



WILLMOTT DIXON INTERIORS

OFFICE FIT OUT

TRANSFORMING EXISTING SPACES INTO PLACES
WHERE PEOPLE AND BUSINESSES THRIVE.



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OUR JOURNEY

173
YEARS STRONG

Founded: 1852 - UK's oldest Tier One contractor

5th
GENERATION

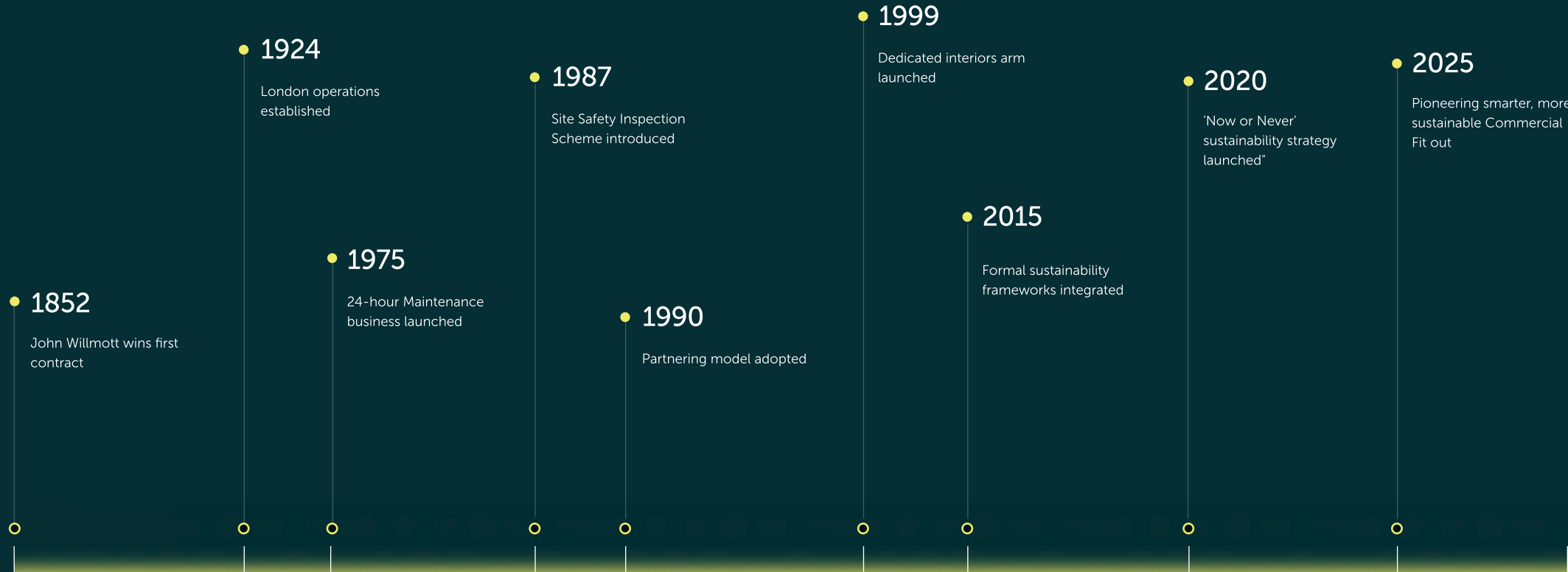
into the Willmott Family. Being privately owned makes us agile partners

1st
PLACE

Construction's best big company Sunday Times Best Places to Work

4th
PLACE

Financial Times Best Companies (Europe's FT top 1,000)



OUR VISION

Career of a lifetime – developing skills, experience, and personal growth.

GOAL


Gender parity across management levels by 2030.

MISSION

To remain the UK's best contractor to work for.




Platinum
The 5% Club (over 10% of people in earn-and-learn schemes)



Platinum
Platinum Investors in People (Construction)



Top 50
UK Employers for Gender Equality – The Times 2024



Gold
Gold – Investors in People (Commercial Fit out business)

200+
People directly employed across Commercial Fit out

11000
years of combined service for our customers

3000+
People directly employed across the Group

700+
People with over ten years' of continuous service

Annual turnover over past 3 years (Construction group):



Annual turnover over past 3 years (Fit out Division):



FIT OUT DIVISION ACCOUNTS

	31 Dec 2021 £M Audited	31 Dec 2022 £M Audited	31 Dec 2023 £M Audited	30 Jun 2024 £M	31 Dec 2024 £M Forecast
Turnover	155.6	133.4	130.9	73.5	147.0
Cash at bank	7.5	8.0	8.0	8.4	8.5
Net current assets	14.8	11.9	4.8	5.4	
Net assets	13.3	12.8	4.1	4.6	

At Willmott Dixon, we understand that choosing a Fit out partner is about **trust as much as delivery**. Behind every project sits the strength of a long-established, privately owned business with a **reputation for doing things properly**. Our clients know that **we stand behind our commitments**, offering the **reassurance of financial stability, ethical practice** and a parent company guarantee as standard.

WHEN YOU WORK WITH US, YOU BENEFIT FROM THE CERTAINTY OF A £1.2BN PARENT GROUP AND LONG-TERM FINANCIAL STABILITY.

OUR PROMISE

All of our Commercial Fit out projects receive by default Parent Company Guarantee for added peace of mind.

£120M

Group level cash balance at bank

£8.5M

Commercial Fit out division cash balance at bank

£20M

Available Credit facility (which we never need to utilise)

£0

Net Debt across all business arms

AAA

Rated Insurance for peace of mind

3A1

Dunn & Bradstreet rating which guarantees the lowest probability of risk

Our 2020-2040 Sustainability Strategy

NET-ZERO IN USE (WHEN WE HOLD EARLY DESIGN):

All new builds/major refurb we lead from RIBA 2 target net-zero operational carbon, with no energy-performance gap, guaranteed energy outcomes, maximum feasible on-site renewables, and Soft Landings as standard.

