



# Minterne Apartments

by Housing 21

Fountain Park Way, London W12 7LR

New apartments for rent and shared ownership

Your home, your way

Housing   
Extra Care Living





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# Welcome to Minterne Apartments

This scheme is located on Fountain Park Way, off Wood Lane, within White City/ Shepherd's Bush area of the London Borough of Hammersmith and Fulham.

## About the scheme

Minterne Apartments is an Extra Care scheme, this is different to a care home. Living in an Extra Care scheme means you continue to live independently in your new home, exactly as you do now, but with the peace of mind that having help on hand brings. You have your own front door and letterbox; can have friends and family to visit (without asking permission) and can bring pets along with you. The only difference is that here you have an on-site Care Team available 24/7, a Housing Manager and access to communal facilities – if you want to use them.

[Read more about Extra Care here](#)

## The local area

White City is quickly establishing itself as a new West London community and destination: with excellent transport connections, an education and innovation campus from Imperial College.

The scheme will provide access to major Underground and Overground Stations such as White City, Wood Lane and Shepherd's Bush. These Underground Stations connect the scheme to other parts of London via the Central Line.

Wood Lane, which is accessed from the property via Fountain Park Way, provides access, via the A40 north, to the M25 and M40 and, via the A3220 south, to the A4 and M4 in the South. The A40 also provides access to Central London. 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.

Transport for London has transformed 31 of its railway arches under Wood Lane Tube Station into a diverse mix of commercial,

leisure and retail space. It has also created new pedestrian passageways to improve connectivity in the neighbourhood and introduce new cycle parking.

A new public park has been created, bridging over the Central Line tracks opposite Television Centre and creating a major new public space for all to enjoy, with direct access under the railway arches to John Lewis and Westfield Shopping Centre.

The scheme sits within a mixed-use area. Westfield Shopping Centre is located 0.3 miles from the scheme. This is one of London's largest shopping centres and includes many international retail brands as well as providing food and beverage and entertainment outlets. Just 0.1 miles from the scheme is the old BBC Television Studios and offices, which will be converted into a mix of residential, office, hotel and television studios.

## History of White City

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.



## Is this for me?

Extra Care is for anyone over the age of 65. You might not have a care need now; you may just be looking to downsize into more suitable accommodation or thinking about your future. If you are aged between 55 and 64, and have a care need, you may also be eligible.

If you're a couple with different care needs, Extra Care can support you to continue living together with assistance from the Care Team, enabling you to concentrate on the things you enjoy.

Pets are welcome to move in too (subject to meeting the terms of 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
- 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 you choose 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, this includes:

- Quality fitted kitchens with ceramic hob, extractor and integrated mid-height oven for ease of access
- Specialist flooring in the kitchen and bathroom to reduce slip hazards
- 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.

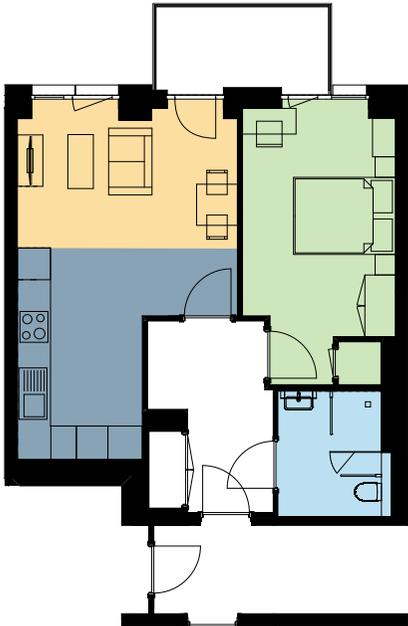


## Our apartments

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 the following:

- One- or two-bedrooms
- Kitchen diner and 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.

### Purchasing an apartment through shared ownership

We have one- and two-bedroom apartments available for shared ownership, which is ideal for people who would like to own their own home but cannot afford to buy on the open market. You own a share of the property and pay rent on the outstanding amount.

