

ABLE HUMBER PORT (819 HA – 2,024 ACRES – 3.16 Sq Miles)



WELCOME

Neil Etherington, Group Development Director

Able UK Limited
Able House
Billingham Reach Industrial Estate
Teesside
TS23 1PX

Tel 01642 806080

www.ableuk.com

netherington@ableuk.com

AN INTRODUCTION TO ABLE UK LIMITED



ABLE UK LIMITED

- Established 1966
- Entrepreneurial !!
- Privately owned, well resourced, decisive
- Diversified group; strong in-house capability
- Experienced developer
- Strong and successful track record
- Familiar with challenging environments
- Land bank circa 1,400ha (3,450 acres)
- Committed to satisfying client needs

ABLE UK LTD – A DIVERSIFIED GROUP

- Extensive Land Bank – 1,400ha; 3,450acres
- Waste Management
- Landfill
- Land Reclamation
- Port Services
- Demolition
- Marine Structure Recycling/Decommissioning
- Property Management & Development
- Construction – Civil & Marine
- Plant & Equipment
- Quarrying

SUCCESSFUL TRACK RECORD

- DISMANTLED / DEMOLISHED
 - 11 Power Stations
 - 9 Refineries
 - 12 Tank Farms
 - 43 Bridges
 - 400+ Buildings
 - 80+ Structures Using Explosives
 - 80,000+ Tonnes Equipment



SELECTION OF MAJOR CLIENTS

- AMOCO
- BASF
- BHP Hamilton
- BP Chemicals
- BP Oil & Gas
- British Gas
- British Nuclear Fuels
- British Steel
- EON
- ICI
- Innogy plc
- Mobil /Exxon
- NAM-Holland
- Newfield Petroleum
- Nuclear Electric plc
- Phillips Petroleum - UK
- Phillips Petroleum - Norway
- Powergen
- RWE
- Sembcorp
- Shell UK
- Shell Exploration & Production
- Thames Water
- TotalFinaElf Norway
- TotalFinaElf UK
- UECC
- UK Atomic Energy Authority

ABLE EVOLUTION

From onshore.....to Offshore, onshore.....
.....Oil Platform Decommissioning.....

OIL & GAS PLATFORMS – TOPSIDES & JACKETS



CHALLENGING ENVIRONMENTS



OIL PLATFORMS HAVE INCLUDED..

- Phillips Albusk Jell 1985
- Shell Bravo 1994
- Shell Dunlin 1994
- Shell Cormorant A 1995
- Shell Charlie 1996
- Shell Leman Topsides 1996
- BHP Esmond 1996
- Shell Delta 1997
- Shell Leman Jacket 1997
- NAM K11 1998/9
- TFE Frigg/Frøy 2000/1
- NAM K14 2001/2
- Mobil Camelot CB 2002/3
- Grove Platform 2004
- **BP North West Hutton 2008/9**

.....**ABLE UKthe Market Leader..**

OFFSHORE DECOMMISSIONING – MARINE STRUCTURES

- Major Clients Include:

BP Amoco

BHP Hamilton Oil

Mobil/Exxon

NAM - Holland

Newfield

Phillips Petroleum - UK & Norway

Shell UK Ltd

Shell UK Exploration & Production

TotalFinaElf - UK & Norway

BP NORTH WEST HUTTON 2008/9

- **Largest Oil Platform removed from the North Sea**
- Topside
 - 20,000t
- Jacket
 - 9,000t
- Work undertaken at Able Seaton Port, Hartlepool, River Tees



SHIP RECYCLING

- Combining Experience with Europe's (probably the World's) Largest Dry Dock at ASP
- Developing a European Recycling Industry
- Examples set by US and French Governments
- A different business model
- Compare and contrast with the traditional practices in the developing world!

Being prepared to pay to have the job done properly

DRY DOCK – DEC 09



LE CLEMENCEAU (Q790) - 2009

- Largest single ship contract in Europe
- 32,780 GT (27,860 Net)
- 255m x 52m x 65m
- 700 tonnes asbestos containing material



OCTOBER 2009



Q790 dismantling – complete by October 2010



CONSTRUCTION

BRAMBLES-TEESSIDE (BRIE)



Brambles new depot including offices, welfare and a 0.8 ha yard, completed within 4 months of order being placed.

HEWDEN STUART – TEESSIDE (BRIE)



Hewden Plant Hire new depot including offices, welfare and a 2 hectares yard, completed within 5 months of order being placed.

