



WELCOME

WELCOME TO YOUR SUMMER NEWSLETTER

As the seasons change and the community grows, Hanwood Park is proud to share exciting updates, celebrate local events, and keep residents informed about what's happening in and around our development. From community fun days and charity fundraisers to future planning and estate updates, here's everything you need to know.



RESIDENTS NEWS

HOME IS HANWOOD

Earlier this year we launched our 2025 **#HomeIsHanwood** campaign, with a new Community section on our website and a film featuring residents and local partners.

"We're not just building houses, we're creating homes." - That's the message at the heart of

our new campaign. Chris Langdon, Project Director, explains: "Home is a place where you feel safe, secure, connected and inspired. At Hanwood Park, we're creating a strong, close-knit community. This campaign is our way of celebrating the journey so far and looking to the future."

OUR FIVE CAMPAIGN THEMES ARE:



Community

A welcoming, inclusive place where residents shape the future



Connectivity

A place linked to Barton Seagrave & Kettering, connected physically and socially



Creativity

A development rich with opportunity, innovation and partnerships



Safety & Security

Homes that feel safe and secure in a friendly environment



Health & Wellbeing

Space to connect with nature, and support mental and physical wellbeing

A new residents' survey will be launched shortly. **We'd love your feedback.** In the meantime take a look and watch the film: hanwoodpark.co.uk/community

OUR RESIDENTS ASSOCIATION

"Our residents' association is here for everyone. Please join, volunteer or just come along to find out more."

Membership is just £5 per year. The group organises events, fundraisers and runs a vibrant Facebook community.

Email: hanwoodpark@gmail.com



Fiona Banks is Chair of the Hanwood Park Residents' Association

COMMUNITY MEETINGS



We hold regular Community Meetings at **Hayfield Cross Church of England School** at 6.30pm.

UPCOMING DATES:

Tuesday, 27 May 2025
Tuesday, 12 August 2025
Tuesday, 18 November 2025

EVERYONE WELCOME

ESTATE MANAGEMENT UPDATE



CHAT WITH CHARLES

Business Development Director at Centrick

Supporting Residents

Our main job is making sure residents feel supported and heard. Different people have different needs, so we'll be visible, approachable, and accountable. A big part of our role is also ensuring health and safety, especially with ongoing construction. We act as the bridge between Hanwood Park and residents as the development grows.

Keeping Residents Informed

We're introducing a site-based Property Manager who'll be here three days a week – a familiar face you can turn to when needed. Plus, we'll send regular newsletters, keep the portal updated, and make sure you can easily reach us by phone or email.

Priorities for the Year Ahead

First, we need to make sure the handover from the current agents is smooth and any changes are clearly explained. There might be a few teething problems as we get started, but by working closely with Hanwood Park and residents, we'll keep these to a minimum...

MEET centrick

Your New Managing Agent at Hanwood Park

Above, we chat with Charles Lucas, Business Development Director at Centrick

We're excited to get started and look forward to working with you all!

Charles Lucas

Looking After Your Green Spaces

We're taking care of the public open spaces and parkland with our own grounds maintenance team, so we won't be relying on subcontractors. That means a more consistent and high-quality service for everyone.

Working with Hanwood Park

From the outset, we were impressed by the strong sense of partnership between Hanwood, the Residents' Association, and the key residents we met. Building a new community is never straightforward, but it was clear to us that Hanwood Park is all about working together – and that's something we want to be part of.

Contact

Senior Property Manager – Harry Stanbury

Harry.stanbury@centrick.co.uk
03330124125

Finance / Account / All other Queries
Estate Management Team

Estate@centrick.co.uk

Operations Manager – Oneeka Clarke

Oneeka.clarke@centrick.co.uk

LOOKING AFTER OUR SHARED SPACES

As our community grows, we're committed to ensuring shared areas remain clean, safe, and welcoming.

If you spot an issue, please report it to our management company

Here are a few of the things our management team is responsible for:



Maintaining verges and public green areas



Responding quickly to reports of fly tipping or vandalism



Carrying out regular safety checks and repairs

COMMUNITY NEWS



BRIGHTWAYZ UPDATE

Hoppity hop... did you see the Easter Bunny join pupils on their walk to school recently?

