



MINTERNE APARTMENTS

Extra Care by Housing②

FOUNTAIN PARK WAY, LONDON, W12 7LR





NEW APARTMENTS FOR RENT AND SHARED OWNERSHIP IN THE HEART OF WHITE CITY, EXCLUSIVELY FOR OVER 55S.

YOUR HOME, YOUR WAY.

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WELCOME TO MINTERNE APARTMENTS



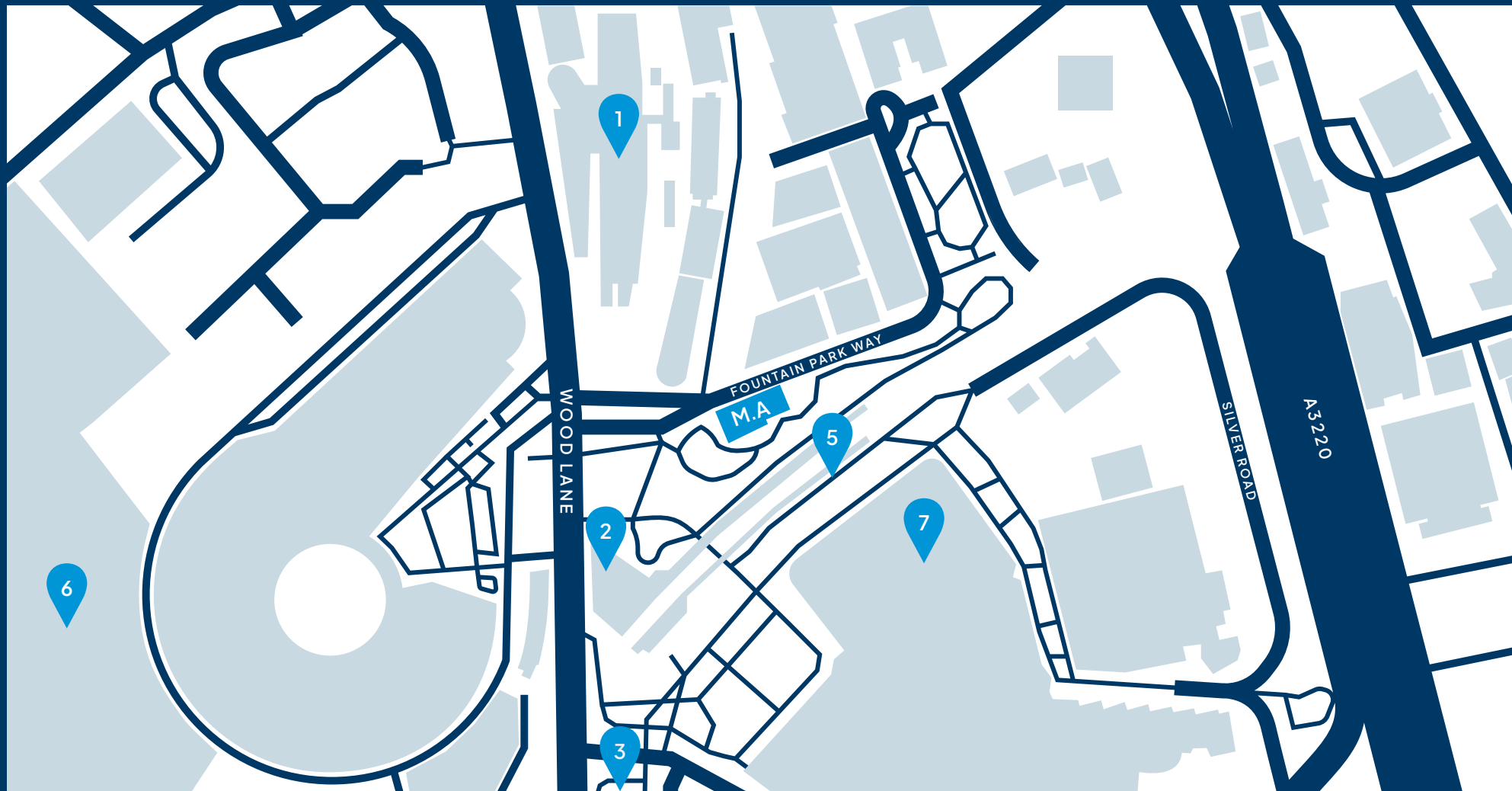
Our brand-new apartments are located on Fountain Park Way, off Wood Lane, within the vibrant White City area of London.

