



HANWOOD
PARK

WELCOME

WELCOME TO YOUR SUMMER NEWSLETTER

As spring gives way to summer at Hanwood Park, there's plenty to share - from the results of our residents' survey and the latest on David Lloyd Kettering, to school highlights, community groups and a packed events calendar. Whether you're new to the neighbourhood or have been here from the start, we hope this issue reflects the community we're building together.

RESIDENTS NEWS



YOU'VE HAD YOUR SAY

Nearly 300 residents responded to our winter survey - a fantastic level of engagement that gives us a clear and useful picture of who lives here and what matters most. Here's a summary of what you told us.



A YOUNG, LOCAL, FAMILY-FOCUSED COMMUNITY

Hanwood Park is very much a homegrown community. Around two-thirds of residents moved from within 10 miles of Kettering, many coming from the town itself. More than half of households have children at home, and most adults fall in the 25-44 age bracket - a strong base of young families putting down roots, many as first-time buyers or people seeking more space.

SCHOOLS, CHILDCARE AND GETTING AROUND

Schools and childcare are front of mind for many families, with a significant number expecting to need nursery or primary places in the next few years. On transport, most residents rely on cars day-to-day, but there's clear appetite for better bus links, walking and cycling routes - which aligns well with the connectivity work already under way.

WHAT YOU VALUE MOST

Health services, local shops, cafés and everyday amenities rank highly, as do green spaces, play areas and safe routes for walking and cycling. These priorities sit at the heart of Hanwood Park's long-term vision - and it's good to know we're heading in the right direction.

GETTING INVOLVED

Almost all respondents said they'd be likely to attend local events, and many offered to volunteer or get involved in consultations. Your enthusiasm is something we want to build on - there will be plenty of opportunities to have your say as new facilities and spaces come forward. Let us know how you want to get involved and email info@hanwoodpark.co.uk.

THANK YOU

Thank you to everyone who took part. Your responses are already helping to guide decisions about services, facilities and green spaces - and this is just the beginning of an ongoing conversation. Winners of the prize draw have been contacted by email, so please check your junk folder if you haven't heard.



SPORTS STRATEGY

We are drafting an Outdoor Sports Pitches and Facilities Strategy in respect of potential facilities for Formal Open Space areas 2 and 3. A Community Engagement session was held at Hayfield Cross Church of England School on the 13th April - thank you to everyone who attended and shared their thoughts and ideas with us! If you were unable to attend the session but would still like to submit suggestions, comments or ideas in relation to what facilities you would like to see delivered, how you and your families would use them, what would get you outside, or any other general comments you think are relevant to the Outdoor Sports Pitches and Facilities Strategy, please send them to: info@hanwoodpark.co.uk

YOUR RESIDENTS ASSOCIATION

The Hanwood Park Residents' Association keeps our community connected - from organising events and fundraisers to running the Facebook group where so many neighbours already share news and ideas. Membership costs just £5 a year and gives you a direct voice in shaping the neighbourhood.

Get in touch at hanwoodpark@gmail.com to join or find out more.

COMMUNITY MEETINGS

Join us at Hayfield Cross Church of England School at 6:30pm for regular community meetings. These are your chance to hear updates, ask questions, and connect with neighbours. Future meeting dates are:

Monday 18th May 2026	Tuesday 11th August 2026	Monday 23rd November 2026
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CHAIR OF RESIDENTS' ASSOCIATION

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

Fiona Banks is Chair of the Hanwood Park Residents' Association

ESTATE MANAGEMENT UPDATE

A YEAR WITH CENTRICK

Since taking over a year ago, Centrick has been helping us to care for and nurture our community spaces. Here's an update from the team...



GET INVOLVED - WE'RE HERE TO HELP!

Got an idea? We'd love to hear it. Some of Hanwood Park's best community initiatives have started with a simple conversation

- Hanwood Park Runners and Hanwood Park Rangers both grew from residents with a spark of enthusiasm and a willingness to give it a go. Whether you're thinking about a regular group, a one-off event, or something entirely new, we and the Centrick team are on hand with practical help. Just get in touch and let's talk.

Email: hanwoodpark@centrickproperty.co.uk
or info@hanwoodpark.co.uk

GROUNDS & OPEN SPACE MAINTENANCE UPDATES:



Tree and bulb planting is scheduled for coming months.



Essential tree surgery on COSNORTH and near the linear park was completed in the New Year, with dead trees removed, helping healthy ones flourish. Wood chippings have been recycled and will be used around the estate.



