

Wembley Park Residential



Discount Market Rent Information Pack



Do you have an annual household income of less than £90,000?*

Then maybe it's time for you to discover Discount Market Rent?

WHAT IS DISCOUNT MARKET RENT?

Discount Market Rent (DMR) offers housing for the rental market. It allows Build To Rent developers to offer eligible households apartments for rent at a discount to the market price. All the DMR apartments in Canada Gardens are built to a high specification and benefit from a range of amenities. 40% of the apartments available are being offered to the market at a 20% discount of the open market rent.

ELIGIBILITY TO RENT A DMR APARTMENT IS SPECIFIC WITH THE TWO MAIN CRITERIA:

- An annual household income of less than £90,000*
- Demonstrate ability to pay the stated rent and provide a deposit in line with standard Assured Shorthold Tenancy rates.

NB – Priority will be given to Key Workers, as listed on page 30, and those who are currently living or work in the London Borough of Brent.

WHERE IS THIS DMR OPPORTUNITY?

Wembley Park Residential, a subsidiary of Quintain the developer transforming Wembley Park, are pleased to offer DMR apartments located within Canada Gardens to applicants who are able to meet the required eligibility criteria.

Wembley Park is the residential, retail and leisure heart of North West London. It epitomises the dynamism of London today, as it's heady mix of vision, energy and great individuality combines to create a vibrant new community. The transformation is already impressive and the area is already buzzing with activity, established shops, restaurants, entertainment and leisure facilities.

*Index linked from May 2016



- CANADA GARDENS
- BETON

Live right here

Our DMR offering

CANADA GARDENS



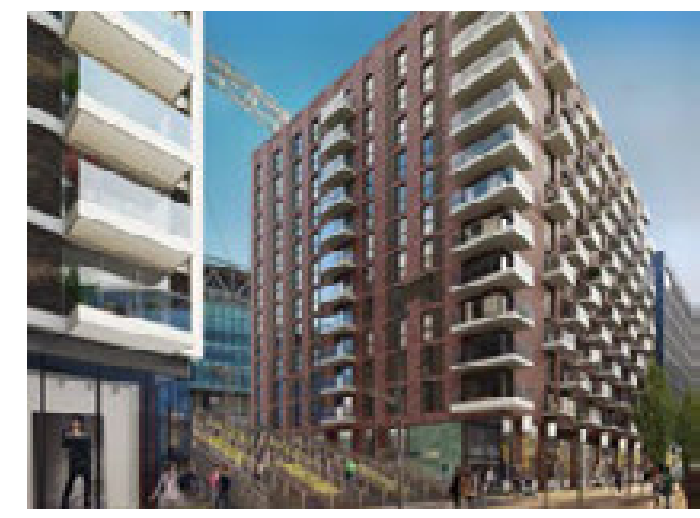
Canada Gardens offer a total of 303 well designed studio, one, two and three bedroom DMR homes are set around a one acre podium garden and next to a four acre park.

Each individually designed building is constructed from a combination of traditional and modern materials and has been planned to maximise the sense of light and space. The homes benefit from a full range of services, from a concierge, resident social spaces to a high speed broadband.

CANADA GARDENS - THE BUILDINGS

- | | |
|--|---|
| F. Varley
32 one bedroom DMR apartments
Available now | G. Thompson
5 studio, 47 one bedroom and 2 two bedroom DMR apartments
Available November 2020 |
| E. Jackson
32 one bedroom DMR apartments
Available now | B. Lismer
5 one bedroom, 37 two bedroom and 3 three bedroom DMR apartments
Coming soon |
| D. Seath
25 one bedroom and 9 two bedroom DMR apartments
Available now | C. Collyer
7 studios, 20 one bedroom, 24 two bedroom and 4 three bedroom DMR apartments
Coming soon |
| A. Harris
11 one bedroom, 16 two bedroom and 23 three bedroom DMR apartments
Available now | |

BETON



Beton offers a total of 35 spacious studio, 1 and 2 bedroom apartments finished to the highest specifications, with designer kitchens, bespoke bathrooms and generous living and storage space. All apartments have their own private outdoor space or a balcony with views towards Wembley Boulevard or Wembley Stadium.

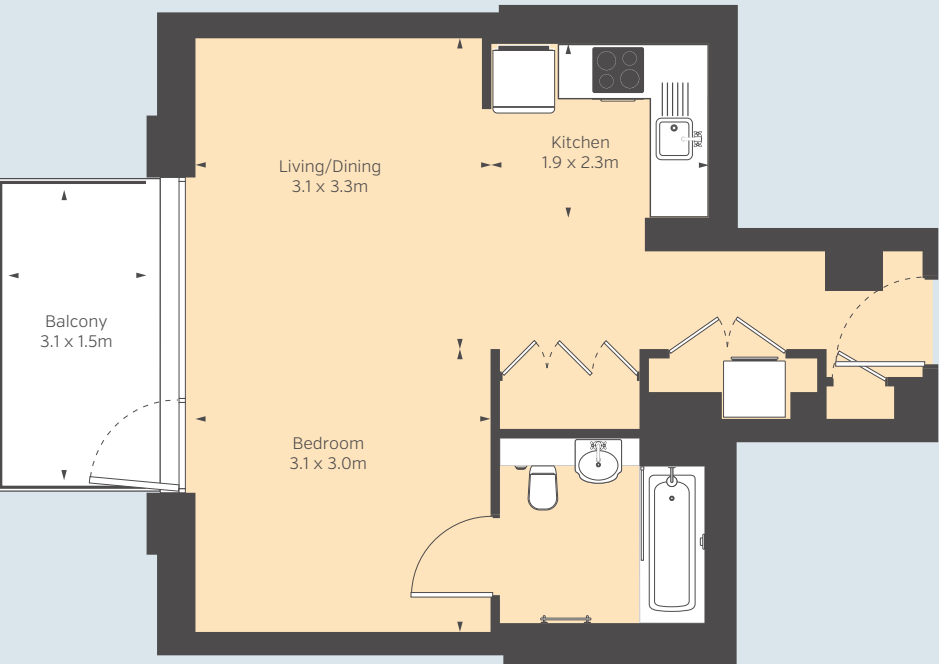
9 studio, 15 one bedroom, 11 two bedroom DMR apartments.
Available now

Computer generated image, indicative only.