Bringing smiles to children and parents for the start of the school day, this special guest joined the walk from Sulgrave Street on the last Thursday before the Easter break.

This activity is one of many which is part of the Hayfield Cross school travel plan project to inspire and enable greener journeys. The programme is managed by Brightwayz social enterprise who work closely with the school leadership and is funded by Hanwood Park LLP.

Other activities have included Bikeability cycle training for older pupils, promoting the 'Mince Pie Bus' free shuttle bus to the Kettering Christmas markets and a 'how do you travel to school/how would you like to travel to school' survey for staff and pupils.



By July the school is aiming to achieve its first 'Modeshift STARS' official government-backed accreditation for the green school travel plan and actions with the support of Brightwayz. The activities also directly benefit pupils as they improve their mental wellbeing, physical health and street sense. This is all whilst helping reduce the number of cars on the roads for the school run and reducing pollution, congestion and carbon emissions.

The Easter Bunny may have headed off back to his burrow now but the school travel plan continues. Activities for the term ahead include installing some specially printed pavement stickers with messages such as '10 minute's walk to school' to promote walking routes. So keep an eye out!

Find out more about all the Brightwayz local active travel projects including their free cycle service events at www.brightwayz.co.uk/local-projects



GREEN PATCH

Discover Green Patch & Twywell Hills & Dales - Hidden Gems on Your Doorstep

Located on the edge of the Grange Housing Estate in Kettering, Green Patch is a thriving 2.5-acre community garden that's enjoyed by local people, schools, and community groups. With veggie boxes, wildlife orchards, ponds, beehives, and even ducks, chickens, and rabbits, it's the perfect spot to explore and unwind.

In addition to Green Patch, don't forget to explore Twywell Hills & Dales, a nearby nature reserve. It's an ideal spot for walking, birdwatching, and enjoying the beauty of local wildlife.

We also welcome volunteers to help us with gardening, events, and general support. To get involved please email: kimberley.lawson@groundwork.org.uk



Here are two events for your diaries:

NATIONAL GARDEN SCHEME

Sunday, 27th July

Green Patch is proud to be part of this year's National Garden Scheme. Visit the community garden from 11am to 4pm.

GREEN PATCH OPEN DAY

Saturday, 5th July

Come along and see this flagship community garden. From 10am to 3pm, you can enjoy the garden's beautiful spaces, meet the animals, and discover the variety of activities on offer, from gardening to wildlife conservation.



Resident Groups - Get Involved

We're inviting residents to join three new working groups:

- **Transport Group**
Help shape safe walking routes to school and community links
- **Open Spaces User Group**
Support the care and use of our new green space
- **Community Trust**
Help shape the new Hanwood Park Community Trust and decide on services, events and service charge priorities

If you're interested, please speak to us at the next Community Meeting or contact Olivia directly.