KIA PDI WORKSHOP - AHP

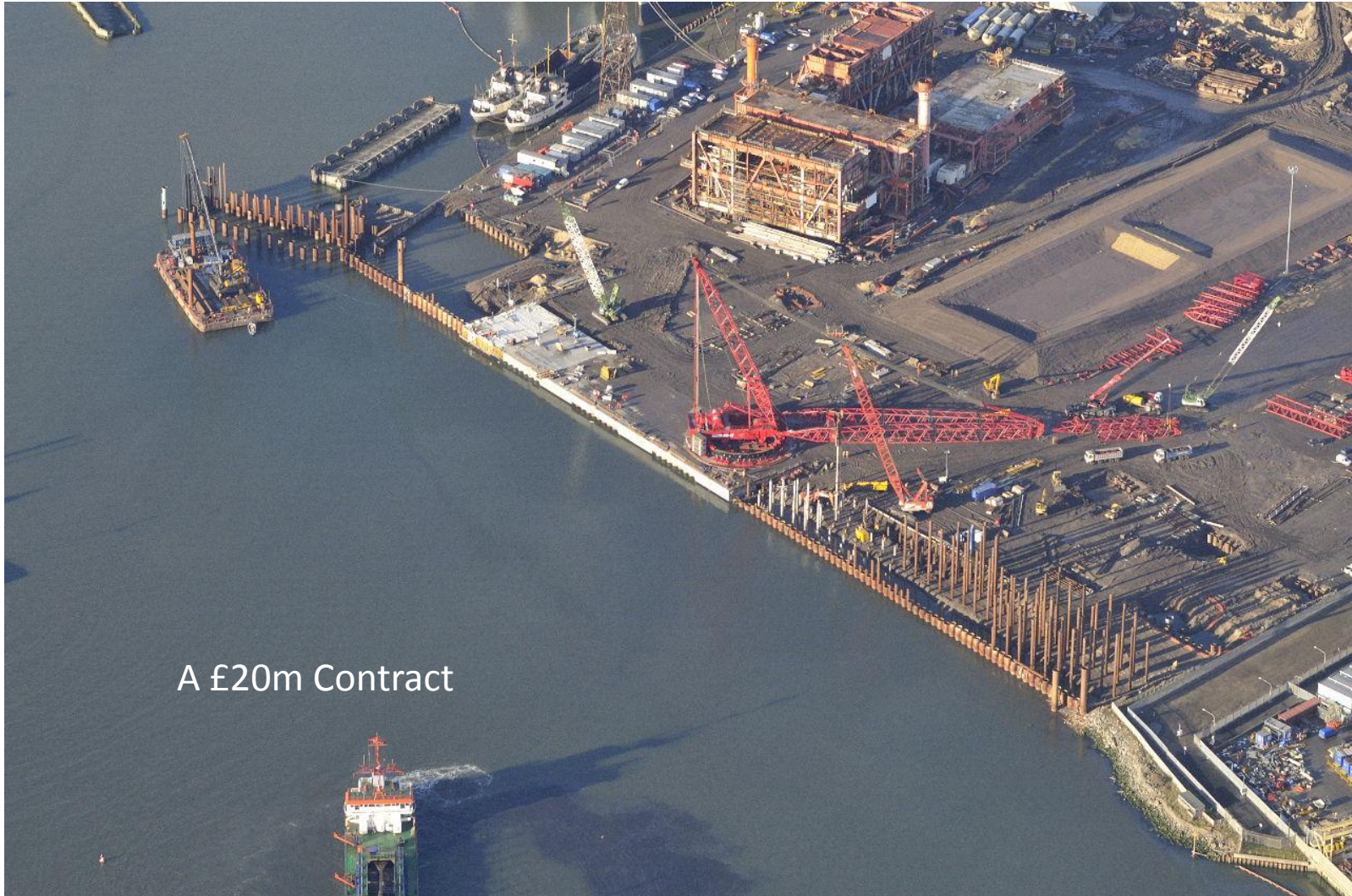


New Buildings at ASP - 2009

- Fabrication Hall – 64m x 26m x 21m (Eaves)
1,664 sq m(17,900 sq ft)
- Halls 1 & 2 – 40m x 25m x 11m
1,000 sq m(10,700 sq ft)
- Workshop – 78m x 15m x 11m
1,170 sqm(12,600 sq ft)
- Plus (refurbished Topside)
Circa 3,700 sq m(40,000 sq ft) Office/Welfare



