consultants can devise the relocation and rehoming strategy report for Natural England. Subject to approval and receipt of the appropriate licenses from Natural England, work can then begin, taking account of the reptiles' breeding season.

First the receptor sites have to be created to give the reptiles a new home, in our case this can be creating or enhancing ponds, vegetation clearance, building hibernacula or planting grassed mix to create tussocky grassland habitats. Once finished we can start the relocation process.





Consultants visit the site to start the physical translocation of reptiles to the newly created habitat over a period of 60 days. After that if they are unable to find any reptiles on the site for a period of five days the gradual clearance of the site can begin.

The first stage is a strip back of the natural vegetation to around 20cm in height, this encourages any remaining reptiles to leave the site naturally. After a week, some hibernacula are built, and exclusion fencing is installed. These hibernacula provide a refuge for any stubborn 'remainers'.

Finally once any reptiles who have taken refuge in the hibernacula are translocated, the final strip back of the site takes place removing all vegetation.

Whilst costly, labour intensive, and time consuming it ensures that we coexist with nature and the reptiles are compensated handsomely with newly created and improved habitats.

ON LOCATION

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Monday to Friday 10am – 6pm
Saturday 9am – 6pm
Sunday 9am – 5pm

Vulnerable and elderly -

Priority hour will be 9am - 10am
Monday to Friday

Visit our Christmas Barn

With a one way system and wider aisles you can choose from a huge selection of Christmas decorations and lights, as well as Christmas wreaths and other festive accessories. With a selection of seasonal refreshments on the weekends.

Trees
from
£19.99

NEW FOR 2020

ORDER ONLINE at www.yattendon.co.uk

You will have the option either to pick your own tree or we can carefully select one for you, and this can either be delivered direct to your door or collected by click and collect.

ORDER by PHONE or EMAIL

For collection or delivery. Pre-orders available from the 2nd November.

Office hours: 01635 203908 Mobile: 07826 355715

Email: julie.gaylor@yattendon.co.uk



VansonBourne

At Vanson Bourne, we're a growing company with a global reach – working with technology and PR/marketing clients across the world.

While we've all successfully transitioned to working remotely for now, it's important for us to have a base and we're excited to make our return to Greenham Business Park, having reassessed our workplace needs in the changing business landscape.

As is the case for most, 2020 has been a year of change and upheaval for Vanson Bourne but we're proud of how we've adapted and where we're heading. In March we switched the entire 31-person team across to working remotely and we've gone from strength to strength since.

Greenham Business Park has provided us with a flexible solution which will accommodate our business needs now and in the future.

The nature of our work – B2B market research in the technology industry – has meant we've been kept busy on lots of interesting projects with our clients, with trends shifting from common themes like cloud adoption, digital transformation and artificial intelligence, to becoming centred around exploring how workplaces are impacted and technology needs are changing.

As a consequence of our increased activity and success, our team continues to grow – we've successfully on-boarded five new VBers remotely and we're looking forward to actually meeting them in person at some stage soon.

We look ahead to 2021 with positivity and excitement for what our future holds and, given the amount of 'star bakers' in the team, the hope that we'll all be together in person soon to eat lots of cake!

Park Updates

**LET'S HELP STOP
THE SPREAD OF CORONAVIRUS**

NHS
Test and Trace



Scan this QR code with your
NHS COVID-19 App to check-in

Please note we have generated QR codes for Liberty House and Venture West.

Please do use the Venue check-in feature on the NHS Test and Trace app to check in at locations with QR codes, these are also at The Base Café and the business park security lodge.

Availability



Workshop Space

Unit 51 Unity House, The Enterprise Centre is available to let on a licence basis.

This light industrial/workshop unit is approximately 382sq ft, is equipped with three phase power and roller door. Please contact us if you would like further details.



Office Space

A range of office suites available to let on a short-term licence basis or longer-term lease.

Suites range from 161 – 1,173 sq ft.

High Voltage Network Maintenance

The 5-yearly maintenance of the high voltage network on the business park is due this year. This maintenance work will involve a temporary loss of power. We are working with our maintenance contractor to prepare a schedule for these works and will update tenants in due course.

Security

We would like to welcome two new members to the site security team, Pushker Bishwakarma and Hassan Akhtar,

Both joined earlier in the year and have been working on site for a few months now.

Water Leak Detected

Working with Thames Water and our maintenance contractor, we have identified an underground water leak on the business park main. The leak is due for further investigation on the 9th November 2020. A small number of buildings will be affected by these works, tenants have been contacted and will be contacted again prior to works commencing.

As office staff are likely to be working from home for the foreseeable future, we have developed a low-cost home office air conditioning/heating package that we are offering to our neighbours on Greenham Business Park.