ZERO-CARBON OPERATIONS (NO OFFSETS):

Fossil-fuel-free sites, zero-carbon offices, a 100% electric fleet, and a 65% reduction in temporary-cabin electricity use. Your project benefits from cleaner, quieter sites and simpler reporting.

NET-ZERO BY 2040:

By the end of 2040, Willmott Dixon commits that all buildings and major refurbishments will be delivered with net zero embodied carbon.

WASTE & WATER DISCIPLINE:

Zero avoidable waste across construction phases; all non-hazardous waste diverted from landfill; 50% less water used on projects by 2030.

SOCIAL VALUE WITH PROOF:

Minimum 5% social return on investment relative to turnover, Real Living Wage across our sites, modern-slavery zero-tolerance, and outcomes targeting 500k community connections, 100k lives improved, 1,000 new careers (100 with us).

NATURE-POSITIVE DELIVERY:

Environmental net gain on every project and 100,000 trees planted to support local places.

TRAILER FOR WILLMOTT DIXON'S SUSTAINABILITY STRATEGY LAUNCH

[▶ WATCH VIDEO](#)

Environmental Progress to Date

238

supply chain partners who have net zero plans aligned with ours

82

projects completed embodied carbon assessments

HOLD FIRM AND IGNORE THE NET-ZERO NAYSAYERS

[READ ARTICLE](#)



84%

reduction in carbon emissions relative to turnover since 2010

57%

reduction in absolute carbon emissions since 2018 baseline

18%

cut in energy intensity relative to turnover since 2023



COMMUNITY IMPACT THAT MATTERS

PEOPLE

COMMITMENT

PARTNERSHIP

Our people

Through the Peter Willmott Foundation, over 80% of our people annually contribute to community wellbeing projects. This isn't corporate box-ticking, it's who we are.

Our commitment

Our sector-leading approach to community development has been recognised with five King's and Queen's Awards for Enterprise, making us the first construction company to hold both the Sustainable Development and Promoting Opportunity accolades simultaneously.

Our foundation

Through the Willmott Dixon Foundation and named trusts, we've invested millions over the years into lifelong learning, community facilities, and opportunities for disadvantaged people, embedding social value into every project we deliver.



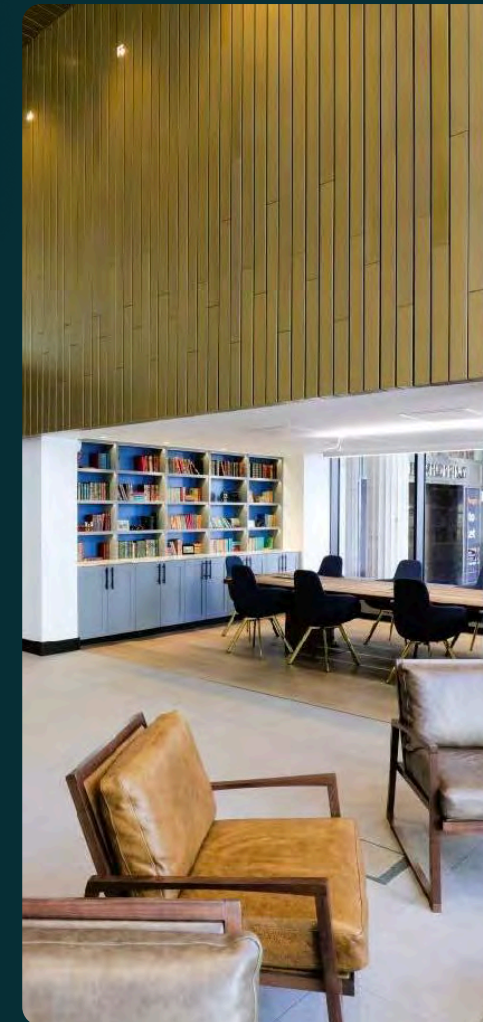
As Rick Willmott explains: "I believe passionately our company has a purpose beyond profit and, with its scale, a real opportunity to be a catalyst for positive change wherever we work. This happens not only through what we build and maintain, but through the fantastic efforts of all our people who enhance their local communities."