Dog fouling remains a major topic: bins are being emptied weekly, we have a campaign with pink chalk spray to highlight problem areas.



Hanwood Park now has its own dedicated ride-on mower, which allows us to be less reliant on teams coming to site which will reduce the grounds costs.



We **partnered with Bosworth's Garden Centre in Burton Latimer**, and over spring planted bulbs across 22 beds on Hanwood Park - with a heavy focus on pollinator friendly plants that will also add more colour in the open spaces.



We should see lots **more of our autumn bulbs coming through soon**, particularly a variety of tulips and crocuses in tree circles and play areas.



We shall also be aiming to **improve the quality of grass areas** across site, through a spring lawn renovation programme.

NEW RESIDENTS' PORTAL YOUR DIGITAL HUB

Residents are encouraged to use the Centrick portal for service charge letters and correspondence. Those not receiving communications should contact Harry: hanwoodpark@centrickproperty.co.uk or hanwoodpark@centrick.co.uk

On this portal you can also:

- Report issues quickly
- View news and events
- Find helpful advice and tips

Visit: <https://centrickproperty-secure.dwellant.com/Account/SignInOrRegister>

Support: hanwoodpark@centrickproperty.co.uk

To check your service charge for 2026 go to this portal and click 'Your Account & Properties' for current information.



Your service charge covers:

- Gardening
- Grounds maintenance
- Lawn treatments
- Ecology maintenance
- Refuse removal
- General repairs
- Playground surveys and repairs



MEET HARRY YOUR PROPERTY MANAGER

Harry Stanbury, Senior Property Manager, holds regular drop-in sessions for all estate management queries.

Every Tuesday:

Morning: 10am-12pm

Afternoon: 3pm-5pm

Location: Hanwood Park offices

Can't make it? Email:

hanwoodpark@centrickproperty.co.uk

COMMUNITY NEWS



KETTERING HALF MARATHON AND 5KM

Hanwood Park once again sponsored the 2026 Kettering Half Marathon & 5k in March, with five members from Hanwood Park and Buccleuch Estates running to raise funds for The Johnny Reynolds Foundation – a charity that helps children and young adults achieve their sporting ambitions.

We also got involved by organising a cheer zone at the start of the final mile, located outside our Hanwood Park management office.

Barton Seagrave Parish Council Councillor Tina Murphy has this message of thanks:

“A huge thank you to everyone who helped set up and joined us at the Community Cheer Zone for the Kettering Half Marathon. The Tap for Power sign, banner making station, great playlist, and the megaphone speaker all helped create an amazing atmosphere that really lifted the runners in the final mile. It was fantastic to see so many people of all ages getting involved, making banners, and cheering together. With coffee, cake, and ice cream keeping everyone fuelled, it was a brilliant display of community spirit.”



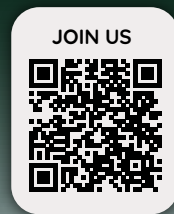
HANWOOD PARK RUNNERS

A reminder that Hanwood Park Runners meets regularly and is open to all. The club has 400+ members in their Facebook community, with around 10% regularly lacing up their trainers for group sessions.

When and where we run:

Monday events at the running track with special rates	Tuesdays & Thursdays at 8pm Meet at Hayfield Cross
Saturdays Social Parkrun meetups	Sundays Longer distance runs (distances vary)

Find Hanwood Park Runners on Facebook



BRIGHTWAYZ UPDATE

How do you get down to town? Get to work? Get to school? Whilst your natural instinct may be to grab your keys and jump in the car, tweaking your habits could open up new opportunities and benefits for you and your family.

With the price of fuel soaring, having alternative ways for getting around for local journeys, such as by cycling, has obvious appeal. As well as saving money it can also give teens independence and relieve parents of taxi duties. Summer is around the corner, so now is an excellent time to dust the cobwebs off those cycles stored away in the shed, get punctures fixed and safety checks done.

Stride & Ride CIC (an offshoot of Brightwayz social enterprise) hold free cycle service sessions in Kettering town centre by the Market Place every last Saturday of the month from 11am to 3pm. They have additional activities planned over the summer eg at Wicksteed Park - very handy for Hanwood Park residents.

If you are cycling to Kettering town centre, there is a large secure, enclosed cycle hub at the train station which can be used to safely park your bike any time. Just purchase an access token from the station for a £10 one-off charge. You don't need to be taking a train to use it! Brightwayz will also be continuing their travel plan work with Hayfield Cross Primary School - look out for news of a very special award presentation coming soon!

