Phase two sales office now open

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For more information visit www.spiritquarters.co.uk
Welcome to the Summer edition of Spirit Quarterly

It is a real pleasure to be able to write a few words on behalf of the Spirit Quarters partnership.

Some readers may already recognise me with my other ‘hat’ on as I’ve been a Henley Ward councillor for eight years. Looking back on those eight years I’m pleased to see the change taking place in the Spirit Quarters neighbourhood.

Not only are we the third largest redevelopment scheme in the region but many of the houses in the area are also benefitting from free insulation thanks to a Government funded Energy Saving Programme.

On a personal note, my role at the Council changed recently after I was put in charge of looking after City Development. Having seen how the NDC used to work in this area, I am really looking forward using the Spirit Quarters scheme to show others how communities and partners CAN work together to make a real difference to an area.

With my new position comes the responsibility of making sure the house building programme here continues, as well as trying to get other projects going across the city.

I look forward to what the future holds for our community.

If you have any questions for information for me please do contact me – my details can be found on the back page.

Cllr Lynnette Kelly

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Kevin Roach

Important message from project director

There has been local speculation about the future of the redevelopment and possible changes to the programme.

In light of this I want to take this opportunity to be clear and open with you about the current position and what we need to do to tackle the challenges ahead.

Firstly, we are still moving forward, not at the pace we would like, but moving forward we are whilst other regeneration schemes have stopped completely. As you will see we have completed the first phase of 154 homes and have started the building & sale of the second phase of 230 homes which will be completed over the next 3 years.

Discussions have started, with our development partner ‘BKW’, on the third phase of 216 homes. This will see the completion of Phase 1A. At present this phase of development does have a significant financial gap to overcome. However the good news is that all parties are committed to making it work and we are working extremely hard to make this work financially for all parties. I am confident that by working together we will achieve this.

Since we signed the development agreement with BKW in 2007 we have seen reduction in house prices of over 20%. To put this into context, this means that we have about £70 million less money to build the new homes than we initially assumed. It is extremely unlikely that house prices will return to the values we saw in the ‘boom times’ of 2007 and so I can only be honest with you and advise that we need to consider, what we can realistically deliver in these extremely difficult economic times. This will be done in full consultation with the community.

Starting in October, we will be undertaking a review of the master-plan. This will take 6 to 9 months to complete and whilst I cannot pre-judge the outcome, I can advise that it will need to take account of addressing immediate priorities such as the condition of Manor Farm that simply can’t wait another 10 years to take account of addressing immediate priorities such as the condition of Manor Farm that simply can’t wait another 10 years.

I would like to assure you, on behalf of all the Partners, that this is not a position we like to be in, but trust that you appreciate there is a need to take stock of what can be delivered in order to give you the certainty you are looking for.

If you wish to discuss this matter with me or any member of my team then please do not hesitate to contact us on 02476 587083 or indeed attend your local residents association meeting at which I or my Officers will be available to answer your queries and update you on progress.

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…a TRUSTed voice

With the Olympics over and the Paralympics taking place, it certainly has been a memorable year so far! Here at Moat House Community Trust – the team as ever have been working away to continue the development of the charity so that we may continue to bring investment into the neighbourhood like NDC used to.

Our first Surf & £ave programme was a real success with Orbit residents at Loxley Court. Employment support has increased in the area with local people benefitting from visiting their Sencia employment advisor at our offices instead of making the trip into town whilst Purple Patch have now completed two training programmes for jobseekers from Jobcentre.

On more exciting news – the Trust was recently granted government funding to renovate and refurbish five empty homes in the area in order to get them back onto the rental market – this means more affordable homes for rent in Spirit Quarters which is great news for local people.

And finally, we bid a farewell to Diana, our long standing editor, who has worked at both NDC and now the Trust. We wish her the very best for her new life in Australia!

Best wishes

Robert Hall, Board Director
Moat House Community Trust
Local residents have continued the nature theme in the Spirit Quarters neighbourhood by naming ten new streets at the second phase in Wood End.