Working from home? Getting air conditioning fitted to your home office is a lot less expensive than you might think:

- ✓ Prices from **£1,440 including VAT*** including no hassle installation that will be done in a day
- ✓ Unit Specification 2.5 kw **Panasonic** wall mounted unit
- ✓ Unit also provides **low cost heating**, so you don't have to have whole house central heating on, just heat the room you are in!
- ✓ Come the summer you can work in a **cool comfortable air-conditioned** space.
- ✓ It costs less than a Costa coffee per day to run
- ✓ Installed by **Ecomec, a long established, local company who employ fully trained, experienced staff**
- ✓ Call us on **01635 523700** to book in a **free survey** where we will answer all your questions and advise on best location for the system.

*Assumes downstairs room installation.



ecomec



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WEBSITE: www.agleamwindows.co.uk
EMAIL: fadmin@agleamwindows.co.uk
TELEPHONE: 01635 766068

We offer a regular and reliable window cleaning service. Additional services include; cleaning of patios & driveways, conservatories, soffits, fascias, and guttering

The Base Greenham

WEBSITE: <https://thebasegreenham.co.uk/>
EMAIL: admin@thebasegreenham.co.uk
TELEPHONE: 0845 5218 218

Visual arts and craft building, featuring high quality touring exhibitions in our gallery, artists' studios and a workshop space for participatory classes. There is also a café facility managed by Honesty Café group.

The Bike Whisperer

WEBSITE: www.thebikewhisperer.co.uk
EMAIL: enquiries@thebikewhisperer.co.uk
TELEPHONE: 0118 971 2860

The Bike Whisperer is a bicycle fitting studio. We fit your bicycle to you in order to increase your comfort and/or speed, and to help you avoid injury. In addition, we can advise you what bike to buy that will fit you well and give you the best value for money.

Calco Construction Limited

WEBSITE: www.calco-construction.com
EMAIL: andycalow@calco-construction.com
TELEPHONE: 01635 529262

Calco Construction undertakes all manner of Building Projects locally both Commercial and Domestic. Specialises in New Build and Refurbishment Projects for Developers and Private clients.

CJ Motorbikes

WEBSITE: www.cjmotorbikes.co.uk
EMAIL: cjmotorbikes.sales@gmail.com
TELEPHONE: 07904448797

Based in West Berkshire, we stock a wide range of quality yet affordable used motorbikes.

Construction Site Services

WEBSITE: www.constructionsiteservices.co.uk
EMAIL: info@constructionsiteservices.co.uk
TELEPHONE: 01635 48885

Construction Site Services Limited (CSS) provide services to the Telecoms Industry. CSS offers a complete, independent auditing service for inspection of the quality and safety of all development work on mobile telecommunication networks, UK wide.

DVSA Greenham MPTC (Multi-Purpose Test Centre)

WEBSITE: www.gov.uk/dvsa
EMAIL: publicliaison@dvsa.gov.uk
TELEPHONE: 01635 31980

DVSA Greenham is a Government owned Testing Facility of LGV's, Buses, Cars with Trailers & Motorbikes.

ECOMECE

WEBSITE: <http://ecomec.co.uk/>
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TELEPHONE: 01635 523700

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EMAIL: enquiries@elearningmarketplace.co.uk
TELEPHONE: 0844 8549218

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WEBSITE: www.fcs-live.com
EMAIL: info@fcs-live.com
TELEPHONE: 0333 0433 833

One of the UK's leading Fire Risk Assessment Companies, which also carries out Fire Consultancy, Fire Training and Fire Engineering, Legionella Assessments and H&S Audits.

Groomers Limited

WEBSITE: www.groomers-online.com
EMAIL: sales@groomers-online.com
TELEPHONE: 01635 581 958

Suppliers of dog grooming products & equipment to both the professionals and pet owner

Growing 2gether

WEBSITE: www.n-c-r-c.org/growing-together/
EMAIL: enquiries@growing2gether.org
TELEPHONE: 01635 299949

The project maintains the grounds of the Business Park and provides opportunities for disadvantaged volunteers to undertake accredited training and develop a range of grounds maintenance skills.

Helix Group

WEBSITE: www.helix.limited
EMAIL: enquiries@helix.limited
TELEPHONE: 01635 881377

A regional construction company and consultancy that provide professional commercial and residential contracting and consultancy services to both public and private sector clients.

Honesty @ The Base

WEBSITE: www.honestygroup.co.uk
EMAIL: greenham@honestygroup.co.uk
TELEPHONE: 07388 488114

A great environment in which to relax, chat, eat and drink. We use rainforest alliance coffee beans; ethically produced teas and our Honesty produce is all handmade using local quality ingredients.