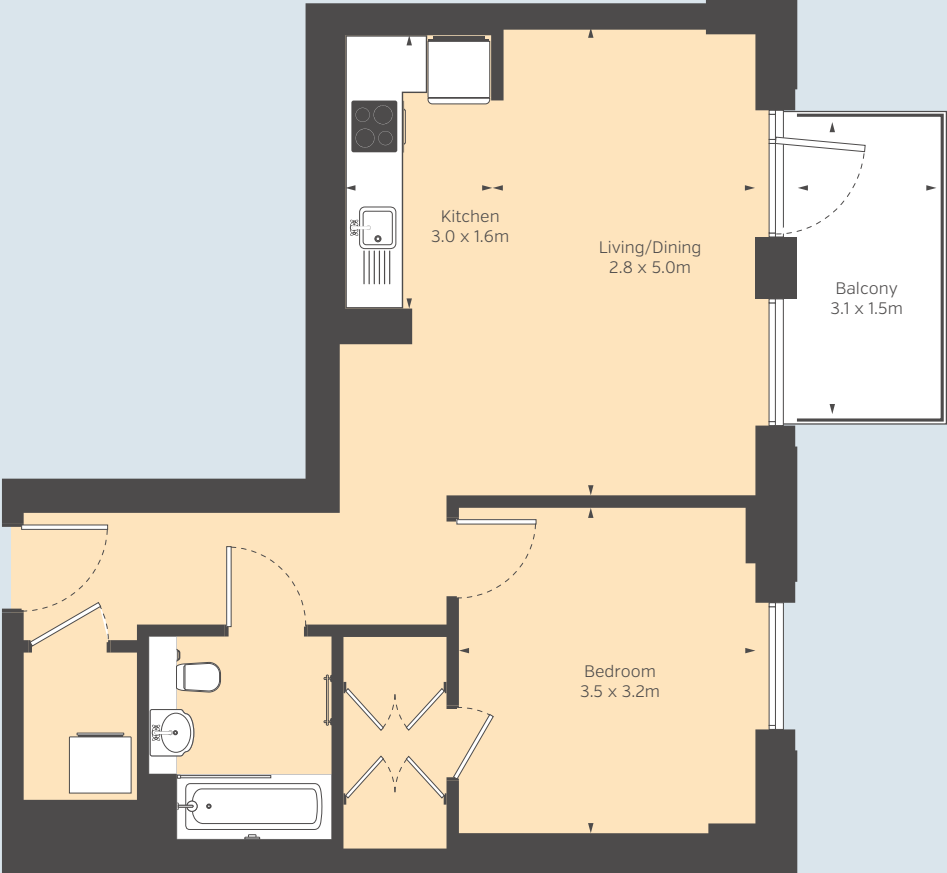
A photograph of a modern residential complex named Canada Gardens. The image shows several multi-story brick buildings with numerous balconies, some featuring glass railings. In the foreground, there is a well-maintained green lawn, a paved walkway, and a wooden planter box filled with various plants. A small wooden shed is visible on the right side of the lawn. The sky is blue with some white clouds.

Canada Gardens

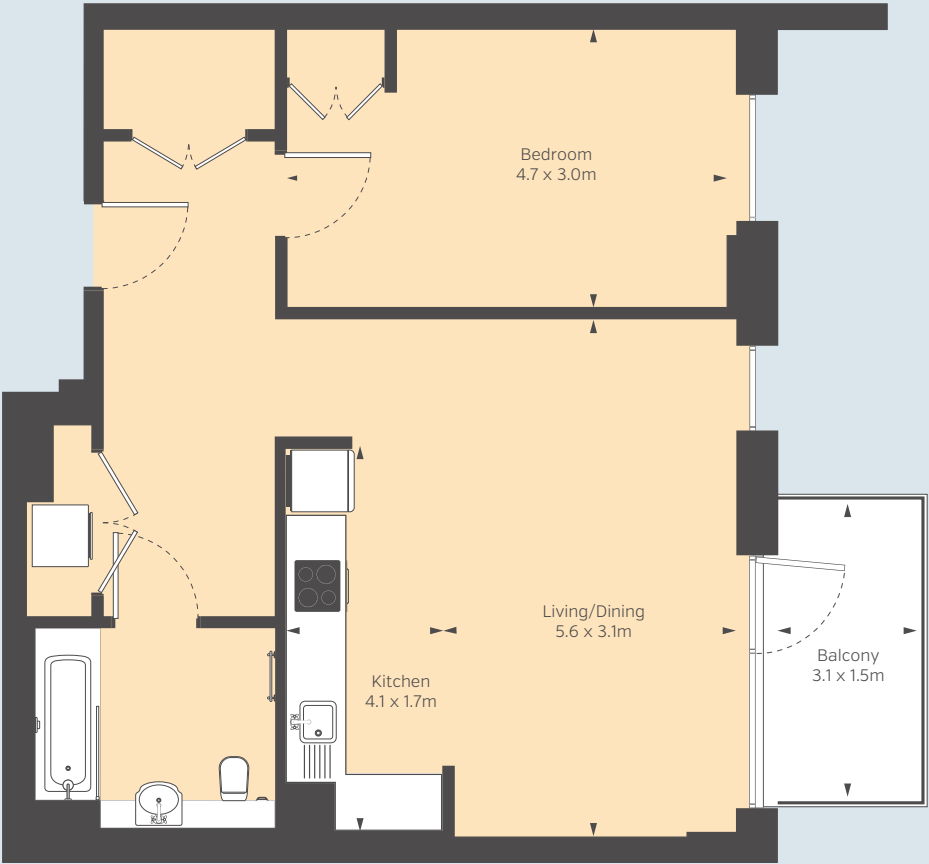
Example apartment floorplans



Studio
apartment
417.6 sq ft
38.8 sq m



1 bedroom
apartment
538.2 sq ft
50.0 sq m



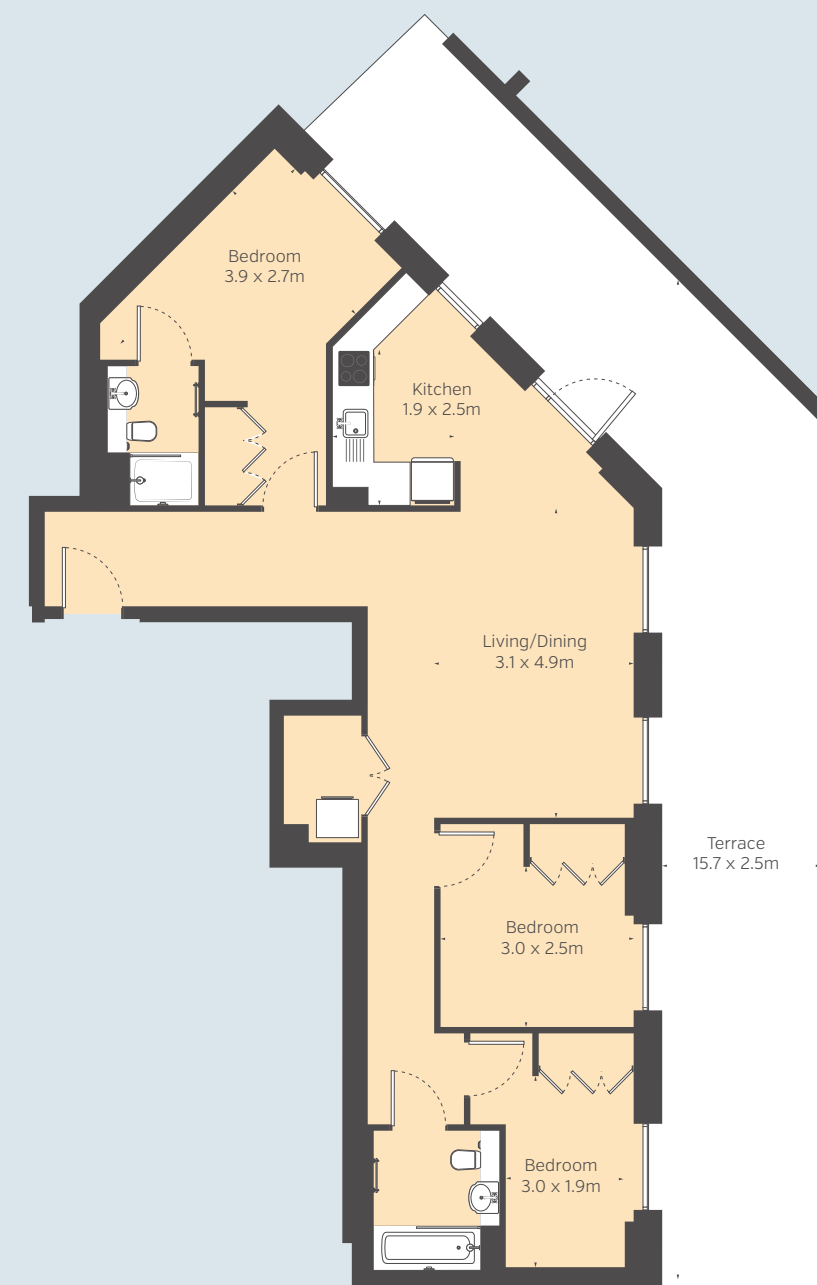
1 bedroom
apartment
671.6 sq ft
62.4 sq m

Not to scale, for indicative purposes only.

