



Helicopter Aircraft Holdings Ltd (HAHL)

Sean JA Brown CEO

Introduction- SJA BROWN

CEO and majority shareholder of HAHL

Accountable Manager

Aviation background Summary- Helicopters

Air Transport Pilots Licence Helicopters 5,000 flying hours

Career began on Bell 47 at age 16

Took voluntary redundancy as a British Airways Puma Pilot at age 24

Aviation background Summary- Aeroplanes

Air Transport Pilots Licence aeroplanes 20,000 flying hours

Career began on C152 at age 17

Took voluntary redundancy as a British Airways 747-400 captain at age 46

Business background Summary

- Fosse Helicopters- 6 Bell 47 crop sprayers
- 180 acre farm and property development
- 90 acre farm and property development
- Author 2 published books
- High Street Retail shop
- Import-Export business
- HeliAir
- HeliAir Silverstone
- HeliAir Scotland
- Airways Aero Associates
- Booker aviation



I have a long History of achievement

Introduction- H AHL

Helicopter Aircraft Holdings Ltd

The group of companies



HAHL combined group information

Statistics

- Turnover £15m per annum
- Employees 104
- Operates 147 Aeroplanes and helicopters
- Operates from 10 bases nationwide
- Fly's 20,000 hours a year

Operations

- Government and Multinational Pipeline patrol
- Operates the worlds busiest heliport at the Silverstone F1 Grand Prix
- Charter
- University Pilot Training
- Pilot training from private to commercial
- Pilot training; Instrument-Twin-Instructor-Examiner
- Helicopter and Aeroplane Maintenance and overhaul
- Helicopter and Aeroplane sales and dealership



Our company has grown during the recession to be the largest light aviation business in the UK

Executive Summary

Wycombe Airpark was returned to the people of Wycombe by the RAF for use as a recreational aviation airfield.

The board of directors of Airways Aero Associates (AAA) are committed to the continued operation and improvement of Wycombe Airpark as a successful airfield for “general aviation excellence” for the benefit of the airfield users and local community alike.

Wycombe district council are focussed on Development of the airpark for unnecessary, unsustainable and unwanted building for Industrial and housing purposes.



The following presentation provides the facts to prove these statements and to explain why the board of AAA have had to take action to protect the Airpark from the Councils determined development plans.

The result of the Councils actions and the behaviour have regrettably
Resulted in the AAA making a court application for the
Grant of a new lease.

Together we can make the airpark a unique asset to Wycombe

Current Airpark operations overview

Unique airfield providing full ATC at a non jet general aviation airfield

Historic Aviation- Ex RAF Airfield and where Those magnificent Men in Their flying machines was filmed

Companies based at the airfield employ over 180 staff and an estimated combined turnover in excess of £45m

Wycombe has the only European Engineering training Course for the latest generation Rolls Royce 300 engine

Wycombe has one of the few UK companies specialising in Historic Aircraft restoration including Spitfires

Wycombe based company currently supplies full maintenance and support for the Red Bull air race team.

A Wycombe based company has the only European approved training course for the R66 turbine helicopter

Investment of 1.9m over last 10 years in new hangars, runway and taxi way resurfacing

Unique Position with excellent links to London

Several Aviation related companies wish to relocate to the Airpark including An Aviation Insurance Company, An Engineering training school a Simulator Company and a Model Aviation Company

The only UK National Helicopter company has its base of operations at Wycombe

Supports Wycombe University with over 60 students from the university enrolled in Training at the airfield

Several companies offer apprentice training schemes

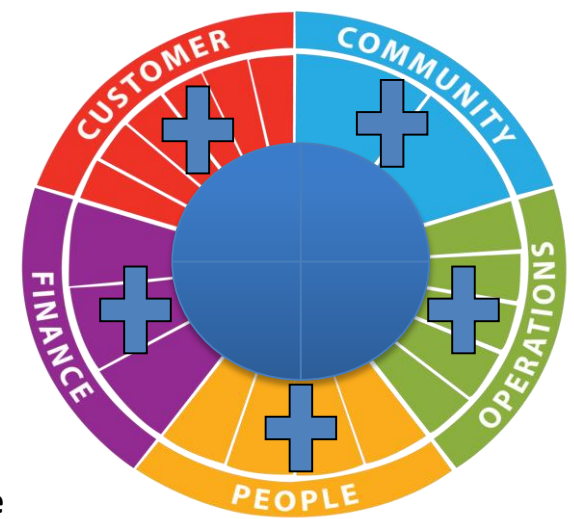


Wycombe Airpark is a thriving airfield with a diversity of modern high tech business

Future Airpark Strategy

The key to the Airparks future is sustainable growth. Intelligent strategies can create this growth without the need to just burn holes in the skies over Wycombe with multiple training aircraft.