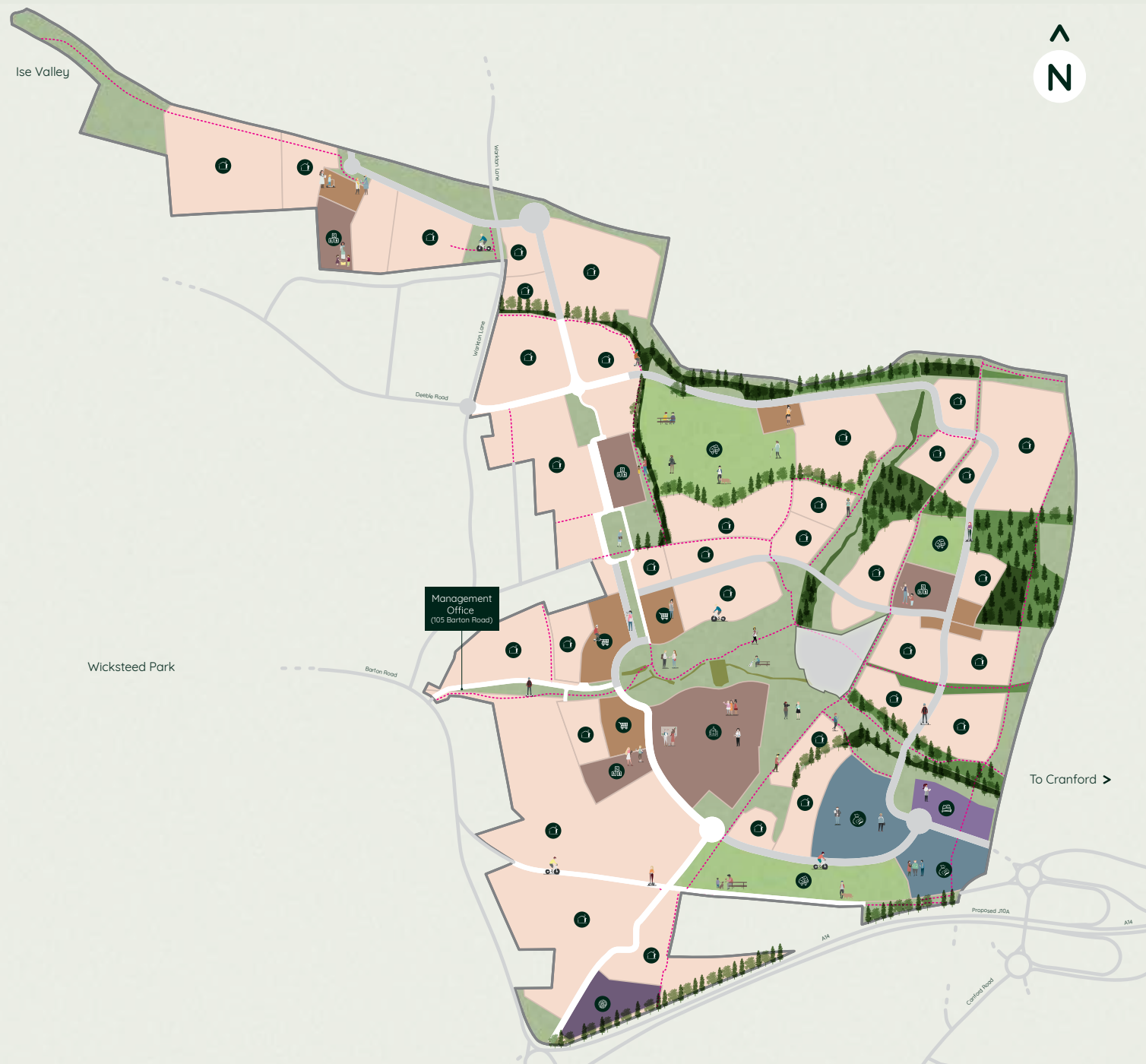
Development Masterplan

COLOUR KEY

- Residential Area
- Mixed Use (District & Local Centre)
- Employment & Leisure
- Employment and Hotel
- Employment Area
- Primary & Secondary Schools
- Formal Open Space
- Retained Woodland Planting
- Informal Open Space
- Proposed Woodland Planting
- Hedgerows & Planting
- Footpaths & Cycleways

ICON KEY

- Residential Area
- Employment and Hotel
- Employment and Leisure
- Employment Area
- Primary School
- Secondary School
- Mixed Use (District & Local Centre)
- Formal Open Space
- Woodland Planting





MARATHON UPDATE

Congratulations to everyone who completed the recent Kettering Half Marathon.

Hanwood Park proudly sponsored the event and our very own Project Director Chris Langdon took part, successfully raising funds for the Kettering Shack Project and Shelter. Chris also recently completed the London Marathon and has now raised more than £3,600 for Shelter which he is matching for Kettering Food Shack.



PLANTERS

Hanwood Park has sponsored the planter which now sits outside the Geek Retreat in Kettering town centre – part of our commitment to the Kettering Clean Up event.

We are looking forward to getting involved in more events.



ALLOTMENT PROJECT

We have a potential area for an allotment, so if you are interested in a plot let us know. This is on a first come first served basis. The potential plot is just off Cranfield road junction opposite the new Taylor Wimpey development.