Example apartment floorplans



2 bedroom
apartment
681.3 sq ft
63.3 sq m

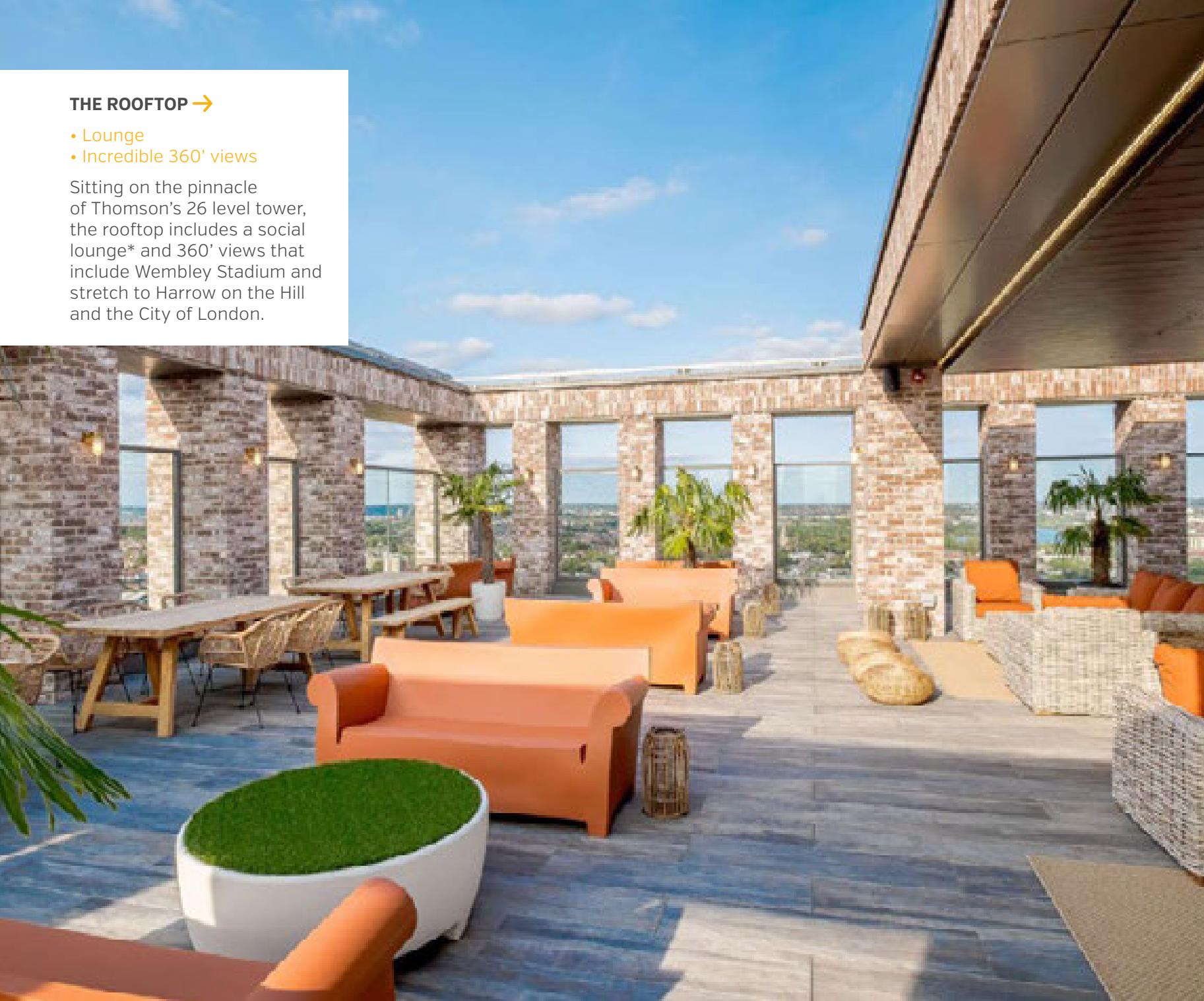


3 bedroom
apartment
948.2 sq ft
88.1 sq m

THE ROOFTOP →

- Lounge
- Incredible 360° views

Sitting on the pinnacle of Thomson's 26 level tower, the rooftop includes a social lounge* and 360° views that include Wembley Stadium and stretch to Harrow on the Hill and the City of London.



DMR Residents will have access to a variety of social space, amenities & gardens throughout the development.



Canada Gardens

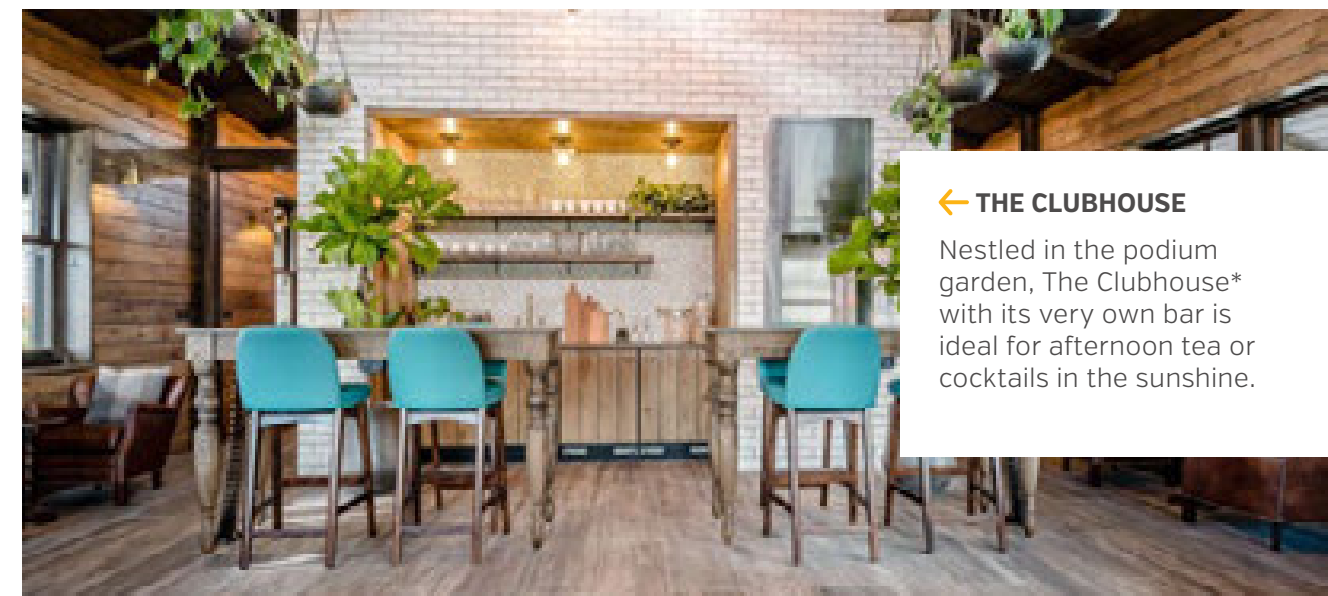
THE LOBBY

- Library
- Lounge
- Boardroom

A calm place with a library, soft seating and a separate boardroom* with meeting table. Relax, work or finally find the time to read a book.