To be a true benefit to Wycombe the operation at the airpark must balance safety with the 5 key needs of any business



No business can survive without customers. If AAA is not going to increase training beyond past pilot training levels how can it grow the business at the airpark?

Encourage weekday use of the airfield by business people who create wealth- The new central services training building will provide-Meeting Rooms & Concierge services

Diversify training utilising existing unique facilities already established at the airfield

- Fire training
- Safety training
- Airfield management and operation courses
- Engineering training
- ATC training
- Aircraft operation and planning courses

Every business is critical to the other businesses already operating there- for example a Glider pilot may become An Aeroplane pilot who may become a Helicopter pilot.

Encourage new technology- UAV and FPV simulated training

This is not a complete list!

With strong leadership the Airpark will not “wither on the vine”



Future Airpark Strategy- continued

No business can survive without income. If AAA is not going to increase training beyond past pilot training levels and increase rents how can it grow the business at the airpark?

Diversification

- Aircraft Sales
- Training in Aviation Health and Safety
- Training in Aviation First Aid
- Advanced Pilot Training seminars
- Simulator Training
- EASA Policy training and auditing
- Corporate Team Building days- Run an Airfield for a day!

Maximisation

- Aviation Events
- Aviation themed Wedding Venue
- Historical Aviation Events
- Grass land management
- Wycombe Air Show

Investment

- £1.9m already invested- written off
- A further £6m investment planned
- Central Facilities training building
- Entrance Improvement
- New multipurpose Hanger/office buildings
- Society assisted funding
- Government assistance schemes



HAHL has a proven financial track record of building a strong secure Aviation Business

Future Airpark Strategy- continued



- Plan best operational noise abatement practices
- Maximise week day flying
- Maximise off airfield activity
- Operate stop periods to coincide with local events
- Improve visiting aircraft noise sensitivity training- open day- training organisation support
- Aircraft tracking systems
- Quiet aircraft



