

## Speculative developments in South Derbyshire

Company	Location	Description	Approximate Date	Details
William Davis Ltd	Tetron Point	Speculative development of 10 acre site for B1/B2/B8 uses, expected to include industrial/warehouse units from 5,000-35,000 sqft and two-storey office units.	Anticipated on-site Summer 2007	5,000-35,000 sqft units
Sladen Estates and Peveril Securities	Tetron Point	Two speculative production/warehouse units of 93,000 sqft and 141,000 sqft on William Nadin Way.	Development on-site early 2007	93,000 sqft and 141,000 sqft
St Modwen Developments	Hilton Business Park	Speculative development at Hilton Business Park – 10 small industrial units, totalling 49,250 sqft (ranging from 3,500-19,250 sqft) for sale/to let.	Development on-site early 2007	49,250 sqft (ranging from 3,500-19,250 sqft)
Anson Developments	Astron Business Park	Phased development of speculative production/warehouse units off Hearthcote Road.	Completion 2007	
George Dutton Limited and Guyett Property Limited	Oaktree Business Park, Swadlincote	Completed early 2007, Oaktree Business Park is a sparkling new development of luxury offices, in a highly visible location with main road frontage and access, on the Swadlincote roundabout of William Nadin Way and Cadley Hill Road close by Tetron Point. The result of a partnership between property developers George Dutton Limited and Guyett Property Limited, the target to create a series of high quality office units in this fast expanding business location is now realised, with occupancy being taken up by a variety of new and established businesses. From the outset of this development, the partnership has been a joining of determinations to bring to South Derbyshire the very best in office accommodation on a par with and exceeding anything to be found elsewhere in the UK.	Completed for occupancy January/ February 2007	Excess of £2 million investment with a variety of office space on fully tarmacadamed site, incorporating over 70 car parking spaces and potential for upwards of 100 new jobs created for the area.
Astral Developments and Kenmore Property Group	Tetron Point	XL240 – The largest ever speculative unit developed in South Derbyshire is a cross-docked production/warehouse unit of 240,441 sqft, with more than twenty loading doors.	Completed 2006	

## Selected major inward investments into South Derbyshire

Company	Location	Description	Approximate Date	Details
Nestlé Food Group	Hatton	A high tech redevelopment programme of the Nestlé coffee making factory at Hatton, together with associated flood protection improvements. Three production lines were already up and running in late 2006, with the full system expected to be operational within 18 months. The Hatton plant beat off competition from other Nestlé sites across Europe to win the 'world first' contract. The new production facility will manufacture capsules for Nestlé's 'Dolce Gusto' – a revolutionary machine for use in the home and capable of producing high quality coffee in seconds. Nestlé's two UK factories already produce more than half of the instant coffee drunk in Britain.	Planning approved Nov 06; Fully operational early 2008	£85 million over three years, creating 250 new jobs.
Daher Group	Hilton Business Park	The development at Hilton Business Park has been purpose built for Daher's needs – providing a new head office and production centre. The Daher Group acquired Sawley Packaging Ltd in 2003. Daher is an international group specialising in the design and supply of equipment and services to aerospace and other industries - providing integrated supply chain solutions. Sawley Packaging was originally owned by Rolls Royce and remains one of the company's long-term partners.	Opening delayed from Jan 2007	£4.5 million, 6,503 sqm (70,000 sqft), including 557 sqm (6,000 sqft) of offices; 120 employees transferred from Derby.
Barracuda Group	Swadlincote Town centre	Refurbishment of the former Empire Cinema in West Street as a 'Smith and Jones' pub/restaurant outlet. The Barracuda Group operates 92 S&J outlets across the UK and is the Country's fastest growing managed pub chain.	Opening early 2007	25 full and part time jobs.
Toyota Motor Manufacturing UK Limited	Burnaston	Announcement that the new Auris model (C-segment hatchback) will be constructed at Burnaston, commencing in 2007 and going on sale the following February. The Auris replaces the current Corolla hatchback. Managing Director, Hein Van Gerwen commented "The award of this new model is further recognition of the skill and commitment of all our employees". The new model safeguards 1,500 jobs.	Announced Dec 2006	580 acre site, employing more than 4,200 people.
Toyota Motor Manufacturing UK Limited	Burnaston	Expansion of loading docks at the Burnaston plant, with the construction of two 80m steel framed canopy extensions to the existing covered loading docks used for loading car parts.	Completed Dec 2006	£1.2 million.
OK Diner	Eggington	Development of a 1950s American-style diner by the OK Diner chain. The new diner is a sixty-seat restaurant adjacent to the JET garage on the A38 Southbound.	Opened Nov 2006	15 jobs.
Wm Morrison Supermarkets plc	Swadlincote Town Centre	Construction of a new supermarket and filling station immediately adjacent to the High Street in Swadlincote on the site of a derelict pipeworks. The historic former pipeworks chimney and workshop have been retained for leisure or community uses. The purchase of two retail units on the High Street has enabled the store to be linked to the existing retail centre. The development has created 467 additional parking spaces and is predicted to more than double the turnover of the town centre from £18.75m to £49.35m per annum. The Company has also funded extensive infrastructure and public realm improvements at the eastern end of the town centre.	Opened Autumn 2006	8.094 Ha (20 acre) site; 6,781.7 sqm (73,000 sqft) development, creating 300 full and part time jobs.
Mirage RC Enterprises Ltd & Hobby Products International Ltd	Tetron Point	Mirage and HPI are the first tenants of the new Sladen Estates & Peveril Securities development at Tetron Point, taking pre-let units. Mirage has expanded from its former base on the Queens Drive Industrial Estate in Swadlincote and HPI from the Rawdon Network Centre in Moira. HPI is a radio-controlled model car distributor, whilst Mirage operate in the same sector and have established a headquarters and distribution centre.	Operating 2006	66,000 sqft (£33,000 sqft each).