Visit www.brightwayz.co.uk or www.facebook.com/brightwayzuk for info on Brightwayz and Stride & Ride local events and news.

By Alison Holland,
projects@brightwayz.co.uk



DAD'S DODDLE NEW WALKING GROUP FOR DADS

This walking group for dads is the brainchild of Hanwood Park dad Sam Watts – and meets twice a month on Saturdays. Whether you're pushing a pram, chasing a toddler or just want a bit of dad time, everyone's welcome.

Want to join in? Keep an eye on the Dad's Doodle Facebook page.



JOIN US



Plant Sale

Visit your favourite community garden for budget-friendly, locally grown vegetable seedlings and culinary herbs.

**Saturday, 16th May,
10am - 1pm**

Find us on the corner of Margaret rd & Valley Walk, Kettering, NN16 0LU





HANWOOD PARK

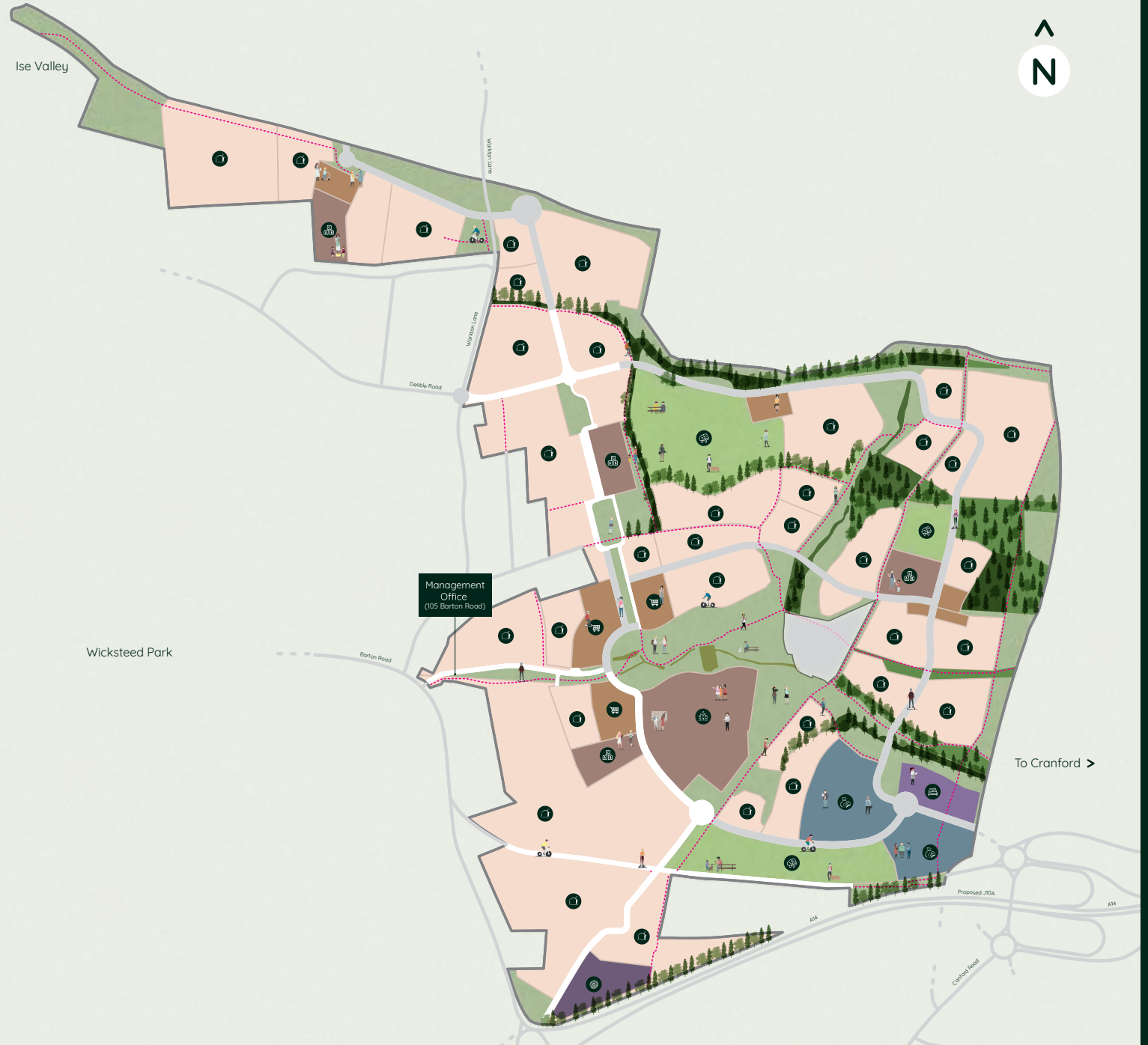
Development Masterplan

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



HAYFIELD CROSS SCHOOL

AT THE HEART OF OUR COMMUNITY

“ Hayfield Cross Church of England School and its pupils continue to shine in 2026.

