

DELÅRSRAPPORT

1 JUNI 2014—31 MARS 2015

*Jubilee Heights & Cedar Lodge,
fastigheten är nu såld.*



+64%

London 20 april 2015

VD HAR ORDET

Fastigheten Jubilee Heights & Cedar Lodge, Kilburn, såldes den 6 mars 2015 för £600,000. Dessutom har vi sålt lägenhet nr 113 för £775,000. Pengarna sitter nu på kontot.

Fastigheten Jubilee Heights & Cedar Lodge köptes den 1 September 2007, då marknaden stod på topp, för att säkra köpet av en kontorsbyggnad i Mid-town med skyldigheten att även köpa tomträtten i **Kilburn**. **Vår rådgivares tanke om köpet var "det fixar sig sen"**. När så recessionen slog till tog vi beslutet att utveckla bostäder inom fastigheten i Kilburn. Vilket vi också gjorde, och sålde under hela recessionen. Den totala investeringskostnaden blev £7,5 milj att jämföras med uppnådd försäljning om £11,8 milj = **+64%**



CG Pettersson njuter av solen i Southend on Sea

Utöver detta har vi uppburit avgäld "Ground Rent" från sålda lägenheter på omkring £38,000 per år. Dessutom har vi erhållit hyra från korttidsuthyrningar för första fasens lägenheter som stod klara 2008, innan de såldes, huvudsakligen under hösten 2013.

Skälet till att vi uppnådde 64% högre inkomst jämfört med kostnad beror på att vi har byggt lägenheter till mycket hög teknisk standard, vilket uppskattats av potentiella köpare. Vi har genomfört en ärlig marknadsföring och till högre priser jämfört med priserna i området i övrigt. Våra lägenheter har också varit c:a 20-30 procent större **än normalt**. **Endast "The Penthouse" är nu gillgänglig för försäljning för £1,25 milj, inklusive möbler och inredning.**

Vi har haft ett "hands on" förhållande till marknadsföring och försäljning varför jag skulle vilja framföra mitt tack till Redabs team för deras goda arbete.

Vi är nu till 100 procent fokuserade på The Esplanade Southend on Sea. Pengarna från försäljningen i Kilburn sitter på banken och väntar på att användas i utvecklingen av The Esplanade Southend on Sea. Vi kommer att behöva nytt kapital för att öka kapitalbasen i bolaget. Banker kommer att erbjuda finansiering men vi föredrar att minimera bankens inflytande och istället förlita oss på aktieägarna och partners. Det kommer emellertid alltid att finnas en viss bankfinansiering.

The Esplanade Southend on Sea, är det mest spännande projekt vi har stött på sedan bolaget startade.

Aktieägarna är välkomna att kontakta oss för att diskutera finansieringen av The Esplanade Southend on Sea.

Redab erbjuder ränta och del i framtida överskott.

SOUTHEND ON SEA

Vår bygglovsansökan registrerades hos kommunen den 6 mars 2015. Förhoppningsvis får vi ett beslut den 5 juni 2015.

Alla kostnader har hittills aktiverats i böckerna så att kostnad = värde. En värdering kommer att tas fram så snart bygglov har erhållits.

Medan vi inväntar svar på vår ansökan har vi slutfört Byggherrens Specifikation, och på **styrelsemötet den 4 mars 2015 diskuterat "Projekt Bibeln"**.

Det egentliga försäljningsmaterialet kommer att produceras efter att bygglov har erhållits.

Kontraktutkast för utnämning av konsulterna som ska producera bygghandlingar, likväl som för huvud- och underentreprenör är under framtagande.

Kontrakten skrivs på när vi vet att vi har fått bygglov.

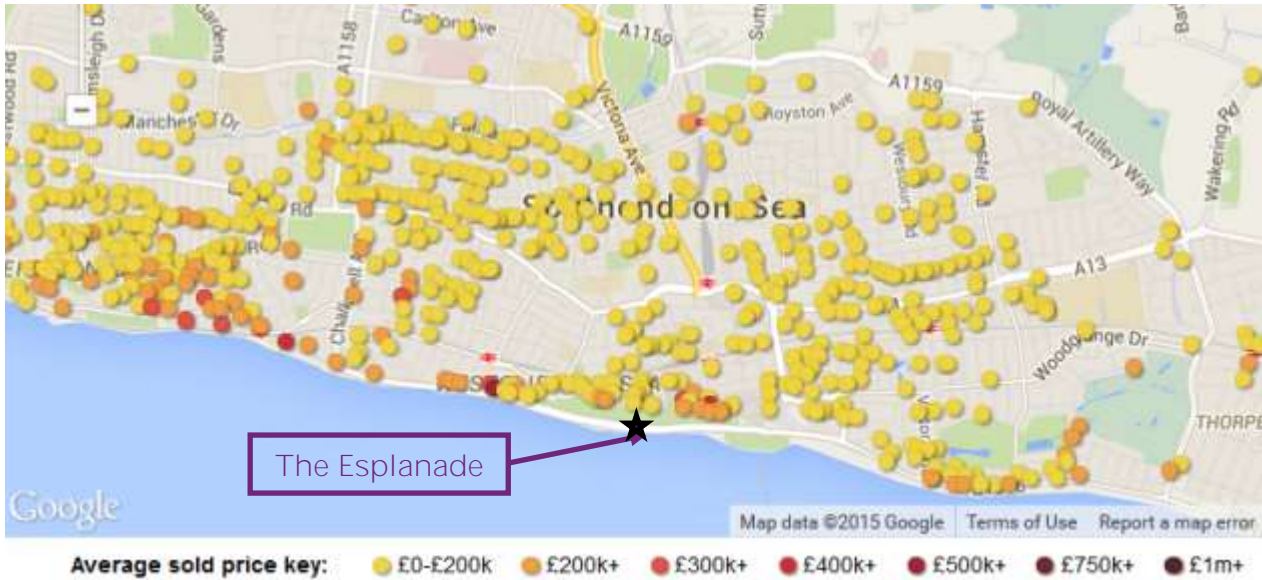
Allt är förberett så att marknadsförings- och försäljningsagenter kan utses bara några dagar efter att bygglov har erhållits.