Nine streets have a wildlife theme, the wildlife theme was first selected back in 2010 by the Junior Street Champions. One of the streets has been named after former Wood End Community Centre Manager Clare McManus. Members of the Regeneration Action Team (RATs) voted for the street to be named in memory of the committed volunteer who helped set up and then run her local community centre in Wood End for over 30 years.

“We are of course delighted to know that this new street is being named in my mums memory, it will be a lovely way to remember her contribution to the people of Wood End,” said daughter Clare Nurden.

Clare was part of the first group of residents who helped raise funds for the build of the centre. She then managed the centre for a number of years, during which time she also became a Justice of the Peace in Coventry where people would often turn to her for advice and support.

Martin Smith, Chair of the residents Regeneration Action Team said: “There was a unanimous vote when it came to deciding on this particular street name. The Spirit Quarters redevelopment is set to change the future of our area but we still want to remember our past.”

In the first phase at Spirit Quarters five new streets were built, one was also named Tipton Way after former Chair of the NDC partnership Roger Tipton.

New street names for second phase in Wood End:
- Clare McManus Way
- Sowe Way
- Ladybird Avenue
- Beetle Drive
- Sunshine Walk
- Homestead
- Moon Crescent
- Kite Drive
- Squirrel Close
- Foxes Walk

Street names from first phase in Deedmore:
- Tipton Way
- Dragonfly Drive
- Butterfly Walk
- Kingfisher Close
- Cray Fish Close
Spirit Quarters Sales and Information Centre is on the move now that new houses are ready to be sold at the second phase for Spirit Quarters.

The main sales office has moved from Petitor Crescent to Lapworth Road where Home Sales Executive Nikki Rylatt will continue to offer visitors information and support around buying a new property at Spirit Quarters.

“Our new sales offices and show homes will be on Lapworth Road and we now have five different types of properties for sale,” said Nikki from Keepmoat Homes.

“I’ve been working at the sales office since it first opened in 2010 so it’s exciting to see this new stage in the redevelopment. We have already welcomed many new families to the area and I look forward to helping others find their new home.”

For more information about the new homes on sale you can contact Nikki Rylatt on 0845 450 3871 or visit www.keepmoathomes.co.uk

Bats disturb demolitions

Demolitions were put on hold earlier this year when developers Keepmoat Homes discovered some unexpected residents.

Work had to be stopped when they discovered a colony of Pippistrelle bats inside the roofs of empty properties in Wood End.

The tiny bats, which are a common breed, are a protected species and so work came to a halt so an ecological survey could take place. The survey helped Keepmoat find out when the bats would move on from their nests so that demolition work could recommence.

"Once the discovery of the bats had been made, it was important to call in the experts to decide what we should do. We were advised to contact Natural England and they assured us that the bats would move on but suggested we install bat boxes so that they had somewhere to nest, should they return,” said Tom Chew, Services and Development Officer at Keepmoat.

Now that the bats have moved on, plans are now in motion for bat and bird boxes to be placed in a variety of locations around the building sites as part of Keepmoat’s commitment to protect the local environment in Spirit Quarters.

In addition, some environmental improvements along the nearby River Sowe will enhance wildlife conservation surrounding the development.
New families move into phase two

Lukasz and Anna Bieda are one of five new families who have moved into the new Keepmoat homes at the second phase of Spirit Quarters.

The couple, who have moved from Coundon, have only just moved to the new property with their daughter Alicja after actively house-hunting last year.

“We’ve been looking to buy our own home for a while now and so I looked at many of the new build properties being built around Coventry,” said dad Lukasz.

“We chose to move here as we felt we were getting the best deal in terms of space and property. We also had support with the FirstBuy offer.”

In total five new families have moved to the first completed properties in Wood End. 230 properties are due to be completed by 2014.

Mum Anna said: “Its early days but we are hopeful that we will have a happy future at Spirit Quarters.”