THE POST ROOM →

Wembley Park's quirkiest post room with giant multifaceted post boxes in pillar box red. Collect your mail in style.



← THE CLUBHOUSE

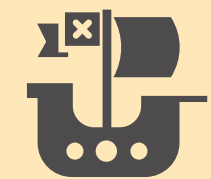
Nestled in the podium garden, The Clubhouse* with its very own bar is ideal for afternoon tea or cocktails in the sunshine.

← PODIUM GARDEN

- Work from home cabins
- Allotments
- Green spaces

An expansive green oasis just for residents. In this secret garden you can find work from home cabins* as well as resident allotments, BBQ areas and quiet places to relax on the grass.

*Available for private hire. Speak to your concierge about costs or to find out more.



PIRATE SHIP

The ultimate in kids climbing frames, this is a full on pirate ship for the little ones to scale and explore.

THE PLAY ROOM

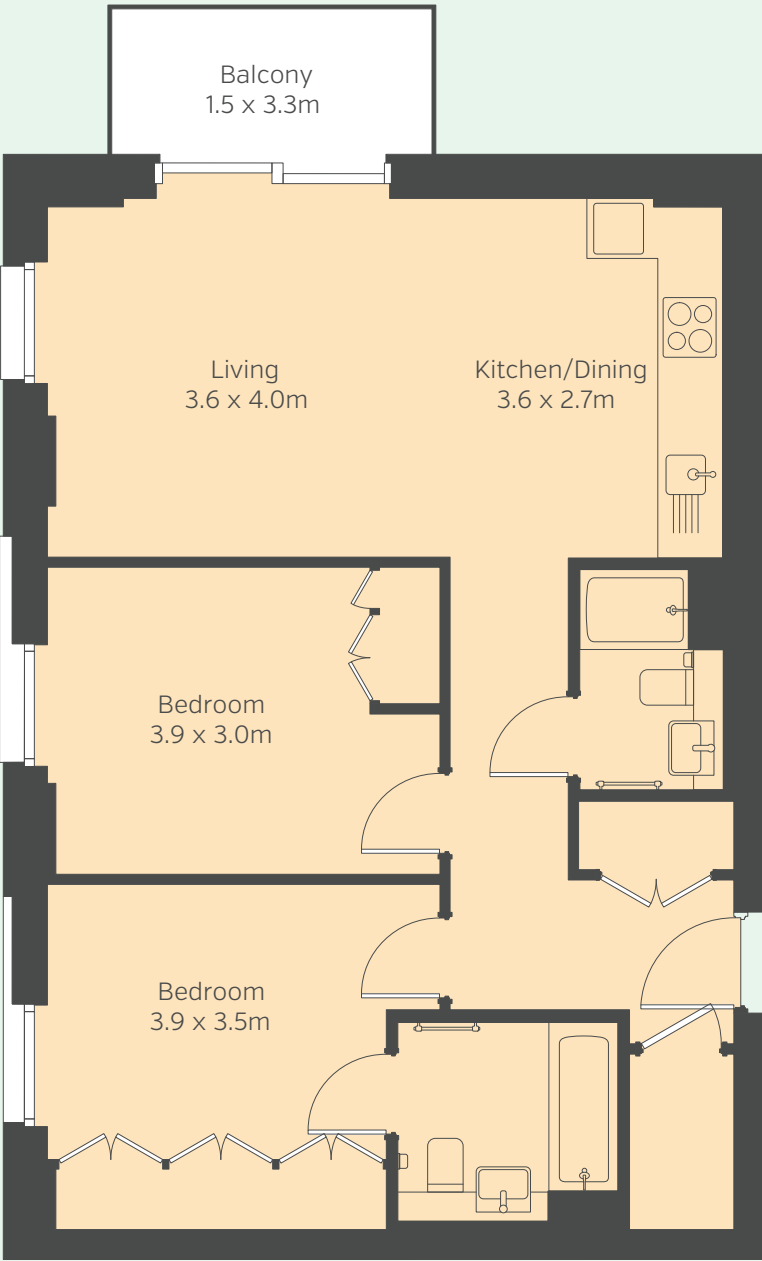
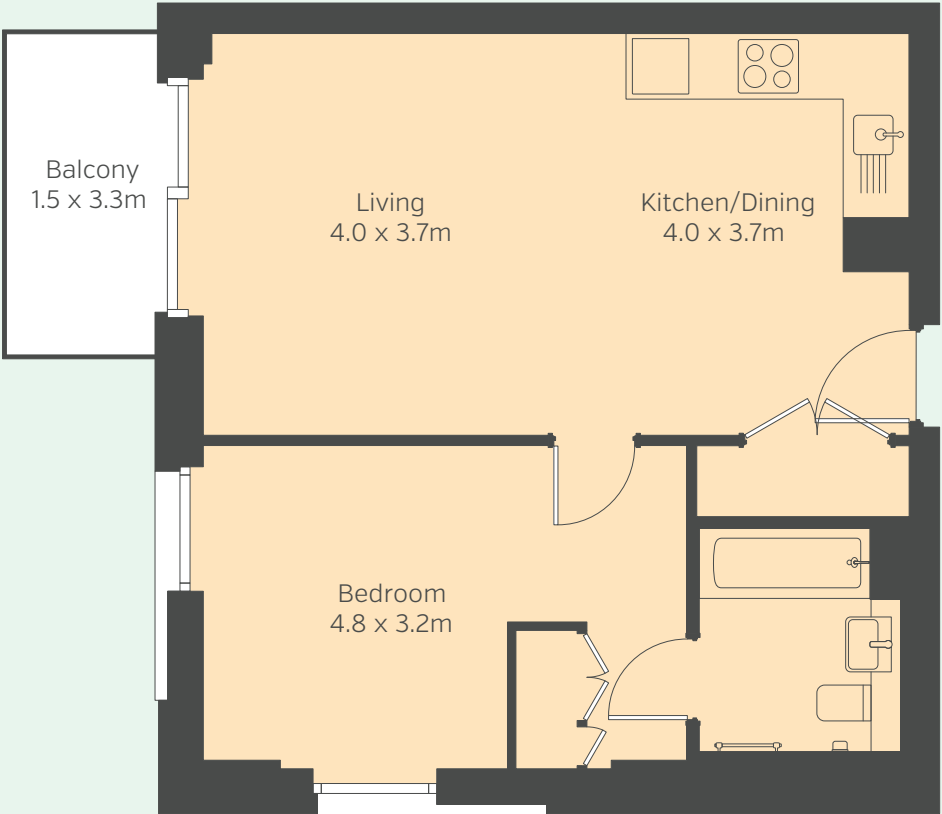
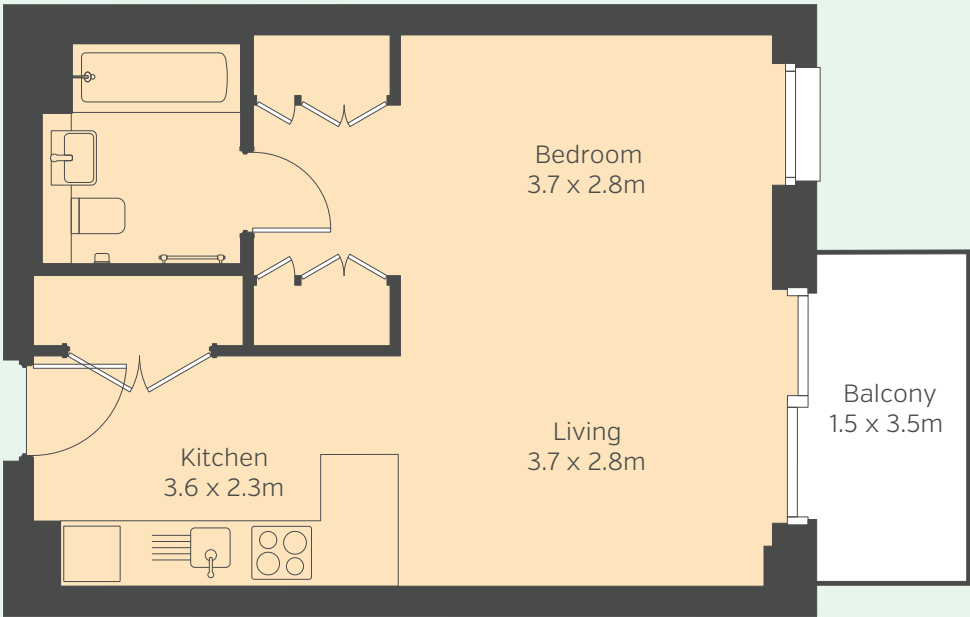
A multi-activity play room* where kids can learn, create and play as well as use the cosy reading area.