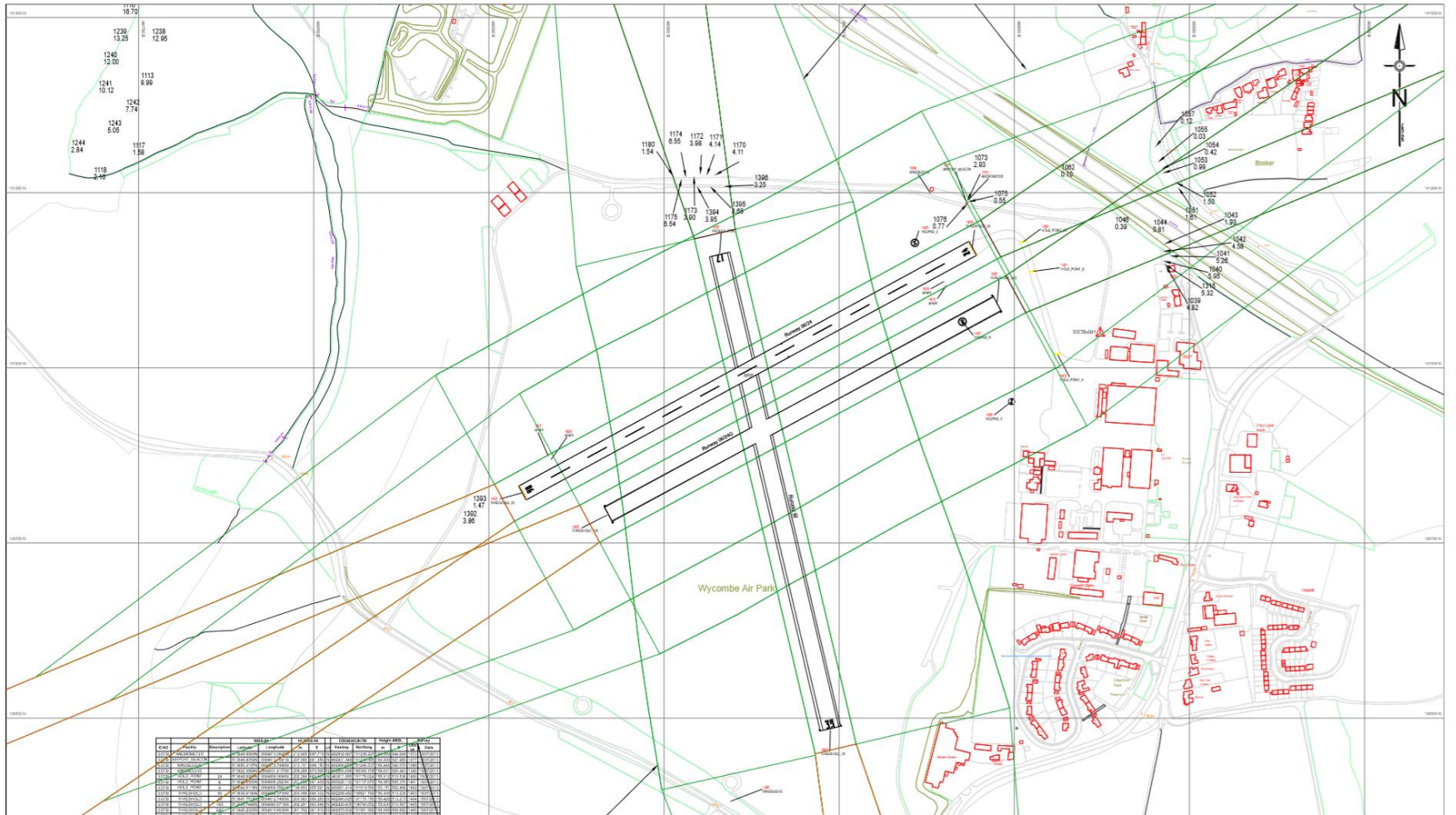
- Develop policies jointly with the JCC
- Incorporate new areas of consultation-Airfield walking and cycling committee
- Operate break periods to coincide with local events
- Make building space available for local use
- Encourage sporting activities
- Encourage wild life areas
- Provide local school visits
- Charity events



- Provide a viable future for all at the airfield
- Provide a future for the young- apprentice courses
- Encourage growth and development in aviation technology

AAA has the experience to run a well balanced successful Airfield with benefits to all

