

Modular Homes



Community Matters

at Portholme, Selby

Issue 1 | April 2021



Introducing Legal & General Modular Homes

Legal & General will be familiar to most people as one of the UK's largest financial services groups, but we have also invested over £29bn in levelling-up regional economies in projects including homebuilding, urban regeneration, clean energy and small business finance. As a group, we've been involved in housing for a long time: developing homes, financing the affordable housing sector, and now building modular homes.

Our modular homes are built in our factory just down the road at Sherburn-in-Elmet, Leeds. Our modular approach means we can halve build time, minimise disruption from a normal building site environment and by standardising and simplifying our process, we can drive up quality. Our homes are designed to keep energy and water consumption down, reduce greenhouse gases and the waste that households produce. The materials we use are sustainably sourced and the way we landscape our sites adds to biodiversity.



What's happening on site?



You may have seen some activity on site over the last few months, as ALFA, has been clearing the existing buildings and preparing the ground. Any demolished material has been crushed and graded for re-use on site, avoiding lorry journeys off-site.

Modular Movements Ltd will be working with our team to deliver the modular homes to our site. This will involve a number of abnormal loads at 18 metres x 4.99 metres wide. While this may cause some inconvenience, it does reduce the number of construction material deliveries over a longer period. Modular Movements will be contacting residents regarding dates/times of road closures and if vehicles need to be parked elsewhere. Ian Pashley is Modular Movement's road closure and parking restriction manager and his contact details follow. Ian will also be available to meeting residents on site:

E: icpashley@modularmovements.com

M: 07960 997710

Office: 01724 281175

Whilst modular movements are in operation, this website will be updated:

www.modularmovements.com/other-services/road-traffic-closures/

Working in partnership

ALFA Site Services Ltd is the Principal Contractor for Legal & General Modular Homes in Selby. They handle the day to day running of the work on site, overall site appearance and manage the health and safety.

Our Legal & General Modular Homes (LGMH) team push forward the build programme and supply the modular homes from our factory in Sherburn-in-Elmet. They also oversee the quality of the new properties.

Introducing the team

From left to right: Mike Cane, LGMH Site Manager; Dave Groom, LGMH Project Manager; Tony Lindsay, ALFA Site Services Site Manager

Dave Groom is Legal & General Modular Homes Project Manager. Dave's been in the construction industry for over 30 years, having started as an apprentice plasterer. Dave is a Local Authority Building Control (LABC) award winner, and brings a wealth of experience to the project.

Tony Lindsay, is ALFA's Site Manager, responsible for the overall construction and health and safety.

Our team is always available to answer any queries and can be contacted as follows:

Tel 0113 360 4844

Email portholme@landgmh.com





What we're building

We're delighted to be building a brand new neighbourhood off Portholme Road in Selby, formerly home to Selby Council's Civic Centre building and car park.

Our scheme will bring back to life a site that has been vacant for seven years. Legal & General Modular Homes will deliver a mix of homes – from one and two bedroom low-rise apartments, to two and three bedroom houses. 30% of the new homes will be shared ownership and rented. All the new homes have been designed to achieve Energy Performance Certificate Standard A, which is currently only achieved by around 1% of new homes.

We're looking forward to getting to know and work with the local community as our scheme develops.

To discover more about our new neighbourhood in the heart of historic Selby, please visit our website...

www.lifebuiltin.com/portholme.

Benefits to the community and wider area

We recognise the importance of supporting the local area and its infrastructure as part of our new development and will be making the following financial contributions:



a Community Infrastructure Levy, for area committees to support local schemes and to support strategic infrastructure projects for the growth of the area



Highways Contribution



Introducing our agents

Local agent Preston Baker based in New Street will be working with the sales team. Here's what James Danbury, Director of New Business and proud life-long Selby resident said:

"All our Selby team are impressed by the level of interest already expressed by local buyers in Portholme, which is taking a vacant area of land and turning it into beautiful for purpose housing for the local community. It's really exciting to have a well-known brand like Legal & General bringing quality new homes to the market in Selby."



Considerate Constructors



We are aware that our work can sometimes be a source of disruption if not managed carefully and will do our very best to ensure this is kept to a minimum. As Principal Contractor, ALFA has registered as a member of the Considerate Constructors Scheme. They commit to care about appearance, respect the community, protect the environment, secure everyone's safety and value the workforce.

Normal site working hours are from 7.30am - 5.30pm Monday to Friday and 2pm on Saturdays. We do not usually work on Sundays or Bank Holidays. Contractors will be parking on site and in local car parks.

We have monitoring stations in place for dust and noise as well as a gateman and wheel wash facility for all traffic leaving the site. Our roadsweeper will be used as and when required.

Our development will provide up to 130 jobs across the supply chain, and will see Legal & General Modular Homes recruit a further 50 employees to support the scheme.

We've also got an apprentice on site, Oliver, who's studying Construction Management in the Built Environment at Leeds College of Building. Oliver will be with us for the next four years as he completes his training in 2025. Oliver will then progress his career with Legal & General Modular Homes as an Assistant Site Manager, building good foundations for a successful future within the industry.

If you're interested in joining our team, view our latest vacancies at:
legallandgeneral.com/modular-homes/careers/

Timeline

Timings for developments of this scale can often change for a variety of reasons, but we are currently working to the following programme:

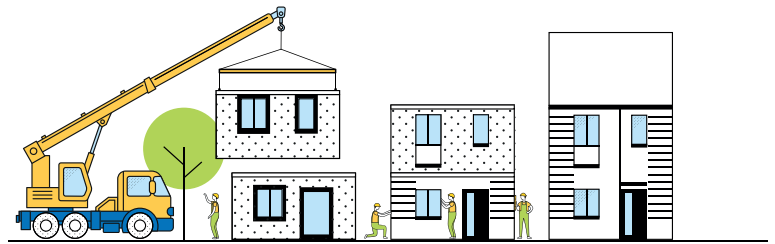


July

Official opening of the development.
Showhomes available for view.

September

We welcome our first residents.



Keep in touch

Next to our site entrance off Portholme Road, you will see a letterbox. If you have any questions you would like us to answer and would prefer to write in, please complete the tear off slip here and pop in our letterbox, or email: portholme@landgmh.com

NAME:	<input type="text"/>		
ADDRESS:	<input type="text"/>		
POSTCODE:	<input type="text"/>	DATE:	<input type="text"/>
EMAIL:	<input type="text"/>		
I'D LIKE TO KNOW:	<input type="text"/>		