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## LEGAL & GENERAL LEADS MODULAR REVOLUTION WITH SILVA HOMES DEAL IN BRACKNELL

Legal & General Modular Homes (Legal & General) announces that, having signing an agreement with external client Silva Homes, it has delivered its first precision-engineered modular homes to Legal & General Homes' newest development Buckler's Park in Crowthorne, near Bracknell.

The delivery of these homes is a significant milestone for both Legal & General Modular Homes and the construction industry as a whole, marking the first time a modular home has been manufactured from our unique pulse assembly line. Legal & General's revolutionary approach enables it to build homes in a much shorter timeframe and has the potential to overhaul the construction industry. This modern method of construction presents an impactful solution to the housing crisis in the UK.

Legal & General and Silva Homes have collaborated throughout the design and manufacturing process to deliver the modular homes to site. The new homes will form part of the affordable element of the scheme. They are Legal & General's "Malden" range, designed as a four person home and provide 820 sq ft of space, 2 bedrooms, an upstairs bathroom, kitchen, living room/diner and a downstairs toilet.

These homes have been delivered to Crowthorne, a village near Bracknell, from Legal & General Modular Homes' 550,000 sq ft factory in Selby near Leeds. Before arriving on site, all homes were fitted with kitchens, bathrooms, electrics, plumbing and internal decoration all complete before arriving to site. This ground breaking approach means that the homes are designed and manufactured to a high level of quality using state of the art methods, materials and a trained workforce. Therefore at site level, the homes only required cladding, roofing and minimal internal works from our specialist team.

**Nigel Wilson, Chief Executive of Legal & General, said:** "Modular housing manufacturing is a revolution for UK construction and will play a significant role in transforming the housing industry. This is the first step in a very big journey and as first movers we have had to be brave, bold and ambitious. Every revolution has to start somewhere. The first iPhone was not manufactured overnight, it took years of testing and prototypes but now has changed the way people communicate across the world. We hope our progressive thinking and pioneering approach will similarly lift the barriers to change in the housing industry and encourage other players to follow, playing a pivotal role in tackling the UK housing shortage for good."

**Rosie Toogood, CEO of Legal & General Modular Homes, commented:** “This is a fantastic milestone for the business, one which our team have worked hard to achieve. Our journey to revolutionise the UK’s construction industry is now well underway.

“Our expectation is that Silva Homes’ progressive approach will help demonstrate the quality, comfort and value provided by our Modular solution, paving the way for others to follow. We are really pleased with what we have achieved so far by bringing the best of the best from a range of industries; design consulting, automotive, aerospace and construction together to develop a fantastic product range and the capability to manufacture thousands of beautiful homes every year. We have pioneered a new way forward for the housing sector.”

**John Allan, Managing Director at Legal & General Homes, commented:** “It is incredibly exciting that our first development includes Legal & General Modular Homes’ precision-engineered houses. The modular homes will sit alongside the traditionally-built homes at Buckler’s Park and will offer high-quality, sustainable and contemporary homes. We want to deliver to our customers the best possible product and ensure that they have the homes they deserve.”

**Alan Ward, Chief Executive at Silva Homes, said:** “We are delighted to be involved in delivering these modular homes with Legal & General at Buckler’s Park. We appreciate how important this innovation is for the housing sector and anticipate this will be a significant step forward. We have visited the Legal & General Modular Homes’ production factory and been given every opportunity to understand the design and construction process. The modular homes will come with LABC, NHBC and BOPAS approvals.

“We will be offering some new homes for affordable rent to people on the Council’s housing register and marketing some for shared ownership to help people get a foot on the home ownership ladder in an affordable way. Either way they will make excellent homes for our customers.”

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**Notes to editors -****Legal & General in Housing**

Legal & General has been involved in supply side housing activities for nearly 20 years. These include:

- Bringing housing back to the centre of the UK's cities through large scale regeneration, such as Salford, Plymouth, Liverpool, Bracknell, Newcastle and Canning Town
- Ownership of house builder CALA Homes, which is on track to deliver an annual capacity of 2,500 units and revenue of around £1bn in 2020, and believes it has the capability to build in excess of 3,000 units per annum thereafter. CALA has seen revenues grow from £241m in 2013 to £748m in 2017
- Legal & General's total investment capability for the Build to Rent (BTR) sector currently stands at circa £1.5bn. It has secured around 2,000 homes under construction or in planning, with sites in Bristol, Edinburgh, Salford, Bath, Brighton, Leeds and Walthamstow, with the aim to have 6,000 in planning, development or operation by the end of 2019
- Delivering its first three new housing communities, Legal & General's housebuilding arm, Legal & General Homes, is bringing forward a rapidly expanding housing pipeline. These include a 78-acre site in Shrivenham, Oxfordshire with outline planning for 515 new homes, building 1,000 new homes on its 250 acre site in Crowthorne, Berkshire, called Buckler's Park, and 1,500 new homes at its 272 acre site in Finchampstead, also in Berkshire
- Revolutionising the construction industry through its modular housing factory in Leeds, it will deliver highly-sustainable precision-engineered homes. Legal & General is the first provider of modular homes to be constructed in a factory on a moving assembly line. This means that the modular product is delivered to site as a complete unit, with the electrical, plumbing, wiring, kitchens and bathrooms all in place. With groundworks completed in advance, at site level it requires only cladding and roofing
- Providing later living accommodation through Inspired Villages Group, a best in class operator and developer of later living accommodation, established by Legal and General in 2017. Inspired Villages Group's development portfolio currently has around 1,000 homes
- Launching Legal & General Affordable Homes, a new wholly-owned affordable housing provider which it is establishing through a leading development and management platform
- We are also a significant investor in student accommodation, having invested £1.5bn to date in this sector.

**Legal & General Capital**

Legal & General Capital (LGC) is the principal investment arm of Legal & General Group. Investing from Legal & General's £8.1bn shareholder balance sheet, LGC's purpose is to generate long-term shareholder value by injecting new capital into key sectors where there has been a shortage of investment and innovation. Focused on Housing, Urban Regeneration, Clean Energy and SME Finance, these sectors reflect our aim to invest for the long term in economically and socially useful assets, to secure competitive returns and to create new asset classes for Legal & General's varied investment requirements, for our partners and for the wider marketplace.

### **Legal & General Group**

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with a number of growing businesses in the US. Over fifteen million people worldwide rely on us to help them save for the future and to protect their families and their homes.

We operate in three principal areas:

- Investing & Annuities, where we manage £58bn of retirement annuities for policyholders and invest for their long term return within Legal & General Retirement (LGR and LGRI), as well as investing our own balance sheet within Legal & General Capital (LGC);
- Investment Management, where we have £983bn in total assets under management from clients in the UK, US, Asia and EMEA and a leading UK workplace savings and retail investments business within LGIM; and Insurance, where we provide protection against life events for more than 4 million customers, with £2.9bn of gross written premiums principally in life insurance in the UK and US within Legal & General insurance and household insurance in the UK within our General insurance division.

### **Silva Homes**

Silva Homes is a not-for-profit charitable housing association, which owns and manages 6,200 tenanted properties and 1,200 leasehold properties in Berkshire, Hampshire and Oxfordshire. We plan to build 1,100 new homes in the next five years. Visit [www.silvahomes.co.uk](http://www.silvahomes.co.uk) for more information.