

Leeds Building Society

# High 'Society'

**£10m**

/ Project value

**June 2019**

/ The project commenced

**November 2020**

/ Scheduled completion

Marking the “start of a new era” for Leeds Building Society (LBS), we are undertaking the £10m strip out and refurbishment of its new headquarters in Leeds city centre. Once complete in late 2020, the “significant investment” will facilitate the Society’s expansion and bring together more than 800 Society colleagues who are currently spread across three different locations. A key feature of our 80,000 sq ft modernisation programme has been the replacement of the building’s façade to improve thermal and lighting performance, and to ensure LBS’s power needs can be met solely from renewables.

## The brief

In June 2019, we were appointed to refurbish the former Sovereign House, a riverside office block located in Sovereign Street in Leeds, and make it a modern headquarters for Leeds Building Society.



“The building offers more space than we currently occupy across three different premises and bringing together all our Leeds office-based teams in the one location will further improve efficiency and cut our operating costs.”

Karen Wint  
Leeds Building Society’s Chief Operating Officer

"Our new home is a significant investment in the future of the Society and a major commitment to Leeds in the long term. We're pleased to be working with GRAHAM on this important project, and it's exciting to see the work start on site after many months' planning and preparation."

Karen Wint  
Leeds Building Society's Chief Operating Officer

### The challenges

As holders of the Carbon Trust Standard for carbon accreditation, LBS has placed considerable emphasis on reducing its carbon footprint across all of its branches. This has been a priority throughout our refurbishment programme. Notably, our team identified a creative way of repurposing glass when undertaking the replacement of the external curtain walling. In partnership with a local Leeds based company, that specialises in manufacturing and fabricating sustainable worksurfaces produced from recycled glass aggregates, we have reused large sections of the old windows as solid surface counters throughout the building.

### The solution

A signature project for our Leeds based delivery team, the new LBS headquarters will place the Society "right at the heart" of the city where it was founded in 1875. Conceived to "further improve efficiency" and help cut the "operating costs" of the business, the refurbishment represents a "significant investment in the future". Our CAT A and CAT B fit-out programme includes internal soft demolitions, hard demolitions and structural works, as well as external façade works. Reflecting LBS's energy efficient design strategy, we have replaced the existing façade with glass, which has significantly increased the amount of natural daylight flowing into the building. This approach will also minimise the volume of artificial lighting required when operational. Equally, the installation of energy saving cladding will ensure heat is retained in winter and reduce the amount of cooling required in the hotter summer months. Furthermore, all of the fossil fuel heating has been removed from the building, ensuring that it will be completely powered by renewable electricity systems.

### Outputs & Benefits

- / **Programme:** We are on schedule to finish this project on time and within budget
- / **Upcycling:** Where possible, we upcycled and recycled materials, and created new products that were incorporated into the building
- / **Sustainability:** We have replaced the existing façade with glass and installed new cladding
- / **Flexibility:** We continue to work closely with LBS to ensure its expectations are met, and have demonstrated a flexible approach to the works programme throughout the Covid-19 pandemic, ramping up and down as required



For more information on how we're delivering lasting impact:

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