Modellen för bygglovsansökan

SOUTHEND ON SEA

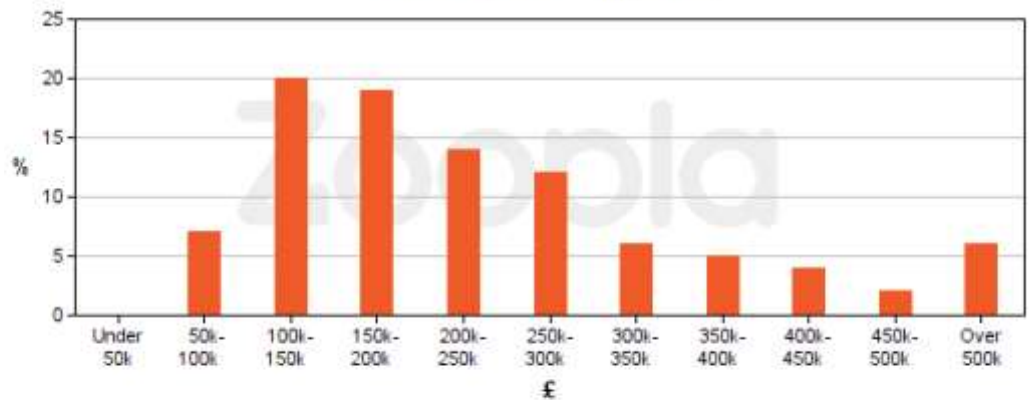
Under de senaste två åren har försäljningspriser om £400,000 - £750,000 uppnåtts i närheten av The Esplanade Southend on Sea.



Under de senaste 12 månaderna har den genomsnittliga prisökningen legat på 6,3%.

7% har sålts till priser högre än £500,000.

Value ranges in SS1 (Apr 2015)



Prisskillnaden har minskat jämfört med genomsnittet för UK.

Average home values



SOUTHEND ON SEA

This table shows the total number of properties on Rightmove each month:

	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15
1 bed	81	80	68	65	69	64
2 bed	141	138	131	114	130	138
3 bed	75	73	62	51	75	67
4 bed	74	77	73	64	71	68
5+ bed	29	32	34	31	34	35
All	400	400	368	325	379	372

Two bedroom apartments seem to be most popular.

Sources: www.rightmove.com & www.zoopla.co.uk

Marknadsinformationen kan sammanfattas som att Southend on Sea har accepterats som en bra plats att bo på för dem som arbetar i London. Prisökningar om 6,3% på bostäder under det senaste året är till hjälp för våra prishöjningar för vårt projekt. Antalet bostäder i prisklassen £500,000 till £1,000,000 har ökat. Det finns också ett antal andra nya projekt i pipelinen som väntar på bygglov.

Vi behöver sprida informationen i London att Southend on Sea bara har 176,000 invånare och har allt man behöver för att leva vid havet och arbeta i London, som endast ligger knappt en timme därifrån.

Prisnivån i Southend on Sea är mycket konkurrenskraftig.

REDAB PROPERTIES PLC

Bolagsstämma

Fredag 28 august 2015, kl. 16:30

på

Royal Aeronautical Society

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London W1J 7BQ4pm

MARKNADEN

Inflation hits record low

SZU PING CHAN

INFLATION fell to its lowest rate on record last month, official data will show this week, as supermarkets stepped up a price war and consumers reaped the benefits of cheaper oil prices.

Prices are expected to have edged up by just 0.1pc in February compared with a year earlier. This compares with an increase in the consumer prices index (CPI)

of just 0.3pc in January, and would represent the lowest rate since comparable records began in 1989.

The "big four" grocers have continued to slash prices amid fierce competition from the discounters Lidl and Aldi. Last month, Morrisons reduced the prices of more than 100 shopping basket staples by 22pc. Price cuts by energy suppliers may also push inflation lower.

The Office for Budget

Responsibility (OBR) expects inflation to average just 0.2pc this year, and only climb back to the Bank of England's 2pc target in 2019. The OBR and the Bank say Britain may slip into a brief period of deflation in the coming months.

"With petrol prices now rising the chances of a fall into outright deflation are diminishing, but we expect CPI to remain low for a while," said Ross Walker, an economist at RBS.

22 mars 2015, The Sunday Telegraph

Careers with real financial security



Evening Standard,
5 mars 2015

	Less than five years	Six to 10 years	11 to 15 years	16+ years
Local Government	£34,000	£48,000	£63,000	£72,000
Charity	£29,000	£41,000	£47,000	£76,000
Accounting	£31,000	£52,000	£67,000	£97,000
Marketing	£32,000	£56,000	£93,000	£121,000
HR	£36,000	£55,000	£102,000	£124,000
Media	£36,000	£66,000	£97,000	£135,000
Legal	£58,000	£92,000	£133,000	£179,000
Finance	£67,000	£152,000	£240,000	£304,000

SOURCE: EMOLUMENT.COM

TIDNINGARTIKLAR

Southend **Echo**

FRIDAY FEBRUARY 20, 2015

echo-news.co.uk 65p



Flytipping hits business P5

**Brace yourself, Southend,
and get ready for...**



P8

SEAFRONT'S POSH FLATS GOLD RUSH

● Town is set for a surge of buyers from the capital, says £15m luxury flats developer

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out of 10

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Vi är mycket nöjda med den mängd positiva mediabevakning utvecklingen av The Esplanade Southend on Sea har rönt. Vi omnämndes t o m i flygtidningen för easyJet, i en artikel från kommunen "Investera i Southend" (Southend Borough Council).

Drove off in a stolen car

A MAN drove off in a stolen car after a crash in Tilbury.

Police were called to Calcutta Road at about 8am yesterday after reports of a collision between a silver Chrysler Neon and a silver Kia Rio.

The driver of the Neon suffered minor injuries. The driver of the Rio, which had been reported stolen from Tudor Gardens, in Shoebury, left the scene. Anyone with any information is asked to call police on 101.

In court over stolen BMW

A MAN appeared in court accused of handling stolen goods and driving offences.

Toby Sawyer-Walgrave, 25, of Thorney Bay Caravan Park, Canvey, is accused of handling a stolen BMW on February 3.

He is also accused of driving without insurance, driving without a licence and damaging a cell at Basildon police station.

He did not enter a plea at Basildon Magistrates' Court and his case was sent to Basildon Crown Court. He was denied bail.