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Able Engineering	Cadley Hill Industrial Estate	Able Engineering relocated to Swadlincote from Marchington. The Company are engineers in sheetmetal work, specialising in stainless steel and non-ferrous fabrication, including the installation of process equipment and associated pipework - notably for the brewery, food and dairy industries.	Completed 2006	
Toyota Motor Manufacturing UK Limited	Burnaston	Construction of a new training centre. With Burnaston's designation as the Global Production Centre for the Europe region, the training centre hosts trainers of production line workers from all over Europe - confirming the site's importance to Toyota in Europe. Previously trainers had to travel to Tokyo to be trained in production and maintenance skills. By 2005, Toyota had a 4,800 strong workforce at Burnaston, producing 170,000 Avensis and 70,000 Corolla cars. Production was planned to grow to 285,000 cars per annum. The Company received the Queen's Award for Enterprise in 2005 in the category of international trade - recognising that Toyota UK was now exporting models to 80 countries worldwide.	Opened January 2006	£11 million investment; 8,000 sqm (86,114 sqft) of new space; 15 specialist trainers will train 1000 trainees per annum from across Europe.
Belmont Street	Swadlincote Town Centre	New retail development on the edge of Swadlincote town centre, fully occupied with tenants including Wilsons Pet Centre, McDonalds, Lidl, Halfords and Dominos Pizza.	Opened 2005	
Keystone Lintels Limited	Cadley Hill Industrial Estate	New production facility for the leading manufacturer of steel lintels in Britain and Ireland - the Company currently has 35% of the market. Sean Coyle, founder of the Keystone Group was shortlisted for the 2005 Ernst & Young Entrepreneur of the Year award.	Construction commenced August 2005/Now operating	£3 million investment, developing a 4.047 Ha (10 acre) site.
Truma (UK) Limited	Dove Valley Park	Having outgrown their current facility on Burton's Centrum 100, Truma constructed a new purpose-built UK base at Dove Valley. The German-owned company manufactures specialist heaters and accessories for caravans, mobile homes, horseboxes and boats. The new facility includes a warehouse, workshop and offices.	Construction commenced 2005/Now operating	£8 million investment; 70,000 sqm (753,498 sqft) of new space; transfer of 60 staff from Burton site.
Futaba Industrial UK (FIUK)	Dove Valley Park	New manufacturing facility supplying a range of components including automotive bodies to Toyota. The Japanese company's facility at Dove Valley Park is its first overseas base. Futaba is one of a number of suppliers that have relocated within a 30-minute drivetime of the Burnaston factory.	Production commenced Summer 2005	£20 million investment, creating 20,902.5 sqm (225,000 sqft) of space in Phase 1 (with potential to expand to 32,515 sqm (350,000 sqft)); 100 jobs created initially.
Bison Concrete Products Limited	Tetron Point	The Swadlincote factory project will put Bison on the leading edge of flooring technology with probably the most advanced plant in the world. Phase 1 produces hollow core precast concrete flooring units used in industrial, commercial and residential construction, whilst Phase 2 will make cross wall structural components. The Swadlincote plant is the largest of its type in Western Europe. The 418m long factory will benefit from the electronic transmission of design, production and planning detail from the head office in Burton upon Trent, reducing delivery times. Bison is the leading producer of structural precast concrete flooring products in the UK. The Company has made specific efforts to recruit and train staff from amongst the local unemployed.	Production commenced Summer 2005	£30 million investment on 14.569 Ha (36 acres); 300 jobs.
Roger Bullivant Limited	Drakelow	Investment in new and existing production facilities at Drakelow. RBL's concrete division is based at Drakelow and manufactures pre-cast walls and reinforced panels for the construction industry, and in particular for the development of large warehouses. Drakelow is the Company's headquarters and one of three manufacturing centres in the UK. RBL is the largest foundation engineering company in the UK. RBL activities span concrete products, underpinning, mini-piling, house foundations, ground improvement, piling and conservatory and extension bases.	Completed Summer 2005	£3 million investment; The Concrete Products Division employs 300; Total employment is 1000. The company site at Drakelow extends to some 40 acres.

