

HANWOOD PARK

WELCOME

WELCOME TO YOUR WINTER NEWSLETTER

As the nights draw in at Hanwood Park, there's plenty to catch up on. This issue covers a bumper first season at the allotments, the opening of David Lloyd Kettering, estate updates and introduction to your Community Shadow Board. You'll also find festive events in and around the neighbourhood, and everything else you need to know as we head into 2027.

RESIDENTS NEWS

ALLOTMENTS: A FIRST SEASON TO REMEMBER

Here's an update from the Hanwood Park allotments committee.

Plot holders only took on their plots in late April and early May, and in just a few months the allotments have really come into their own. People are growing a remarkable variety of produce: tomatoes, courgettes, onions, sweetcorn, squash, potatoes, lettuce and even watermelon.

The allotments are becoming a community space as well as somewhere to grow, starting with our first Halloween event. We'd love to build on it, and the next event is likely to be a plant sale. Work has also started on a community kitchen and garden, thanks to funding towards the project. It will create more chances for people to get involved, learn, grow and use local produce.

A huge thank you to all our plot holders, Grace Homes, Taylor Wimpey and David Lloyd for their contributions to the Halloween Event and support towards the allotments.



Halloween 2026 at Hanwood Park Allotments





COMMUNITY MEETINGS

Join us at Hayfield Cross Church of England School at 6.30pm for our regular community meetings. They're your chance to hear updates, ask questions and connect with your neighbours. Future meeting dates are all on Mondays:

- November 23rd 2026
- February 22nd 2027
- May 24th 2027
- August 16th 2027
- November 22nd 2027

BROWNIES & BLONDIES: DOSE OF BATTER

Every Saturday, a small shed at 105 Barton Road fills up with homemade bakes, and it's up to you to pay. Dose of Batter is an unmanned honesty shed run by local baker Damisola, and on busy days it sells out well before closing time.

Recent favourites include Kinder Bueno cookie pie, Biscoff and Jammie Dodgers blondies and Mars brownies. Prices start from around £3.50, and there are sometimes vegan, gluten-free and dairy-free options. It's simple: choose your treats, pay by card, QR code or the cash box, and take them home.

"The Shed started small and grew as more people found it," says Damisola. "Seeing customers come back, bring their friends and ask after their favourites has been really special. It's become a lovely little part of the community."

- Saturdays, 8am-8pm or until sold out
- Occasional Wed, Sun & Bank Holiday Mon, announced in advance on Dose of Batter's Fb & Ig
- 105 Barton Road, Barton Seagrave, Kettering, NN15 6RT





GET INVOLVED

WITH YOUR RESIDENTS' ASSOCIATION

The Hanwood Park Residents' Association organises events and fundraisers. It also runs the community Facebook group which is a great noticeboard for residents. Membership costs just £5 a year.

Whether you'd like to join, volunteer or simply find out more, get in touch with Chair Fiona Banks at hanwoodpark@gmail.com

CAFÉ ROOTS: GOOD COFFEE, GOOD PEOPLE, GOOD MOMENTS

It's been several months since Café Roots opened its hatch at Hanwood Park, and the team want to say thank you. Those months have been full of early mornings, fresh coffee, friendly faces and new conversations.

From the start, the aim was for Café Roots to be more than somewhere to grab a coffee. The team wanted a place where people could pause, connect, catch up and feel welcome.

"Every coffee, every kind word, every recommendation and every familiar face has helped shape Café Roots into what it is today," says Nicola. "We feel very lucky to be part of this community, and we couldn't have done it without you."

Ready for winter

Extra canopies are on the way to keep you sheltered on colder, wetter days. The winter menu includes hot spiced apple, hot chocolate, chai latte and matcha, along with new flavoured syrups and seasonal specials to warm you up.

To keep up with the latest news and specials, subscribe at www.caferoots.co.uk or follow Café Roots on social media.



"It was really lovely, lovely staff, lovely coffee... well done to you all at Cafe Roots. We look forward to coming again."

"We stopped by whilst out walking the dog. Lovely people, good service... we will be back."

