



**RENTING AT THE MILL - INFORMATION PACK**



**COMING**

**SUMMER 2018**

**442 HOMES T**

TO RENT



The Mill, Canton will create a brand new village community in an extremely desirable riverside location, close to the city centre.

The development which is being delivered by a partnership of Tirion Group, Cadwyn Housing Association and Lovell Partnerships will transform the former 53-acre former Arjo Wiggins paper mill site with 800 high-quality houses and apartments. Tirion has unlocked the potential of the long disused paper mill site by acquiring and cleaning up the brownfield land with support from the Welsh Government and Principality Building Society.

The £100 million urban village is one of Wales' biggest regeneration schemes which will create a vibrant and sustainable new Riverside village community.

ABOUT

## TIRION

We are the Tirion Group, a new independent not-for-profit residential developer, owner and estate manager; letting and selling homes directly to residents. We are not a commercial developer or a social landlord; we offer a middle way.

### **A New Way, a New Home, a New Life.**

Tirion builds high quality desirable homes for rent, shared ownership and facilitates new homes for sale. The Group focuses on four groups of renters and buyers in the low and middle-income brackets;

- Young working couples;
- Working singles and single parents;
- Young families; and
- Retired singles or couples looking to downsize or release equity. With flexible packages enabling customers to flex their living arrangements as their lives and circumstances change.

ABOUT

## CADWYN

Cadwyn is a 'not for profit' organisation with extensive experience of managing homes on behalf of others through leasing and private lettings schemes. We are proud to be Tirion's managing partner at the prestigious development at The Mill, Canton in Cardiff.

The homes for rent at The Mill will be let and managed by Four Walls Online, Cadwyn's premier sales and lettings agency.



### **HOW DO I START?**

The demand for homes at The Mill is extremely high. We want to create a community that manages itself and lasts for generations. We want The Mill to be a place where people aspire to live. We also believe it's important not to encourage our customers to take on financial commitments that may be too much. If you're interested in becoming a part of The Mill Canton read on for further information.

# FOUR WALLS



## WHEN WILL THE HOMES BE READY?

The rented properties will be handed over in phases. The first will be available in the Summer of 2018 and then a steady stream of properties will be handed over every few months after that, through to 2021.

## HOW DO I APPLY?

You can register your interest to rent a home at [www.themill-canton.rentals](http://www.themill-canton.rentals). You will receive an acknowledgement email from us and we will be contacting applicants directly in early 2018 to gather more information and undertake shortlisting.



## THE MILL

# DEVELOPMENT

### THE DEVELOPMENT COMPRISES:

- 442 new affordable houses and apartments being built by Tirion. These properties will be leased to Cadwyn and Four Walls Online will manage them on Cadwyn's behalf.
- 358 new Lovell open market homes for sale on a freehold basis and new apartments for sale on a leasehold basis.

As well as the privately owned houses and the rented houses and apartments, the village consists of:

- Adopted roads - the Boulevard and Green Streets
- the Riverside Park
- Public Realm and common parts, including private roads, shared drives and pavements and landscaped areas.

The Riverside Park and the Public Realm are being managed by an estate management partner for Tirion Homes; Lovells are to manage the common parts of the private houses.

### THE RIVERSIDE PARK AMENITY CHARGE:

All residents in the Village, whether renting or buying need to contribute to the maintenance of the Riverside Park and the Public Realm/common parts. Those living in apartments will also pay a service charge to cover the maintenance of the common parts within the apartment blocks.

# RENT

## & SERVICE CHARGES

There are various different rent types available at The Mill. The scheme is aimed at private renting and people who are working. As the properties are being handed over in phases, the rents will vary. However, the following can be used as a guide for the monthly rents and service charges for the market rented properties which will be handed over in the first phase.

The estimated service charge includes the Riverside Park amenity charge as stated.

At this stage these are only estimated costs and are subject to change.

TYPE OF PROPERTY	MONTHLY RENT	ESTIMATED SERVICE CHARGE	TOTAL RENT
ONE BED FLAT	£570	£69.17	<b>£639.17</b>
TWO BED FLAT	£660	£69.17	<b>£729.17</b>
TWO BED HOUSE	£770	£21.50	<b>£791.50</b>
THREE BED HOUSE	£900	£21.50	<b>£921.50</b>
FOUR BED HOUSE	£1000	£21.50	<b>£1021.50</b>