With shared ownership you can buy a minimum of 25 percent right up to 75 percent, based on affordability. There is no rent to pay if you buy the maximum 75 percent share.

### Renting an apartment

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

## Other charges and considerations

All of our properties may be subject to pay the following:

**Core support charge:** enables the care provider to have employees onsite 24-hours-a-day to deliver a flexible service as and when required. It is not 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.

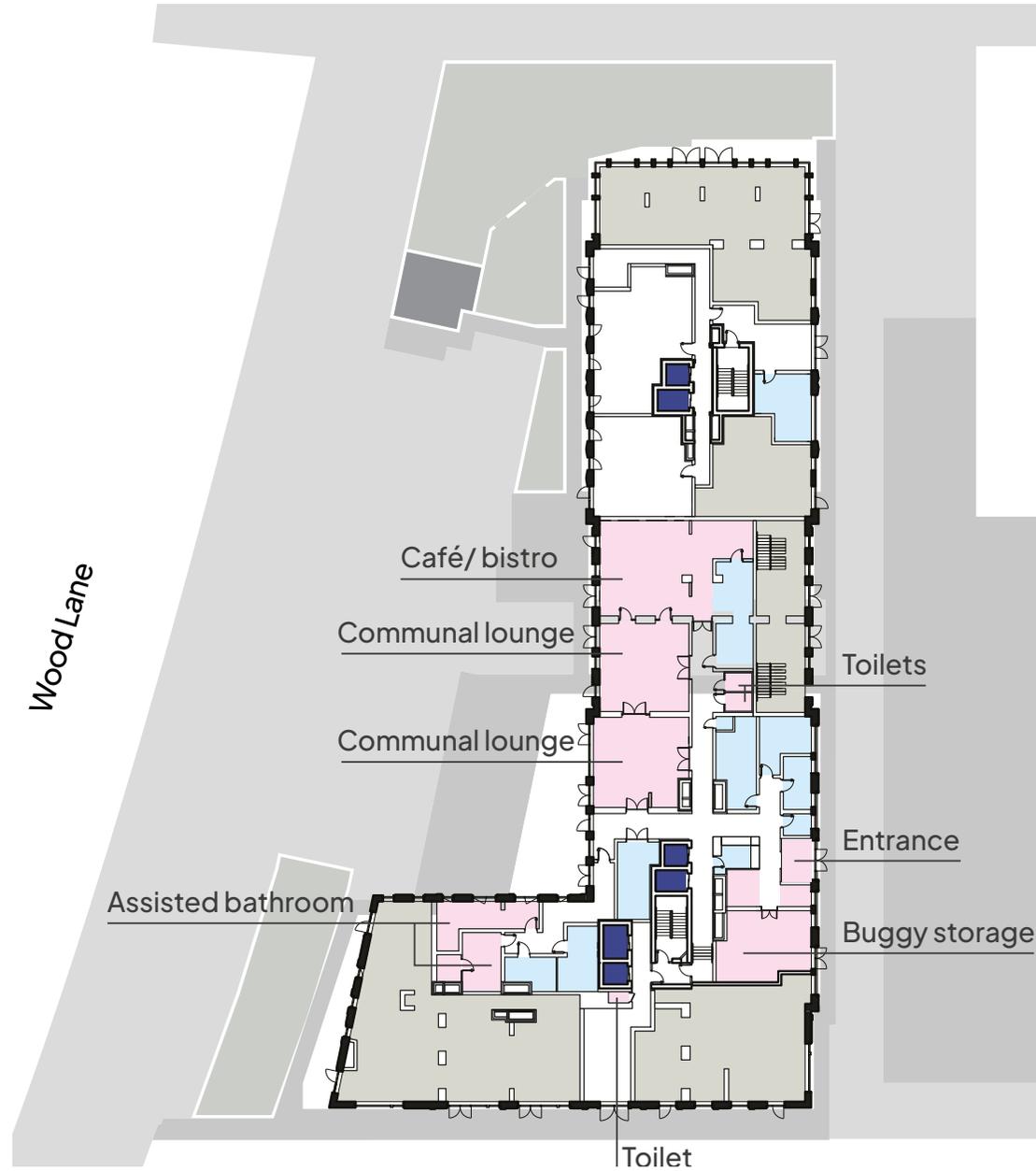
**Service charge:** pays for maintaining shared spaces and estate management. Our service charge is eligible for Housing Benefit.