Beton

Example apartment floorplans

Beton



Studio
apartment
436.3 sq ft
40.5 sq m

1 bedroom
apartment
541.2 sq ft
50.3 sq m

2 bedroom
apartment
757.7 sq ft
70.4 sq m

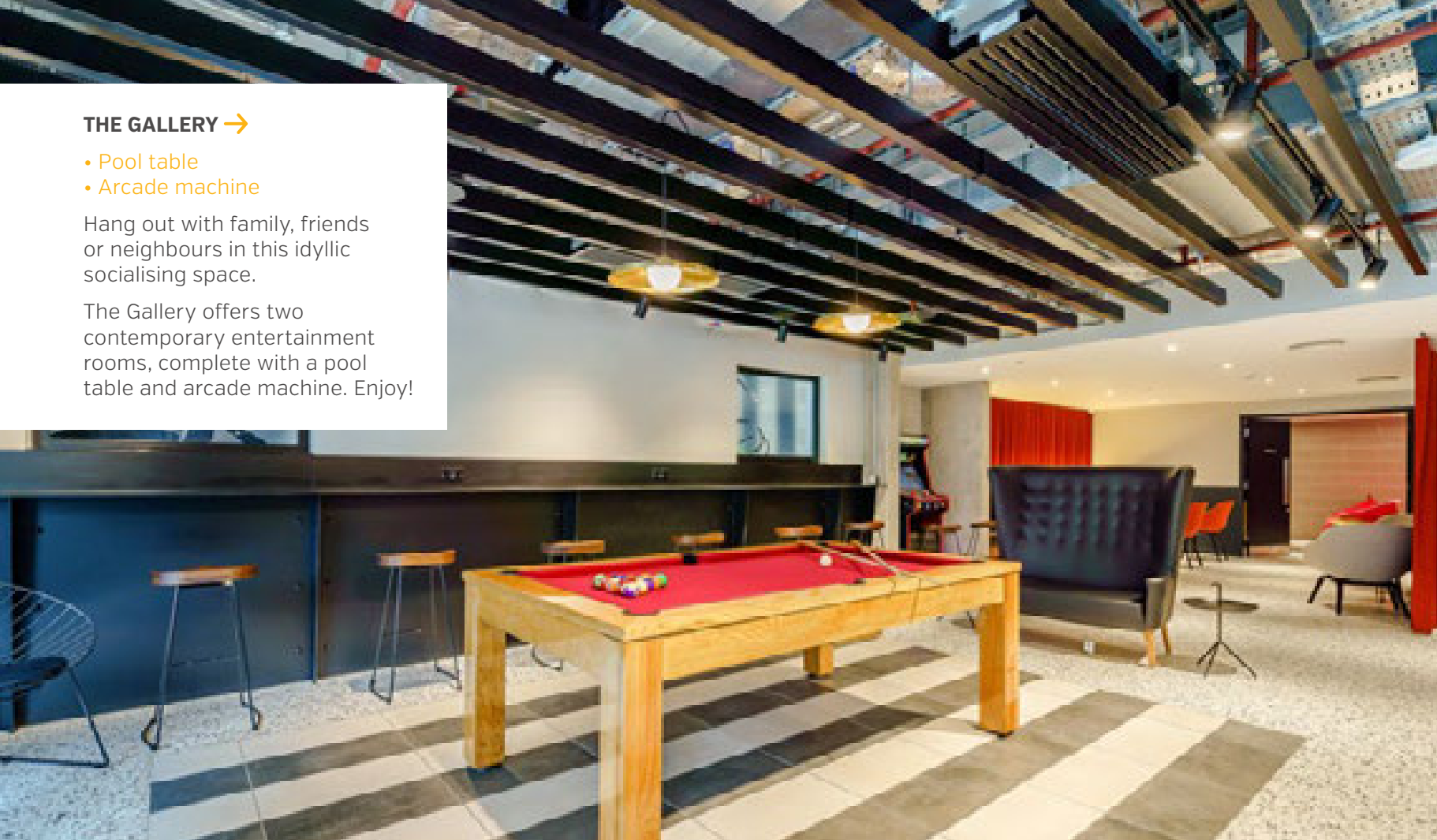
Not to scale, for indicative purposes only.

THE GALLERY →

- Pool table
- Arcade machine

Hang out with family, friends or neighbours in this idyllic socialising space.

The Gallery offers two contemporary entertainment rooms, complete with a pool table and arcade machine. Enjoy!



DMR Residents will have access to a variety of social space, amenities & gardens throughout the development.

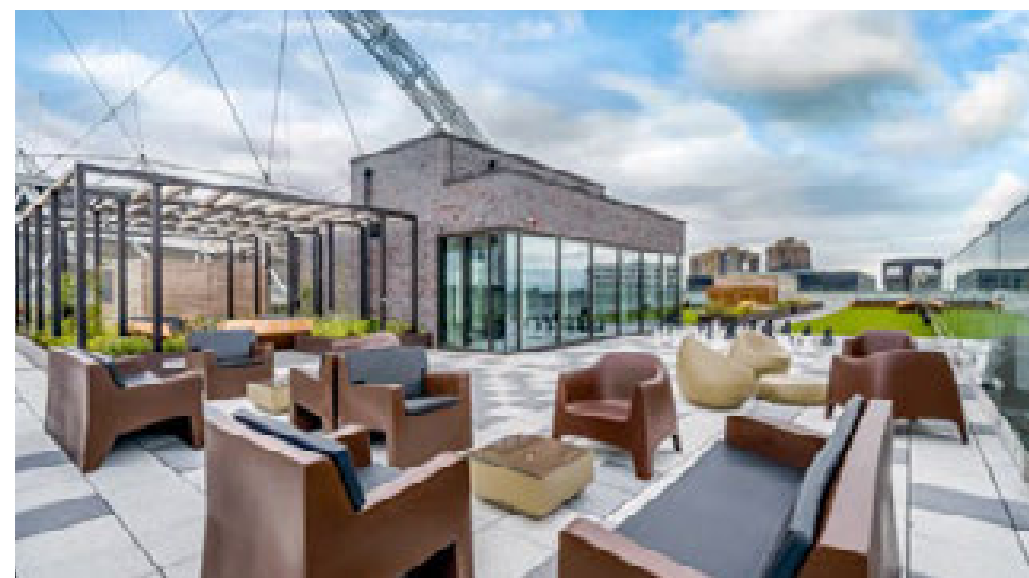
VUE ROOF TERRACE →

Located on level 12, Vue roof terrace is the perfect environment for a casual meeting, an evening drink, or just to soak up the 360° views that include Wembley Stadium.