"Cracking place to stop for a coffee..."

ESTATE MANAGEMENT UPDATE

CENTRICK UPDATE

Centrick has managed the estate at Hanwood Park since May 2025. The team looks after the shared green spaces, play areas, reservoir and other communal areas covered by your service charge. Here's what they've been working on this autumn, and what's coming up next.



Grounds and planting
- Autumn bulb planting
- An autumn review of trees across the estate
- Hedge cutting across the site
- Lawn treatment following the summer drought. Lawns and grassed areas are now much healthier as a result

Paths and repairs
- Pathway repairs, including new tarmac in the Cranford area and a temporary footpath in the linear park

Reservoir
- Upcoming maintenance, including reed control and a review of self-seeded trees, some of which will be removed. Centrick is also reviewing its contractor for this work

Play areas
- The swing in the linear park is being replaced
- Works to the Cranford and linear park play areas are planned for the coming months





MEET HARRY
YOUR PROPERTY MANAGER

Harry Stanbury, Senior Property Manager at Centrick, holds drop-in sessions for all estate management queries. **Every Tuesday: Morning: 10am–12pm, Afternoon: 3pm–5pm**
Location: Hanwood Park offices
Can't make it but have questions?
Email hanwoodpark@centrickproperty.co.uk

SERVICE CHARGE UPDATE

Details of the 2027 Service Charge will be shared with everyone towards the end of November. We will also be running through the Service Charge budget at the November Community Meeting, which is on Monday, 23rd November at Hayfield Cross Church of England School. Join us at 6.30pm.

When you buy a house on Hanwood Park you are legally obligated to pay this Service Charge. If you haven't yet paid your 2026 Service Charge and you are in arrears you need to settle this ASAP, or legal notices will be issued. Contact Centrick with any questions - **hanwoodpark@centrickproperty.co.uk.**

WINTER SAFETY
AROUND THE RESERVOIR

As temperatures drop, the reservoir may freeze over. Please never walk on the ice, as frozen water is extremely dangerous. If you see someone fall in, do not go into the water yourself. Call 999 and use the Life Lines around the reservoir to help from a place of safety.

LEAD THE WAY
DOGS ON OUR SHARED PATHS

With miles of paths, green spaces and the reservoir on the doorstep, Hanwood Park is a great place to walk a dog. Those paths are shared with children on bikes and scooters, runners, buggies, horses and other dogs, so we're asking everyone to make sure they're keeping dogs under control in public areas, in accordance with the Highway Code (Rule 56)



Residents have told us about some recent incidents, including a young cyclist coming off their bike when a friendly dog ran towards them. Even the best-trained dog can at times be unpredictable, and not everyone reacts the same way. A lead can help keep everyone safe, including your dog. As a result we are delighted to confirm that we are teaming up with the amazing Woof Wag. Read our Project Director's update on Page 13 for more details.

Your digital hub
CENTRICK'S RESIDENTS' PORTAL

Many residents still haven't registered and could be missing out. The portal has the latest news and events, along with information on estate plans and works. It's also where you'll receive service charge letters and correspondence.

1. To sign up, scan the QR code or visit:https://centrickproperty-secure.dwellant.com/Account/SignInOrRegister

2. Click on the REGISTER rather than SIGN IN button (if you are not already registered)

3. Click on REGISTER WITHOUT KEY and you will be asked for an ACCOUNT REFERENCE OR FLYER CODE. You can find this on correspondence from Centrick, for example your service charge bills.

4. If you can't find this please email hanwoodpark@centrickproperty.co.uk with your address and full name. In the subject box please write: Account reference request

Scan to register

You can sign up for an account, whether you are a home owner, tenant or are part of a Housing Association.

COMMUNITY NEWS

HAYFIELD CROSS SCHOOL: A PLACE WHERE CHILDREN FEEL KNOWN

Hayfield Cross Church of England School is celebrating a strong result in its SIAMS inspection last year. SIAMS is the inspection for Church of England schools. The inspectors recognised the school as a place where pupils, staff and families do well. They praised its culture of belonging, inclusion, strong relationships and commitment to wellbeing.