Five-time winner of the UK's most prestigious business award

2x



3x



SOCIAL VALUE DELIVERY

£5.3M

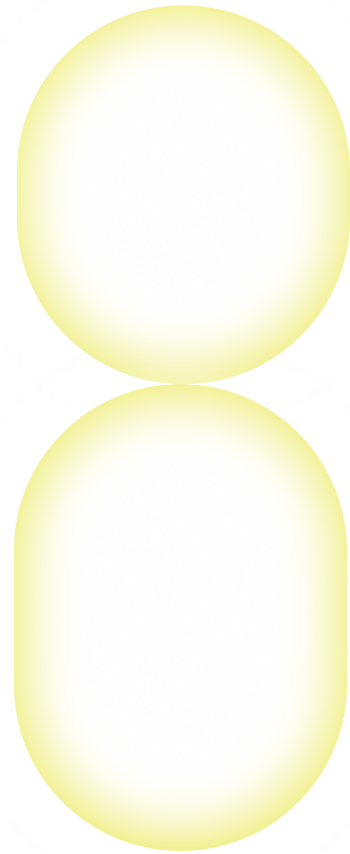
SPENT WITH SOCIAL BUSINESSES

£410M

SOCIAL RETURN ON INVESTMENT GENERATED

14.5k

HOURS OF EMPLOYEE TIME DONATED TO LOCAL CAUSES



3k

PEOPLE SUPPORTED THROUGH SOCIAL MOBILITY PROGRAMMES

92%

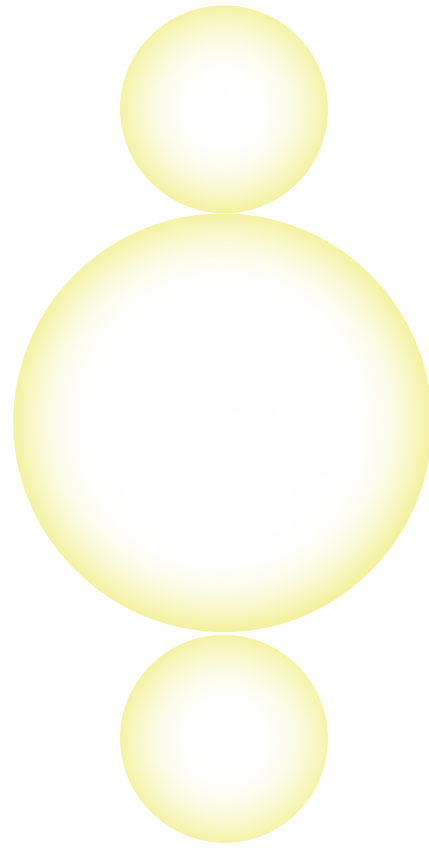
BENEFICIARIES WHO REPORTED HIGH PROGRAMME IMPACT

80%

STAFF WHO PARTICIPATED IN SOCIAL VALUE ACTIVITIES

100%

OF SOCIAL VALUE PLANS CO-CREATED WITH CUSTOMERS



A balanced team culture - measurably different from the industry norm.



33%

women across our workforce (vs 15.2% industry).

54%

of 2024 trainee hires are women;

48%

of all trainees are women (27% in 2018).

+192%

Women in core construction disciplines: since 2012.

36.4%

of our main Board are women;

up to 15%

Women in senior Construction roles (6.3% in 2017)

98%

of our people feel welcome, included and respected, and proud to work here.



On track to support 100 women through our Women's @Leadership Programme by 2030 (21 graduated in 2024).



Menopause Health Plan fully funded; structured return-to-work support (19 participants in 2024).



Times Top 50 Employers for Gender Equality 2024 (one of two contractors).



FT Diversity Leaders (5x) - highest-placed UK contractor.



Gender parity target: 50% women by 2030.

Willmott Dixon Interiors brings together the strength of a Tier 1 contractor with the focus of a dedicated commercial Fit out specialist.

For decades, we have delivered interiors across London and beyond, in live environments, complex buildings and high-profile workplaces. Our expertise spans Cat A, Cat B and full building transformations, underpinned by deep technical understanding and premium finish delivery.

TWO DISCIPLINES. ONE STANDARD.

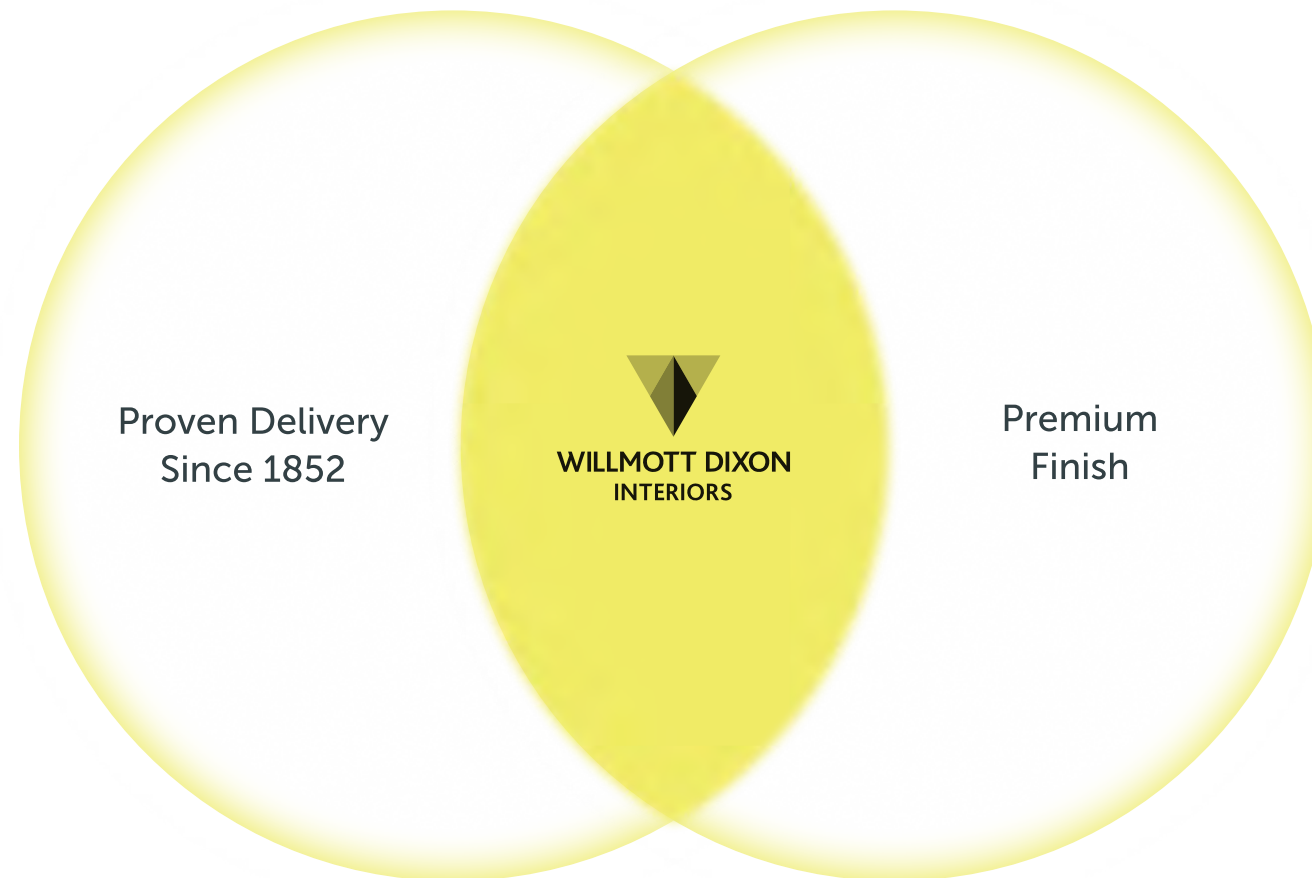
Our teams understand that high-performing workplaces rely on more than appearance. Behind every refined surface sits carefully coordinated services, compliant fire and life-safety systems, and installation discipline that eliminates risk before it reaches site.