This inspirational space comprises a mix of uses including lounge seating, a dining area, as well as outdoor games.

BBQ ROOF TERRACE →

What better way to celebrate the warmer weather and show off your culinary skills than firing up the barbecue. Cook up a feast with family and friends on one of our two environmentally friendly electric BBQs.



Beton

BIKE WORSHIP →

For the cycle enthusiasts, our designated Bike Worship allows you the space to repair and service your bike, complete with workstation, repair stand and digital lockers.

And why not increase your wellbeing on our two available Technogym bikes?

CYCLE STORE

The Cycle Store is fitted out with 60 bicycle racks and 24 storage cages.



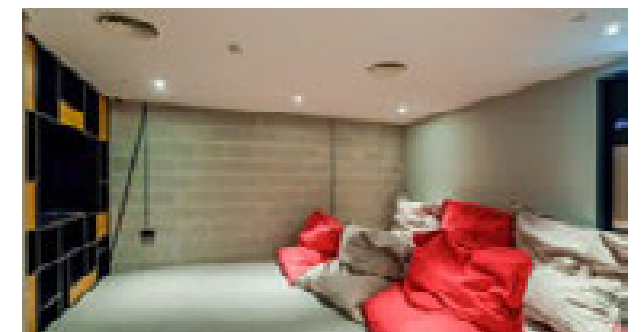
THE STUDY →

Stylishly embracing natural and modern materials to create an inviting co-working space, The Study can seat up to 14.



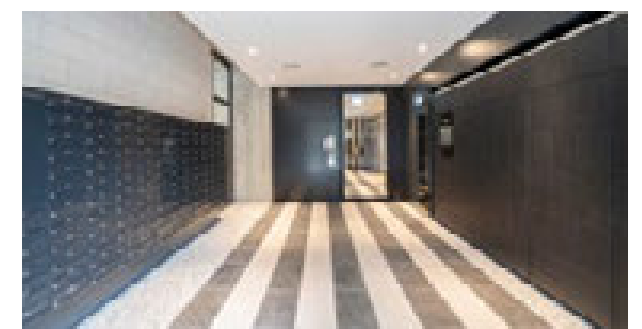
THE SNUG →

After a long day at work, sit back, relax and enjoy one of your favourite movies. The Snug is a calming space, complete with large screen TV and furnished with giant beanbags.



BRINGME LOCKERS →

Bringme is a virtual reception for all your smaller deliveries. It's secure, private and 24/7, complete with seamless communication.



Typical Specification

INTERIOR FINISHES

- Amtico Spacia flooring to hallway and living areas
- Double-glazed windows throughout
- Double-glazed door to balcony or terrace

KITCHENS

- Modern and contemporary kitchens
- Fitted silestone worktops
- Samsung integrated 4-ring induction hob
- Samsung integrated fan-assisted oven
- Samsung integrated dishwasher
- Samsung free-standing fridge/freezer
- Samsung washer / dryer [located in utility cupboard]

BATHROOMS

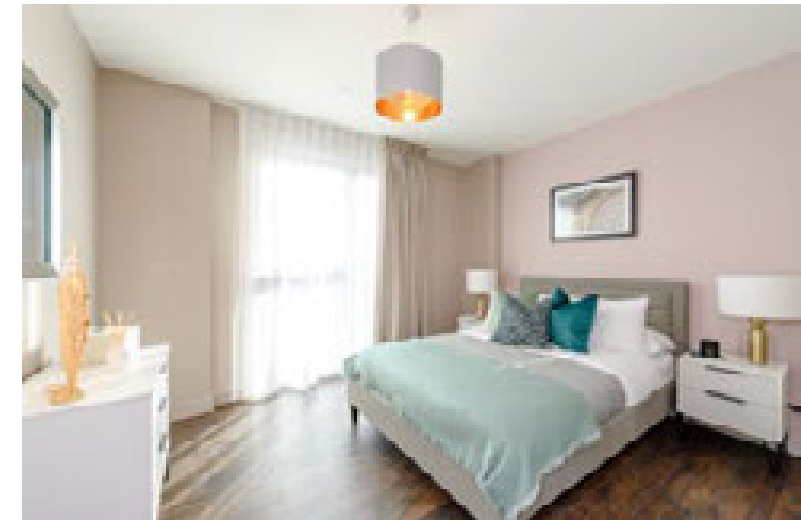
- Enamelled steel bath with adjustable showerhead and glass screen
- Ceramic flooring tiles
- Contemporary style basins and taps
- Featured wall tiles
- Soft close dual flush WC
- Shaver socket

EN-SUITES

- Walk in glass shower enclosure
- Contemporary style basins and taps
- Soft close dual flush WC