QUAY CONSTRUCTION – ABLE SEATON PORT



A £20m Contract

CONSTRUCTION – ABLE SEATON PORT



Cofferdam nears completion

306m New Heavy Load out Quay – 40t/sqm

JACK-UP RIG – UPGRADING & MAINTENANCE



Four Rigs at Able Seaton Port
Port of 'first choice' Enso

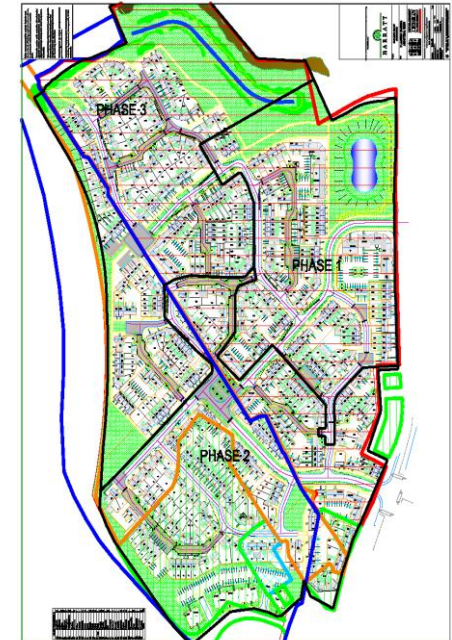
ALAB ENVIRONMENTAL SERVICES

- Environmental Management
- Waste Management
- Landfill Operator
- Recycling Centre
- £500,000 new cell Summer 2010
- 2.15m³ Capacity



PROPERTY MANAGEMENT & DEVELOPMENT

LANDHOLDINGS – 1,400 HA (3,450 ACRES)



TEESSIDE RIVER FRONTAGE SITES

- Able Clarence Port (ACP) (19ha;47acres)
- Able Middlesbrough Port (AMP) (16ha;40acres)
- Able Seaton Port (ASP) (51ha;126acres)
- Billingham Reach Industrial Estate (21ha;52acres)



OTHER DEVELOPMENTS INCLUDE

- Able Thorpe Marsh (45ha;111acres)
- Queens Park, Stockton (15ha;37acres)
 - Housing JV with Barratts
- Able South Tees (5ha;12acres)
- Willowholme (Carlisle) (10ha;25acres)
- Variety of Office Developments
- Extensive Holdings of Agricultural Land



PROPERTY – HIGHLIGHTS 2010

- **Up to 1,500MW Gas Power Station (Thorpe Marsh)**
 - Option signed; Section 36 submitted
 - **GE Lead Partner (Thorpe Marsh Power Ltd)**
- **50MW Biomass Power Station (BRIE)**
 - Option signed; Planning Approved
 - **GAIA Power**; on-site late Summer
- **50MW Biomass Power Station (Clarence Port)**
 - Option signed; Planning Approved
 - **Bio Energy Investments**; on-site early 2011
- **Insulation Products Manufacturer (Able Humber Port)**
 - Option signed; Planning Approved
 - **URSA**; on-site mid 2011
- **Bio Ethanol Plant (Able Humber Port)**
 - Option signed; Planning Approved
 - **Bioethanol Ltd** ; on-site late 2011 (inc 50MW CHP)

ABLE HUMBER PORT



CENTRAL UK LOCATION



1. **Most centrally** located Ports in the UK.
2. Centre of United Kingdom.
3. Golden Triangle.
4. **Large** Catchment Area.
5. Smaller Delivery Distances.

Road Distance	Miles	Hrs @55 mph
Leeds	71	1.3
Derby	91	1.7
Manchester	106	1.9
Birmingham	120	2.2
Liverpool	147	2.7
Newcastle	150	2.7
London	182	3.3
Swindon	216	3.9
Cardiff	243	4.4
Glasgow	261	4.7
Edinburgh	272	4.9

ABLE HUMBER PORT - OBJECTIVE

To maximise the opportunity of a large landholding located on the Humber Estuary and to develop the

BEST & MOST SUSTAINABLE MULTI-USER PORTS FACILITY IN EUROPE

819 hectares (2,024 acres)

RATIONALE

- Committed to develop a world leading facility.
- Privately owned, financially strong and independent – ability to make speculative decisions.
- Not driven by conventional market pressures – (in control of our own destiny).
- Committed to develop what will be best for the area (provided commercially viable).
- We are passionate about what we do!