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Fakro GB Limited	Astron Business Park	The FAKRO Group is made up of five manufacturing companies located in Poland (HQ) and eight foreign subsidiaries. The Group has more than 2,000 employees and is one of the leading roof window manufacturers in the world with 15% of the global market. The Group also supplies loft ladders. FAKRO have expanded dramatically from their previous office in Burton and Swadlincote is now its sole UK office - chosen for its central location. The Group distributes principally through builders merchants.	Operating from Spring 2005	33,000 sqft development; employing 22.
ACR Logistics UK Limited	Dove Valley Park	ACR's supply chain solutions extend beyond typical warehousing and distribution services. The Company (previously known as Hays Logistics) designs, implements and operates supply chain solutions for national and multinational companies. ACR serves four key sectors: FMCG (Fast-Moving Consumer Goods) Retailing, FMCG Manufacturing, Automotive and Industrial, and Telecoms and Technology. It provides value-added services that go beyond its customers' basic logistics operations, including procurement and inventory management, repair operations, supply chain IT systems, call and repair management, and sub-assembly operations. In 2004, ACR Logistics had a turnover of €1.2 billion and employed 17,500 people, operating in eleven European countries.	Operating	32,515 sqm (350,000 sqft) development.
Central Joinery Limited	Cadley Hill Industrial Estate	Central Joinery has grown steadily to occupy its own purpose-built premises. The Company is the leading supplier of timber staircases to developers and building companies and was recognised as 'Internal Supplier of the Year' and 'Overall Supplier of the Year' by housebuilder Crest Nicholson in 2004.	Operating	2,136.7 sqm (23,000 sqft); the Company has over 40 employees.
JCB Power Systems Limited	Dove Valley Park	A new facility, enabling JCB to manufacture its own engines for the first time. The new four and six-cylinder engines will also be the first to be designed and built in the UK by a British-owned manufacturer for more than a decade. JCB is now producing 30,000 engines per annum, initially solely for JCB machines. The factory is large enough to accommodate future expansion of production. JCB are global manufacturers of construction, agricultural and materials handling equipment – the Company is the world's fourth largest manufacturer of construction equipment. 75% of JCB machines are exported. JCB produces over 160 different models on four continents with bases in the UK, USA, India and South America, selling equipment in over 150 countries. Employees at the Dove Valley factory include assembly operatives, quality engineers, maintenance technicians and materials handling staff. In 2007 the firm was named as industrial company of the year and industry exporter of the year in the first ever Best of British Industry Awards.	Production commenced October 2004	£80 million investment on 4.856 Ha (12 acres); 14,864 sqm (160,000 sqft) of new space will accommodate 100 jobs initially (200 ultimately).
Nestlé UK Limited	Hatton	New evaporator building housing a condenser to help with the coffee production process. This investment enabled a 15% increase in production capacity at the plant. Nestlé established itself in Hatton in 1900 and is one of only two factories in the country that produces the Nestlé range of coffees.	Operational September 2004	£3 million investment, adding 157.93 sqm (1,700 sqft) of production space.
Toyota Motor Manufacturing UK Limited	Burnaston	In order to boost production, Toyota invested a further £50 million and created an additional 500 jobs – the new space housed an enlarged paint shop, together with the equipment required for the operation of a second production line. The plant could now produce a car every 45 seconds - getting from raw steel to completed car in 19.5 hours. The Toyota development is the single largest inward investment ever to have taken place in the European Union.	Announced May 2004	£50 million investment, creating over 500 jobs.
The Yard	Swadlincote Town Centre	Landmark development of upmarket bar/restaurant close to The Delph in the town centre, providing the base for subsequent growth in the evening economy of Swadlincote.	Opened 2003	