At the same time, we work with leading London Fit out specialists across joinery, flooring, metals, stone and lighting, delivering the quality and detail expected of the capital's most demanding commercial spaces.

Technical strength and premium finish are not competing priorities. They are applied to every project as standard.

WHAT THIS MEANS FOR YOU

- Services and life-safety systems engineered, tested and fully documented
- Premium finishes delivered through benchmarked quality controls
- Experienced commercial fit out leadership embedded in every project
- The assurance of a £1.2bn parent group behind your office fit out.



Exceptional finish.
Built on proven delivery.



For us, performance and finish have always gone hand in hand.

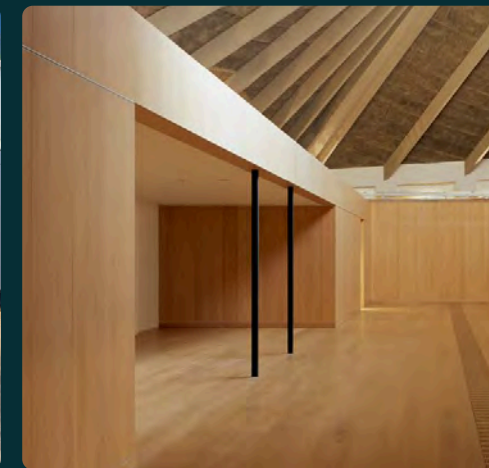
At Willmott Dixon Interiors, our projects are built on deep technical understanding and years of delivery across complex, live environments.

That foundation shapes how we approach every detail, from critical systems through to the final visible finish.



Nothing is treated in isolation. Every surface, junction and transition is coordinated, reviewed and signed off with care

We bring together senior leaders with proven experience delivering high-end commercial fit outs across London, ensuring every element meets the expectations of premium workplaces.



Our supply chain reflects the same standard. We work with long-term trusted partners developed over decades.

For specialist finishes, we collaborate with the same leading joinery, flooring, wall panelling and metalwork specialists shaping London's most refined commercial spaces.

The result is exceptional finish, delivered with confidence and backed by proven delivery experience.

£393.6 M

value of projects carried out in live environments.

<5 SNAGS

PER 100M² AT PC

Average across London projects since 2002

>95%

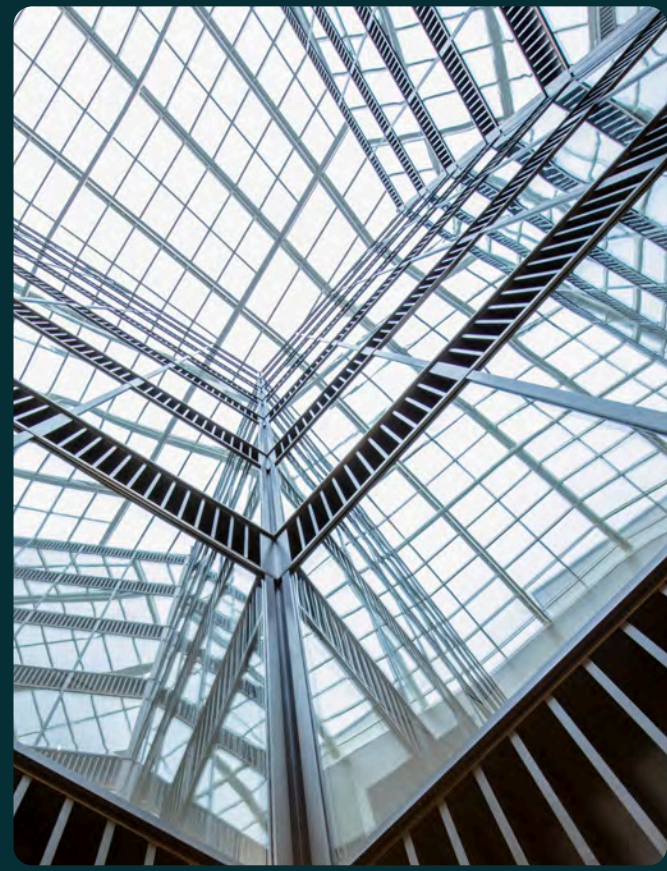
WITHIN BUDGET

Projects delivered within agreed budget parameters since 2022

ZERO RIDDOR

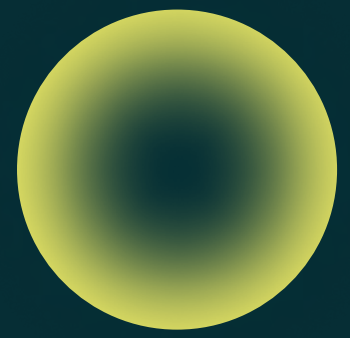
IN 5 YEARS

Across our interiors portfolio.