At the heart of Hanwood Park, the school combines high expectations with strong pastoral care. Its BE BRAVE curriculum aims to develop confident, curious and resilient learners. The school's values of Joy, Integrity and Fellowship encourage children to embrace challenges, celebrate what makes them different and make a positive difference to the world around them.

Beyond the classroom, children enjoy enrichment activities, educational visits, leadership roles and community projects that help build character and confidence.

Prospective families are always welcome to visit. To find out about admissions, book a tour or learn more about life at Hayfield Cross, visit www.hayfieldcross.org.uk



NORTH NORTHAMPTONSHIRE ACTIVE COMMUNITIES AWARDS

Hanwood Park is proud to sponsor this year's North Northamptonshire Active Communities Awards. The awards celebrate the people, groups and organisations making a difference through sport, physical activity and wellbeing across Corby, Kettering, East Northants and Wellingborough.

Winners will be announced on Wednesday 18 November at Kettering Leisure Village. Good luck to everyone who has been nominated, including **Hanwood Park Rangers Football Club CIC.**

The club is run by Tyrone Long and is committed to developing sports provision for the local community. It has hosted charity adult football matches and donated football boots in aid of the Hayfield Cross School fair. There are plenty more brilliant people and groups on Hanwood Park. Nominations have closed for 2026, but if you know someone who deserves recognition, keep the awards in mind for next year.

Get in touch at info@hanwoodpark.co.uk if you'd like help with an entry.

www.nnactiveawards.co.uk

RECYCLE YOUR CHRISTMAS TREE

Hanwood Park is pleased to be supporting Cransley Hospice Trust's annual Christmas Tree Recycle. If you live on Hanwood Park, you can have your real Christmas tree collected and recycled, with your donation supporting end of life and palliative care. Centrick will be helping with collections on the estate.

How it works:

1. Firstly, register your tree online at **www.cransleyhospicetrust.org.uk**

2. Remove all decorations and stands

3. Collections run from 6 to 9 January 2027. Leave your tree on the street outside your home, or as close to public access as possible, by 8.30am on your chosen day. Trees in unsafe or hard-to-reach places may not be collected.



BIKE REPAIRS, YOGA AND HEALTH CHECKS: OUR COMMUNITY WELLBEING DAY

More than 200 residents and visitors joined us at the linear park and reservoir area in June for our first Community Wellbeing Day: an afternoon of bike repairs, yoga, mini health checks and garden games.

Children headed straight for the entertainment and David Lloyd Kettering's activities, while grown-ups tried SPIRIT yoga and refuelled at Café Roots. Orbit Homes brought out the garden games, and more than 15 organisations, including Kettering Library and the local police and fire services, were on hand with advice. Special thanks to Brightwayz and Boards of Kettering for the cycling activities and repairs.

The day came straight out of your feedback. In our residents' survey, health services, green spaces and safe walking and cycling routes were among your top priorities, so we brought them together in one place. Thank you to everyone who came along.





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



Masterplan drawing is not to scale and indicative only. Subject to change. April 2024.


N
Warkton Lane
Warkton Lane
Deeble Road
R7
R8
R11
R9/10
R12/13
R14
Management Office
(105 Barton Road)
R19
Barton Road
R20
R21b
R22
R21a
R23
R26
R25
R24
To Cranford >
Proposed J10A
A14
A14
Cranford Road

DEVELOPER NEWS

HARD HATS ON:
HAYFIELD CROSS PUPILS GET HANDS-ON AT HANWOOD PARK

Pupils from Hayfield Cross School swapped the classroom for a construction site when they visited Hanwood Park as part of Orbit Homes' Building Buddies programme.

Exploring the development safely with the site team, the children learned about construction and the range of skills used in the industry. Then they put their knowledge into action, trying their hand at bricklaying and building a 3D model house that shows the key stages of building a new home.

Tim Harrison, Construction Director at Orbit Homes, said: "It was great to see the children get hands-on in some fun activities that showed them just how exciting the variety of jobs available in housebuilding can be and our team really enjoyed helping them learn more about construction."