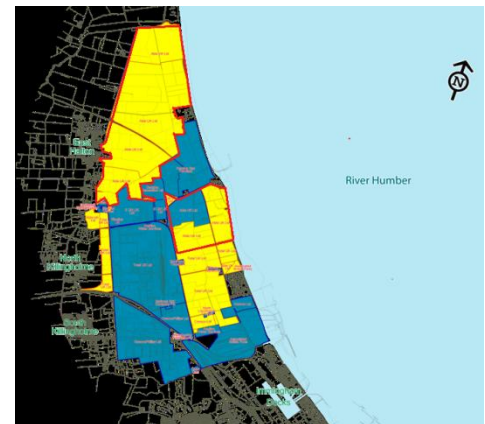
AHP LANDHOLDING

- Land Assembly – 10 year process (ongoing).
- AHP land on the Humber c. 819ha
 - Mostly zoned for industrial use
 - River frontage and hinterland
 - The largest owner of developable land (with an intention to develop)
 - **South Humber Bank (Yorkshire Forward – Regional Development Agency) :
“The Regions most significant Economic Development Opportunity”**



THE SOUTH HUMBER BANK (1)

- Major UK chemical cluster
- Global energy and process industries
- Renewable energy centre
- Offshore logistics
- Wide diversity of businesses
- 2 International airports within 20 miles



THE SOUTH HUMBER BANK (2)

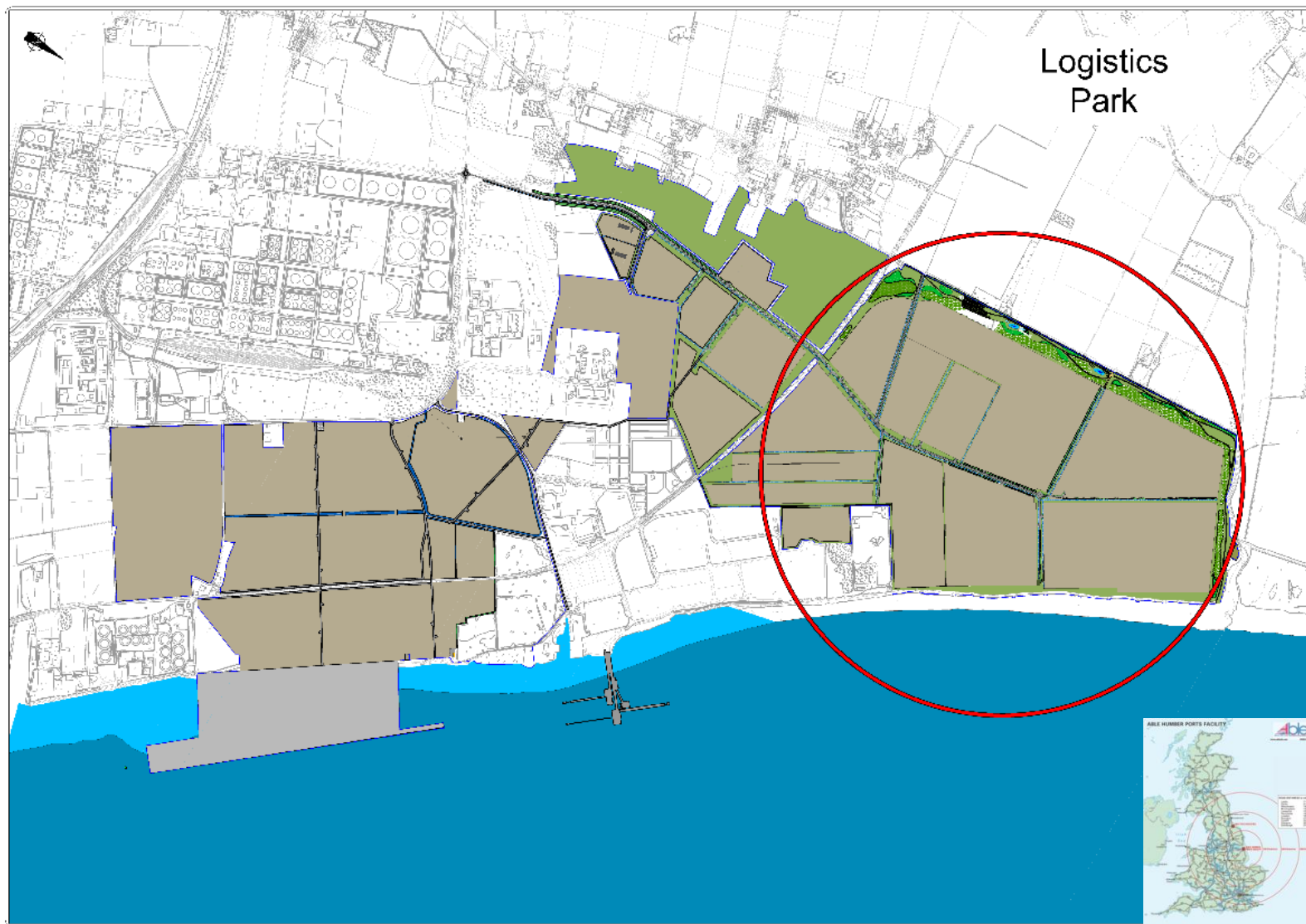
- Total UK Ltd and ConocoPhillips (27% of UK Oil Refinery Capacity)
- ConocoPhillips 1,000MW CHP Plant
- Centrica and EON – Gas Fired Power Stations
- Drax - £600m – Biomass Energy Project
- Immingham Port generates 26% of all UK Rail Freight
- UK Government investing £110m in Road Improvements(A160)