Future Airpark Strategy- continued

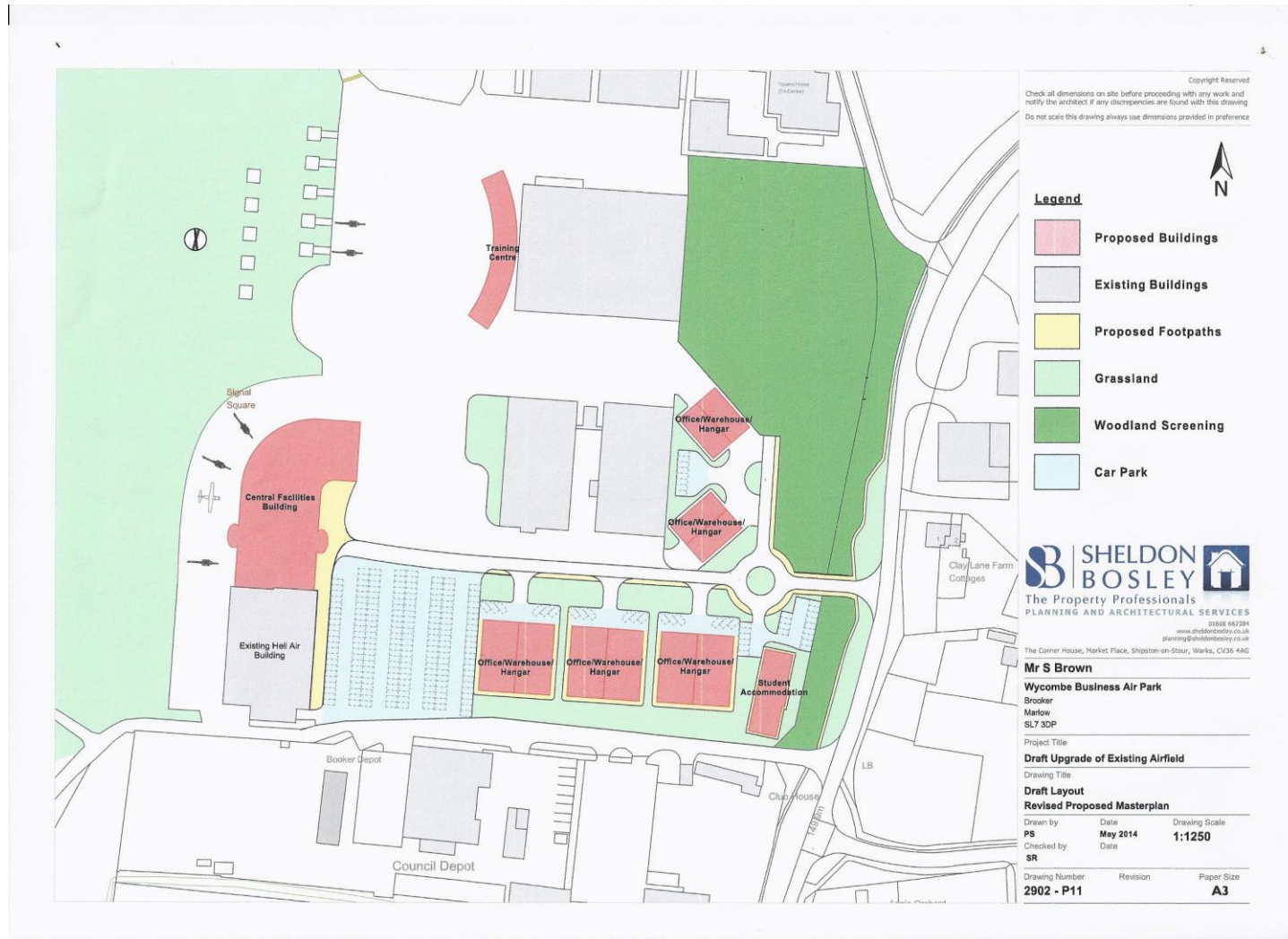


Future Airpark Strategy- First proposal a £6m Investment in Improvements



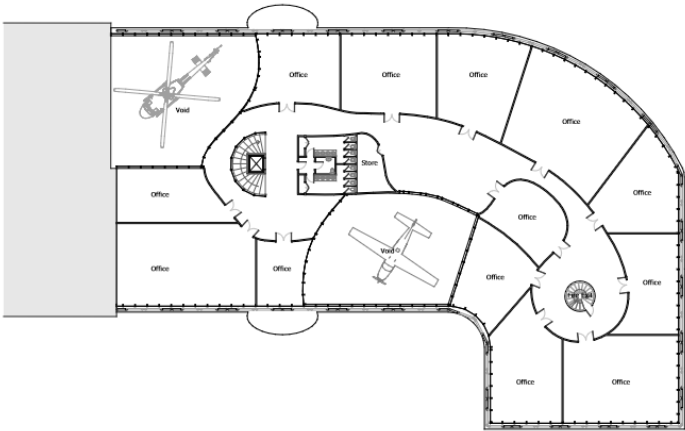
Rejected in negotiations

Future Airpark Strategy- Second proposal a £4m Investment in Improvements

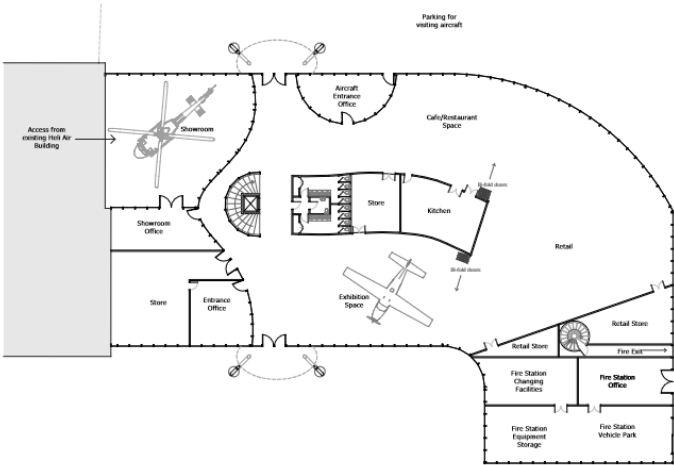


Rejected in negotiations

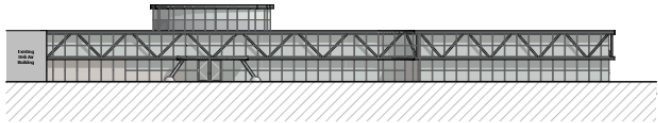
Future Airpark Strategy- Central facilities training building a £1.5m Investment in Improvements



First Floor Plan 1:500



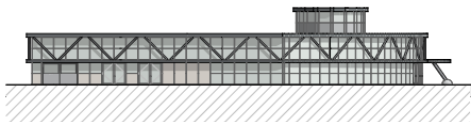
Ground Floor Plan 1:500



East Elevation 1:500



West Elevation 1:500



South Elevation 1:500