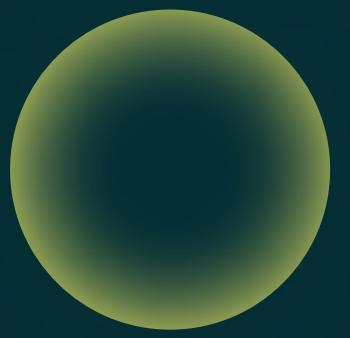
86%

Proportion of our Cat-B projects delivered within Greater London.



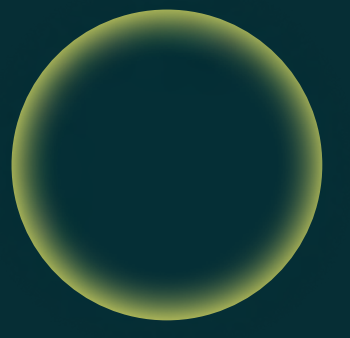
69%

Number of projects carried out in live environments.



25%

Projects where prefabrication or kit of parts were used to accelerate programme.



WDI's DOOR™ promise (Day-One-Operations-Ready™) is our commitment that on the agreed Practical Completion date your space is ready to use - with no open items, no residual snag list, and no deferred works. We get there by progressive snagging, hold-points on critical trades, and a commissioning and training plan locked before close. You receive signed evidence in Dalux that every inspection, test, certificate, O&M and training action is complete.

SO WHEN THE DOORS OF YOUR NEW SPACE OPEN, YOU TRULY ARE READY FOR BUSINESS.

Post-PC service levels

4 hours

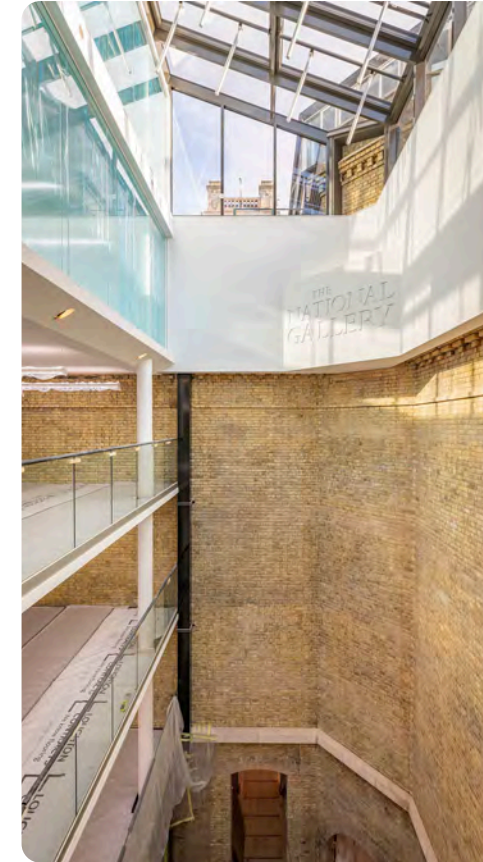
Attend any urgent works and make safe

24 hours

Rectify any urgent requests

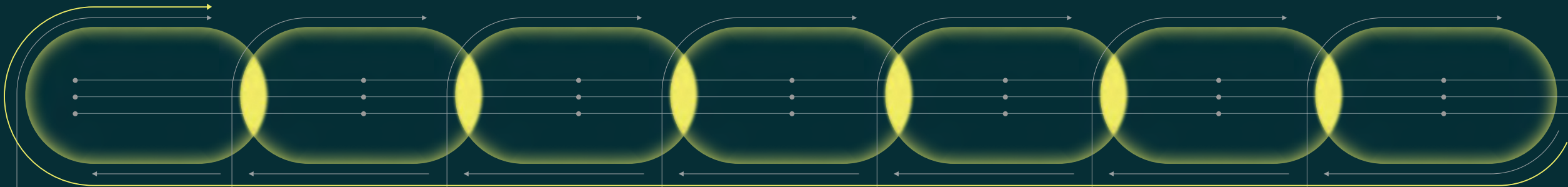
5 days

Attend and agree solution for any standard requests



72% OF OUR WORK IS REPEAT BUSINESS THE METRIC THAT MATTERS.

Project success extends way beyond practical completion. It's defined by an ongoing partnership - supporting our clients in their operational needs and future retrofit works, regardless of size/scope. Becoming the ongoing delivery partner of choice, is ultimately the measure of a successful project.