Nikki Rylatt, Home and Sales Executive from Keepmoat Homes said: “We are now into the second year of development at Spirit Quarters and it’s lovely to welcome more new families to the area.”

If you are interested in buying a new house at Spirit Quarters then please visit www.spiritquarters.co.uk or contact Nikki on 0845 450 3871.
Residents have been getting into the Olympic Spirit this summer after hosting their own community games and taking part in a community relay along the River Sowe.

Pre-olympic preparations started when the first event, a special Community Games day, was organised by the four local resident associations in June. The Spirit Quarters Community Games was themed around comedy game show ‘It’s a Knockout’ and invited visitors to compete with each other in old-time favourites like the egg and spoon race and a tug of war.

Despite the damp weather, families turned up for the free event which took place at Moat House Leisure Centre. Vicky Scott, a member of the residents organising committee, said: “The games were our very own mini Olympics! We had an opening and closing ceremony and even our very own home-made Olympic torch. The turnout was good despite the wet weather so thank you to all who attended.”

Later that month an Olympic inspired community relay walk took place along the River Sowe after developers completed improvement works on the footpath.

Nearly 100 people took part in the 11-mile walk which was a joint initiative between the Sowe Valley Project and Coventry City Council’s Healthy Walks team. Sowe Valley Volunteers, many of whom are local people, took part on the day.

The 1km section of the river path close to the Spirit Quarters redevelopment is now accessible to cyclists and walkers after the footpath was cleaned up and widened by Spirit Quarters developers BKW.

Anna Squires, Sowe Valley Co-ordinator at Warwickshire Wildlife Trust said: “The Sowe Valley Relay walk was an Olympic event in itself! We all had a wonderful day walking along the River from Whitley to Longford, via Wood End. The new footpath is the first big sign of the transformation this river side parkland will be getting over the coming months and years and it will hopefully offer a wonderful space for both people and wildlife to enjoy.”
Spirit Quarters has been officially classed as the third largest housing regeneration project in the West Midlands!

The redevelopment came third in Planning magazine’s annual regeneration table for the West Midlands. Schemes are categorised by investment, progress development and job creation.

Councillor Lynnette Kelly, Cabinet Member for City Development at Coventry City Council said: “I am delighted that we have come so high up on the list and I’m pleased to see Spirit Quarters recognised as such a major investment – especially as other developments across the country are struggling to maintain momentum in the current economic climate.”

“Since work started on site this scheme has gone from strength to strength with demand for homes in the area on the increase. We always knew that this development would create jobs and create a new pride in the area so it’s especially nice to have this recognised.”

Top ranking for Spirit Scheme

The West Midlands Top Five table has been taken from the Top 100 regeneration projects which is published every year by Planning magazine in association with Regeneration and Renewal magazine. For more information about the publication please visit www.planningresource.co.uk/go/top100_2012/
Tenure Key

- Affordable Rent
- Shared Ownership
- Low Cost Home Ownership
- Private Sales
Timescales for development

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Saving surface water

Spirit Quarters developers are taking a nature-friendly approach to make sure surface water is drained properly in the new neighbourhood design.

Keepmoat Homes are fitting a “Sustainable Urban Drainage Systems” (SUDS) across the whole development which will get rid of water, in a way which will actually benefit the environment.

Traditionally, drainage systems are underground pipes which quickly drain rainwater to a discharge point. This method carries risks like increased flooding from heavy rains or lack of water in storage during periods of no rain. Both these risks can have a dramatic affect on the natural plants and environment and often result in lifeless and unattractive waterways.

Tom Chew, Project Coordinator for Keepmoat in the Midlands, explains how SUDS are different:

“Instead of having underground pipes, we use something called a ‘swale’. A swale is a shallow channel of grassland by the side of the road which collects surface water runoff which then gradually drains away. Water is also removed through evaporation and filtration through plant life. As a result, the quality of water in soil and vegetation improves and the risk of flooding is reduced.”