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Do not scale this drawing always use dimensions provided in preference



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Wycombe Business Air Park		
Broker		
Marlow		
SL7 3DP		
Project Title		
Draft Upgrade of Existing Airfield		
Drawing Title		
Concept Buildings		
Central Facilities Building		
Drawn by	Date	Drawing Scale
PS	May 2014	1:500, 1:200
Checked by	Date	
SR		
Drawing Number	Revision	Paper Size
2902 - CB.6		A3

Rejected in negotiations

HAHL experience of Wycombe District Council

Council Rent increase- caused intensification of use and noise to create issues

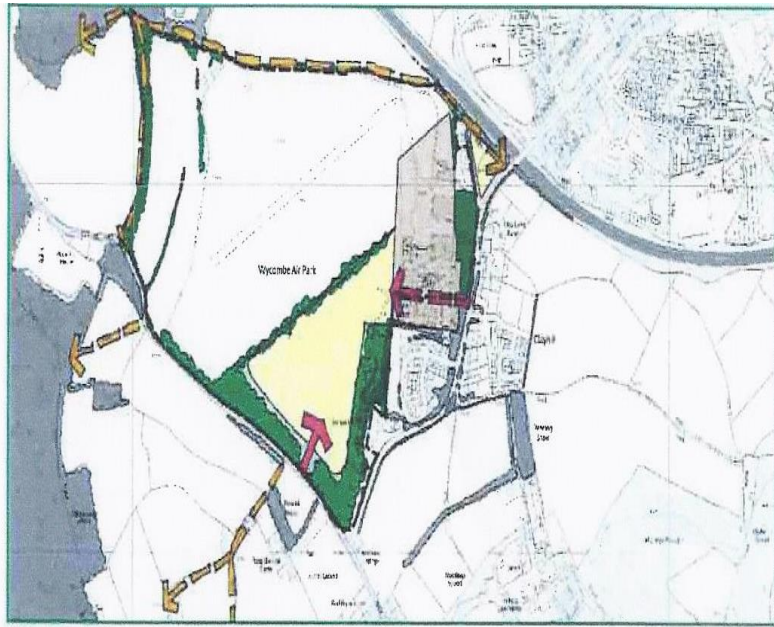
Council delaying lease unnerves businesses- causing sustainability issues

