

Welcome

I am delighted to tell you that we have now introduced an 'online' feedback tool so you can let us know your thoughts on future activities at Kings Hill – more on this in the newsletter. I'm also pleased to report that it has been a good start to the year at Kings Hill for companies, with several major occupiers renewing their leases. We are about to start work on a new housing development near the control tower and plan to start on two others later this year, following which we should see the start of the control tower project itself. Business is going well for the three new additions to Liberty Square – Waitrose, Amelia's Closet and Humphrey's of Kings Hill – and we are now thinking about building a pub near the cricket ground and would welcome your views.



Andrew Blevins

Managing Director, Liberty Property Trust UK Ltd, developer of Kings Hill.

Now you can have your say 'online'



We are constantly reviewing how we do things at Kings Hill and are very keen to canvass people living and working here on their opinions on possible new amenities, any improvements that could be made and many other issues.

In addition to the recent questionnaire we sent out, we have set up an 'online' feedback tool and the first things about which we would like your 'online' opinions are a possible new pub and a mobile phone mast.

The layout, style and amenities at Kings Hill are designed to

reflect the feel of a traditional English village – and at the heart of many villages is a pub. The Spitfire in Liberty Square is already a focal point for the community and the time has come to decide whether to build another.

Planning consent already exists to build a second pub near the cricket pitch and we would like to know if this is something that people at Kings Hill would like to see go ahead if a suitable operator can be found.

We would also like to know if Kings Hillians would like a

mobile phone mast on site. It could be discreetly located somewhere within the 150 acres that used to be known as Heath Farm and could significantly improve mobile reception for much of the Kings Hill estate.

"We aim to provide what people living and working here want and so we are asking Kings Hillians for their views," said Andrew Blevins. "Let us know what you think by sending your comments via our 'online' feedback site."

To access the site, please visit www.kings-hillfeedback.com



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Good start to 2012



Beauty business booming

Kings Hill's newly opened beauty salon, Amelia's Closet, is proving such a success that the owner, Karen Haines, has been able to take on another therapist and is hoping to be able to offer some work experience this year.

The salon, which opened in Liberty Square in November, now employs five people. It offers nail enhancements, manicures and pedicures as well as spray tanning, a lash bar, waxing, facial treatments and body art.

"We've started the year with some money-saving offers which are proving very popular and we have received some really positive feedback from clients," said Karen, who also lives at Kings Hill. "Our customers love the ambience here and are pleasantly surprised at our competitive rates!"

For more information visit www.ameliascloset.co.uk

New takeaway

Kings Hill also has its own fish and chip shop now. Humphrey's of Kings Hill, which opened its doors at the beginning of April, offers a takeaway service and is due to open a restaurant on the first floor in the summer.

The business has a 60 year history and already has shops in Allington and Meopham, but the owners have wanted to open an outlet at Kings Hill for some time.



39 Kings Hill Avenue is now providing expansion space for RDT

More commercial property transactions happened at Kings Hill in 2011 than at any other business park in Kent.

The first quarter of 2012 has been encouraging too, with one company expanding its base at Kings Hill, another moving to Kings Hill from Sidcup and several others confirming that they will be remaining on site.

Following a 36% year-on-year growth in turnover, leading software design company **RDT** has taken additional space in 39 Kings Hill Avenue next to its current offices in 4 Abbey Wood Road where it employs 59 staff. There are now plans to recruit a further six staff.

"We are delighted to be expanding the business and are now actively recruiting, meaning we will need more room for additional staff," said CEO Mark Bates. "We didn't want the upheaval of moving the whole office, so taking space next door is a practical and time efficient solution."

Rapid growth in business has resulted in leading electronic fire and security company **Longcross Security** moving to Kings Hill from Sidcup.

Fourteen staff will work in the new offices and there are plans to recruit more – enquiries@longcross.co.uk

Longcross Security is a national provider for the installation and maintenance

of electronic fire and security systems for commercial, retail and public sector clients.

Kimberly-Clark, well known for its Andrex, Kleenex and Huggies brands, has renewed its lease on its Kings Hill UK headquarters in 1 Tower View – a building purpose built for the company and which it has occupied since 1997.

Rail Europe is also staying at Kings Hill. The company is the UK's leading specialist in tickets and passes for rail travel around Europe and has been based in 34 Tower View since 2001. It has renewed its lease for a further ten years.

Barclays has also renewed its lease on 17,634 sq ft in 30 Tower View.

Cash boost for local causes



The new art deco style Waitrose 'convenience store'

Kings Hill's new Waitrose, which opened in Liberty

Square in December, is proving very popular and shoppers have already helped raise £1,000 for local causes.

Each month Waitrose gives £500 divided between three local good causes through its Community Matters initiative. Beneficiaries have included Kings Hill Rotary Club, Kings Hill Community, Mereworth Primary School, Community First Responders, Spadework, Kings Hill Pre-School, Discovery School, the

Kent Mammal Group and the Kings Hill Youth Club.

Waitrose Kings Hill Store Manager, Stuart Walker, said: "It is important that we play our part in helping to ensure that local projects can continue their excellent work, so please feel free to pop in to the store and let us know if you would like to make a nomination."

He added that he would like to thank customers for giving the store such a warm welcome.



New children's play area within the recently completed Hillreed development, with views of Kentish orchards



New screening

Some people may have wondered about recent planting along the south side of the A228. As part of its planning consents, Liberty is required to construct a landscape bund along this stretch of land to minimise the visual impact of the commercial development on adjacent villages.