	1 PREPARATION & BRIEF	2 CONCEPT DESIGN	3 SPATIAL COORDINATION	4 TECHNICAL DESIGN	5 MANUFACTURING & CONSTRUCTION	6 HANDOVER & CLOSE-OUT	7 IN-USE & RENEWAL
OBJECTIVE	Test fits; scope limits procurement route confirmed.	Experience principles, brand cues, compliance strategy	Coordinate shell/MEP/structure; sample strategy and sign-off path.	Design Freeze; Compliance locked.	Site logistics, benchmarks, white-glove finish window; change control.	Soft-landings; training; O&M/asset data; seasonal commissioning plan.	POE at 30/90 days; fine-tuning; day-2 works framework (if any)
COMMERCIAL	Supply-chain options; shortlist by capability bandwidth/ESG.	VE menu; package strategy; lead-times mapped.	Tier-1/SME engagement; pricing checkpoints; prelims stress-test.	Issue tender packs; like-for-like pricing; clarifications; awards.	Weekly cost-to-complete; early-warning register; compensation events within contingency.	Final account strategy; early agreement on deductions/recoveries.	Churn rates/Service Level Agreements; renewal options.
WDI OUTPUTS	Project Brief, order-of-cost (± 15%) procurement plan PCSA scope (if 2-stage).	Concept pack, outline spec, wow tian o win alternates	Coordinated GA/MEP, sample schedule, Cost Plan C, draft programme.	IFC drawings/specs, tender returns analysis, contract sum/PCSA deliverables.	3-week look-ahead, RFI/change logs, QA records; client walk-throughs.	O&M/warranties, digital asset set, snag-free cert, lessons-learned.	Post-occupancy evaluation report, optimisation list, small-works roadmap (if any)
WDI KPI	Order-of-cost within \$15%.	Variance to budget \$10%; top 5 long-leads dated.	Clashes <10% of spaces; cost variance <=5%.	Contract sum within ±2%; 100% package coverage.	Prelims on target; zero critical defects at PC.	Final Account agreed <12 weeks; defects backlog <1% value.	User CSO satisfaction ≥8.5/10; Service Level Agreement hit ≥95%.
CLIENT INPUT	Brief sign-off, procurement route, tenders list principles.	Preferred concept/VE options; sustainability targets (BREEAM/WELL/LEED/Ska)	Sample approvals, programme tolerances, provisional sums strategy.	Final alternates, contract sum sign-off, contract form.	Change approvals (48h response time), access/decant and move in periods, day-2 priorities (if any)	Acceptance of training/asset data, post-occupancy evaluation scope/timing.	Optimisation spend priorities; renewal/term strategy.
ASSURANCE	Design responsibility matrix; information release schedule approved.	Planning/compliance path locked; change control opened.	Fire strategy review; CDM/Principal Designer gateways passed.	Pre-award commercial audit (prelims, allowances, exclusions) signed.	Quality gateways at: 1) sample 2) benchmark 3) area build; H65 leading indicators tracked.	Completion dossier checklist; Client Facilities Team sign-off.	Benefits realisation review against Stage 0 success criteria.

WORKING WITH THE END RESULT IN MIND.

We work backwards on 3 key drivers, applying reverse engineering to ensure cost, quality and value for money from the outset of each project

COMMERCIAL GATEWAYS

Cost Plan A/B/C forms Contract Sum; monthly CTC (cost to complete) dashboard
Single change log; Budget/time impact before instruction; 48h response time
Market benchmarks; risk/contingency tracked at each gate.

SUPPLY CHAIN MANAGEMENT

Prequalified roster; capacity checks; like-for-like pricing/clarifications.

Early long-lead register; 100% package coverage; exclusions & prov sums closed pre-award.

ESG/modern-slavery compliance; H65 leading indicators monitored

QUALITY & COMPLIANCE

1) Samples 2) Benchmarks 3) Install sign-offs; defect-prevention checkpoints.

Fire/CDM/PD gateways at RIBA 2/3/4/5; Building-control coordination.

Information management: approved IRs, Issue sheets, As-built/O&M QA.

WIMBLEDON TENNIS CLUB

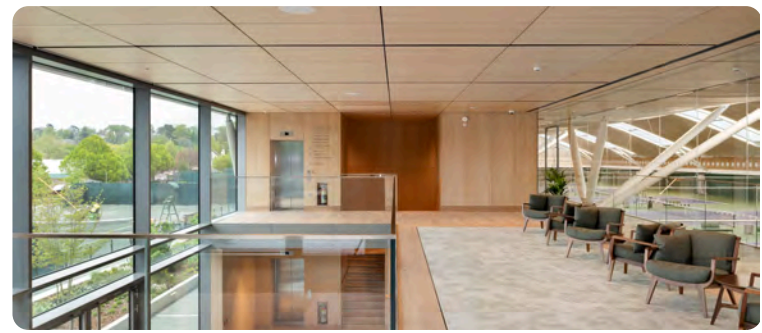
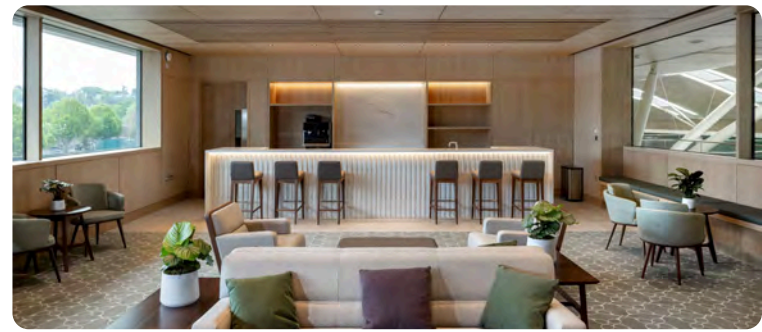
At Somerset Road, we created a private members' and players' experience for the All England Lawn Tennis Club (AELTC). The courts were paired with intimate lounges, bars and discreet back-of-house areas. The brief was simple and exacting: world-class athletes and members should move from play to hospitality without friction. We focused on flow, comfort and craft - curved joinery, warm timbers, refined lighting, calming acoustics, while working in a live estate around the tournament calendar. The result feels effortless: a quietly luxurious club that's ready to welcome guests for many seasons to come.

DURATION **134** WEEKS

VALUE CONFIDENTIAL

SIZE CONFIDENTIAL

CONTRACT TYPE: **TRADITIONAL JCT2 STAGE**



IMPACT AT A GLANCE

98% Waste diverted from landfill.

12 World Competition-grade indoor courts delivered.

800+ LUMINAIRES achieving 1,000 lux at playing surface.