Council determined to force break clause in any lease to allow development

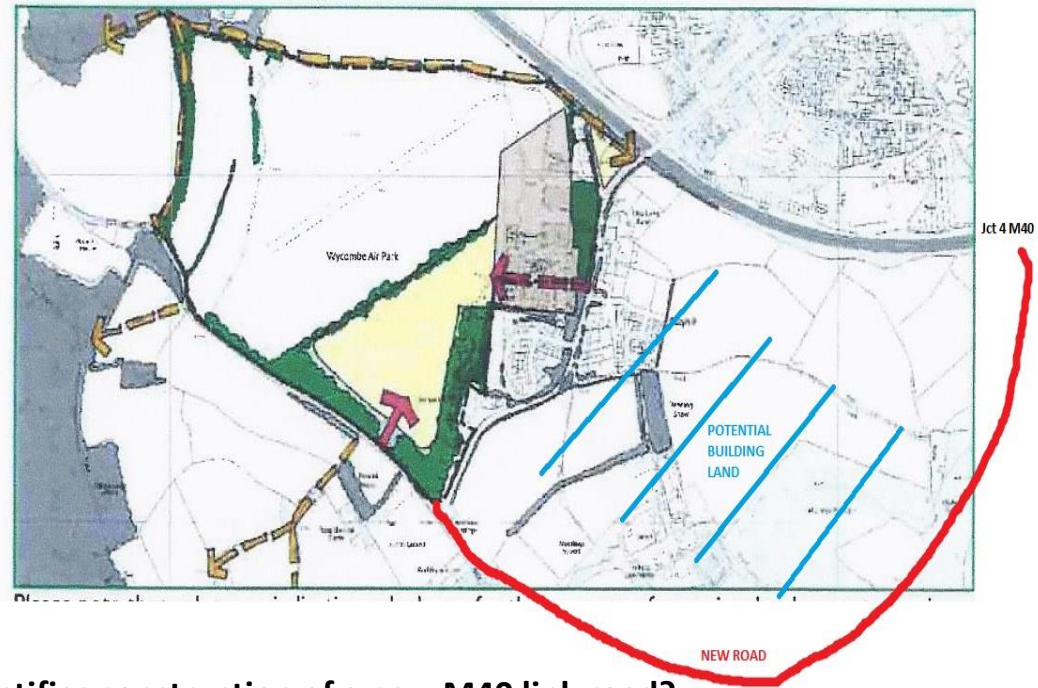
Council blocked the opportunity of dialogue between AAA and elected councillors

Council has not show how any new access road will be provided to service development of Airpark

Why is the council going to such great lengths to take so much land from the Airpark that it becomes unviable?



Please note these plans are indicative only, subject to the outcome of planning and development consent.



Is the true reason that Development of the Airpark justifies construction of a new M40 link road?

Who would benefit from the opening up of a vast area of potential development land?

AAA Council relationship

- Tenants attempted to pay back rent- Council Refused to accept back rent- *witnessed by several airfield tenants*
- Council Appeared to initiate eviction process by delaying acceptance of back rent- *letter from Council solicitors*
- AAA tried to communicate with councillors -Council cabinet strictly enforced communication policy - *email*
- AAA held several meetings to openly discuss way forward- Council repeatedly contradicted previous statements at many meetings -*witness*
- AAA have not made statements about individuals- Council employee has made several inappropriate personal comments - *witness*
- AAA has respected confidentiality – Council employee has attempted to manipulate tenants – *statement from tenants*
- AAA has tried to reassure tenants of a viable future- undermined by council- *tenants statements*
- AAA requested creation of safety fire break in Haselwood- Council refused *council solicitors letter*
- AAA requires to erect legitimate health and safety signs as required by law – Council stated this was “weird” *email*
- AAA appointed new accountable manager- Council Interfered with the safe operation of airfield- *Accountable manager process*
- AAA offered compromise of 4 alleged “pre conditions”- Council stated AAA hadn’t engaged in discussions *incorrect witness at meeting*

The lack of trust AAA has in anything now stated by the Council means that instead of building an airpark to be proud of, generating income and employment, AAA may have to reduced its investment plans to align with the shorter term lease anticipated to be awarded at the court hearing.

Summary

HAHL CEO has a long History of achievement

HAHL has grown during the recession to be the largest light aviation business in the UK

With strong leadership the Airpark will not “wither on the vine”

HAHL has a proven financial track record of building a strong secure Aviation Business

HAHL has the experience to run a well balanced successful Airfield with benefits to all

Wycombe Airpark is a thriving airfield with a diversity of modern high tech business

How can the Council procedure enforced during the negotiation’s preclude councillors from having an input into the future of one of Wycombe's greatest assets?

Why will councillors only be able to vote to accept a lease, the terms of which, appear to be dictated by one person. Surely councillors, as landlords and guardian's of one of Wycombe's greatest assets should be allowed to represent their views by committee.

This presentation is not a negotiation ploy. There appears to be no meaningful further negotiation. I am not asking for anything other than to make you to be aware of what your council is doing to prevent genuine investment in Wycombe Airpark

Together we could make the airpark a unique asset to Wycombe attracting wealthy investors and provide an excellent recreational facility