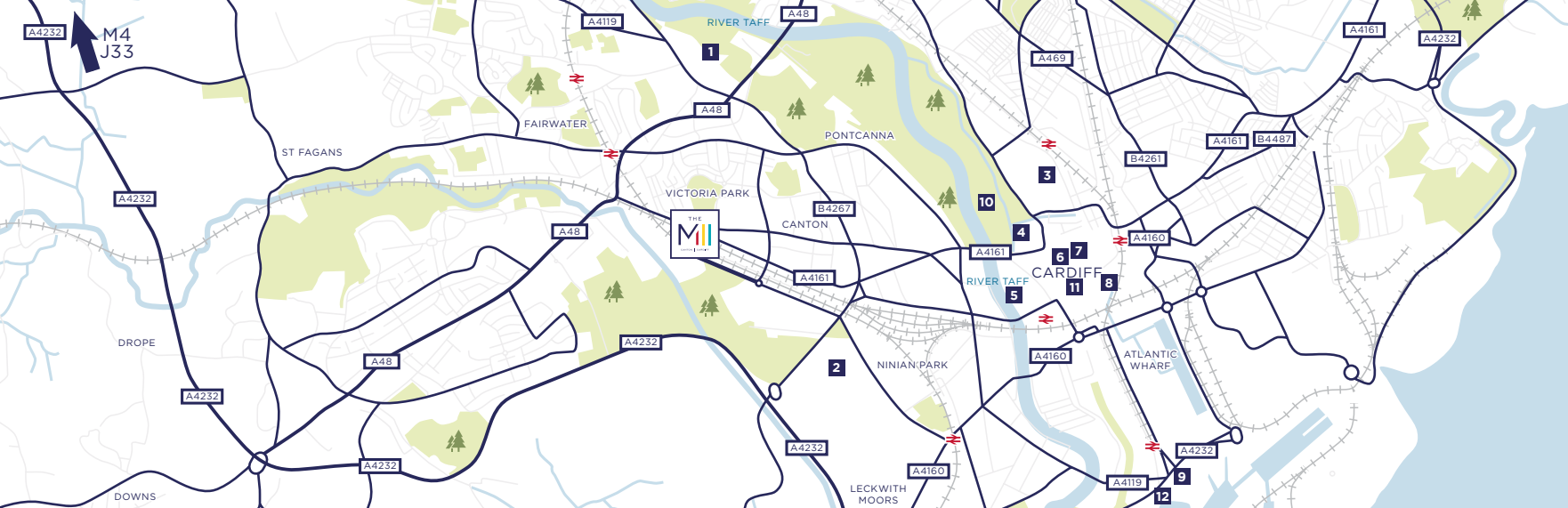
TAFF TRAIL IN AUTUMN  
AT PONTCANNA



**CARDIFF**

**LIFE**





## HOW TO

# FIND US

**TO FIND THE MILL  
USE SAT NAV POSTCODE:  
CF11 8DH**

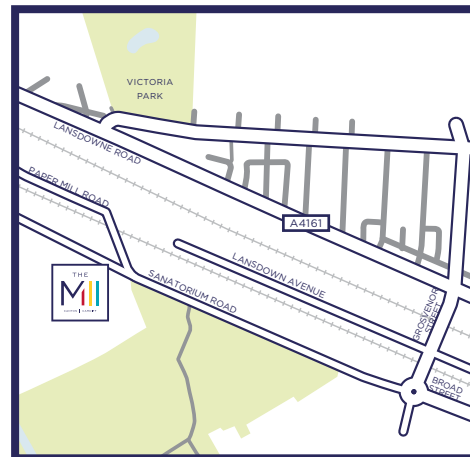
### FROM THE M4

Leave the M4 at Junction 33, and exit onto the A432 (signposted Cardiff(W)/-Cardiff Airport).

After six miles bear left, following signs for the B4267/Ninian Park. From the roundabout take the first exit onto the B4267, then after passing the football ground, left onto Broad Street. Continue straight ahead onto Sanatorium Road and The Mill.

### FROM CARDIFF CENTRAL RAILWAY STATION

Head west on Central Square towards Wood Street, then continue westbound for one mile along Tudor Street/Ninian Park Road. After passing under the two railway bridges, turn right onto Broad Street. Continue straight ahead onto Sanatorium Road and The Mill.



## LOCAL LANDMARKS

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>1</b> Llandaff Cathedral         | <b>7</b> Cardiff Cathedral       |
| <b>2</b> Cardiff City Football Club | <b>8</b> Motorpoint Arena        |
| <b>3</b> Cardiff University         | <b>9</b> Wales Millennium Centre |
| <b>4</b> Cardiff Castle             | <b>10</b> Bute Park              |
| <b>5</b> Principality Stadium       | <b>11</b> St David's Centre      |
| <b>6</b> St David's Hall            | <b>12</b> Mermaid Quay           |

# FAQS

## ARE THERE ANY CRITERIA I NEED TO MEET?

Yes, the following is the criteria for the rented homes:

- You must have no rent arrears or other breaches of tenancy in previous 12 months - we will seek a landlord reference
- You must be in a permanent contract of employment or have at least six months on current temporary contract
- You cannot have an adverse credit history - no CCJ, bankruptcy or IVA or DRO in last 5 years
- We will obtain a credit report and make a judgement if there have been missed payments in past 12 months
- You cannot have your name on a mortgage
- Priority will be given to Key Workers. We define key workers as people employed by the following organisations; NHS, Education, Police, Prison Service, Fire Fighters, Ministry of Defence (MoD)

## WHAT INFORMATION WILL I NEED TO PROVIDE?

- An employment reference - confirming salary, contract type etc.
- We will ask for a credit check
- A landlord/tenancy reference confirming no breaches of tenancy/rent arrears.
- Last 3 months payslips
- Last 3 months bank statements
- P60
- Copy of utility bill from current address
- Passport or Driver's Licence
- NI number
- Birth Certificate, Passport or Child Benefit letter will also be required for children

## WHAT TYPE OF TENANCY IS AVAILABLE?

We want people who are committed to staying. We will offer assured shorthold tenancies with no fixed term, meaning that tenants can stay for as long as they like.