Minterne Apartments is an Extra Care scheme; this is different to a care home. At Minterne, you will live independently in your new home, exactly as you do now, but with the peace of mind that having help on hand, either now or in the future, brings.

With your own front door, you'll come and go as you please, have friends and family to visit and bring pets along with

you. The only difference is that here you have an on-site team, Housing Manager and the opportunity to use our communal facilities and activities, meeting like-minded people along the way.





Transport links

- 1 White City Underground Station (0.3 miles)
- 2 Wood Lane Underground Station (0.2 miles)
- 3 White City Bus Station (0.3 miles)
- 4 Latimer Road Underground Station** (0.9 miles)

M.A - Minterne Apartments

** Not shown on map

Leisure

- 5 Wood Lane Arches (0.3 miles)
- 6 Hammersmith Park and Tennis Courts (0.4 miles)
- 7 Westfield Shopping Centre (0.6 miles)
- 8 Kensington Palace and Gardens** (Within 2 miles)
- 9 The Design Museum** (within 2 miles)
- 10 The Royal Albert Hall** (Within 3 miles)

White City living

White City is quickly establishing itself as a new West London community and destination, with excellent transport connections and plenty to do on the doorstep.

Minterne Apartments is located less than half a mile from Westfield Shopping Centre, with more than 350 retail stores including John Lewis, cafés, restaurants and even a cinema.

On the way there, you'll discover a new public park as well as Wood Lane

Arches, a diverse mix of commercial, leisure and retail space hidden in 31 railway arches transformed by Transport for London. Here you'll also find Wood Lane Tube station, along with new cycle parking for bike enthusiasts.

White City and Latimer Road stations are also less than one mile away, connecting you to the rest of London via the Central Line.

You'll be just three miles from The Royal Albert Hall, two miles from Kensington

Palace and Gardens and the Design Museum, the world's leading museum devoted to contemporary design, and just 1.5 miles from sports facilities, gardens, and woodland at Holland Park.

Even closer by is the old BBC Television Studios and offices, an iconic building being converted into a mix of homes, offices, a hotel and new television studios.

The Wood Lane area provides access to the A40 north, M25 and M40. The A4

and M4 in the south can also be reached via the A3220 south.

London Heathrow Airport is approximately 11.5 miles southwest of the site and can be accessed by car in approximately 30 minutes or by public transport in approximately 35 minutes. White City Bus Station is just 0.3 miles from Minterne Apartments.



White City: Local history

A cultural icon and landmark piece of modern architecture, Television Centre was a factory for television and a powerhouse of creative broadcasting. It was built on the site of the Franco-British Exhibition of 1908. A large public fair, its intricate white buildings and waterways gave rise to the area's name of White City.

Attracting eight million visitors, the exhibition was constructed to celebrate the signing of the Entente Cordiale, an agreement of cooperation that marked the end of nearly 1,000 years of conflict. HM Queen Elizabeth II visited Television Centre in 1961. After six years of construction, she toured the £12m complex and its seven studios.

All about Extra Care

Extra Care is for anyone over the age of 65 and is about meeting your care needs both now and in the future, whilst also supporting with influences such as downsizing or moving closer to family. If you are aged between 55 and 64, and have a care need, you may also be eligible.

If you're in a couple with different care needs, Extra Care can support you to continue living together with assistance from the Care Team who are based on site 24-hours a day, enabling you to concentrate on the things you enjoy. Pets are welcome to move in too (as long as it's in line with our Pet Policy).

Some of the most common reasons people choose to live with us are:

- Wanting to be nearer to family
- To feel safe in a more secure environment
- Having the reassurance of on-site care if you need it
- To be part of a community and make new friends.



About your new home

Whether your new home is a one- or two-bedroom apartment, you can be assured all our homes have been built to a high-quality standard, designed to meet your needs both now and in the future.