NORTHERN SITE

Logistics Park
Business Park

NORTH SITE – LOGISTICS & BUSINESS PARK



LOGISTICS PARK



- Warehousing Storage and Distribution
- Chilled and Frozen Logistics
- Data Centre(s); Document Storage
- Commodities Storage and Distribution
- New Location Vehicle Storage
- Office Park
- 20% of site power generated from Renewable Sources
- Supporting Services
 - Hotel, HGV Park

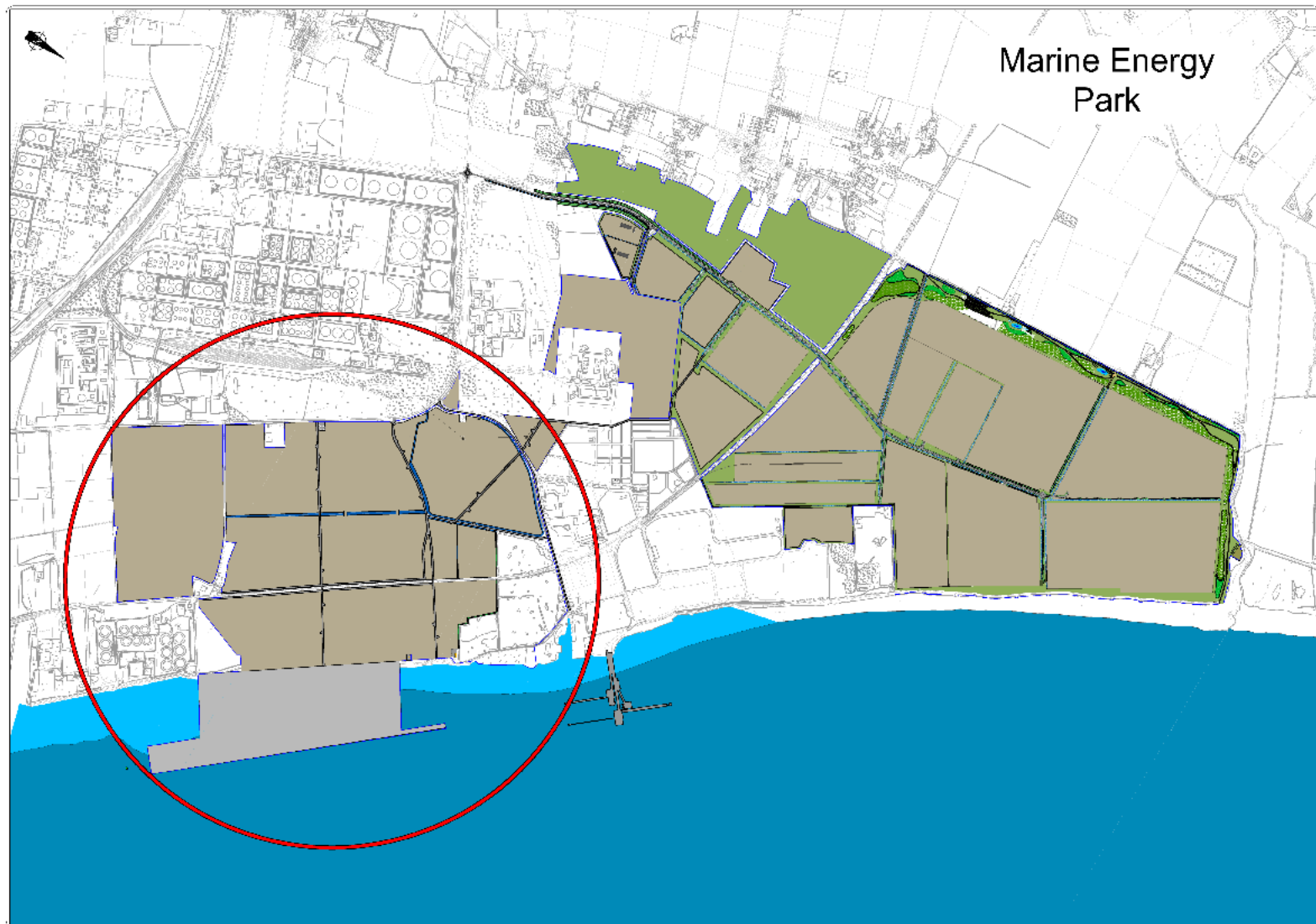
by 2020 circa £110m Investment; circa 4,450 jobs