This new landscaped area has been formed in a highly sustainable way with surplus soil material from Kings Hill and is being planted with a range of native species, including some pine trees, to provide year round interest and varied habitat for wildlife.

VIP site visit

We were delighted recently to welcome Kent County Council (KCC) senior Cabinet representatives to Kings Hill and update them on progress at the park.

KCC is our development partner at Kings Hill and we have worked closely together over the past 23 years to transform Kings Hill from a redundant WWII airfield into a flagship development that is home to around 6,500 residents and more than 100 businesses employing some 5,000 people.

The visit was headed by KCC Leader Paul Carter and hosted by Andrew Blevins along with Bill Hankowsky and George Alburger, Chief Executive and Chief Finance Officer respectively of Liberty's US office.

"The change that has taken place at Kings Hill has been remarkable and it is one of the county's real success stories," said Paul Carter.

"As well as a successful business park, Kings Hill is a very desirable place to live with more than 2,400 houses occupied on site.

"It is a demonstration of how the public and private sectors can work in partnership in a highly effective fashion and

that with careful design and planning, it is possible to develop the infrastructure that the county needs in a sustainable and sympathetic manner.

"Kings Hill has brought new businesses and jobs to Kent giving thousands of people the opportunity of living and working in the heart of the county in a high quality environment.



Spring has sprung in the greenway, Emerald Walk

"At Kings Hill, we've built homes and communities – not just a major housing estate. With a substantial proportion of high quality affordable housing fully integrated within the scheme, Kings Hill is home to people of all ages and backgrounds.

"It shows how housing and commercial development can be provided in a sensitive

manner, with a former bleak, treeless brownfield site transformed into a vibrant and desirable community."

Andrew Blevins added:

"Although the businesses on site are the most visible sign of the economic benefit that Kings Hill brings to the local community, thousands more people depend indirectly on the park for their livelihoods.

"For example, research by

Oxford Econometrics shows the 2,750 homes built or under construction at Kings Hill will have created or supported some 12,500 jobs either directly or in the supply industries.

"We look forward to the ongoing success of Kings Hill and ensuring that this vibrant community continues to grow and develop."

Parking restrictions

There are a few weekday parking restrictions in force at the moment to enable construction traffic to pass safely while several development projects are underway. Between 7am and 6pm Monday to Friday, roadside parking restrictions operate in Queen Street, Fortune Way and part of Beacon Avenue. This is just a temporary measure while work is underway on the sports facilities and enhancements to Liberty Square.

"The restrictions are in place for safety reasons while we improve the amenities at Kings Hill," said Derek Lloyd, Planning and Construction Manager at Liberty. "We hope that anyone affected by this will bear with us for the short time construction will be going on."

Residents are, however, reminded that there are restrictions on parking in streets at all times.

New homes on the way

One of the features that sets Kings Hill apart from other developments is the quality and maintenance of the environment, which is the responsibility of the Kings Hill Residential Estate Management Company (KHREMC). It is run by Liberty but has two residents as directors, John West (john@kingshillrentals.com) and Sarah Barker (sarah.barker-khrem@hotmail.co.uk).

Kings Hill Residential Estate Management Company Ltd can be contacted on 01732 870375 or kingshillresidential@libertyproperty.com

Kings Hill Estate Management Company Ltd, which is run on a similar not-for-profit basis to KHREMC, looks after the commercial business park within Kings Hill.

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Homes for sale:

Bellway: 01737 644911
Crest Nicholson: 01277 693265
Environ: 01732 848316
Hillreed: 01732 847500
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www.kings-hill.com/
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www.kings-hill.com

Work is underway on a new development of 18 homes near the control tower. Built by Crest Nicholson the development will consist of an apartment, two and three bedroom traditional-style cottages and four bedroomed family homes. The new development is being called Lysander Mews after the World War II reconnaissance planes which were based at the West Malling airfield.

New parking allocations of two spaces per home have been granted by the planning authority in what is seen as an improvement over historic central government parking guidelines.



Previous Crest Nicholson development at Kings Hill

The homes should be ready by the end of 2012. Initial enquiries about the units should be made to Crest Nicholson's sales team on 01277 693265.

Further planned residential developments include 20 houses next to Queen Street and an art deco inspired apartment block with 14 units near the Spitfire pub.

Working close to home

Around 15% of people living at Kings Hill work for a business on site, either full or part time – and many of those companies are small to medium sized. People often think business parks are just for large company HQs but, says Caroline Binns, Liberty's Associate Director,

Marketing and Leasing, that is not the case at Kings Hill.

"We have a good range of space options for smaller companies, and with competitive market rates available, it is affordable. We also use the scale of the park to enhance our buying power when it comes to buying utilities and other services, and we pass on those savings to our tenants. Given the high quality of the environment

and amenities here, people are pleasantly surprised by how affordable business space here is."

And what could be better than a journey to work that takes only a few minutes.

For more information, please get in touch with Caroline Binns who leases the office and retail space on the park – cbinns@libertyproperty.com / 01732 870375

Log on for latest news

Our website www.kings-hill.com has information on all aspects of the development – maps; the masterplan showing the scale of the development; latest news; links to the Kings Hill amenities such as shops, restaurants, surgery etc; public transport timetables and information on matters that affect those living and working at Kings Hill.