Boom times for

EX-PUB HOSTED FAMOUS BANDS

THE Esplanade pub was a pillar of the local music scene for many years.

US grunge titans Pearl Jam, who have sold 60 million records worldwide, are the most stellar name to rock up at the venue.

The band picked the Southend pub to play their first European gig back in 1992, when they were touring with their seminal Ten album.

The five-piece grunge band have gone on to play some of the biggest festivals in the world, and have packed out arenas.

South Essex pub rockers Dr Feelgood also started gigging there 40 years ago, and played the venue twice in the Nineties.



It's the new thing - how the seafront apartment block will look. Developers expect great interest

By IAN BURBIDGE
ian.burbidge@top.com

REDAB properties is putting forward more than £1million to shore up subsidising cliffs behind its development.

The Swedish firm, which bought the Esplanade pub in September, intends to plough £1.25million into stabilising the cliff slippage behind the building - a long-term issue.

It will propose the project as part of a planning sweetener to Southend Council, instead of offering up any social housing.

The architect behind the design of the building said, if the cliffs were shored up, it could create a tree-lined "winter garden" for residents, which would act as the entrance to the apartments.

Ben Stagg, from Stagg Architects, said: "We will go for wooden beams on the outside that give a soft edge to the development, and we will put in greenery surrounding it to make it an attractive entrance for tenants."

Redab boss CG Patterson

Firm will put £1m into cliffs

added: "As part of the construction, essential piling will be required to stabilise the cliff area and, subject to planning approval, this will be handled to cause the least amount of disruption to both local residents and wildlife."

If agreed by Southend Council, the cliff works will be in tandem with the authority's

own project to stabilise the cliffs below Clifton Drive in Westchiff, with £460,000 earmarked in the budget.

The site already has planning approval for a 56-bedroom block of flats, but no operators have come forward and the Echo understands the council has some reservations about losing the site as a hotel.

Southend Council's deputy leader Graham Longley said: "The council welcomes any development in the town which helps the future of Southend and contributes towards its needs."

"We look forward to working with the developers to ensure we get a development which is acceptable."

Redab claims its development will also generate up to 35 per cent renewable energy, including solar panels and underground heat pumps.



Attractive - how the proposed 'winter garden' will look

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seafront homes

Developer: Londoners are flocking to Southend

By IAN BURBIDGE
ian.burbidge@epa.com

PLUSH apartments will soon become the norm in Southend as more and more Londoners flock to the coast, according to the businessman spending £15million on transforming an iconic pub.

CG Patterson, managing director of Swedish firm Redab Properties, outlined his company's plans to demolish the 100-year-old Esplanade pub, in Western Esplanade, and replace it with a restaurant and 24 apartments.

Mr Patterson said the town could experience a surge of people moving out of London and picking up seaside apartments to avoid high prices in the capital.

The pub plan is the latest investment in the seafront after Marine Plaza and the redevelopment of Seaway car park.

Mr Patterson said: "In three years' time, the pressure will be on Southend to welcome thousands of people who are working in London.

"Southend has a reputa-

The town needs to put up its arm and say 'we are here and we are great'



■ Grand ideas – architect Ben Stagg, Redab managing director CG Patterson and Colette Bailey, from Metal, by a scale model of the new apartments
Pictures: PAUL WATSON SA10427

tion for people just coming for the day, but we're seeing London people want to live here, and this gives them a chance to sit on a terrace in the sun, opposite the sea, at a fraction of the price of living in the capital.

"Not that many people from Europe have heard of Southend. The town needs to put up its arm and say 'we are here and we are great'."

Southend is already adapting to the demands of London commuters with swanky apartments on offer at Nirvana, in The

Leas, Westcliff, and at Eden Point, in Broadway West, Leigh.

Some properties at Eden Point are selling for upwards of £1million, but only three remain.

Nirvana hasn't been so successful as it has been the subject of legal wrangles since it was completed in 2012, but it was given a recent shot in the arm by entrepreneur David Lloyd, who plans to add a sauna, gym, swimming pool and rooftop terrace to it.

Mr Patterson is confident his apartments will be

able to compete. He said: "They will be higher quality, with a robust design, and we can offer apartments next to the sea with secure parking."

Also included in the plans is 7,000sq ft of restaurant space. If permission is granted in the coming months, demolition will start in November, with the new development taking two years to build.

Expected prices for the new Esplanade development will range from £900,000 to £950,000.

We'll give it a modern look

THE architect behind the grandiose plans admits its design won't be everyone's cup of tea, but said Southend needs to move with the times.

The new design will replace a 100-year-old building in the borough losing some of the more traditional parts of its seafront.

The likes of Marine Plaza, Nirvana, and Adventure Island have all sought to bring Southend into the 21st century, while the area is seeing a rise in fine-dining outlets such as steak and lobster house Bourgeois.

Ben Stagg, of London-



■ Out with the old – the team by the former pub

based Stagg Architects, said: "This part of the landscape is very subjective and this might not be everyone's cup of tea.

"Some may want to keep the Victorian look of the

building, but I don't think that will be right. This site gave us an opportunity to build a high-quality contemporary building. A lot of people like that kind of modern look."

£40k for artwork

REDAB will give an arts group £40,000 to create a huge mural on the site of its development.

The firm has asked Metal Culture to come up with a huge 10x5m artwork.

Colette Bailey, artistic director at Metal, said: "This would mean we could create an artwork that would be a landmark piece and attract interest from all over the world."

"Redab is prepared to offer Metal a realistic budget which would allow us to commission a world-renowned artist."

More trains are running

TRAINS between Liverpool Street and Southend Victoria will run four times an hour this weekend.

The increased frequency is due to engineering work on the mainline between London and Norwich.

Replacement buses will take passengers to Bilecay station, where they will connect with Southend Victoria services.

5km run in the park

PITSEA Running Club will hold a race through Westley Heights Country Park on Good Friday.

Runners will meet at the car park in High Road, Langdon Hills, at 11am and run 5km through the country park.

Entry costs £2. For details visit pitsearunningclub.org.uk

THE Homeless Help in Basildon and Surrounding Areas sleepout will be held tomorrow between 8pm and 1am close to Gals Bingo in Southernhay, Basildon.

The Echo incorrectly reported it would be held today, on page 17 of yesterday's paper. We are happy to make this clear.