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Dairy Crest Group	Dove Valley Park	Formerly operated by Starcross Foods Limited, the facility has a processing capacity of up to 100 million litres of milk per annum. Dairy Crest is one of the UK's premier chilled dairy foods companies, operating across the dairy sector.	Opened May 2002	11,148 sqm (120,000 sqft) facility employing 23.
Toyota Motor Manufacturing UK Limited	Burnaston	Further investment saw the commencement of five door Corolla production in 2001, followed by the new three door model in 2002 - production capacity increased by 30% to 220,000 units per annum. An independent survey in 2002, ranked the Burnaston plant as the second most efficient in Europe. By 2002 – 1.3 million vehicles had been produced at Burnaston, making Toyota Britain's fourth largest car exporter. Just 20% of production was destined for the home market, and from 2003 exports included sending the Avensis to Japan.	Production increase 2002	Creation of an additional 300 jobs at Burnaston and Deeside (Toyota's engine plant).
Perrigo Company (Peter Black Pharmaceuticals Limited)	Tetron Point	From its UK base in Swadlincote, Peter Black Pharmaceuticals is the largest manufacturer of store-brand vitamin and nutritional supplement products for grocery stores, pharmacies and contract customers in the UK. In 2003 Peter Black Pharmaceuticals was acquired by Perrigo Company – America's largest manufacturer of over-the-counter pharmaceutical and nutritional products sold by supermarket, drug and mass merchandise chains under their own label. In 2004, the Company won the Tesco Supply Chain 'Supplier of the Year' in the healthcare category.	Now operating	
Framing Solutions plc	Tetron Point	A facility for the manufacturers of the Surebuild light steel framing system. Surebuild utilises a galvanised steel stud and channel system designed specifically for UK housing. This offers a light steel frame structure, enveloped in thermal insulation panels, with factory built cassette floors and an option for a habitable roof. Framing Solutions has two parent companies, Corus UK Limited (formerly British Steel) and housebuilder Redrow plc.	Established 2002	
Toyota Motor Manufacturing UK Limited	Burnaston	Phase 2 investment saw the opening of the production line for the hatchback Corolla model. The investment created a new 100,000 unit capacity assembly plant alongside the existing one and press, plastic moulding machines and other equipment added to the existing lines. The Company achieved its local (European) content ratio target of 80% in 1994. Toyota Motor Manufacturing UK was awarded the Queen's Award for Enterprise in 1997.	Production increase 1998	£200 million investment, creating an additional 350 jobs.
Extec Screens & Crushers Limited	Hearthcote Road, Swadlincote	Manufacturers and international distributors of a renowned range of mobile crushing, screening and shredding plant – used across the world in quarrying, mining and recycling applications. Extec regards its investment in its bespoke production facility in Swadlincote, employing the latest technology, as a key element in its success - enabling it to increase production to satisfy growing demand. Extec was awarded the Queen's Award for Enterprise in the international trade category in 2005, having achieved 'a substantial and sustained increase in export earnings to a level which is outstanding for its products and the size of its operations'. Extec also holds the Queen's Award for outstanding export success - the Company's overseas sales have increased dramatically in recent years.	Production commenced 1995	Development on 7.285 Ha (18 acres), employing 200.
Toyota Motor Manufacturing UK Limited	Burnaston	The world's third largest motor manufacturer established its first European factory at Burnaston. The Phase 1 vehicle plant had a 100,000 unit capacity and produced the Carina E model (Avensis post 1997) - becoming the sole production centre for this model from 2003. The extensive facility at Burnaston was painted to blend into the landscape and 350,000 trees planted to lessen its impact.	Production commenced 1992	£550 million investment on 235 Ha (580 acre) site; 185,000 sqm (2,000,000 sqft) facility, employing 1,250 (June 1993).

NB. Information drawn from company press releases and other media coverage

SDDC/Economic Regeneration/01/03/07