0.7 LIGHTING UNIFORMITY Consistent visual conditions for the players.

1,000+ Double-curved birch panels to the feature ceiling.

CENTRE COURT NEW CHILLER Plantroom upgrade integrated into scope.

LIVE-ENVIRONMENT DELIVERY heavy works out-of-hours, neighbours undisturbed.

PROJECT OUTCOME

Integration of modern hospitality interiors within one of the world's most prestigious sporting venues - blending luxury finishes with functional performance during live operations.

Exceptional stakeholder coordination between AELTC, KSS Design Group, and multiple specialist contractors ensured design intent was protected while meeting programme-critical tournament deadlines.

Cat B-quality execution of premium lounges, dining areas, and player facilities, with bespoke joinery, concealed MEP integration, and acoustic treatments tailored to broadcast requirements.

Programme delivered to tournament-critical handover, maintaining zero disruption to concurrent championship preparation and day-to-day club operations.

A benchmark for high-end sports hospitality Fit out - combining precision, craftsmanship, and technical excellence to elevate the Wimbledon guest experience while safeguarding the club's timeless architectural identity.

THE BAILEY

Willmott Dixon Interiors delivered a Cat B refurbishment of The Bailey, transforming it into a modern, open-plan office space that supports agile and collaborative working. The design promotes high energy efficiency, combining hot desks, collaborative areas, multiple meeting rooms, and an amphitheatre on a single floor. With generous natural light and biophilic elements, the space enhances the mental and physical well-being of its occupants. The project has successfully enabled a 'one team' working culture and attracted a significant increase in office attendance.



DURATION **20** WEEKS

VALUE **£1.23** MILLION

SIZE **12,723** SQ FT

CONTRACT TYPE: **DESIGN & BUILD**

[▶ WATCH VIDEO](#)

IMPACT AT A GLANCE

141% office utilisation post-refurb.

20-25% reduction in energy use via efficient services and smart controls.

<5 SNAG/100 M² at PC, delivered on programme.

98% First-time meeting starts after standardising room tech.

CO₂ <900 PPM delivered for 90%+ of occupied hours.

+30% desking capacity without major rework; reconfiguration in <48 hours.

25% spare services capacity built in for future headcount expansion.

PROJECT OUTCOME


Agile workspace: 1:1.2 desk ratio; amphitheatre doubles as town-hall/ touchdown; demountable partitions to landlord standards.

Healthy by design: irrigated living wall with leak detection; low-VOC finishes; circadian lighting; IAQ sensors driving fresh-air boosts.

Services that fit and flex: point-cloud coordination; low-profile four-pipe fan coils and oval ductwork; prefabricated headers; rationalised containment; ~25% spare capacity; seasonal commissioning with landlord.

Quieter, clearer, more private: acoustic modelling set baffles and absorbers (NRC 0.8); upgraded doors/partitions; inclusive wayfinding.

Hybrid tech that just works: CAT6A backbone and Wi-Fi 6; one-touch video rooms with auto-framing; booking tied to occupancy analytics.

 Zero RIDDOR incidents; clean digital O&Ms at handover.

THOMAS HARDY HOUSE

Willmott Dixon Interiors was appointed to deliver a full Cat B refurbishment of the first and second floors of Thomas Hardy House. The project aimed to modernise the outdated building, which had been closed for two years, transforming it into functional, high-spec office and community spaces. This was part of the broader redevelopment, which included a museum and community space within the Dugdale Arts Centre on the ground floor.

DURATION **44** WEEKS

VALUE **£8.59** MILLION

SIZE **32,000** SQ FT

CONTRACT TYPE: **TRADITIONAL JCT2 STAGE**



[▶ WATCH VIDEO](#)

Photo credit: William Ogbebor

IMPACT AT A GLANCE

+25% seating capacity while adding collaboration and focus spaces.

RT60 0.5 s in collaboration zones for clear speech and lower disruption.

<30 MIN reconfiguration from museum exhibit to lecture mode (flex furniture + AV).

<5 SNAG / 100 M² at Practical Completion, with full digital O&M/asset data.

0 RIDDOR incidents across delivery.

£5.1+ MILLIONS Social value generated.

£3.2 MILLIONS local spend (within 20 miles).

PROJECT OUTCOME

Safer, clearer flows: Three-zone plan (Public / Controlled / Secure) with access-controlled twin lobby + turnstiles. BS 9999 egress and occupancies validated; cross-over risks removed.

Faster circulation: New openings and removed bottlenecks shorten routes and improve wayfinding ~15-20% quicker floor circulation at peaks.

Lower energy, quieter plant: Heat-recovery VRF/FCUs, high-efficiency AHUs and LG7-compliant LED with presence/daylight control deliver ~20-25% energy reduction; rooftop kit acoustically screened.

Commissioned for stability: Seasonal commissioning and BMS retune hold 21 ± 2 °C with steady CO₂, fewer hot/cold calls from day one.

Amenity comfort that lasts: Kitchens/breakouts built with leak detection and durable finishes; acoustic treatment achieves clear speech (RT60 0.6 s).

Access that welcomes: Step-free, automatic doors and legible wayfinding improve arrival speed and inclusivity across the entrance.

Lighting that works for people: Typical workplace 400-500 lux with low glare and zoned controls, right light, lower load.

BRENT CIVIC CENTRE

Brent Civic Centre: a 23-week, live-environment refurbishment transforming the ground floor into a single-queue customer-service hub and relocating the library to a quieter mezzanine. We introduced a step-free glazed vestibule with automatic doors, clearer multilingual wayfinding, upgraded lighting and ventilation, and acoustic tuning for calmer study and children's areas. Co-designed with local users, the building now delivers faster visits, better accessibility, and more usable space without closures.