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INVESTING IN SOUTHEND-ON-SEA *...a shore thing*

Southend-on-Sea is riding high on the waves of regeneration and growth in many sectors, making it an attractive and sought-after prospect for investors at home and abroad.

With 175,000 permanent residents and 6,500 businesses now calling Southend-on-Sea their home, this acclaimed seaside town is fast becoming a thriving coastal city.

Alongside the well-established leisure, tourism and fishing industries Southend-on-Sea now boasts powerfully diverse mix of hi-tech manufacturing, aviation, medical, and professional services industries. With £millions of private and public sector investment still in the pipeline, the town is firmly imprinting itself on the international business map.

Further and higher education establishments the University of Essex and South Essex College are both located in the town centre, adding to the vibrancy and cultural life of the town. They bring in new cohorts of young people ready to start their careers in the town, and also help residents to develop and hone their skills.

Innovatively, the University and College partnered with Southend-on-Sea Borough Council to create the £27 million Forum Southend-on-Sea – a unique joint public and academic library and learning hub for all to use. This is the first tri-partite project of its kind in the country.



A WEALTH OF INVESTMENT OPPORTUNITIES

Southend-on-Sea's developing profile is helping it win increasing investment from a number of different sources, public and private – including some £35million for infrastructure projects in the last 6 months. This enables housing and business growth to be delivered in Southend through projects such as roads and bringing forward the planned Airport Business Park.

In 2014 Southend-on-Sea successfully negotiated a City Deal with the Government which secured investment of over £6million to support economic growth. This status gave further recognition of Southend's growth potential, the breadth of its business activity and its track record of delivering projects which bring together the public and private sectors for the benefit of the town.

Small to medium enterprises (SMEs) are more important than ever to local economies and the town continually strives to nurture its many fledgling businesses. Southend-on-Sea pioneers the only Growth Hub in the South East - a one-stop-shop for business support - positioning the Borough as a prime location for start-ups and growing businesses.

This helps accelerate the development of small enterprises through new resources, enabling their growth.

Southend's existing businesses are fully on board with the growth story too. Seafront and town centre businesses created the Southend Business Improvement District (BID) 2 years ago. This works to improve the local economy by revamping the local area, and BID participants aim to unlock £2.7 million of investment over the 5 year business plan.

CONNECT4SUCCESS

For any businesses with international aspirations, quick and convenient access to global networks is crucial. Southend-on-Sea is incredibly well connected with access to national and international markets by land, air and sea.

Taking as little as 53 minutes by train, you can travel from Southend-on-Sea to the epicentre of UK commerce more quickly than some London residents. The borough has nine train stations on two lines into London. Award-winning London Southend Airport saw nearly 1,000,000 travellers in 2013, giving expedient access to a variety of major European cities and goes from strength to strength. This ability to support growing international businesses means Southend has managed to attract more than £25million to fund a variety of transport schemes in recent years.

The investment has enabled Southend to align transport improvements with economic growth, while increasing accessibility to services. This excellent connectivity is another reason why international businesses choose to base themselves in Southend-on-Sea. Here's some evidence:

TIDNINGSARTIKLAR

A CUTTING-EDGE MEDTECH HUB

The Southend-on-Sea Medical Technology sector has grown and flourished in recent years. Nearly one third of patent applications in the country from medical or veterinary science and hygiene innovations originate from companies in the Borough.

Leading the way to provide the latest advancements in technology and patient care, Southend is part of a project to create the world's largest health innovation space at the Anglia Ruskin MedTech Campus, along with other councils in the vicinity. Through continued investment, these MedTech businesses will drive and transform the innovation process, directing regeneration and development in this area.

Japanese manufacturer Olympus is one such example, with its healthcare subsidiary Olympus KeyMed operating from Southend-on-Sea for over 30 years with more than 1,300 employees. As Nick Williams, Group Managing Director for Olympus KeyMed says: "Being based in Southend-on-Sea is excellent for our business. The fantastic connections to London allow us to access an abundant pool of talent as well as expedient networks to the rest of the world." He continues: "We work closely with the council, including using the local facilities and workforce, allowing us to easily compete with The City of London, which is particularly healthy for us."

AVIATION AND AEROSPACE SECTORS AIMING SKY HIGH

With an award-winning airport on its doorstep, Aviation also plays an important role in Southend's economy.

January 2014 saw the culmination of over £140million investment in the airport and the opening of its extended terminal, allowing for greater passenger numbers.

The new Airport Business Park – which includes the MedTech Campus described above - will offer a golden opportunity for a wide range of top businesses. It will generate some 7000 jobs in the area around the airport, further boosting the local economy.



The airport also houses a number of important aerospace maintenance, repair and overhaul businesses, including IPECO and ATC Lasham, and a variety of smaller niche firms operating in aviation-related sectors.

AND A WHOLE LOT MORE

Southend-on-Sea also has a long tradition of hosting high-profile Business and Professional Service companies, along with countless creative and cultural industries.

The town boasts seven miles of seafront, festivals of all kinds throughout the year, internationally recognised museums and galleries, two theatres and of course the world's longest pleasure pier. This features the unique

Royal Pavilion at the end – an extra special venue standing welcomingly above the waves. It is open all year round and showcases a variety of events, concerts and exhibitions.

SOUTHEND CONTINUES TO ADAPT TO MEET THE EXPECTATIONS OF THE MODERN TOURIST.

"We've been impressed by what we've seen in Southend and the potential the town offers," said CG Patterson, Managing Director of Swedish-owned Redab Properties, whose company has just announced plans to redevelop an area of the town's esplanade into a stylish high-end bar and 26 luxury apartments with panoramic sea views.

Councillor Graham Longley, portfolio holder for Enterprise, Tourism & Economic Development at Southend-on-Sea Borough Council said, "It is totally thrilling to be part of the Southend-on-Sea's snowballing story of success. We are building from our vibrant tourist industries and attractions, to a town encompassing an array of thriving, high-tech businesses growing at a fast pace, and there is room for more too. The time to invest in Southend-on-Sea is now".

For more information about investment opportunities in Southend-on-Sea, visit: www.businesssouthend.co.uk email: economicd@southend.gov.uk or call: 01702 215022

For more details about Southend's visitor attractions, visit: www.visitsouthend.co.uk

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THE STRANGERS
MARCH ON - P15

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Plus...