PHASE 3 – SOUTHERN SITE

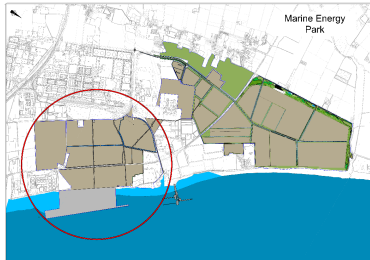
ABLE MARINE ENERGY PARK

ABLE MARINE ENERGY PARK



ABLE MARINE ENERGY PARK

- To provide a 'state of the art' world scale development
- To deliver a project that reflects the highest environmental standards
- **To develop a world class Marine Energy Park**
- To maximise the job and wealth creation potential of a Major UK resource
- To meet the needs, and match the aspirations of our Clients and Stakeholders



QUAYSIDE

- Conceptual design completed.
 - New quays up to 1,630m long
 - Minimum depths -11m CD
 - Potential for Ro-Ro Berths
- Suitable For:
 - **Offshore Wind Turbine Manufacture & Installation Base (a 20+ year opportunity)**
 - **Jack-up Vessels (designed for)**
 - Marine Base for Offshore Works
 - Wave Energy?
 - Longer term potential conventional logistics



QUAYSIDE APPROVAL PROCESS

- Infrastructure Planning Commission (IPC)
- Parliamentary agents (Bircham Dyson Bell)
- Strong Team (ERM, JBA, BMT, BVG, B&V, EY, Hochtief and other specialists) etc
- Informal Consultation from 8th July 2010
- Ongoing meetings with IPC
- Formal Consultation Q1 2011
- Submission Q2 2011
- Approval Q1/2 2012



IPC

- Having the right team in place
- No short cuts – do the job properly
- Compensation Provision (3:1 ratio - offsite)
- Mitigation Provision (on/off site)
- Extensive Consultation
- National Policy Statement - Ports
- Political & Community Support
- Policy = Jobs = EIA = Permission

IPC Infrastructure
Planning Commission

LAND & QUAYSIDE DEVELOPMENT SCHEDULE

- June 2010: Conceptual design finalised
- July 2010: **Hochtief AG appointed**
- Q4 2011: Building Works Commence (78 weeks)
- Q 2012: Construction Commences (118 weeks)
- Q3 2013: First Quays available
- Q2 2014: Marine Works completed

- Float/Contingency: Quays (50 weeks)
- Float/Contingency: Buildings (38+ weeks)



REACTING TO THE NEEDS OF THE OWT SECTOR

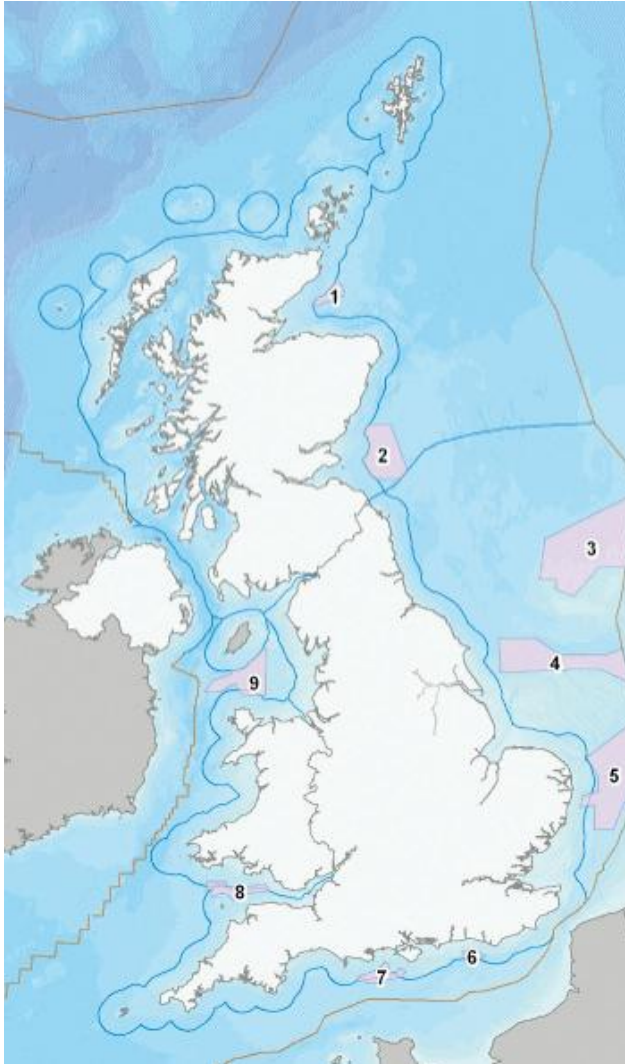
The site has been visited and reviewed by a wide range of potential clients including supply chain companies, developers, intermediaries, vessel operators and advisors.

