

PRESS RELEASE

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FORE PARTNERSHIP AWARDS WILLMOTT DIXON £50M CONTRACT TO DELIVER ULTRA-SUSTAINABLE LONDON WORKSPACE

Next to Tower Bridge, TBC.London will be 100% electric and zero carbon in operation



Images of TBC.London are available [here](#)

Purpose-driven real estate investment firm, FORE Partnership, has awarded Willmott Dixon the £50m construction contract to transform an out-of-date 1990s office building next to Tower Bridge on the bank of the Thames into a 110,000 sq ft forward-thinking work environment that will be one of the UK's most sustainable and healthy offices.

FORE announced earlier this year that funds managed by KKR, a leading global investment firm, had invested in TBC.London and that it was committed to move forward with speculative development.

FORE selected Willmott Dixon based on a shared commitment to sustainability that will see TBC.London deliver tangible, enduring benefits for the local community. FORE is a certified B Corporation. It has made an industry leading commitment to ensure its business and buildings are net zero carbon by 2025. Willmott Dixon has made its own net zero commitment under its 2030 sustainable development strategy, 'Now or never: our decisive decade'.

The contractor will work with FORE to run a 'Building Lives' skills academy at TBC.London for the duration of the construction programme, providing those in need with training that will lead to qualifications and jobs within the construction industry. FORE is targeting creating up to £9m in social and local economic value during the two-year construction period through local employment and procurement strategies.

TBC.London will be 100% electric and net zero carbon in operation, with no fossil fuels used in running the property. Designed by architect Stiff + Trevillion, the project is targeting EPC A and BREEAM Outstanding, the highest possible environmental assessments.

The building is also targeting WELL Platinum, the highest rating under the WELL Building Institute's certification programme, a global rating system which serves as a marker of healthy building design. Only around 30 offices across the globe have attained a Platinum rating, and combined with the target BREEAM score, TBC.London is aiming to be one of Europe's greenest, healthiest buildings.

Reflecting FORE's commitment to retrofit first rather than rebuild, the existing five-storey building will be stripped back and renewed through a deep refurbishment, preserving the embodied carbon in the frame. Two floors will be added, with a third additional floor set back from Tower Bridge to create a terrace and club room. All tenants of the building will have direct access to outdoor space through terraces, balconies, and gardens.

A key part of the strategy for TBC.London is to create space where social enterprises and community groups can come together with tenants to build stronger relationships within the local area and tackle systemic change to deep-seated social issues. The ground floor will incorporate a flexible, 3,000 square feet multi-use space that will be available for community uses.

Basil Demeroutis, Managing Partner, FORE Partnership, said: "We selected Willmott Dixon because they share our deep commitment to sustainability. In particular, Willmott Dixon's efforts to be carbon neutral and their positive work in engaging with the communities in which they work set them apart and is wholly aligned with our own values and approach. We now look forward to starting on site and taking this exemplar project forward."

Chris Tredget, Managing Director, Willmott Dixon said: "We are delighted to be working with FORE Partnership to deliver TBC.London, which will pave the way for more sustainable and innovative working environments. Our shared values and commitment to creating a more sustainable built environment and a positive impact in the communities in which we work, makes this project even more exciting. It's been a great collaborative effort across the whole team and we're all looking forward to getting started on site."

The building lies in an attractive position on the south bank of the River Thames. Close to London Bridge, Tower Hill tube, Fenchurch Street and Bermondsey stations as well as St Katharine's Pier, it has great connectivity within and beyond London.

Willmott Dixon is expected to start on site in September 2022, with the project scheduled for completion in mid-2024.

CBRE is the office letting agent for TBC.London. Bruce Gillingham Pollard is the retail agent.

FORE is committed to using real estate as a tool to generate positive social and environmental impact. The firm was among the first property companies to become a B Corporation, the global marker of businesses that balance profit with purpose. Certifying as a B Corp followed on from FORE's industry-leading commitment to achieve zero carbon by 2025 – five years ahead of the wider industry target set by the World Green Building Council and well in advance of the UK's 2050 goal. FORE's approach includes a retrofit first strategy, focusing on reusing and repurposing buildings to extend their life spans, while retaining the embodied carbon in their structures, as exemplified by TBC.London.

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<https://www.tbc.london/>

Twitter: @tbc_Indn

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Images of TBC.London are available [here](#)

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About FORE Partnership

FORE Partnership is a purpose-driven, transformational real estate investment firm active in the UK and western Europe. FORE's holistic approach to carbon reduction, design, technology, and community, brings together environmental sustainability, social impact and an authentic appreciation of how people live, work, and interact, turning these into drivers of profitability for investors and tenants. The firm has a portfolio of over one million square feet spanning offices, mixed use, and residential sectors. The FORE team has a successful €5 billion track record spanning three decades.

www.forepartnership.com

About Willmott Dixon

Headquartered in Letchworth Garden City, Willmott Dixon is a privately-owned contracting and interior fit-out group. Founded in 1852, we are dedicated to leaving a positive legacy in our communities and environment and in 2018 were one of only six companies to receive a Queen's Award for Enterprise in the promoting opportunity through social mobility category. Our goal is to become a net zero carbon company by 2030, with all buildings delivered after this date also being net zero. As the UK's highest ranked contractor in the FT's Diversity Leaders list in 2019 and 2020, we also aim to achieve gender parity across all levels of the workforce by 2030. We are passionate about our purpose: to deliver brilliant buildings, transform lives, strengthen communities and enhance the environment so our world is fit for future generations.

www.willmottdixon.co.uk

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