

Welcome to the spring issue of News from The Bridge.

Produced by The Bridge Estate Management Company, this newsletter is for everyone who lives and works here. We report on news and events across the development and welcome contributions from everyone who is part of this growing community. The summer issue will be published in June, so please send your news and views to info@thebridgedartford.co.uk by 16 May. We look forward to hearing from you.

New Minibus for the Leigh UTC



Handing over the keys.

From left to right: James Bendall, HR Manager at SEM, Michael Laming, Stephen Leahey and Bethany Samson, HR Advisor at SEM.

SEM has sponsored a new minibus for the Leigh UTC, opening new opportunities for students to see industry in action.

"We have been open for 18 months and although many companies have visited us to showcase their work, we have only had a limited ability to take our students on educational trips and industry visits," said Stephen Leahey, principal of the Leigh UTC. "The minibus will help to open new horizons for our students and we are hugely grateful."

SEM is the UTC's neighbour on Brunel Way and is also actively involved in the UTC's business mentoring programme as well as offering work-related learning opportunities for students.

"SEM is very proud to sponsor the minibus," said Michael Laming, CEO of SEM. "We hope that the opportunity to visit local companies and see the great employment opportunities that are available here in Kent will help students when they are choosing a career."

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No.3 Coffee Shop: At the Heart of the Community

At the start of February, No.3 Coffee Shop opened at Homberg House on Telford Square and judging by the early reviews, it is already a hit with local people. As Raghu Kumar said:

"Wonderful coffee shop run by lovely people.... a welcome addition to the community."

Run by Rachel and Bart Woodhouse, who live at The Bridge, No.3 Coffee Shop sells fair trade cold drinks, home-made cakes, freshly baked pastries, sandwiches, baguettes, toasties, paninis and hand cooked crisps – as well as organic coffee.

"We've always wanted to open a coffee shop for the community", said Rachel Woodhouse. "And we wanted to offer really good quality food and coffee too."

No.3 Coffee Shop is already attracting a loyal following and there are some special events on the horizon as well.

For further details and to keep up to date with new developments, follow No.3 Coffee Shop on Facebook at: <https://www.facebook.com/no3atTheBridge>



Fastrack at The Bridge

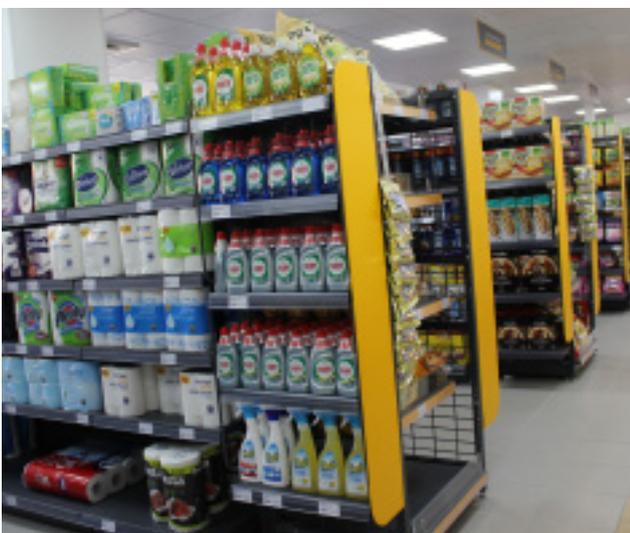
A few residents have recently asked The Bridge Estate Management Company whether Fastrack fares are covered by the site service charge. We would like to reassure everyone that travel on Fastrack A is free for everyone who lives at The Bridge and the costs are not included in the service charge.

We should add that the costs associated with the Fastrack route are met by Prologis and not funded from the service charge.

The Bridge was designed to be a sustainable community and an important part of this vision was to reduce the need for private cars. To make it easier for residents to travel by public transport, Prologis and Dartford Borough Council funded the Fastrack A route and made sure that the service was operational by the time the first residents moved into their new homes at The Bridge.

Fastrack A was launched in 2007 and it has proved to be a great success. People who live and work at The Bridge are changing the way they travel and the route has been recognised by the Department for Transport as: "an excellent practical demonstration of integrated and sustainable land use and transport planning."

The Fastrack bus timetable can be found at: www.go-fastrack.co.uk



Close and Convenient

Local resident, Nimit Patel has opened Nisa Local, a well-stocked convenience store next door to No.3 Coffee Shop.