These swales then lead water into a “balancing pond” which is designed to cope with large amounts of excess water during bad weather. These ponds will look attractive, and are cleverly designed to integrate into the local area, it will also greatly improve water quality for animals through natural filtration by algae and plant life.

Keepmoat is working closely with the local water authority and The Environment Agency to build swales across the site and a balancing pond between Lapworth Road and the River Sowe.

“We are constantly looking for ways to reduce the environmental impact of new building projects. SUDS use a number of cutting edge techniques to do this which is extremely effective and easy to maintain. Not only is this more cost effective but it also benefits the environment long term,” said Tom.
Good bye Diana!

A familiar face will be leaving the team at Moat House Community Trust after working in the neighbourhood for over four years!

Diana Khanom, editor of the old Your Shout magazine and now Spirit Quarterly magazine, is leaving Coventry for pastures new – on the other side of the world.

“I’m actually getting married in September and moving to Melbourne soon after as my fiancé is Australian,” said Diana.

“I’ve really enjoyed working with local residents during my time here and will have many fond memories of this part of Coventry.”

Award-winning William

Local lad William Mpoka from Bell Green has made the journey from work placement to full time apprenticeship – and has even won an award along the way!

William, 18, first featured in Spirit Quarterly magazine in October 2010 after he approached Keepmoat Homes at a careers fair at Moat House Leisure Centre. As a result William signed up for a six-week placement with the Spirit Quarters developers and because he impressed them so much, he was promoted to a full-time trainee position at the end of it.

Earlier this year William was also awarded Trainee of the year at Keepmoat Homes after receiving praise from his colleagues and managers for his hard work, positive attitude and constant drive to learn and improve professionally.

“I couldn’t believe the news when I found out. I was so happy just for my colleagues to have nominated me so winning the award is fantastic and a real confidence boost. I really enjoy my work and have grown a lot in my time here so I feel really proud,” said William.

“I was 17 when I came to Keepmoat Homes, just out of school, so it was all a bit daunting. I’ve received great support and guidance from everyone at the company and feel right at home now.”

William is now completing his HND and will be at university to further his studies, giving him the skills and knowledge he needs to progress in the building industry.

Paul Degg, Keepmoat Homes Midlands’ Managing Director, said: “William has impressed us from the moment we met him and this award is thoroughly deserved. He is a credit to the company and I have no doubt that a very successful career awaits him.”

If you’re interested in starting a career in construction like William then please contact Julie Venn-Morton at the Construction Employment Unit on 024 7681 5240.
Some local residents may not be aware of the Deedmore Nature Garden located on the pathways between Deedmore Rd and Petitor Crescent.

This tranquil oasis has an abundance of shrubs, plants, bugs and birds, as well as providing a lovely location for a picnic or relaxing with a book. The garden is often referred to as the secret garden and it is maintained by resident volunteers for the local community to use as a place to relax and enjoy.

Although most of the gardening work is carried out by volunteers, the rising costs of supplies and equipment meant that the garden was becoming neglected. Because of this, local resident Sheila Black made an application to Whitefriars on behalf of Deedmore Resident Association to secure funds to pay for future maintenance costs.

“We are very grateful to Whitefriars for the Street Pride funding we have received, it’s fantastic news. The cash will go towards purchasing gardening equipment and maintaining existing equipment so we can keep the garden look lovely all year round,” said Sheila.

The garden, which was created in memory of local resident Fred Beards who passed away in 2001, is always in need of volunteers who are willing to take part in gardening activities. If you’re interested in getting involved please contact Vicky Scott on 07886189752

For access and opening times please contact Sheila through the Deedmore Residents Association. Meetings are held at 12.30pm on the 3rd Thursday of every month at the Moat House Leisure Centre.
Orbit residents at Loxley Court successfully completed ten weeks of free IT training after taking part in the Surf and £ave.

