



Landsec

Press release

Title Landsec tops out the UK's first net zero office development
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Landsec's landmark net zero carbon commercial office development, The Forge, today celebrates its topping out, where the building reaches its full height, at the 140,000 sq. ft scheme behind the Tate Modern at Bankside.

Comprising two new office buildings and a public courtyard, The Forge is the UK's first net zero carbon commercial development recognised by the UK Green Building Council as aligning with its framework definition of net zero carbon in construction and operations, and the first office to be built using the highly sustainable platform approach to design for manufacture and assembly (P-DfMA).

The project has been awarded funding from Innovate UK, part of UK Research and Innovation, for its innovative design and ground-breaking construction techniques, which has contributed to a circa. 25% reduction to date in embodied carbon from the initial design stage. Landsec hopes The Forge will act as a catalyst for more sustainable and efficient construction across the industry. The scheme is due for completion at the end of 2022.

David Heaford, Managing Director, Development at Landsec said: "Demand for high quality office space that puts net zero goals of businesses and the wellbeing of their people front and centre has grown exponentially in the last year. We all need to be transitioning to net zero, and one of the key ways a business can reduce its carbon footprint is in its real estate, which is reflected in the conversations we're having with prospective customers.

"The Forge is a landmark development and we're excited about its potential to transform the industry. The learnings that come from the use of pioneering construction techniques will be shared across the industry at large – and we hope this will be the first of many net zero carbon buildings to come."

The Forge is designed by architects Piercy & Co and Bryden Wood, and construction is led by a joint venture between Mace and Sir Robert McAlpine.

Ends



The Forge, SE1

The Forge boasts an array of indoor and outdoor spaces to meet the wellbeing needs of today's workforce, including a public realm, four terraces and a cycle ramp from the building's entrance down to 230 cycle spaces, showers and storage. Other features include LED lighting, which reduces eye strain and fatigue to help boost productivity, and almost 300m² of green roof promoting local biodiversity. As a result, The Forge is targeting WELL Gold certification, meaning customers can be reassured that wellbeing is as much of a priority as sustainability.

Inspired by its industrial past as a bronze foundry, The Forge is located in the heart of Bankside, close to cultural hotspots including The Globe, Tate Modern and Borough Market, as well as three key transport hubs, Waterloo, London Bridge and Blackfriars.

South of The River Thames, The Forge is also surrounded by one of the city's best food and drink scenes including Flat Iron Square and Vinegar Yard, as well as independent restaurants and bars for business lunches and out of work socialising.

The scheme will house Landsec's Blank Canvas, one of its three office products that consists of large, aspirational spaces that are ready for customers to personalise and transform to suit individual brands and needs, with the security of longer-term leases. Landsec is also exploring the possibility of including Myo, its flexible workspace brand, in the scheme, which would be its third location in the capital.

Landsec sustainability investment

At its recent half year results, Landsec announced a new net zero transition investment plan across its portfolio to ensure it remains at the forefront of everything that the property sector is doing to tackle the climate crisis. The £135m investment will reduce operational energy use by optimising building management systems through the use of AI; decarbonise heating by replacing gas-fired boilers with electric alternatives such as air source heat pumps; and increase onsite renewable capacity.

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a £11 billion portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at landsec.com

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