WET, TIRED AND STILL GOING:
OUR HQ TEAM TAKES ON THE BUCCLEUCH PROPERTY CHALLENGE

In September, teams from our Hanwood Park HQ and Centrick swapped their desks, emails and site plans for running shoes, bikes and rubber rings. They got wet. They got tired. They kept going anyway, and helped raise £20,000 for charity Venture Scotland.

Now in its 18th year, the Buccleuch Property Challenge took place in September on the Queensberry Estate in Dumfries and Galloway. Teams of three spent the day running, cycling and tubing their way round the course. There were also a few secret challenges, kept under wraps until the day.



FROM CAFÉ HATCH TO THE CHANNEL:
DAISY-MAI'S 21-MILE SWIM

You may know Daisy-Mai Crossman from behind the hatch at Café Roots. In August, she swapped coffee for cold water and swam the English Channel. Daisy-Mai swam in a relay team of four friends and together they covered around 21 miles of cold water and strong currents, reaching France in 12 hours.

The team were raising money for YMM (Young Minds Matter), a Warwickshire charity that places trained mentors in schools free of charge. The mentors give young people someone to talk to and help them look after their mental wellbeing, at a time when many schools can't afford that level of support.
So far, the swim has raised nearly £12,000 towards a £15,000 target. If you'd like to help them reach it, you can still donate at **justgiving.com/campaign/ymmchannelswim2026**

GRACE HOMES:

Grace Homes is close to selling its last homes at Hanwood Park.

Every Grace Homes property built for open market sale achieves an EPC A rating, with energy-efficient features that help keep running costs down. The company's approach is simple: build homes you'd want to live in yourself.

www.gracehomes.co.uk



ESTATE UPDATES

MEET YOUR COMMUNITY SHADOW BOARD

Hanwood Park's new Community Shadow Board is made up of residents representing different parts of the neighbourhood.

Meeting monthly, the Shadow Board provides a link between residents and Hanwood Park, making sure residents' views and concerns are heard and helping to shape decisions that affect the community. Members review documents and proposals, provide input into plans and initiatives, receive updates on progress and commitments, and hold Hanwood Park to account. The Board also keeps an eye on how the estate is managed, including reviewing the monthly service charge reports.

The board is currently designing a new community website for Hanwood Park. Alongside news and events, it will answer common questions about bin collections, reporting repairs, council tax and more. It will also cover your service charge in full.

The website is coming soon. Keep an eye on our monthly e-newsletter and social media channels for details.

Your area representatives

- Yasmin Bennaim Kuska and Joshua Alfred Myat: R22, R21a, R23/R26, R24 and R25
- Ben Jenkinson: R20, R19 and R21b
- Mike Tatton and Fiona Banks: R7, R8, R9, R10, R11, R12, R13 and R14

Please see referenced areas on masterplan (centre pages).

Pop along to our Community Meeting on Monday, November 23rd to meet your area representatives.

Bringing Legend on a Bench to Hanwood Park

Local councillors are fundraising to bring Legend on a Bench to Hanwood Park. These specially designed benches provide a permanent, practical resource for anyone experiencing mental health difficulties or thoughts of suicide. The initiative aims to raise awareness, encourage open conversations about mental health, and remind people that support is available when needed. We are thinking of the location being near the Hanwood Park Allotments. If you have other locations in mind please contact us.

Donations can be made at:
www.justgiving.com/page/hanwoodpark-lotb

MESSAGE FROM CHRIS LANGDON

Project Director

Since our last newsletter in May, we've had one of the hottest, driest summers in memory and while that has been great for ice creams and cool swims, it has brought challenges, especially for our farmers, and has tested infrastructure. Now, as I write this in early October and the temperatures drop, it feels like a good moment to look back at our vision for Hanwood Park and its three pillars: community, connectivity and creativity and see whether we are on track to deliver the kind of sustainable place that was originally envisaged.



CHRIS LANGDON

COMMUNITY

At the heart of that vision is the idea that Hanwood Park should be shaped by the people who live here. Since I last wrote, the allotments have had a tremendous first season and Café Roots has found its feet. Both are resident-led, and both show what we can achieve together.