You will also be required to pay for your own utility bills (gas, electric, water), TV licence, Wi-Fi and Council Tax. We also recommend taking out content's insurance.



# Site plan

- Communal areas
- Employee areas
- Lifts
- Commercial units





## Scheme info

The scheme provides accommodation 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. The upper floors are accessed via two lifts or a central stairwell. The upper floors provide accommodation off a central corridor. The Extra Care apartments are available with one- or two-bedrooms.

Externally, there is a communal garden to the rear which will be exclusively for the Extra Care residents. The entrance to Minterne Apartments is at the front of the building off Fountain Park Way. There are further communal gardens to the front of the property too. Car parking is allocated in the basement which can be accessed from the reception lobby and includes wheelchair accessible parking bays.

## Your new neighbours

At an Extra Care scheme, you will find that although all our residents are over the age of 55, their 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 that will suit their needs not just 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 of modest means. We operate in 240 local authority areas, managing over 22,000 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](http://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 with us, please complete an application form. You can also visit our website to find out more information about the rental process to help you make a more informed decision. [www.housing21.org.uk](http://www.housing21.org.uk)

Alternatively, please contact our team to find out more:  
Call **0370 192 4000** (Monday- Friday, 9am -5pm)  
Email [info.minterneapartments@housing21.org.uk](mailto: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 general queries about living with Housing 21 please contact us: 0370 192 4000 | [info.minterneapartments@housing21.org.uk](mailto:info.minterneapartments@housing21.org.uk)

Please call on Monday - Friday, 9am - 5pm.

Calls charged at local rate.



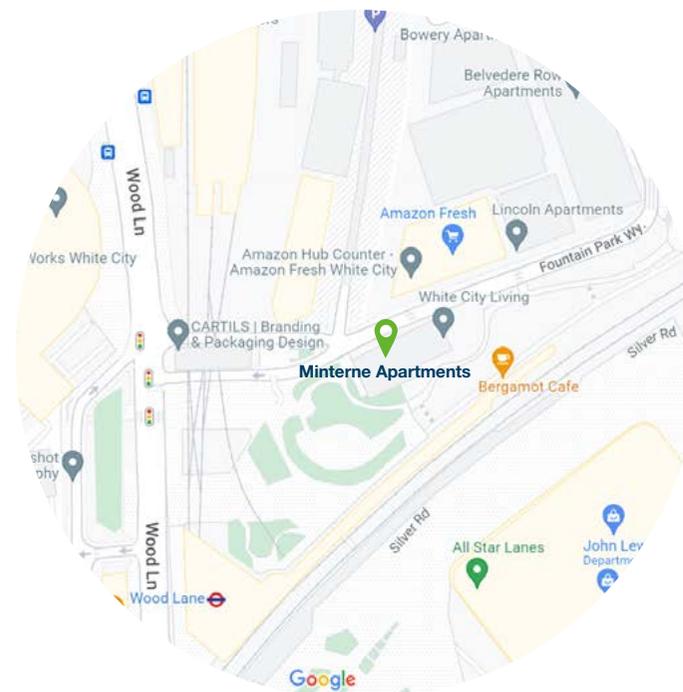
Minterne Apartments was developed in partnership with Hammersmith & Fulham and Homes England.



Tricorn House  
51-53 Hagley Road  
Birmingham B16 8TP

[housing21.org.uk](http://housing21.org.uk)

Regulated by the Social Housing Regulator Reg. No. L0055  
Community Benefit Society FCA Reg. No. 16791R



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](mailto:communications@housing21.org.uk)