Teaching and learning in our school is built on high expectations and rich experiences, and the belief that every child can achieve great things. We are relentless in helping our awesome children become unstoppable adults.

Our ‘BE BRAVE’ curriculum is designed to spark curiosity, deepen understanding and build confidence, with teachers who know each child well and tailor learning to help them thrive.

Whether it’s mastering new concepts, exploring creative projects or engaging with inspiring visitors, our children are encouraged to think deeply, ask questions and take pride in their progress. As one parent recently shared: “We feel lucky to have a school where academic ambition and wellbeing go hand in hand.” It’s a balance we work hard to achieve every day.



At the heart of Hayfield Cross is a set of values that shape our daily life: Joy, Integrity and Fellowship. These values guide everything we do, from the way children support one another, to the enthusiasm they bring to new challenges. As one parent recently shared, “Hayfield Cross is a place where children feel known, valued and encouraged to be their best selves.”

Some of our pupils have even achieved remarkable national recognition! One of our children was recognised by the Mintridge Foundation for his exceptional positivity and passion, earning mentorship from Commonwealth gold medal sprinter, Emmanuel Oyinbo Coker. Another of our pupils was crowned, along with her sister, national ‘Young Siblings of the Year’ by the charity Sense for the way their support their sibling and family. These heart warming achievements truly reflects the strength and kindness within our community.

Families joining Hayfield Cross benefit from a nurturing environment, strong pastoral care and a culture that celebrates both character and achievement.

You can keep up with school life through the regular Hayfield Herald newsletters (on our school website) and via the school’s active social media channels.

- Richard Albert, Headteacher, 2026

Learn more: www.hayfieldcross.org.uk

PROTECTING OUR PRECIOUS WILDLIFE

Kingfishers, nesting swans and a host of other wildlife make their home at Hanwood Park - and we all have a part to play in keeping it that way. Please keep dogs on leads near the reservoir and central open space, especially during nesting season. Swans, their eggs and nests are legally protected, and even a well-meaning dog can cause lasting harm.

To report a concern, call 101 (non-emergency police) or contact site management on 0330 124 125. Thank you for helping to protect our natural heritage.

OUR NEW ALLOTMENTS

Our new allotments were due to be open at the time of going to print with this newsletter, and all 30 of our plots already taken. If you want to join the waiting list please email hanwoodparkallotments@gmail.com

COMMUNITY CAFÉ PROPOSED

A proposal is being developed to set up a community café - Café Roots - on Hanwood Park, which would serve as a local hub. We will keep you updated.

OUTDOOR CINEMA

Hold the date: our popular outdoor cinema event is now being planned so pop Saturday, 5th September in your diaries.

ESTATE UPDATES



GET READY
SOMETHING BIG IS COMING TO KETTERING...

David Lloyd KETTERING

David Lloyd Kettering opens this winter, and we can’t wait to welcome you to a brand-new premium health, fitness and racquets destination. Backed by over 40 years of racquets expertise, our club is designed to offer far more than just courts; it’s a place to train, relax, socialise and feel your best, all under one roof.

Whether you’re picking up a racquet for the first time, rediscovering your love of the game, or sharpening your competitive edge, you’ll benefit from expert coaching, high-quality all-weather courts and a buzzing racquets community. Choose from tennis, squash, badminton and the fast-growing, high-energy game of Padel, with programmes and sessions for every age and ability.

Beyond racquets, members will enjoy a fully equipped, state-of-the-art gym, a wide range of instructor-led group exercise classes, and

dedicated spaces for fitness and wellbeing. When it’s time to unwind, our luxurious spa facilities provide the perfect place to relax and recover, while our family-friendly areas and activities ensure there’s something for everyone.

The club experience is completed with stylish social spaces, including a welcoming Clubroom where you can refuel, relax and connect with friends before or after your workout. From early-morning training to evening socials, David Lloyd Kettering is designed to fit seamlessly into your lifestyle.