We held our first Community Wellbeing Day in June, and next year we'll build on that. We are home to many groups that continue to grow – special mention to Hanwood Park Runners with groups covering beginners to marathons to trail runs and more! None of this would happen without you, and I'm grateful to everyone helping to make Hanwood Park a great place to live.

One area I'm particularly keen on is our natural habitats and wildlife. A special mention goes to KNG for developing the parish Nature Recovery Plan. The plan sees Hanwood Park as a key part of making Kettering Nature Positive, which could make it one of the first towns in the UK to achieve such an ambitious goal. That can only happen if the community gets involved. Whether you'd like to roll up your sleeves, go insect spotting or just come on a bat walk like the one we held in August, get in touch and we'll find a way.

This autumn, the Community Shadow Board marks a year of monthly meetings. Made up of residents and local representatives, it is already making a difference to the service charge, estate management, events and planning consultations. It's also building a resident-owned website for Hanwood Park. The Shadow Board is your chance to help shape and manage your neighbourhood, as much or as little as you like. Join us in whatever way you feel comfortable, as we will be continuing to advertise roles and opportunities to get involved.

CONNECTIVITY

Connectivity isn't just about road junctions, buses and cycle routes. It's also about how Hanwood Park connects with local communities. We meet regularly with local stakeholders and organisations. If you have ideas for how we can make more local improvements, please let us know.

In that theme, over the coming year, we plan to step up work on travel plans, improvements to local footways and we'll also firm up the next stages of infrastructure, especially linking the northern and southern parts of the development and bringing Bertone Manor fully into the Community Trust.

CREATIVITY

Everyone wants to know about the next phases and the priority for many is news on the secondary school opening. We're still working with the Department for Education and North Northamptonshire Council on a timeline. Following requests from residents our MP, Rosie Wrighting, has agreed to meet with residents to update, so watch this space. In other news, we have agreed terms with a nursery operator and are close to an agreement with a supermarket.

David Lloyd Kettering opens on 22nd December. We've also been working on the Outdoor Sports Strategy and the business case for the community centre. Thank you for all your ideas, from forest schools, community kitchens and repair shops to pump tracks and outdoor gyms. These are being compiled and fed into North Northamptonshire Council before we take the next steps to firm up plans.

We have had to deal with a legal challenge in the last few months and which is now fortunately behind us but had caused some delays. For a time it put the timing of the school, Junction 10A, shops and further homes on hold. I'd like to thank North Northamptonshire Council, who defended the claim robustly, and our own legal team.

As ever I will do my best to keep you updated through this newsletter, our community meetings and your representatives on the Shadow Board. Please do stay in touch.

As mentioned it has been great to see so many dogs and their owners out and about which is why we are delighted to be working with Woof Wag. Woof Wag believe dogs have a wonderful way of bringing people together and we agree! We want to work with them and the community to create opportunities for residents and their dogs to learn, socialise and build confidence together.

"It takes a village" as the saying goes and we are looking forward to engaging on ideas and initiatives from owners and non-owners alike that we can bring forward.

These could be enjoying relaxed social dog walks, workshops on understanding canine body language, practical guidance on navigating interactions with unfamiliar dogs, or opportunities to strengthen the bond between you and your dog, we want to create activities that are shaped by the community, for the community.

Woof Wag are excited to get to know you and your four-legged friends and to explore what we can achieve together!

NOT LONG TO WAIT: DAVID LLOYD KETTERING OPENS ON 22ND DECEMBER

The wait is nearly over. David Lloyd Kettering opens its doors on 22nd December, right on our doorstep, and just in time to work off a mince pie or two.

Inside, you'll find a state-of-the-art gym, racquets facilities and swimming pools. There are also studios running everything from high-energy workouts to more mindful sessions, plus a dedicated Reformer Pilates studio.

When you'd rather put your feet up, there's the Spa Retreat and Spa Garden. Activities for all ages will keep the whole family busy, and the Clubroom is there for a coffee and a catch-up.