In addition to fully carpeted living areas, you will find:

- Quality fitted kitchens with ceramic hob, extractor, and integrated mid-height oven for ease of access
- Mixer taps and raised power points
- Level access showers
- Security optical door viewer

All of our apartments are fitted with the Appello system as standard, which offers a 24-hour digital call system linked to the on-site Care Team.



Our apartments

Our one- and two-bedroom apartments are available for rent and shared ownership. Whilst each apartment may vary slightly depending upon its location, all will feature:

- One- or two-bedrooms
- Kitchen diner
- Living room
- Bathroom with level access shower
- Spacious balcony

Example of a typical apartment layout:



Your home, your way



Whether you're looking to buy or rent, we have a variety of options to suit you.

Shared ownership

We have one- and two-bedroom apartments available for shared ownership, ideal for people who would like to own their own home, have a care need, but cannot afford to buy on the open market.

With shared ownership you can buy a minimum of 25 percent and up to 75 percent, based on affordability. You own a share of the property and pay rent

on the outstanding amount. There is no rent to pay if you buy the maximum 75 percent share.

Renting an apartment

We have one and two-bedroom apartments available to rent for those over the age of 55 with a care or support need and a local connection. You will need to be nominated by your local authority who will assess your eligibility. If you are a homeowner or have sufficient funds to purchase a home, you may not qualify to rent. Rents are Housing Benefit eligible.

Other charges and considerations:

All of our properties may be subject to payment of some extras, including:

- **Core support charge:** enables the care provider to have employees onsite 24-hours-a-day to deliver a flexible service as and when needed. This is chargeable to all residents at the scheme (even if you don't receive care) and is not the same as planned personal care.
- **Support charge:** covers the cost of the Housing Manager and hardware costs for the emergency call system that are not covered by Housing Benefit.
- **Service charge:** pays for maintaining shared spaces and estate management. Our service charge is eligible for Housing Benefit.
- **Meal provision:** pays for one hot meal per day, which is provided by our café/bistro.

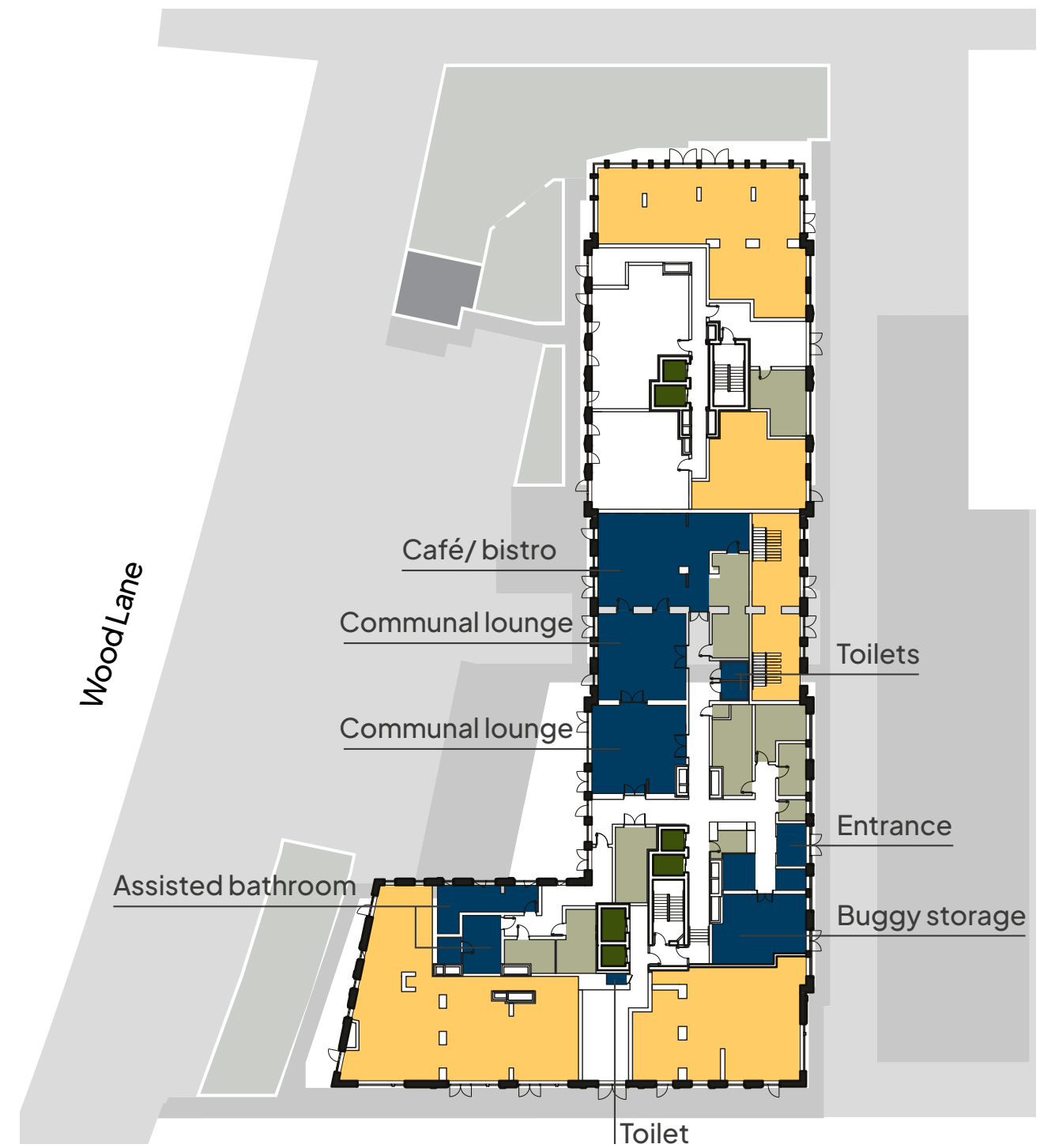
You will also be required to pay for your own utility and home bills, for example electricity, TV licence, Wi-Fi, and Council Tax.