PLANS FOR £15M REGENERATION

PLANS for a major £15m attraction in Southend were unveiled this week, which could see an environmentally friendly design of apartments and restaurant give the town a contemporary boost.

The proposals have been disclosed by Swedish-owned development company Fatsab. In a bid to rid the current 100-year-old Esplanade Pub and bring regeneration to the seaside town, with the vision of more visitors and employment opportunities.

The plans include three luxury penthouse suites and 21 two-bedroom apartments set on top of a 7,000sq ft ground floor restaurant, with underground car parking facility for 26 vehicles.

Southend-based Metal Culture are also on board with the proposals, putting forward the idea of a mural designed by a top artist, which will stand on the side of the building to attract visitors to the venue.

by HOLLY BRAINE
holl@essexenquirer.co.uk

CG Fattarsson, Fatsab's managing director, told the Enquirer: "The problem is people in Southend are reasonably satisfied, if Southend had its hands up and said 'hi, we are great and we have all this - come visit us! then you could have 100,000 people move into Southend - to live here is a real advantage."

But, with a company whose development schemes have mainly been in central London, what drew Fatsab to Southend?

"We have been impressed by what we have seen in Southend and the potential the town offers both as a growing business hub and residential area," Mr Fattarsson continued. "Fast travel links with London, a growing airport together with quality schools and services helped us decide that this was the place where we wanted to invest."

The Esplanade scheme has also been designed to be the "greenest building in Southend", boasting solar panels to save energy, as well as ground water for heating, triple glazing and the use of atrium to capture natural daylight.

These designs are all part of a pledge to support the climate change initiative that Southend Borough Council signed up to in January, to reduce carbon footprint.

In addition, piled foundations up to 50m below the ground will anchor the building subject to planning approval, preventing it from being drawn into the slippage underneath and protecting the seafront cliff.

The apartments will be joined together by glass corridors and plenty of greenery with a rooftop that hosts a Winter Garden for an environmentally-friendly approach.

Story continues on P9

An artist's impression of the Esplanade development.



Ravensbourne School

Plans announced for £15m development

Continued from P1

But placing a contemporary design in the middle of a traditional town is a risky business - one that architect Ben Stagg is willing to take.

"There is nothing else like it, not just in Southend but anywhere - it's really unique," he said. "Throughout Southend over the ages each age has had its own building for the area."

"The key is quality and I think in a lot of recent architecture, quality has let it down."

"People are now encouraging and more warming towards contemporary design and architecture. People go to IKEA to get furniture when they used to go for mahogany furniture - they embrace it a

lot more than they used to. "We just wouldn't be able to achieve copying old buildings and we wouldn't want to - Southend needs something new, exciting and innovative."

The plans have now been put forward to Southend Council for planning permission and the decision is expected to be returned by next month.

If permission is granted, demolition will start in November and the new building is expected to take two years to build.

Ben added: "We think it's important this acts as a catalyst for regeneration and a display of confidence in Southend."

"CG is not afraid to take up this kind of challenge - there are easier projects out there!"

Southend, Leigh, Shoebury

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Weekend Edition, Edition 97, 2016

said Lake Eya had gone to the flat "This case illustrates the deadly and ruthless individual."

Rescue plan for eroding cliffs at Esplanade

SOUTHEND'S eroding cliffs could be saved by a £1.25m development plan. Swedish development firm Redab is proposing a rescue package to stabilise land slippage. The offer coincides with an application to redevelop the Esplanade pub, which adjoins the cliffs.

Redab bought the site last year. Southend Council's head of enterprise, tourism and economic development, Cllr Graham Longley, said the deal could be beneficial for the town if it meets planning guidelines. He said: "We are delighted to see that major developers and investors are increas-

ingly spotting the potential Southend offers and we welcome proposals which would help the borough continue to expand what it offers to residents and visitors. "We look forward to working closely with these developers to ensure a suitable development for this site." **● Turn to page 6 for more.**

Prittlewell, Belfairs, Chalkwell, Westcliff, Southchurch, Thorpe Bay, Eastwood

Arts group set to leave its mark



VISION: Ben Stagg, of Stagg Architects, left, Cloris Brian Antin and Judith McMahon, CO Pettiness, of Reeba, and Colette Bailey, of Southend Metal Culture, with a model of the proposed Esplanade scheme. Photo: By Mark Cleveland

PLANS to create a visual attraction which could help to lure thousands of visitors to Southend were unveiled last week. Redab Properties, the developers behind the bid to build a block of 24 flats on the site of the Esplanade Pub, hopes its development will also include a 10m x 5m mural on the side of the building. The company has teamed up with Southend Metal Culture to look at ways to reflect the green credentials of the Esplanade building. Colette Bailey, chief executive of Southend Metal, said: "The company is prepared to offer a realistic budget which would allow us to commission a world renowned artist to undertake the work. This would mean that we would create an artwork that

would be a landmark piece and attract interest from all the parts of the world. Not only would this be good for Southend, but would also form a key part of a proposed series of works along the Thames Estuary that Metal is working towards for the future." The proposed mural would be painted on the east side of the building and be visible to anyone walking on the seafront from the pier. Redab's managing director CG Petterson said he was delighted to have Metal involved. He said: "We have made a strong commitment to Southend and are pleased to be working with local people. We are also looking forward to working with an artist of international stature that will help attract visitors to the town and boost its economy."



NEW-LOOK: A computer-generated image of the flats proposed for the Esplanade pub site in Southend

Developers' £1.25m to shore up cliffs in plan for 'green' flats

MORE than £1million has been put forward by developers Redab Properties to help shore up subsiding cliffs in Southend. The Swedish firm, which bought the Esplanade pub last year, has proposed £1.25m to stabilise cliff slippage behind the development. It has proposed to carry out the work to save Southend Council money and instead of offering social housing at the apartment block. Architect Ben Stagg, of Stagg Architects, said the cliffs would be tree-lined and offer a garden

area to apartment buyers. He said: "We will go for wooden beams on the outside that will give a soft edge to the development and add greenery for residents." Redab boss CG Petterson said essential piling would be required to stabilise the cliff area. He said: "Subject to planning approval, the piling will be funded to cause the least amount of disruption to residents. "Redab is committed to the environment and fully supports Southend Council in its bid to

increase the use of renewable energy. "Our new scheme has been designed to be environmentally friendly and we hope it will set the standard for similar developments in the future in other parts of the town." The proposed £15million development could see 24 apartments built on the site. This would include a 7,000 sq ft restaurant and an underground car park with 25 spaces. Solar panels, recycled rainwater and ground-sourced heating are also proposed.

