



## Legal & General Affordable Homes to build its first net zero homes

Legal & General Affordable Homes' is partnering with Essex construction firm ROSE Builders to deliver 44 new affordable homes on Hart Road, Thundersley.

The 100% affordable scheme is being delivered by Legal & General Affordable Homes (LGAH) in partnership with Rose Builders, helping to tackle the acute shortage of affordable housing locally.

The development will see LGAH deliver its first net zero (regulated) carbon homes, marking a major milestone in the business' commitment to driving down carbon emissions.

The new homes will include 35 for Shared Ownership and 9 for affordable rent, comprised of 19 two- and 25 three-bedroom houses with private gardens.

The site, situated within the town of Thundersley on land at Hart Road, is sustainably located close to existing local amenities, including a doctor's surgery, public house, primary and secondary schools.

The proposals also open up the site, to public access and will provide new green spaces including a small forest and areas of natural play for new residents and the wider community.

The new community is designed to encourage biodiversity and walkability, enhancing existing habitats where possible and introducing new habitats through improved landscaping, including a wildflower meadow and native tree planting. New pathways for pedestrians will also be created.

All homes will be EPC A, specifically designed to be energy efficient to meet the emerging Future Home Standard, with 90% of the homes achieving Net Zero regulated carbon. As such, all homes will have high-quality architecture and modern design, with energy efficient design, air source heat pumps, solar panels and EV charging.

LGAH now has nearly 5,000 homes in operation with over 2,000 in development planned across the country. Nearly 450 homes were handed over at the end of 2023 bringing much needed affordable housing to local communities.

**Ben Denton, Chief Executive, Legal & General Affordable Homes:** "The gap between supply and demand of affordable housing has never been greater, and, as the cost of living is rising, it's getting more and more difficult to save for a deposit and buy a property outright.

"Our new scheme at Hart Road is solely affordable housing with a mix of affordable rent and Shared Ownership properties built to high sustainability standards, to not only help locals get on the property ladder but also keep costs down in the future.

"We are passionate about building good quality homes in great locations to help people and communities thrive and our latest scheme at Hart Road will go some way in achieving that."

**Sam Brown, Development Director, Rose Builders:** "Rose is delighted to partner with Legal & General Affordable Homes to address the critical need for affordable housing in Essex.

"This project aligns with our core values of community service and sustainable quality development. We are committed to delivering new homes that not only meet the housing needs of residents but also contribute positively to the environment.

"Rose Builders, a fifth generation family firm, is committed to continuing to deliver excellence in all aspects of building, constructing and delivering new quality homes in Essex."

Construction work is due to commence shortly, with the first home anticipated to be completed by April 2025.

For more information, you can visit Legal & General Affordable Homes website at: [landgah.com](https://landgah.com) or call our team on 0160 338 5340.

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## Further information

**Name:** Samantha Southwell  
**Role:** Digital Communications Lead  
**Division:** Legal & General Affordable Homes  
**Tel:** +44(0)7531222828  
**Email:** [Samantha.southwell@landgah.com](mailto:Samantha.southwell@landgah.com)

**Name:** Simrat Ghuman / Jemima Pring  
**Company:** Camargue  
**Tel:** 020 7636 7366  
**Email:** [lgah@camargue.uk](mailto:lgah@camargue.uk)

## Notes to editors

### About Legal & General

Established in 1836, Legal & General is one of the UK's leading financial services groups and a major global investor, with £1.2 trillion<sup>1</sup> in total assets under management of which 40% is international. We have a unique and highly synergistic business model, which continues to drive strong returns. Legal & General provides powerful asset origination and management capabilities directly to clients, which also underpin our leading retirement and protection solutions. We are a leading international player in Pension Risk Transfer, in UK and US life insurance, and in UK workplace pensions and retirement income. Our purpose is to improve the lives of our customers and create value for our shareholders. Through inclusive capitalism, we are investing in long-term assets, such as real estate and infrastructure, that can help build a better society for the future.

### About Legal & General Affordable Homes

Legal & General has been involved in housing for over 20 years and established Legal & General Affordable Homes (LGAH) in 2018 with the aim of becoming the leading private affordable housing provider in the UK. Across its fast-growing portfolio of developments across England, LGAH offers social and affordable rent as well as Shared Ownership homes.

Dedicated to helping to tackle the current housing crisis, LGAH seeks to make a positive difference to the affordable housing sector and offer an alternative route onto the property ladder.

LGAH's mission is to better people's lives and ensure everyone has access to a safe and secure space to call their own. It strives to create sustainable communities with high-quality homes, reflected by its key principles of quality, sustainability and customer service which underpin every decision made. Recognising the strength in

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<sup>1</sup>Data as at 31 December 2023.

partnership and collaboration, LGAH works with local housebuilders, housing associations and contractors to deliver homes which are affordable and accessible.

Visit [www.landgah.com](http://www.landgah.com) for more information.

### **LGAH's approach to net zero carbon definition**

The NZC definition LGAH uses is as follows:

- Regulated energy refers to the energy demand from fixed services that are most essential and energy-intensive to make a home habitable. It covers domestic hot water supply, heating, lighting, and ventilation.
- Hart Road follows the Building Regulations Part L1 2021 to evaluate its Net Zero Carbon status. It uses the Target Emission Rate (ER) as the reference point to compare how Hart Road assets perform.
- Hart Road's design strategy closely follows LET's guidance to achieve NZC; it prioritises fabric performance (targeting Future Homes Strategy+), considers orientation to allow for sustainable technology use and balances daylight and overheating, and optimises on-site energy generation. All homes have ASHPs and PV panels.

