

A COMMUNITY TAKING SHAPE

We are transforming the former radio station site in Rugby into a vibrant community, with the first residents soon to join us at Houlton. Davidsons, Morris and Crest Nicholson are all building houses that meet our design codes yet vary in terms of style, size and price, and all our housebuilders offer Help to Buy schemes.



We have created a site-wide Visitor Centre and marketing suite promotes the long-term vision and objectives for Houlton, and with HCA support we are accelerating construction of the link road, improving residents' access to the town centre and train station.

The Tuning Fork eatery, which was in development when we last reported, opened in 2017 and has been a great success with the 100 or so visitors who come to site each day. The family-run eatery sources locally wherever possible, helping support local jobs and suppliers. It is also a flexible space and is already hosting a range of events for charities and businesses. The neighbouring barn provides additional space for fitness, parent and toddler activities and other community events.



To see the Tuning Fork in action and learn more about the team behind its success tune in to: www.urbandandcivic.com/tuning-fork-cafe-rugby

Impressed by the quality of the show home, the good transport links, the local academy and the prospect of being a part of a new community, the first family who will make Houlton their home, Ewan, Jenna and Rose Davidson, purchased a four-bedroom home on the open day. We look forward to welcoming the Davidsons to their new home soon.



THE
TUNING
FORK



1,419
cold drinks



2,290
hot drinks



1,202
lunches



1,159
cakes



1,175
hot breakfasts

Served up by the Tuning Fork in August 2017.





PUTTING SCHOOLS FRONT AND CENTRE

St Gabriel's Church of England Academy at Houlton will be the first primary school on the site. It will open in September 2018 with its dedicated reception class and a mixed age provision for years one and two. The academy trust is a partnership between the Coventry Diocesan Board of Education and Urban&Civic.

Three-year-olds Aryian and Reevean Gill along with their parents, Tina and AJ, will be amongst the first families to be moving to the new community of Houlton, and are also among the first of several families to apply for a place in the first primary intake in September 2018.

The family took the morning to look around the school, and met Andrew Taylor, the Head Teacher, who showcased the facilities, ethos and curriculum. The family were immediately impressed. Tina said: "As soon as we entered St Gabriel's we really got a feel and vision for the school and its modern teaching style. Its outstanding facilities, with plenty of open space both inside and out, together with Mr Taylor's teaching ethos, are the ideal fit for our boys. The school's opening and our move to Houlton could not come at a better time, as the boys start their educational journey."

The delivery of the school also enabled us to leverage opportunities for jobs and skills. As part of the delivery our main contractor, Stepnell, together with Warwickshire College Group have partnered to offer eight local students studying construction related courses work experience opportunities in the industry. Working with Urban&Civic, van Heyningen and Haward Architects, and Rugby College placement co-ordinator Leanne Booth, Stepnell has offered students on-site work experience, which gave students contact with on-site professionals including architects, bricklayers, electricians, project managers, plumbers, site managers, carpenters and site joiners. Students involved have also been offered health and safety training, improving their employability in the construction sector.

Elliot Bates is one apprentice benefiting from the scheme, working on site at the school. Karen Ryan of Stepnell explained: "We had a position available for an apprentice joiner in Rugby and after interviewing carpentry diploma students at Warwickshire College we invited three for work experience in our joinery shop. One person was ideally suited to the joinery shop while the other two were suited to site carpentry, and out of those two Elliott Bates stood out to us for an apprenticeship in site carpentry. We've been very encouraged by his progress - including winning the new entrant category of the CITB Skillbuild competition."

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With the school in place, The Tuning Fork, The Barn and the Visitor Centre, Houlton already has a community feel and is just the right place for young families such as ours.

TINA GILL