1666/474455

LOCAL NEWS



An artist's impression of how the new development will look.

NEW £15M ESPLANADE DEVELOPMENT UNVEILED

A £15 million plan to build 21 new apartments, a 7,000 sq ft restaurant and an underground car park on the former Esplanade Pub site on the Western Esplanade, Southend, has been announced by Swedish-owned development company Redab Properties Plc.

The scheme is packed with green credentials making it one of the most environmentally friendly projects of its kind in the Southend area, featuring initiatives to harness solar power and ground-source heating to reduce energy costs.

It will be put forward to Southend Council for planning permission this month and has been designed to blend sympathetically within the town's Conservation Area and will significantly enhance as well as protect the seafront cliffs which have been blighted by slippage in recent years.

It offers state of the art architectural design which includes solar panels for energy savings, brown water initiatives to recycle rain water, ground water for heating, cooling, and hot tap water, and the imaginative use of struts to capitalise on natural daylight.

"Until now all of our

Report by JOHN BLACK

redevelopment schemes have been in central London," said C. G. Petersson, Managing Director. "But we have been impressed by what we have seen in Southend and the potential the town offers both as a growing business hub

and residential area.

"Fast travel links with London, a growing airport together with quality schools and services helped us decide that this was the place where we wanted to invest and we look forward to presenting our detailed plans in early 2015."

These plans include a quality restaurant at ground level, three luxury penthouse suites and a further 21 two-bed apartments.

There will be 75 underground car parking spaces.

MAN STABBED ON TRAIN

A late-night train from Fenchurch Street to Shoeburyness had to be held up at Chalkwell when it was discovered that a man had been stabbed in the hand as it travelled somewhere between Benfleet and Chalkwell.

The train was delayed for 20 minutes at around 11.30pm while paramedics treated the man and police searched for a weapon.

It is believed a fight broke out after a group of young men boarded the train at Benfleet.

IMMIGRANTS CAUGHT ON A13

FIFTEEN suspected illegal immigrants were seized by police after they escaped off the back of a lorry at the Five Dells roundabout at Pitsea on the A13. It is believed the suspected illegal immigrants may have crossed the country at Tilbury.

Two members of the London Road Policing Unit were patrolling the A13 at the time.

DECOR
WWW

TAKE A LOOK AT

Decorative wall panels
Rustic wood paneling
Modern glass wall panels
High quality wall paneling

What We Do

Decorative wall paneling
Wall paneling installation

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01702 477 401
25 80

gra

07756 941544
01268 456140
mj.groosroots@nc
instagram: groos

LAND

AKTIEHANDEL

Handel i Redab Properties Plc aktier

Du säljer till 87,5% av substansvärdet (NAV)

Redab Properties Plc håller ett lager om 100,000 aktier

Köp

Köp

ALTERNATIV 1
UNITS (aktier och lån)

Betalning för En Unit = £1,450

2,000 aktier till 87,5% av
Substansvärdet (NAV)
(£980)

£470 lån som genererar 6,5%
ränta,
förfallodag 31 december 2017

ALTERNATIV 2

ENDAST AKTIER

92,5% av Substansvärdet
(NAV)

*Om Du önskar köpa eller sälja
aktier i Redab Properties Plc
vänligen kontakta oss på
Telefon: +44 (0)20 7730 0213
Email: info@redab.com*

*Erbjudandet gäller till
den 30 juni 2015.*

LIKVIDITET

Vid utgången av mars 2015 hade vi £3,756,930 tillgängligt på banken och dessutom the Penthouse i Kilburn kvar att sälja.

I mitten av mars 2015 bjöd vi in elva potentiella finansierare, av vilka fyra ställde sig positiva till att finansiera The Esplanade Southend on Sea. Så snart vi har fått bygglov kommer vi att slutföra förhandlingarna om finansieringen av projektet.

Indikativa finansieringserbjudanden, tillsammans med vårt eget kapital gör det möjligt att genomföra projektet. För att minimera risken i projektet är det bra att ha en högre kapitalbas.

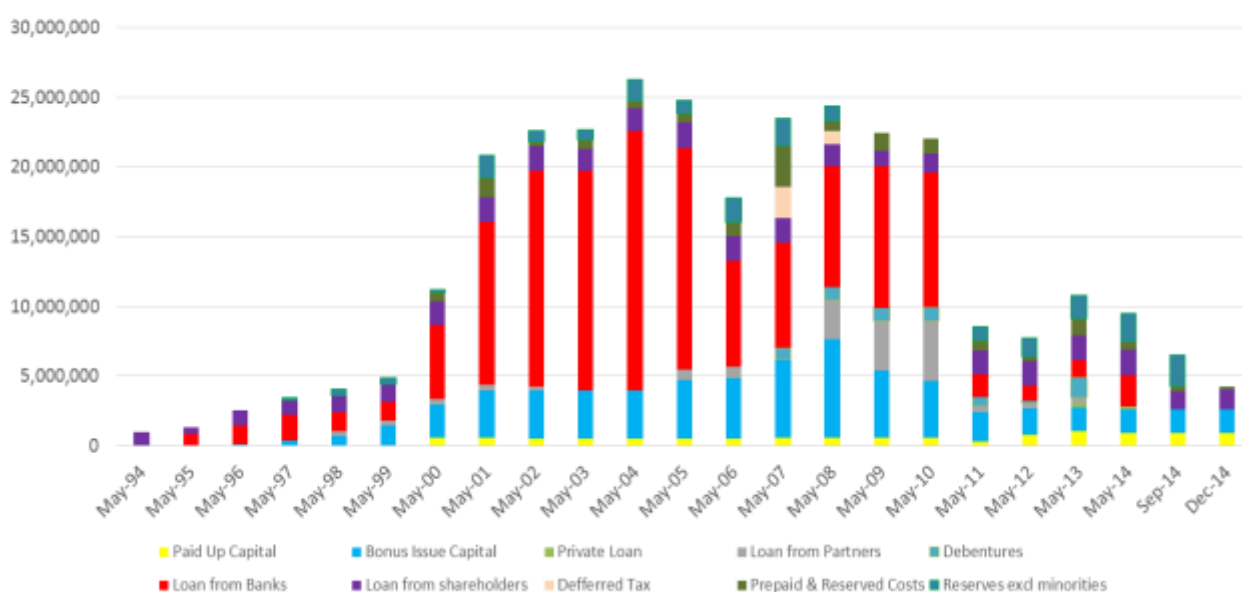
Under det senaste året har bostadspriserna i Southend on Sea ökat med +6,3%.