The opening of Nisa Local has been welcomed by those who live and work at The Bridge, particularly as it is open from 7.00am to 9.00pm Monday to Saturday and 9.00am to 8.00pm on Sundays. Despite these long opening hours, the busiest time of day coincides with the afternoon school run, when families stock up on their way home.

Because it is based in the middle of the community, the store is able to react quickly to local tastes. Residents are delighted that, in response to their requests, Nisa Local now offers freshly baked bread.

Calling All Pioneers

Have an idea for a new business or want to grow your existing business? If so, this could be the perfect time to develop your plans. Oxford Innovation, the operator of the Nucleus business and innovation centre has recently launched the Pioneer 10, an initiative that offers small and medium sized businesses the expert advice that will help them to grow profitability.

The Pioneer 10 programme includes a series of workshops, which cover subjects such as internet marketing, planning for profit and securing investment. As the workshops progress, ten companies will be selected for additional coaching and guidance. These ten will then compete in front of a panel of judges and the two winners will receive a high value business support package that will help drive their continuing success.

The workshop programme is free of charge for start-up businesses based in Dartford and is running from now until June. All local pioneers are welcome to join.

Visit www.pioneer10-dartford.co.uk or drop into the Nucleus for more information.



Secure Success

Secure Technology Solutions Ltd is one of the start-up companies that is flourishing at the Nucleus.



Set up in 2013 by Justin Barrett, the business has grown to become a leading value-added distributor of security software and solutions that help its customers protect people, property and assets. The company's products, which include IP CCTV, intelligent key management and other high security technologies are distributed through a network of resellers across Europe, the Middle East and Africa.

With a professional services team at the Nucleus to make sure that each customer's requirements are met on time and on budget, the company is going from strength to strength.

In 2014, Justin was joined by Jason Stott and John Weaver and by April this year, annual revenue will have grown to over £1 million, a 200% increase over last year.

"When I started the business, the Nucleus proved to be ideal," said Justin Barrett. "I began by using the virtual office facilities and we have now moved into our own serviced office space, which suits our business perfectly.

"I greatly appreciate the support and partnership of the Nucleus team and this will continue to be important for us as we grow our business to the next stage."

Bin It Don't Block It

Blocked drains are a serious problem at The Bridge. When the residential areas are complete, the site pumps will be adopted by Thames Water. Until then, the pumps and the sewers are the responsibility of The Bridge Estate Management Company.

Because blocked drains are unpleasant and unsafe, we bring in Xylem Water Solutions UK to deal with blockages and the call-outs are paid for through your site service charges.

Please help us to keep costs down. Remember that the sewers and pumps are only designed to take the water from your toilets, sinks, baths and showers along with human waste and toilet tissue.

Everything else – including wet wipes and nappies - should be put in the bin.

For further information, go to Thames Water's website at: <http://www.thameswater.co.uk/help-and-advice/9781.htm>

Design Excellence at The Bridge

London-based firm Threefold Architects has been shortlisted for three design awards for its work at the new Crosswater and Bathroom Brands HQ at The Bridge.

Creating both an interesting workplace and showcase for the two companies' bathroom products, the firm has installed features such as a new interactive gallery showroom and a staff rest room fitted out as an American diner. Shortlisted for the FX International Design Awards for 'Best Workplace Project' and 'UK Project of the Year', the building was also a finalist for a RIBA Regional Award.

"We are delighted with our new headquarters," said David Hance, chairman and founder of Crosswater. "The new building allows us to demonstrate our products in a new and exciting way, but most of all, it is an inspiring place to work."



Focus On: Site Security

One of the benefits of living and working at The Bridge is that there is an on-site security team, which is on duty 24 hours a day. Led by security manager, Ian Piper, the team includes 9 officers, three of whom are on duty at any time.

The security team looks after the common parts of The Bridge – these are the areas that are not 'demised' or sold to any of the stakeholders; these include the public open spaces, the Fastrack route, bus shelters and highways. Each officer is CSAS qualified and they often have to deal with a great many different problems in a single day. These can range from preventing illegal fishing of the lakes, ensuring the Fastrack route is reserved for the buses as well as keeping the other roads safe and uncongested.

Working hard behind the scenes, Ian and the team make sure that The Bridge runs smoothly and that it continues to be a safe, attractive place in which to live and work.

The security team is based at the Management Centre on Marsh Street and can be contacted on 01322 629231.