Already signed up? Bookings are now open for Swim Stars and Tennis Stars, expert-led programmes to help children build their skills and confidence while having fun. Spaces are limited, so book through the David Lloyd Clubs app before opening day.

To find out about membership, or to book a virtual tour, visit www.davidlloyd.co.uk/kettering

EVENTS ROUNDUP

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

WED, 25 NOVEMBER 2026

Barton Christmas Lights Switch-On

5.30pm | Barton Seagrave Village Green
Carol singing by Barton Seagrave Primary and Hayfield Cross Primary, Santa, and drinks and mince pies at St Botolph's Church afterwards.

CHRISTMAS AT HANWOOD PARK CHURCH

Hanwood Park Church, part of St Botolph's Church, Barton Seagrave, invites local residents to celebrate Christmas at Hayfield Cross.

19th December, 6.00pm:
Join us for our joyful Crib Service, celebrating the Christmas story.

21st December, 10.00am:
Enjoy Messy Christmas, a fun-filled morning of festive activities for young families.

SAT, 5 DECEMBER 2026

Festive Fair

12pm to 5pm | Kettering Market Place
Kettering Town Council's free festive fair in the town centre.

SAT, 5 DEC – THU, 24 DEC 2026

2026 Christmas at Wicksteed Park

Rides open 10am to 5pm
Meet Santa and collect a gift from the Elf's Workshop, Runs on 5, 6, 12, 13 and 19 to 24 Dec.

SAT, 5 DEC – WED, 23 DEC 2026

Meet Santa at the Elf Station

Newlands Centre, Kettering
5, 6, 12, 13 and 19 to 23 December.

THU, 26 NOVEMBER 2026

Christmas in Kettering
Christmas Lights Switch On

4pm to 7.30pm | Kettering Market Place
Start the festive season in the town centre, with the lights going on at 6.30pm.

SAT, 12 DECEMBER 2026

Christmas Tree Festival

St Andrew's Church, Kettering
The festival of decorated trees opens on 12 Dec

THU, 17 DECEMBER 2026

Walk Like a Man Christmas Show

11am to 3.45pm | Wicksteed Park Pavilion
A two-course festive lunch followed by a 90-minute show of Frankie Valli and the Four Seasons hits, with Christmas songs and audience participation. Tickets are £65 per person, including parking.

THU, 17 DECEMBER 2026

Town Carol Service

St Peter and St Paul's Church, Kettering
Join Kettering's community carol service.

For Wicksteed Park events, visit wicksteedpark.org/events-at-wicksteed-park
For Kettering town centre events, visit ketteringtowncouncil.gov.uk/whatson

TURN TO THE BACK PAGE TO LEARN ABOUT OUR OWN HANWOOD PARK EVENT ON THE 3RD OF DECEMBER

DREAM IT, DRAW IT:
YOUR IDEAS FOR HANWOOD PARK

Calling all Hanwood Park residents aged under 16. What would make Hanwood Park an even better place to grow up? A skate park? A music club? Somewhere to put on a show, kick a ball about or meet your friends?

We want to hear your ideas for community and leisure activities on Hanwood Park. Draw, doodle or write a few words in the box below to show us what you'd love to see. There are no wrong answers, so let your imagination run wild and have fun with it.



Name: _____ Age: _____Grown-up's email or phone:_____

How to enter: When you're finished, either: drop this page into the Hanwood Park offices at 105 Barton Road, for the attention of Olivia, or take a photo and email it to olivia@hanwoodpark.co.uk

Win a £50 Amazon voucher. Open to under-16s. Entries close on Friday 18th December. Entries should be sent in by a parent or guardian. By entering, you agree we may share your idea, first name and age in our newsletter and on social media.



HANWOOD PARK

Sign up for our e-newsletter

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.

Hanwood Park LLP 01536 647000 info@hanwoodpark.co.uk hanwoodpark.co.uk/contact

Estate Management (Centrick) 03330 124 125 hanwoodpark@centrickproperty.co.uk

Residents' Association hanwoodpark@gmail.com

FOLLOW US ON: HanwoodParkLLP hanwood-park