Halifax (bank) förutspår en ökning 8,1% för hela landet under de närmaste 12 månaderna.

Vi behöver våra aktieägares medverkan för att öka kapitalbasen.

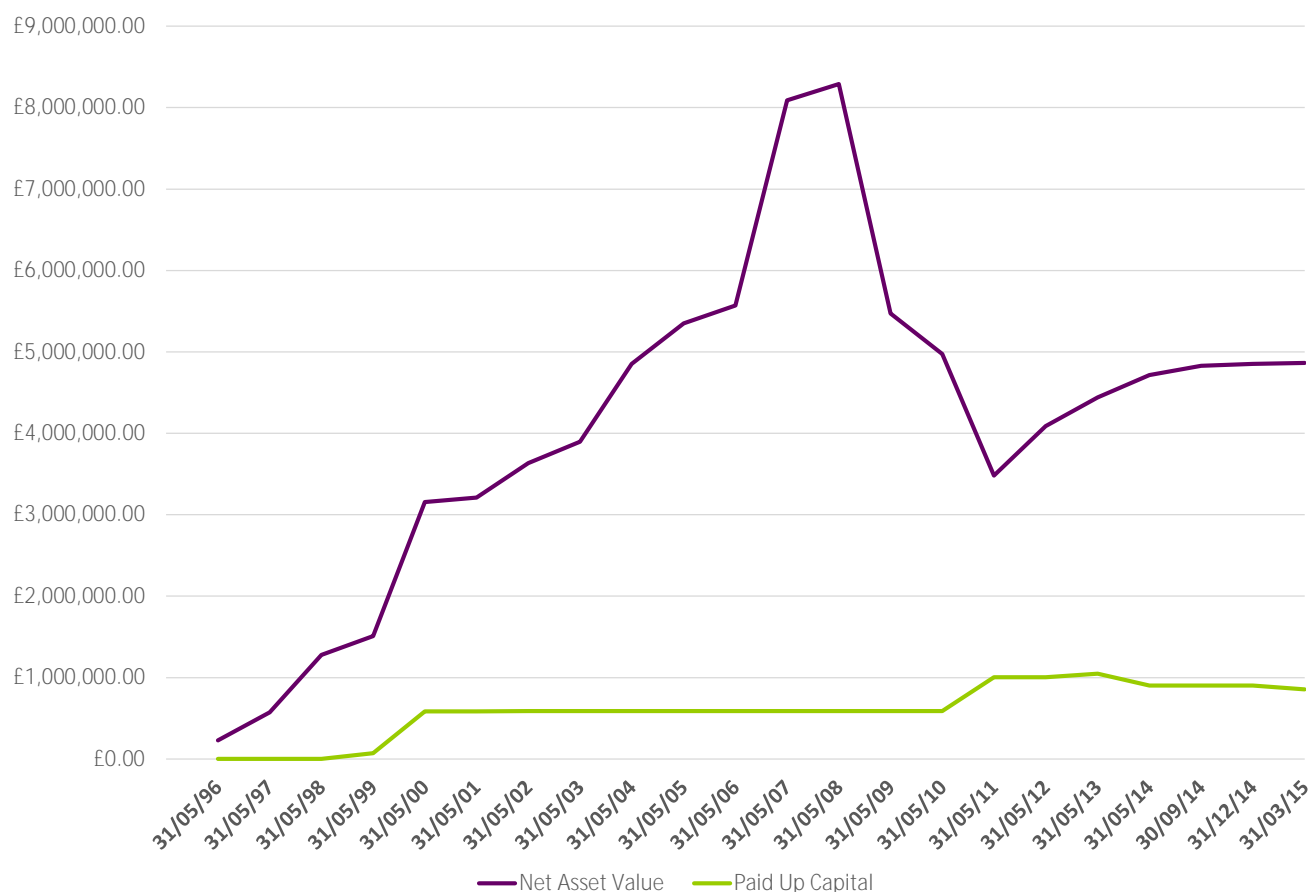
KAPITALSTRUKTUR

31 MARS 2015



AKTIEKAPITALET'S UTVECKLING

31 MARS 2015



Substansvärde (Net Asset Value: NAV) 31 mars 2015

Värde per aktie	31st Maj 2014	30th Sept 2014	31st Dec 2014	31st Mars 2015
Substansvärde	£4,715,853	£4,834,177	£4,850,682	£4,864,080
Per aktie: 8,830,743	53.4 pence	54.7 pence	54.9 pence	
Per aktie: 8,680,743				56 pence
Förutsatt att samtliga 153,514 optioner om 12.5 pence / option omvandlas till aktier blir substansvärdet för (8,984,257 aktier)	52.7 pence	54 pence	54.2 pence	
för (8,834,257 aktier)				55.3 pence