Jazco Limited

WEBSITE: www.jazco.co.uk
EMAIL: sales@jazco.co.uk
TELEPHONE: 01635 817573

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Mine Personal Training

WEBSITE: www.minepersonaltraining.com
EMAIL: minepersonaltraining@outlook.com
TELEPHONE: 07415 269018

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MSS Safety

WEBSITE: <http://www.stuntsafety.tv/Home>
EMAIL: admin@stuntsafety.tv
TELEPHONE: 0207 4119750

MSS Safety provides an all-encompassing safety solution for the media and entertainment industry.

We provide safety, fire, medical and rescue support, globally, from our offices based at Pinewood Studios, BBC Elstree Studios and our HQ at Greenham Common.

National Needlework Archive

WEBSITE: www.nationalneedleworkarchive.org.uk
EMAIL: octc@live.com
TELEPHONE: 01635 38740

The National Needlework Archive keeps documentary and photographic records of textiles in the UK. There are also libraries, a textile collection, and contemporary exhibitions held at the Centre.

Newbury & district

WEBSITE: www.newburyanddistrict.co.uk
EMAIL: office@newburyanddistrict.co.uk
TELEPHONE: 01635 33855

We are a bus and coach company offering local services, supplying private and council tendered bus services and school, college and company contracts. We offer a range of modern comfortable fully accessible vehicles available for private hire up to 86 seats. We offer many years of experience to assist in your transport needs.

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Pure Green Energy Limited

WEBSITE: www.puregreenenergy.co.uk
EMAIL: info@puregreenenergy.co.uk
TELEPHONE: 01635 889775

Pure Green energy are one of the few companies in the South of England that hold accreditation for solar PV, solar thermal, biomass, ground and air source heat pumps.

QS Associates Ltd

WEBSITE: www.qsassociates.co.uk
EMAIL: info@qsassociates.co.uk
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QS Associates was formed in 1995 as a Health and Safety Consultancy offering service for small, medium and large clients who wish to receive support and help when implementing sometimes difficult and complex safety regulations.

Squelch Design

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EMAIL: hi@squelchdesign.com
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Stone Art Memorials

WEBSITE: www.stoneartmemorials.co.uk
EMAIL: enquiries@stone-art.co.uk
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STUDIO 91

WEBSITE: www.studio91.net
EMAIL: info@studio91.net
TELEPHONE: 01635 580091

Studio 91 is a professional recording and rehearsal studios. A fully equipped recording and mixing studio with clients including Bring Me The Horizon, Amber Run, Robin Trower, Fickle Friends as well as 5 high spec rehearsal rooms.

Sue's Bookkeeping & Accountancy Services

WEBSITE: www.bookkeepersrus.co.uk
EMAIL: suziebooks@btopenworld.com
TELEPHONE: 01635817560

We are a small family bookkeeping and accountancy business that has been trading for 20 years. With over 40 years experience our services include bookkeeping, sole trade accounts and tax returns, payroll, cis and Vat and plenty more. We use some of the latest digital accounts packages including Xero, Sage and Receipt Bank and are MTD compliant meaning you will be too.

Torftech R&D Limited

WEBSITE: www.torftech.com
EMAIL: info@torftech.com
TELEPHONE: 01635 898754

The Torftech group develop, license and provide TORBED Energy Technologies to a wide range of industries. These technologies use our proprietary patented TORBED Process Reactors to contact gases and solids. Torftech engineers and supplies novel smaller and more cost-effective solutions for manufacturing of food, mineral, waste and carbon products.

Trailer Training UK Ltd

WEBSITE: <https://trailertraining.uk.com/>
EMAIL: info@trailertraininguk.co.uk
TELEPHONE: 0345 260 2508

Trailer Training UK Ltd are your local and friendly established commercial driver training school. With a highly qualified and experienced team of staff at multi-purpose training centres for B+E, LGV/HGV, CPC, HIAB, ADR and PCV.

The Training Park

WEBSITE: thetrainingpark.com
EMAIL: start@thetrainingpark.com
TELEPHONE: 07727 151 498

The Training Park offers bespoke personal training, that is designed for you and designed with you. We have the tools and knowledge to help you achieve your goals, no matter how big (or small).

West Berks Foodbank

WEBSITE: westberks.foodbank.org.uk/
EMAIL: info@westberks.foodbank.org.uk
TELEPHONE: 07836500610

A Trussell Trust Foodbank supporting those in financial crisis in West Berkshire, providing food parcels and on-going support aiming to provide a path out of hardship.

Young People and Children First

WEBSITE: youngpeopleandchildrenfirst.org.uk/
EMAIL: info@ypacf.org.uk
TELEPHONE: 01635 500849

YPACF provides supported housing for young people (aged 16-25) who are leaving care or who are homeless.