Suffice to say interest and commitment from the sector is strong and real

SITE SELECTION CRITERIA 1

- **LOCATION**
 - Proximity to Offshore WT Zones
 - Good economic shipping to other markets

ROUND 3 ZONES



Zone 1 – Moray Firth
Zone 2 – Firth of Forth
Zone 3 – Dogger Bank
Zone 4 – Hornsea
Zone 5 – Norfolk
Zone 6 – Hastings
Zone 7 – West of Isle of Wight
Zone 8 – Bristol Channel
Zone 9 – Irish Sea

DISTANCE TO ROUND 3 MAJOR ZONES



OWT DELIVERY COST COMPARISONS

ASSUMPTIONS:

- Covers the four east coast farms at anticipated capacity (Forth 3.5GW; Hornsea 4.5GW; Dogger Bank 13GW; Norfolk 7.2GW)
- Distance reflects Dock to the nearest point of each zone.
- Charter Rate per Vessel per day assumed to be **£125,000**
- Average size of turbine **4.0MW**
- Average number of **Turbines per Vessel = 5**
- Average vessel speed **8 knots**
- A voyage/trip is return



PORT COMPARISON SUMMARY

SUMMARY						
Facility Location	Total Delivery Costs	Steam Days	Average Delivered cost per Trip	Average Delivered cost per Turbine	%	
AHP	£ 179,322,917	1,435	£ 145,659	£ 29,132	100%	
Tyne	£ 194,437,500	1,556	£ 157,937	£ 31,587	108%	
Hull	£ 200,286,651	1,602	£ 162,688	£ 32,538	112%	
Harwich	£ 268,958,333	2,152	£ 218,468	£ 43,694	150%	
Sheerness	£ 291,862,500	2,335	£ 237,072	£ 47,414	163%	
Dundee	£ 302,634,094	2,421	£ 245,822	£ 49,164	169%	
Dunkirk	£ 312,298,611	2,498	£ 253,672	£ 50,734	174%	
Esbjerg	£ 365,966,435	2,928	£ 297,265	£ 59,453	204%	
Bremerhaven	£ 394,991,898	3,160	£ 320,842	£ 64,168	220%	
Bremerhaven Extra over AHP	£ 215,668,981	1,725	£ 175,182	£ 35,036		

Excludes bad weather which would further increase the AHP Benefit

SITE SELECTION CRITERIA 2

- **MARINE ACCESS**

- Channel width wide enough for installation vessels to pass
- Channel minimum 8.5m (+1m under keel clearance = 9.5m)
- Sheltered wind & tides (minimum down time)
- No air draft restrictions
- No navigational restrictions

HUMBER SEA ACCESS



RIVER HUMBER

- Distance from the mouth of the Humber to AHP is 13.3nm
- River mouth is 2.5nm wide
- 2 channels in the river:
 - Sunk Channel 180m wide (-9.5m CD)
 - Grimsby Channel 660m wide (-6.0m CD)
- Tidal Range (to add) up to 6.4m
- Vessels can pass in the Channel(s)
- No Air Draft Restrictions
- Tidal Velocity < 3 knots



RIVER ACCESS



SIMULATION IMAGES







SITE SELECTION CRITERIA 3

- **NOT CONTAMINATED GROUND**
 - No future bad press or liabilities
- **LOCATION OF FACILITY**
 - Not near houses; 24/7 working
 - No noise restrictions
 - No immediate residential neighbours
- **SIZE OF FACILITY**
 - Large enough for OEM and supply chain
 - Room for future expansion

SIZE DOES MATTER

WE ARE DEVELOPING A
'ONE STOP SHOP'



for North Sea sustainable energy structure construction,
assembly, commissioning, installation and maintenance

MARINE ENERGY PARK

Almost certainly the largest available
European Location:

- 327 ha – Land
- 52 ha – Quay Land
- Approximate Dimensions
 - Land c 2,000m x 1,300m
 - Quay c 1,565m x 350m
 - Perimeter c 9,000m



SCALE MAXIMISES SYNERGIES

- All involved companies operating from one location providing benefits for the **environment** and economics of the projects:-
 - Clients (both manufactures and developers) travel time reduced.
 - Better liaison between companies.
 - Reduced transportation costs.
 - Reduce supply chain costs.
 - Managing the supply chain in situ.
 - Plan to have small supplier park – consumables/services
 - More chance of increased number of flights from local airports.
 - Improved local amenities.