Our exclusive membership releases launch soon. Want to be among the first to hear all the details? Register your interest now at: www.davidlloyd.co.uk/clubs/kettering



THIS TERM’S HIGHLIGHTS INCLUDE:

- Winning an inter-school science competition
- A residential visit to York
- Visits to the school by Rosie Wrighting MP, and best-selling author, Mini Grey.
- Competing in inter-school sports events
- World Book Day celebrations, focusing on female authors
- Mother’s Day celebrations
- Enrichment in our Forest School



MESSAGE FROM CHRIS LANGDON

Project Director



Earlier this year Hanwood Park secured outline planning approval for a further 3,383 new homes, together with new schools, a district centre, local centres, employment space, community facilities and extensive green infrastructure. This consent follows more than five years of detailed collaboration with North Northamptonshire Council, statutory bodies, local stakeholders and residents.

The approval, issued alongside its accompanying Section 106 agreement, grants outline consent for a further 3,383 new homes, together with new schools, a district centre, local centres, employment space, community facilities and extensive green infrastructure. This consent follows more than five years of detailed collaboration with North Northamptonshire Council, statutory bodies, local stakeholders and residents.



Securing outline planning for the remaining phases is a hugely important step for Hanwood Park and everyone who calls it home. It gives certainty, momentum and a clear framework for delivering the schools, facilities, green spaces and local services that residents have told us they value most as we work through the next stages of the regulatory consents.

We are proud of the strong sense of community that has taken root here already, and we remain committed to working with residents, partners and the Council to deliver a place that people are proud to live in – now and for generations to come.

With outline planning now in place, Hanwood Park will move forward bringing forward the next stages of development in line with the community-led vision for a healthy, well-



CHRIS LANGDON

connected and inclusive community. The scheme continues to be well supported by Homes England – the government’s agency responsible to drive the UK’s housing agenda.

A key priority for the next phase is of course the delivery of new education provision, responding directly to the needs of local families. Work is continuing with the Department for Education and education partners to progress the planned Hanwood Park secondary school provision funded through Section 106 contributions and the recently confirmed allocation from the government. North Northamptonshire Council are reviewing their plans for the next primary school and we will update you as soon as we can.

In parallel, momentum is building around health, leisure and wellbeing facilities. David Lloyd Kettering, which has already secured planning consent and has started on-site construction for opening in winter 2026, will bring a high-quality health and fitness destination to Hanwood Park, reinforcing the development’s commitment to active lifestyles and wellbeing.

The outline approval also underpins the delivery of the District Centre and local commercial spaces, creating opportunities for shops, cafés and other services at the heart of the neighbourhood. These spaces are being designed to support everyday needs as the community grows.

We are looking forward to updating everyone as solid proposals come forward to open up facilities at Hanwood Park. We have been delighted at the strength of interest and enthusiasm for shops and facilities that our recent marketing campaign has generated.



DEVELOPER NEWS



A MESSAGE FROM GRACE HOMES

We were proud to attend the National Federation of Builders (NFB) Construction Awards of Excellence at the end of 2025 – a fantastic event celebrating the very best people and companies across the UK construction industry.



Grace Homes was shortlisted for two national categories: Outstanding Housebuilder and Outstanding Residential Development. We were delighted to be named Highly Commended in the Outstanding Housebuilder category and to be among the final two for Outstanding Residential Development.

This recognition is especially meaningful as it reflects the success of developments like Hanwood Park, which is now over 75% sold. Achievements like this highlight not only the quality of our homes but also the trust our customers place in us.

For a small, independent business, competing alongside some of the industry’s leading names is something we’re incredibly proud of. It speaks to the dedication, craftsmanship, and teamwork that underpin everything we do.

Behind every Grace Homes project is a talented network of people – from our in-house teams and directors to our site staff, contractors, trades, and suppliers. Each plays a vital role in bringing our developments to life.

We’d like to thank everyone who has contributed to this journey. Your continued support and commitment make achievements like this possible.

A MESSAGE FROM ORBIT HOMES

If you are an Orbit customer you can benefit from the company’s Better Days programme – designed to provide free, practical support to help customers handle everyday challenges.