OUR CENTRAL OPEN SPACE

Our new Central Open Space is now open. The site includes the reservoir at East Wood Avenue and Hayfield Crescent, with a new walking path and open access for residents to enjoy.

School visits this spring have already confirmed that our hibernaculum is home to great crested newts, a protected species. We've also spotted herons, swans and ducks in the area.

Would you like to help shape how this green space is used and cared for? We have created an Open Spaces User Group – email Olivia to get involved – olivia@hanwoodpark.co.uk

NOW OPEN



DEVELOPER NEWS



It's been an exciting and successful first quarter at Hanwood Park as we welcomed new homeowners into the community. The sight of moving vans, smiling families, and freshly decorated homes has brought a real sense of life and warmth to the development.

ORBIT HOMES

Ahead of its next release of new homes at Hanwood Park very soon, Orbit Homes has once again been named as a 5* Housebuilder by the HBF for its high level of customer satisfaction and property quality.

The 5* rating is the highest possible rank awarded by the HBF and is based on anonymous feedback gathered from new build homebuyers. With a 5* rating for the second year running, it means that over 90% of Orbit Homes customers would recommend Orbit Homes to a friend.



Orbit homes

www.orbithomes.org.uk/orbit-at-hanwood-park

BELLWAY HOMES

Bellway Homes have now sold out of the homes on Hanwood Park and have only 5 more purchasers to move in. The sales office has been fully converted into a home and the show homes have been sold and are now occupied. The final home being built, where the sales office car park was located, is almost complete and ready for the new owners to move into. The development will be fully completed by summer 2025.

GRACE HOMES

"Thank you to everyone who popped along to our Grace Homes Green Mortgage event in April – we were proud to share all about our Green Mortgages, specially designed to reward buyers of eco-friendly, energy-efficient homes. With our Homes achieving an Energy Performance Certificate of A, our visitors heard about benefits such as cash back mortgage incentives, significantly reduced energy bills, and a smaller carbon footprint."



Grace Homes

ESTATE UPDATES

MESSAGE FROM CHRIS LANGDON

Project Director

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We have all been very busy since the last newsletter. The big news is that in December 2024, and after many months of working hard with the planning, highways, and education teams at North Northamptonshire Council we have secured a second resolution to grant approval for the remainder of the Hanwood Park development – again this was a unanimous decision which reflects the support that has been shown for the project.

We would like to thank our residents and supporters for continuing to show such enthusiasm and commitment to their community and the thriving neighbourhood that we are all hoping to create.

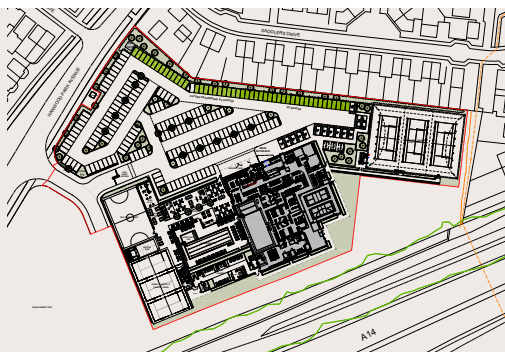


We are also very grateful to the officers and members of the council for their hard work – projects of the scale of Hanwood Park are not easy. Since then, we have continued our work to finalise the various legal agreements that are a requirement before we receive the formal grant of planning permission. With this in place we can finalise the design codes and progress the detailed work required to deliver infrastructure such as the schools and shops.

We very much hope that these proposals will have progressed significantly by the time this newsletter goes to print and that we will be able to report further progress in the summer and early autumn months.

DAVID LLOYD UPDATE

Thank you to everyone who took part in the recent David Lloyd public consultation. Thanks to all your feedback the brand-new David Lloyd Kettering is now officially in the planning stage. When approved it will sit in Hanwood Park Avenue, next to junction 10 of the A14. We will keep you updated.



Again, we are working with the local authority and NHS to push for their proposals for a new GP surgery as soon as possible and have been collaborating with the Department for Education to support the proposed secondary school in whatever way we can. North Northamptonshire Council meanwhile are pressing ahead with the next primary school at Hanwood Park utilising funds collected from Hanwood Park under the existing s106 agreement. Another area that has been taking up our time is progressing the proposals for Junction 10A on the A14, and we have made significant progress in hitting a few key project milestones – we are planning for a public exhibition on this in the summer so watch this space and keep an eye out for further communications and updates.