## WILL MY HOME BE AFFORDABLE?

We need to make sure that you can afford to pay the rent and charges. We will calculate how much the rent will be compared to your income. If the rent is more than 45% of your income after tax is deducted, we may not be able to offer you the home. If everything is satisfactory, we'll confirm the details of our offer and agree a date for you to take up the tenancy.

## DO I HAVE TO PAY A RESERVATION FEE?

If we offer you a tenancy, you will be expected to pay a reservation fee of £50. This fee will go towards your first month's rent and is not an additional payment.

## CAN I LOSE THE RESERVATION FEE?

We will retain your reservation fee if:

- We offer you a home that you've reserved but you've changed your mind.
- We discover that you have given us false or misleading information or have failed to tell us some important information.
- You are unable to keep to the moving in date you gave us at the time of reserving.

## WHAT IS THE PROCESS IF AM SUCCESSFUL?

If we offer you one of our homes, we will assign one of our Negotiators to see you through the whole lettings process. Your Negotiator will contact you with full details of our offer and be there to help if you have any questions.

You will be invited for a one-to-one interview. We'll ask you to bring various documents with you, such as:

- Credit agreements
- Bank Statements
- Proof of Savings
- Payslips
- Passport or driving licence (for identification)

### **DO I HAVE TO PAY A BOND/ DEPOSIT?**

We will ask for the first month's rent in advance and we will also ask you to complete a direct debit form so that your rent will be paid automatically on a monthly basis.

We will also require 1 month's rent in advance as a deposit.

### **WHAT HAPPENS WHEN THE PROPERTY IS READY?**

Once you have paid your deposit, our Negotiator will meet you at your new home on a pre-arranged date where they will give you the keys to your new home, carry out a home induction and take an inventory. They will demonstrate the homes fixtures, fittings and equipment. At this point, you will sign the tenancy agreement. From this point on you will be responsible for paying the rent and complying with all the terms and conditions of your tenancy. We will provide you with a Welcome Pack, a guide to your home and our services.

### **IS MY DEPOSIT PROTECTED?**

The deposit will be held in a secure Deposit Protection Service provided by a third party.

### **HOW LONG WILL THE LETTINGS PROCESS TAKE?**

If we offer you a home we will tell you when we expect it to be ready for you to move in. Occasionally delays may occur on site as these are newbuild properties. If this happens we will keep you fully informed.

### **HOW MANY BEDROOMS WILL YOU ALLOCATE ME?**

Our policy is to offer you a home with up to one bedroom more than you need. For example, if you are applying on your own we will usually offer you a one or two bedroom home.

### **DOES THE RENT INCLUDE BILLS?**

No, you will be responsible for the usual household bills such as water, electricity, gas and council tax. We are responsible for collecting all communal utility charges, like communal grass cutting but the costs of these are passed on to residents through the service charge.

### **WHAT IF I DECIDE TO MOVE OUT?**

You can move out when you want. You must give us one month's notice in writing. Your rent payments must be up to date and the home must be left in the same condition as when your tenancy began otherwise you may not receive your deposit back.

### **CAN I BUY THE RENTED PROPERTY IN THE FUTURE?**

The rented properties are owned by Tirion and are not available for sale and do not qualify through Right to Buy. Lovells have a significant number of properties available for sale and can be visited in the Sales and Marketing suite on site at The Mill.

### **WHO DO I SPEAK TO IF I NEED MORE INFORMATION?**

For more information visit [www.themill-canton.rentals](http://www.themill-canton.rentals) or please contact our Mill Project Lead, Mark Howells by email to

[TheMillCanton@Cadwyn.co.uk](mailto:TheMillCanton@Cadwyn.co.uk)



THE MILL Canton, Cardiff CF11 8DH

T: 02920 600 270

E: [themillcanton@cadwyn.co.uk](mailto:themillcanton@cadwyn.co.uk)

[WWW.THEMILL-CANTON.CO.UK](http://WWW.THEMILL-CANTON.CO.UK)

[WWW.THEMILL-CANTON.RENTALS](http://WWW.THEMILL-CANTON.RENTALS)

A JOINT VENTURE COMMUNITY PROJECT IN PARTNERSHIP WITH

**LOVELL**

**Tirion.**

**Cadwyn**