The Big Lottery-funded programme was held at Moat House Leisure Centre for the Over 50’s and run by Purple Patch Communications, a business unit of Moat House Community Trust.

Over the ten weeks residents were taught how to safely surf the net, how to use comparison websites, how to shop online and how to manage keeping in touch with family and friends. The main purpose of the training was for over 50’s to see the benefits of using the internet and to help them save money.

“We would like to thank our trainer Arif as he was very patient during the ten weeks and I’m sure the knowledge we have gained will prove invaluable,” said Greta Newman on behalf of the group.

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Janet Barratt from the Moving Support Group has moved out of the Spirit Quarters area but is still involved in the redevelopment! Janet, a well know face from Wood End, is still available for support around redevelopment queries. You can contact Janet on 07943 428740.
Val Woods
Revered Val Woods from St Chad’s Church in Wood End and St Philip’s Church in Potters Green passed away peacefully at her home on the 25th June aged 67 years. Val will always be remembered for her fighting spirit and passion for her faith.

From Alan Tyrrell

Sheila’s Recipe: Cheesy Chicken and Vegetable Cobbler

**Hands-on time 20min**  
**Cooking time about 20min**

**Serves 4**

- 200g (7oz) cooked skinless chicken breast, cut into bite-sized pieces  
- 200g (7oz) frozen mixed vegetables  
- 300g tin cream of tomato soup  
- 175g (6oz) self-raising flour, plus extra to dust  
- ½ tbs baking powder  
- 50g (2oz) mature Cheddar cheese, grated  
- 75ml (3fl oz) milk, plus extra to brush  
- 1 medium egg, lightly beaten  
- ½ tbs vegetable oil

**PER SERVING**  
372cals, 12g fat (4g saturates), 42g carbs (5g total sugars)

1 Preheat oven to 200°C (180°C fan) mark 6. In a medium bowl stir together the cooked chicken, frozen vegetables, soup and some seasoning. Pour the mixture into a rough 1 litre (1¾ pint) shallow ovenproof dish and set aside.

2 Sift flour, baking powder and a large pinch of salt into a large bowl. Stir in most of the cheese. Beat the milk, egg and oil together in a separate bowl.

3 Pour milk mixture in to the flour bowl and use a cutlery knife to bring it together until the dough forms clumps. Add a splash of milk if it looks too dry.

4 Tip the dough on to a lightly floured surface and pat it in to a rough 9cm x 15cm (3½ in x 6in) rectangle. Cut the rectangle in to eight equal squares, then arrange the scones on top of the chicken mixture. Brush each scone with a little milk, then sprinkle over the remaining cheese.

5 Cook in the oven for 20min or until scones are risen and golden, and the filling is bubbling and piping hot. Serve immediately.
COLOUR ME
Dates for your diary

Friends of Moat House Park 11th Oct @ 7:00pm
Venue: Moat House Leisure Centre
Next Dates: 8th November, 13th December
(generally 2nd Thursday of every month)

Manor Farm RA 15th Oct @ 11.00am
Venue: Henley Green community centre
Next Dates: 19th November, 17th December
(generally 3rd Monday of each month)

Deedmore RA
Thursday 18th October @ 12.30pm
Venue: Moat House Leisure Centre
Next Dates: 15th November, 20th December
(generally 3rd Thursday of every month)

Regeneration Action Team (RATS)
Thursday 18th Oct @ 6.30pm
Venue: Whitefriars Regeneration office, Hillmorton Rd
Next Dates: 29th November, 10th January
(generally every 6 weeks on a Thursday)

Henley Green RA
Thursday 8th November @ 6.30pm
Venue: Henley Green CC or Watcombe Resource Centre
Next Dates: 10th January
(generally bi-monthly 2nd Thursday of the month)

Henley Ward Councillors

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Cllr. Lynnette Kelly
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If you would like to contribute or get involved please contact the
Spirit Quarters Regeneration Team (024 7658 7065) or Purple Patch (024 7662 2964).