BEDROOMS

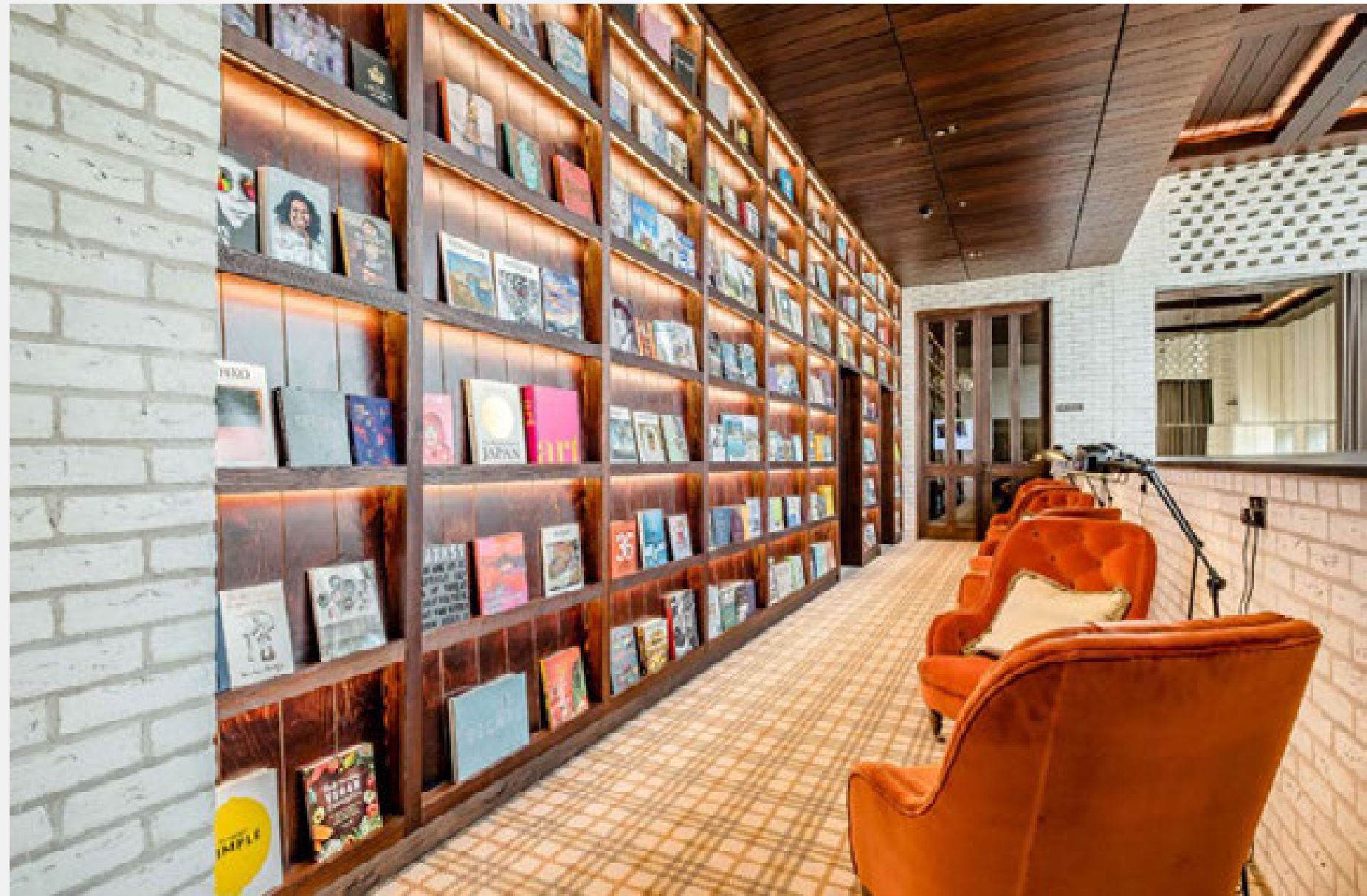
- Contemporary fully fitted wardrobes to master bedrooms



Embrace the building as your home

Free Wi-Fi
Study Areas
Socialise
Lounge
Games
Terrace

And we don't just create homes, we create spaces where people come together, fostering communities among our residents. Our buildings offer shared amenity spaces including lounges, cinema rooms, landscaped communal gardens and dining spaces.



Services & Facilities

ON-SITE CONCIERGE

Residents will have a 24-hour concierge team on site who can assist with parcel collection and any communal maintenance issues should they arise. Residents can also contact the concierge via the video entry phone from within the apartment.

MANAGEMENT TEAM

A dedicated resident's team shall act, as the point of contact should any maintenance issues arise within the apartment. Residents can simply report maintenance requests online with the residents team.

BROADBAND & WI-FI

Each apartment is fitted with ultra fast fibre optic broadband which is included within your monthly rent. There is also free Wifi for residents in the communal areas.



Computer generated image, indicative only.

Be part of Wembley Park

Wembley Park's 85 acres have evolved to create a brand new neighbourhood that brings people and experiences together. It's a place alive with possibilities. Vibrant, diverse, highly desirable and constantly changing.



12 minutes

To Baker Street Station
[Source: TfL]



Up to 40MB/s

Ultra fast broadband



7 Acres

A new seven acre* public park and a new London square



20+

Restaurants, bars and cafés.



Market

Independent and established merchant, makers and doers



50

High Street stores at LDO



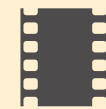
Retail mix

A mix of artisans and independent retailers



Events

Boxpark, The SSE Arena, Wembley Stadium* and Troubadour Wembley Park Theatre



9 screen

Cinema



Facilities

Community spaces, sports facilities and a new public play park

*On completion of scheme

*Connected by EE

The neighbourhood

Alive with culture, creativity, food, shopping, entertainment and amazing community vibes, Wembley Park is so much more than a place to watch football. It's a home, bursting with life, and full of residents who are happy to say they belong here.

LONDON DESIGNER OUTLET

With up to 50 stores at up to 70% off, London Designer Outlet is a shopper's paradise. Nike, Kurt Geiger, H&M, Guess and Superdry are here, just to name a few. On top of that, there are 20 places to eat and drink including Ping Pong, Nando's and Pizza Express as well as a nine-screen Cineworld.

Find out more here:

londondesigneroutlet.com

BOXPARK WEMBLEY

The largest of the revolutionary pop-up social dining and leisure destinations to date. Like its predecessors in Shoreditch and Croydon, Boxpark Wembley features some of the best independent and established food traders from across London and around the world. It also includes a major 2,000 capacity arena space for large-scale events, and a BoxBar, stocked with craft beers, fine wines and spirits, for smaller events.

NEW THEATRE

A brand new state-of-the-art theatre in Wembley Park with a capacity of up to 1,600 people. The new Troubadour Wembley Park Theatre is the former Fountain Studios, which hosted The X Factor and Britain's Got Talent. It includes a restaurant, bar and an open-air terrace.

WEMBLEY STADIUM, CONNECTED BY EE, AND THE SSE ARENA, WEMBLEY

Wembley Stadium and the SSE Arena are right on your doorstep, offering world-class sports, live music and events.

Find out what's on here:

wembleystadium.com

ssearena.co.uk

LIFE'S ESSENTIALS

Just like any neighbourhood, Wembley Park has schools, doctors, supermarkets, banks, nurseries and gyms. All the essentials that make it a proper place to live.

THE YELLOW

We like to call it the community centre with a twist. The Yellow is the epicentre of life in Wembley Park. Get fit, learn new skills or get creative at one of their classes or workshops. The social space at The Yellow is where Wembley Park residents come to meet new friends or have a natter with old ones.

Find out more here:

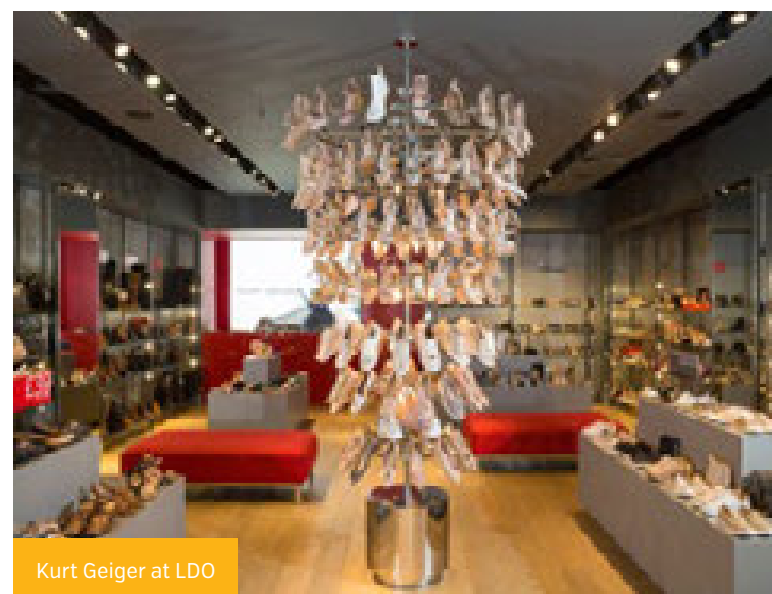
wembleypark.com/theyellow



Boxpark Wembley



War Horse at Troubadour Wembley Park Theatre



Kurt Geiger at LDO



Wembley Park Market



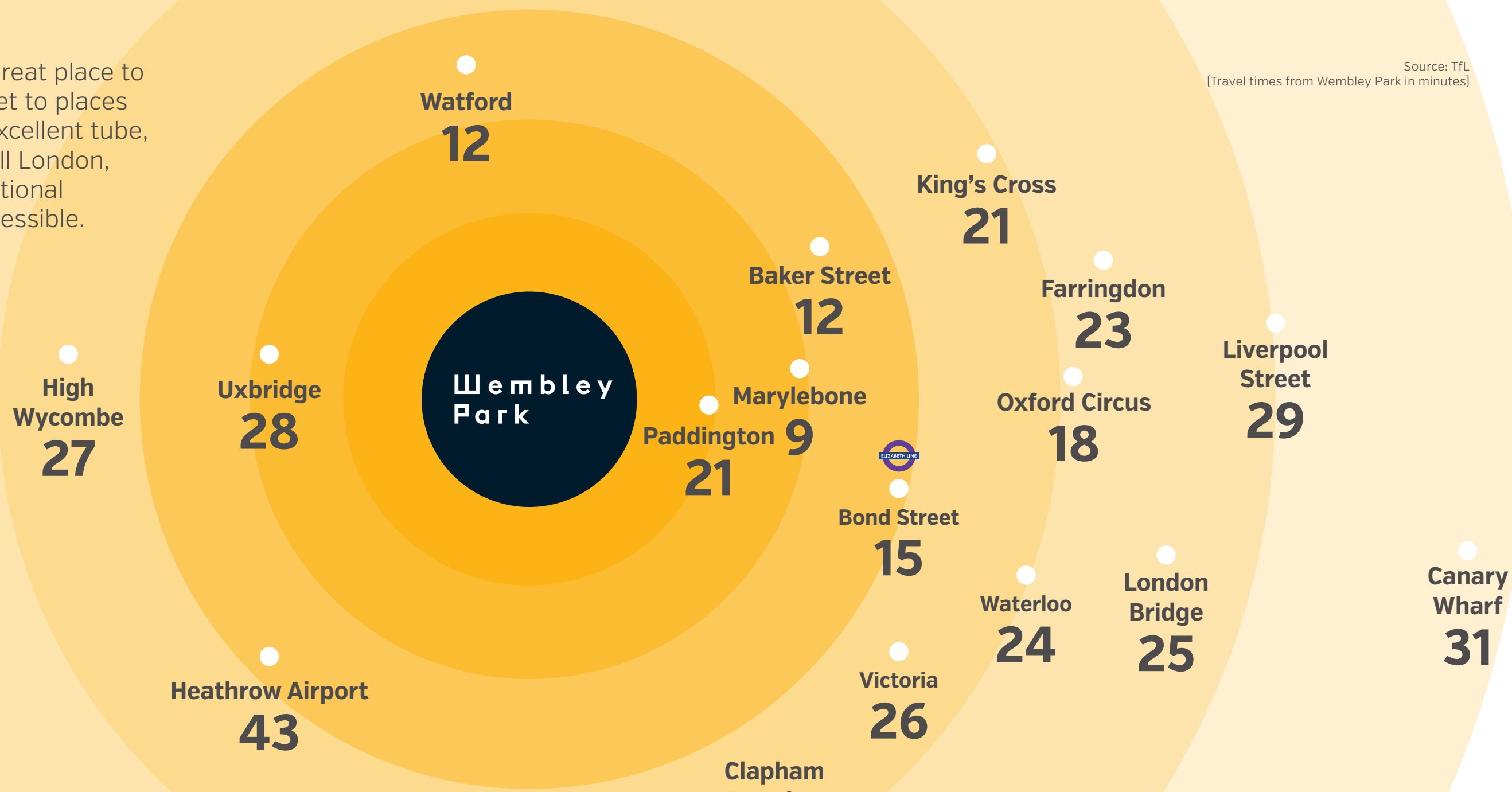
Cabana at LDO



The Yellow

Wembley Park is a great place to live if you need to get to places fast. Thanks to its excellent tube, rail and road links, all London, national and international destinations are accessible.

Source: TfL
[Travel times from Wembley Park in minutes]



Well connected



from Wembley Park
Night tube services on
Fridays and Saturdays



from Wembley Park



from Wembley Central



from Wembley Stadium
and Wembley Central

Wembley Park Underground station
Well under 10 minutes
walk from Canada Gardens

Catch a Metropolitan line
train to the City
12 minutes ride to Baker Street
21 minutes to King's Cross
29 minutes to Liverpool Street

Wembley Stadium National Rail station is just as close, and is only one stop from London Marylebone and four from Oxford Circus, changing at Marylebone for the London Underground Bakerloo Line. Wembley Central station, on the Bakerloo Line and London Overground, expands your travel options further.

There are also fast bus routes and Heathrow airport close by, making this one of the best-connected areas of North West London.

Wembley Park is also well placed for reaching the national road network. It's a 5 minute drive to the A406 North Circular, and then you're on your way to the M1, M40, M25 and all parts of the country.

Easy Application Process



Applicants will need to complete an application form to determine that they meet the required criteria:

- ☒ Earn less than the income threshold of £90,000* per household.
- ☒ Demonstrate the ability to pay the stated rent through referencing or being underwritten by a referenced person or insurance company.

Who gets priority?

As part of our commitment to provide discounted market rent housing, Key Workers and those who are currently living and working in London Borough of Brent will receive priority where there is interest from more than one prospective applicant.

Key Workers are defined as follows:

- | | |
|--|---|
| <input type="checkbox"/> NHS staff | <input type="checkbox"/> Council/Government Staff |
| <input type="checkbox"/> Teachers in schools, further education or sixth from colleges | <input type="checkbox"/> Fire Officers and Retained Fire Fighters |
| <input type="checkbox"/> Police Officers | <input type="checkbox"/> Armed Forces |
| <input type="checkbox"/> Prison Service and Probation Service Staff | <input type="checkbox"/> Any other classifications approved by www.first-step.com/are-you-a-keyworker |
| <input type="checkbox"/> Social Workers | |

Simple checks

Once an applicant has demonstrated they are eligible they will be offered an Assured Shorthold Tenancy (AST) for a term of 6 months, 12 months, 18 months or 24 months duration.

Applicants will be required to pay an initial holding deposit equivalent to 1 weeks rent to reserve the apartment.

Applicants will be required to complete an online referencing application via a 3rd party referencing agency to determine ability to pay. References checks shall include the following:

- 3 year address history check
- Credit Check
- Employer reference to confirm that household is earning the required threshold i.e. x30 the monthly rent per annum which proves ability to pay, and earn less than £90,000* per annum
- Previous Landlord reference to confirm that applicant(s) have met the conditions of their current/previous tenancy agreement.

Upon receipt of satisfactory reference checks the applicant will be required to pay 1 months' rent and £1,000.00 deposit. The initial 1 weeks holding deposit shall be credited to the 1st months' rent.

*Index linked from May 2016

*Index linked from 2019

For all enquiries

Wembley Park Residential

Forum House, Empire Way
Wembley HA9 0AB

020 3151 3395
lettings@wembleypark.com

wembleyparkresidential.co.uk/dmr

Disclaimer: All CGIs are for indicative purposes only.

Important notice: The developer and Wembley Park Residential gives notice that: 1. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Applicants must satisfy themselves by inspection or otherwise. 3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must carry out their own visual inspection prior to signing any reservation documents and contracts. Wembley Stadium, the Arch and the England team are all properties of The FA Group. October 2020.