We also recommend taking out contents insurance for your personal items.



Site plan

- Communal Areas
- Employee Areas
- Lifts
- Commercial Units





About Minterne Apartments

The entrance to Minterne Apartments is at the front of the building off Fountain Park Way and accommodation is provided from the ground to the ninth floor.

The ground floor comprises an entrance lobby, buggy store, treatment room, bike stores, communal lounge, café/bistro and a communal dining room – everything you need for stress-free days, meeting others and enjoying this fantastic place to live. The upper floors are accessed via two

lifts or a central stairwell and provide accommodation off a central corridor.

You will have use of a well-maintained communal garden to the rear, exclusively for Minterne Apartments residents. There are further communal gardens to the front of the property too.

Your new neighbours

At an Extra Care scheme, you will find that residents' lifestyles and care needs will vary.

Some may still be working; others may be retired. Some may not require any care at all; others may have higher care needs. Some people will live alone; others will be couples.

However, something that everyone has in common is the decision to move to a new home in a fun and friendly environment that will suit their needs not just right now, but for many years to come.





About us

Housing 21 is a leading, not for profit provider of Extra Care and Retirement Living for older people. We operate in 240 local authority areas, managing over 22,800 properties and providing over 38,000 hours of social care each week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1993 to become Housing 21.

www.housing21.org.uk

Housing 21 is the winner of the Best Older People's Landlord at the 2022 Inside Housing UK Housing Awards.



Next steps

If you are interested in living at Minterne Apartments, you can complete an application form or you can visit our website to find out more: www.housing21.org.uk

Alternatively, please contact our team to find out more:
Call 020 3642 3342 (Monday- Friday, 9am -5pm)

Email: info.minterneapartments@housing21.org.uk

For the latest news and information about Minterne Apartments please scan the QR code to visit our website



We understand that moving can be a challenge and we are here to help.
We have a range of assistance options to support your move.

To arrange a viewing or find out more please contact our team.

For queries about living with Housing 21 please contact us:
020 3642 3342 | info.minterneapartments@housing21.org.uk
Please call on Monday - Friday, 9am - 5pm.

Find us at: Fountain Park Way, London W12 7LR
For SatNav users: W12 7JT

Please note that photographs used are for illustration purposes only and show typical Housing 21 schemes.

This brochure can be provided in a different format, such as large print, Braille or another language.

Please contact communications@housing21.org.uk

Housing 21
Extra Care Living

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[Housing21.org.uk](https://www.housing21.org.uk)

Minterne Apartments was developed in partnership with Hammersmith & Fulham and Homes England.