LAND SIDE (INDUSTRY REQUIREMENT)

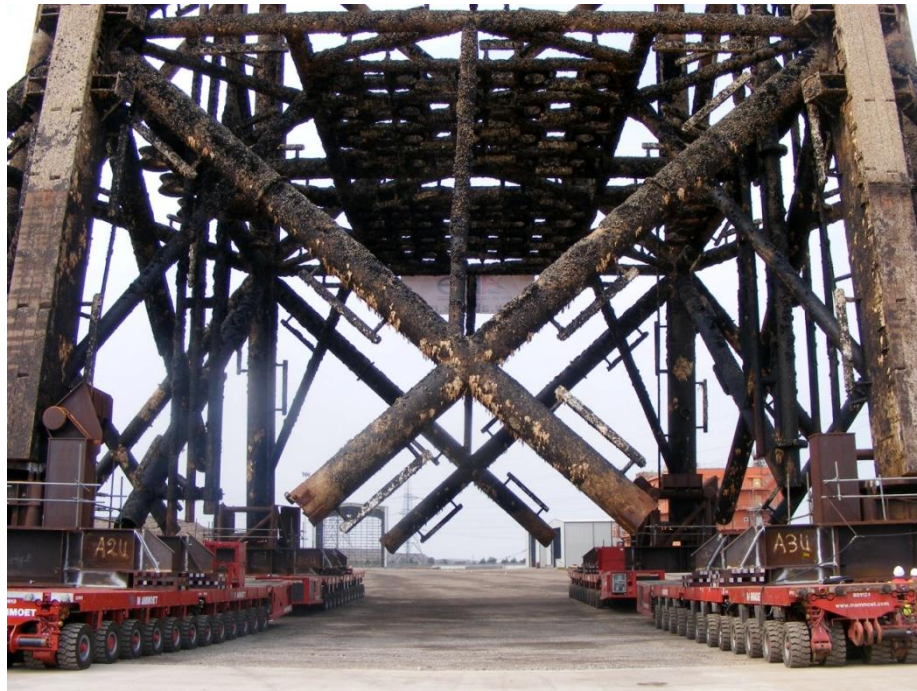
- 10te/m² uniformly distributed loads; patch loads up to 50te/m² with minor settlement
- Capacity to store externally (seasonal demand)
- Full (whole site) deployment of SPMTs
- Large Equipment i.e. Cranes, SPMTs available for hire or fixed price
- Potential to test/commission OWTs on-site
- Buildings – Able can provide and lease or tenant can self-build
- Landlord has flexibility and in-house resource to accommodate changing needs

Transport Onshore - SPMT Technology



Self Propelled Mobile Trailer

SPMTs – Able Seaton Port



QUAY SIDE (INDUSTRY REQUIREMENT)

- Individual Quays: 160m
 - 20te/m² uniformly distributed load capacity; 100te/m² patch loading
 - 55m high lighting towers (30 lux)
 - 28m Quay width; concrete
 - -11m CD at Quayside (allows 9.9m draft vessels)
 - Vessels can ‘jack-up’ quayside
 - Large Equipment i.e. Dock Cranes available for hire or fixed price
 - No air draft restrictions

AHP BENEFITS

1. Large area - 819 Hectares
2. Greenfield site
3. Tailor-made solution
4. Room for supply chain
5. Proximity to Round 3 Zones
6. Central North Sea
7. Central UK
8. Existing Ro-Ro services
9. New quays - fit for purpose
10. Quayside -11m CD
11. Jack-Up Vessels Quayside
12. O&M at Grimsby

13. Wide river access
14. Deep water access -9.5m CD
15. Sheltered Location
16. Vessels can pass in the river
17. No air draft restrictions
18. 24/7 operations/river access
19. Government Support
20. Assisted Area
21. No Currency Risks
22. Helicopter access
23. Local airport/heliport
24. Big Space; Right Place!

THANK YOU

www.ablehumberport.com