AKTIEKAPITALET'S UTVECKLING

31 MARS 2015 (PUND STERLING)



Graham K Jacob
Senior Partner of
Brindley Jacob
Bolagets revisor

År	Ändringar	Antal utgivna aktier	Ökning av aktiekapitalet	Totalt antal aktier	Totalt aktiekapital
1994	Bolaget bildas				
1997	Fondemission 1:2	50,000	50,000	150,000	150,000
1998	Fondemission 3:2	225,000	225,000	375,000	375,000
1998	Fondemission 1:3	125,000	125,000	500,000	500,000
1998	Fondemission 1:2	250,000	250,000	750,000	750,000
1999	Fondemission – aktier istället för ränta	6,674	6,674	756,674	756,674
1999	Fondemission 2:5	302,669	302,669	1,059,343	1,059,343
1999	Fondemission 1:3	353,114	353,114	1,412,457	1,412,457
1999	Fondemission – aktier istället för ränta	15,251	15,251	1,427,708	2,011,435
1999	Nyemission – omvandling lån	72,205	72,205	1,499,913	1,499,913
2000	Nyemission	511,522	511,522	2,011,435	1,622,564
2000	Fondemission 4:9	893,971	893,971	2,905,406	2,905,406
2000	Fondemission – aktier istället för ränta	41,776	41,776	2,947,182	2,947,182
2001	Fondemission 1:3	982,394	982,394	3,929,576	3,929,576
2001	Fondemission – aktier istället för ränta	63,296	63,296	3,992,872	3,992,872
2002	Återköp av aktier	- 75,850	- 75,850	3,917,022	3,917,022
2002	Fondemission – aktier istället för ränta	34,874	34,874	3,951,896	3,951,896
2002	Nyemission	6,639	6,639	3,958,535	3,958,535
2004	Fondemission – aktier istället för ränta	51,540	51,540	4,010,075	4,010,075
2004	Återköp av aktier	- 322	- 322	4,009,753	4,009,753
2004	Fondemission 1:6	668,345	668,345	4,678,098	4,678,098
2005	Fondemission – aktier istället för ränta	54,567	54,567	4,732,665	4,732,665
2005	Nyemission – omvandling lån	96,894	96,894	4,829,559	4,829,559
2006	Fondemission – aktier istället för ränta	59,063	59,063	4,888,622	4,888,622
2007	Fondemission – aktier istället för ränta	49,497	49,479	4,938,119	4,938,119
2007	Fondemission 1:4	2,777,591	2,777,591	7,715,710	7,715,710
2007	Återköp av aktier	- 10,140	- 10,140	7,705,570	7,705,570
2008	Fondemission – aktier istället för ränta	60,523	60,523	7,766,093	7,766,093
2008	Återköp av aktier—Netto	- 138,068	- 138,068	7,628,025	7,628,025
2011	Reduktion av nominellt värde från £1 till 30 pence per aktie				2,288,407
2011	Nyemission	1,381,268	414,381	9,009,293	2,702,788
2012	Nyemission	177,874	53,361	9,187,167	2,756,150
2013	Nyemission	30,048	9,015	9,217,215	2,765,165
2013	Återköp av aktier	- 152,935	- 45,081	9,064,280	2,719,284
2014	Återköp av aktier	- 233,537	- 70,061	8,830,743	2,649,223
2015	Återköp av aktier	-150,000	-45,000	8,680,743	2,604,223

RESULTAT- OCH BALANSRÄKNINGAR

31 MARS 2015 (PUND STERLING)

KONCERNEN RESULTATRÄKNING	31/05 2014	30/09 2014	31/12 2014	31/03 2015
Kostnader	- 5,332,812	- 5,947,321	- 6,067,804	- 7,287,749
Intäkter	6,333,016	6,017,479	6,070,898	7,469,036
Resultat före finansiella Int & Kostn	1,000,204	70,158	3,094	181,287
Finansiella Int & Kostn	- 625,600	- 63,467	- 79,898	- 98,200
Resultat före skatt	374,604	6,691	- 76,804	83,087
Skatt	0	0	0	0
Resultat efter skatt	374,604	6,691	- 76,804	83,087
KONCERNEN BALANSRÄKNING	31/05 2014	30/09 2014	31/12 2014	31/03 2015
Fastigheter inkl fastighetstillbehör	7,768,742	3,168,816	3,316,158	2,262,541
Fordringar	1,683,701	701,281	246,070	214,789
Bank	76,397	2,628,522	2,961,092	3,756,930
Summa Tillgångar	9,528,840	6,498,619	6,523,320	6,234,260
Kortfristiga skulder	548,792	426,246	291,762	359,569
Skatt	0	0	0	0
Lån från aktieägare	1,814,539	1,238,196	1,380,876	1,010,611
Lån från partners	0	0	0	0
Lån med vinstandel	0	0	0	0
Privatlån	150,000	0	0	0
Banklån	2,299,656	0	0	0
Aktiekapital	2,649,223	2,649,223	2,649,223	2,604,223
Reserver	2,066,630	2,184,954	2,201,459	2,259,857
Latent skatt	0	0	0	0
Minoritetsägarnas intresse i dotterbolag	0	0	0	0
Summa Skulder och Eget Kapital	9,528,840	6,498,619	6,523,320	6,234,260

DETTA ÄR REDAB PROPERTIES PLC

Track record

Redab Properties Plc bildades den 27 oktober 1993. Verksamheten inleddes den 14 februari 1994.

Redab Properties Plc team har sedan 1983 stor erfarenhet av byggprojekt och fastighetsförvaltning i London. De senast färdigställda projekten är 657 Commercial Road, klart juni 2013, och fem lägenheter i Kilburn omfattande tre rum och kök vardera, vilka stod klara i början av 2014. Tre av dessa såldes under 2014 och en fjärde är nu såld.

Redab Properties Plc har med gott resultat köpt och utvecklat ett antal fastigheter i London. Den senast inköpta fastigheten är The Esplanade Southend on Sea. Arbetet med bygglovsansökan för 24 lägenheter och en kommersiell lokal om 7,000 sq ft pågår. Målsättningen för byggstart är november 2015, förutsatt att bygglov erhålls den 5 juni 2015.

Redab Properties Plc har omvandlat tillgångar till cash för att möjliggöra nya inköp och utvecklingar.

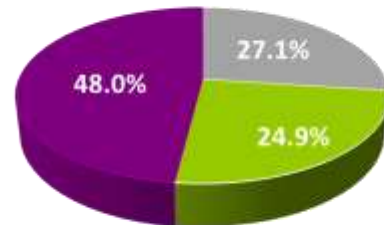
Redab Properties Plc behöver mer kapital för utvecklingen av Southend on Sea projektet.

Redab Properties Plc har förutsättning att hantera framtida vinster.

Redab Properties Plc erbjuder en ny investeringsmöjlighet i form av en unit eller fler (en unit består av aktier och lån där lånedelen ger en årlig ränta på 6,5%). Läs mer på vår hemsida www.redabproperties.com

För att bli delägare i Redab Properties Plc kontakta VD för ytterligare information.

Ownership 31st March 2015



* T. Ljungberg B.V. * External Shareholders * Redab PLC

Antal aktieägare: 298 (31/03 2015)

Redab Properties Plc, 83 Lower Sloane Street, London SW1W 8DA, England

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