What Better Days can help with:

- **Money & energy support**
Our Money Advice service, delivered with Citizens Advice Mid Mercia, helps you manage debt, check benefit entitlements, and improve your finances, including reducing energy costs.
- **Grants & essentials**
We provide access to grants for essential items and crisis support to customers experiencing hardship including food vouchers, energy or utilities top-up vouchers, and essential household items.
- **Mental health & wellbeing**
Our mental health and wellbeing support, delivered with Health Assured, offers confidential one to one help from qualified counsellors, along with wellbeing sessions, peer support groups and referrals to specialist services.
- **Employment, skills & digital inclusion**
Whether you’re looking for a job, want to develop your skills or need help getting online, we offer training, CV support, interview practice and digital skills coaching.
- **Community based help**
Our Community Coaches and Hub Officers run local events, activities and drop-ins, bringing support into your neighbourhood and helping you build confidence and connect with others.

Visit <https://www.orbitcustomerhub.org.uk/help-support/> or speak to your Neighbourhood Manager or Community Connector.

EVENTS ROUNDUP



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

23 - 31 MAY 2026

May Half Term at Wicksteed Park

10.30am-5pm

Enjoy half term at Wicksteed Park, with wristbands starting at £22. More details here: <https://wicksteedpark.org/events/may-half-term>

For other Wicksteed Park events visit <https://wicksteedpark.org/events-at-wicksteed-park>



SAT, 6 JUNE 2026

Music Barn

Music Barn is an independent, intimate festival bringing together global names and grassroots talent in the heart of Northamptonshire.

Set against the backdrop of an old ironstone quarry, you can expect good music, good vibes, and unforgettable moments. Visit <https://musicbarn.co.uk>

SUN, 14 JUNE 2026

Home-Start

This family fun day will take place on Hanwood Park's linear park and raise funds for charity Home-Start.

SAT, 13 JUNE 2026

Kettfest

10am to 10pm | Town centre and Kettering Market Place, Sheep Street

Arts, culture, music and more - Hanwood Park are proud to be sponsoring this one-day festival.

Enjoy live bands and a Bill Burton disco finale on the Main Stage in the Market Place, plus emerging artists on the elevated Clock Tower Stage. New for 2026, The Yards hosts an Acoustic Stage with a retro feel, alongside the relocated Art Space for hands on creativity.

The Community Stage grows to a larger site for school shows and dance workshops, while the Spoken Word Stage at The Manor House Gardens offers poetry and performance. KTFC adds activities, demos and special guests.

Across town you'll find food stalls, crafts, skate ramps, workshops and Street Karaoke - ending with the official DJ After Party at The Old Market Inn.

KETT FEST

SAT, 20 JUNE 2026

Community Wellbeing Day

11am to 4pm | Linear park, East Wood Avenue NN15 5FL

Join us at Hanwood Park's Linear Park for a day packed full of sport, leisure and family friendly activities.

SAT, 27 JUNE 2026

Hayfield Cross School Summer Fair

Fun for all the family. Drinks tent, food, games, activities, football coaching, an amazing Raffle and much more.

SAT, 27 JUNE 2026, 1-7PM

Burton Latimer Duck Race

Activities and games, food and drink and of course the famous duck race which starts at 4pm - with a variety of cash prizes on offer.

FRI, 10 JUL - SUN, 12 JUL

Barton Seagrave Cricket Club Beer Festival!

This weekend event runs from 4pm with live cricket matches and family friendly games and live music. Beer and ciders are being supplied by Kettering's Potbelly Brewery.

SAT, 27 JUNE 2026

Kettering Armed Forces Day

10am to 3pm | Kettering Market Place, Sheep Street, Kettering NN16 0AJ
Celebrate Armed Forces Day 2026 and mark the contribution the armed forces make to our community. Meet cadets and the Royal British Legion and enjoy street food, market stalls and live entertainment throughout the day.



FRI, 21 JUL - 11 AUG 2026

Kettering By The Sea

10am to 4pm | Market Place, Kettering
The seaside is returning to Kettering with a giant sand pit during the summer holidays. As well as the sand, there are splash fountains, you can get your face painted and enjoy theatre shows. Come and try out skateboard skills sessions, watch Punch and Judy shows, learn magic tricks, circus skills and enjoy arts and crafts.



SUN, 30 AUG 2026

Love Food

10am to 5pm | Wicksteed Park
Visit 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.



Hanwood Park
Community Wellbeing Day

📅 Saturday 20th of June

🕒 11:00am-15:00pm

📍 Linear Park, East Wood Avenue, NN15 5FL



HANWOOD PARK



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



- Hanwood Park LLP 📞 01536 647000 ✉ info@hanwoodpark.co.uk 🌐 hanwoodpark.co.uk/contact
- Estate Management (Centrick) 📞 0330 124 125 ✉ hanwoodpark@centrickproperty.co.uk
- Residents' Association ✉ hanwoodpark@gmail.com

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