We are also really excited about David Lloyd Kettering – the new members health and fitness club. A planning application was submitted and validated in March, and we are hoping that they can get on site by the end of 2025 in order to be open the following year.

With all that going on Hanwood Park is really becoming the place it was meant to be and a fantastic place to call home, so do get involved and join in with our Community Trust – hopefully see you on the 27th of May at Hayfield Cross Church of England Primary School for our next public meeting.

- Chris, 2025

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CHRIS LANGDON

Project Director of
Hanwood Park

EVENTS ROUNDUP

Here's what's coming up in and around Hanwood Park:

SUMMER SATURDAYS

SAT 31 MAY | SAT 28 JUNE | SAT 19 JULY

Summer Saturdays

10am to 4pm

Kettering Market Place, Sheep Street,
NN15 0AJ

One Saturday each month throughout the summer, enjoy live music, food, handmade crafts and local traders. A great way to spend a sunny day and support local businesses.



EVERY SUNDAY

FROM 22 JUNE TO 24 AUGUST 2025

Bands in the Park

2pm to 4pm

Rockingham Road Pleasure Park
Bandstand

The ever-popular Bands in the Park returns to Kettering's historic bandstand. Enjoy an eclectic programme of live music including brass bands, jazz, rock, funk and pop performances every Sunday afternoon throughout the summer.

SUN, 8 JUNE 2025

Armed Forces Parade

Starts 11am

Route: London Road Car Park, Horsemarket, Silver Street, Gold Street, High Street, Sheep Street, Market Place. Join the armed forces parade as the Royal Anglian Regiment exercises its Freedom of Kettering. Expect a guard of honour, colour party, and the Corps of Drums from the 3rd (Reserve) Battalion, supported by the 1st and 2nd Battalions.

Around a 1,000 cadets from across Northamptonshire, Rutland and Leicestershire will march through the town centre, accompanied by six marching bands. The parade will culminate in a traditional drumhead service at the Market Place.

22 JULY TO 12 AUG, 2025

Kettering by the Sea

Open daily, 10am to 4pm
Market Place, Kettering

Kettering's town centre will be transformed into a seaside escape complete with sand, deckchairs and family fun. Enjoy daily entertainment, games and activities in the heart of the town — a perfect day out for young families over the summer holidays.



SAT, 14 JUNE 2025

Kettfest

10am – 10pm

Hanwood Park is proud to be sponsoring and supporting this vibrant one-day celebration of arts, culture and community in Kettering town centre. Live music, dance, food and family activities across five stages.

Here's a flavour of what is to come:

Main Stage

bands at the Market Place

Clock Tower Stage

solos, duos and bands on High Street

Community Stage

schools & groups at Meadow Road

The Yards Stage

DJs & graffiti off Market Street

Spoken Word Stage

in the Library at Cornerstone

The Art Space by the Market Place

craft and art workshops



SAT, 21 JUNE 2025

Cransley Hospice Sparkle Walk

A magical evening walk through Kettering in support of Cransley Hospice Trust. This summer solstice event raises vital funds and brings people together in memory and celebration.

SUN, 31 AUGUST 2025

Love Food

10am to 5:30pm
Wicksteed Park

Pop along to Wicksteed Park for a celebration of local food, drink, produce and more. The grounds will be packed with a range of street food, bakes, crafts, entertainment and talks.



SAT, 6 SEPTEMBER 2025

Outdoor Cinema

Back by popular demand, our Hanwood Park Outdoor Cinema event returns. Keep an eye on our social media and website for film announcements and ticket details.





HAVE IDEAS? WANT TO GET INVOLVED?

Ask a question or register for updates, Keep an eye on our website www.hanwoodpark.co.uk for our latest project news, events and updates.

Sign up for our
e-newsletter



01536 647000



info@hanwoodpark.co.uk



hanwoodpark.co.uk/contact

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