DURATION

23 WEEKS

VALUE

£2.1 MILLION

SIZE

22,600 SQ FT

CONTRACT TYPE:

DESIGN & BUILD



▶ WATCH VIDEO

IMPACT AT A GLANCE

100%

step-free arrival: level access free, automatic doors, induction loop and clear sight from street to service desk.

↓40%

Queue time after creating a ground-floor customer hub with RFID self-service.

↑30%

Study capacity after relocating the library to the mezzanine.

↑55%

Meeting-room utilisation after relocating the library to the mezzanine.

↓30%

Lighting energy (LED + daylight/presence control) while maintaining 400-500 lux at task areas.

↓50%

Reduction in noise complaints.

CO₂ <900 PPM

for 90% of occupied hours after system upgrades.

PROJECT OUTCOME

Inclusive design realised: new glazed vestibule with level access, ambulant stair, tactile paving, contrasting nosings and multilingual way finding make the route intuitive for all users.

Functional space reallocation: ground floor works as a single-queue service hub with bookable rooms; mezzanine library gains quiet study areas with acoustic floor build-up and upgraded balustrades.

Systems upgrades that users feel: high-efficiency ventilation, zoned controls and low-glare LED improve comfort and reduce hot/cold calls; rooftop plant acoustically screened.

Faster, clearer visits: BS 9999 egress checked; colour-coded wayfinding reduces first-time visitor wayfinding time by ~25%.

Community-led delivery: 500+ residents and staff shaped children's, quiet study and digital help zones; the building now hosts careers clinics and skills events in partnership with local providers.

On-programme, clean handover: practical completion achieved with <5 snags / 100 m² and full digital operations and maintenance/asset data issued.

200 BUCKINGHAM PALACE ROAD

Willmott Dixon Interiors delivered the Cat B refurbishment of 200 Buckingham Palace Road, transforming it into a new headquarters. The project involves the complete strip-out of the building's seven floors to create modern, flexible, and collaborative office spaces that are fully accessible and compliant with the Disability Discrimination Act.

DURATION **59** WEEKS

VALUE **£28** MILLION

SIZE **89,000** SQ FT

CONTRACT TYPE: **DESIGN & BUILD**



IMPACT AT A GLANCE

38% reduction in operational energy use through new low-carbon MEP systems.

EPC A upgraded from EPC D through full services replacement.

100% digital coordination using point-cloud + BIM Level 2, eliminating clashes pre site.

25% faster programme delivery through prefabricated riser modules and repeatable "kit-of-parts" detailing.

NO REVISITS across seven floors following QA hold-point inspections at PC.

>95% material segregation rate achieved during strip-out and refurbishment phase.

100% accessibility and neurodiversity compliance.

PROJECT OUTCOME

Delivered on programme with zero downtime: All seven floors were refurbished while neighbouring tenants remained in occupation, supported by phased logistics and detailed communication planning.

Improved thermal comfort and air quality: Re-engineered HVAC zoning and upgraded air-handling achieved a 30% improvement in occupant comfort metrics.

Tight site coordination, no disruption: Minimal riser and ceiling voids demanded millimetre-level coordination across trades - completed with zero clashes and no post-handover defects.

Efficient procurement and delivery model: Early supply-chain engagement and prefabricated elements reduced on-site hours by 20%, cutting cost, programme risk and waste.

Enhanced safety and compliance: Structured QA hold-points and clear access routes resulted in zero safety incidents during the 12-month build period.

Client asset uplift: The project extended the building's operational life by 15+ years and increased its market appeal through upgraded sustainability credentials and user experience.

LONDON SOUTH BANK UNIVERSITY

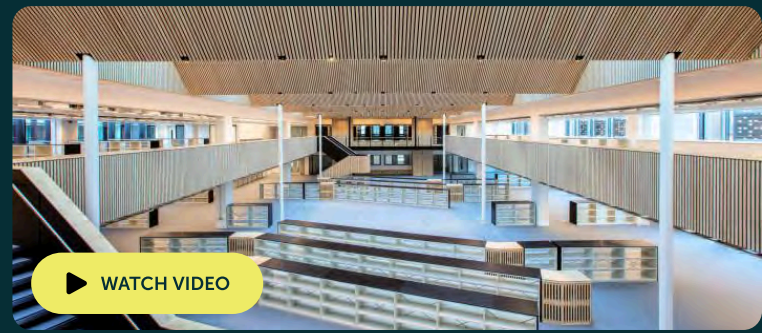
We partnered with London South Bank University to modernise and future-proof the historic London Road Building - transforming it into a contemporary academic and research hub at the heart of the campus. The brief called for a complete internal renewal while maintaining live teaching operations. Our team supported LSBU with detailed design coordination, full MEP replacement, and phased delivery strategies, ensuring minimal disruption and a high-quality, future-ready facility.

DURATION **69** WEEKS

VALUE **£38.7** MILLION

SIZE **191,000** SQ FT

CONTRACT TYPE: **TRADITIONAL JCT**



[▶ WATCH VIDEO](#)

IMPACT AT A GLANCE

85% local labour and supply chain, supporting LSBU's social value targets.

92% construction waste diverted from landfill through reuse and recycling.

EPC B uplift from D to B, improving the building's energy rating by two bands.

Zero reportable safety incidents across more than 180,000 labour hours.

32% reduction in operational energy demand via new HVAC, lighting, and BMS systems.

100% live campus operations maintained throughout construction.

15% reduction in embodied carbon through reuse of existing structure and services routes.

PROJECT OUTCOME

Modern, flexible academic hub:
The London Road Building was reimagined into a central learning zone combining library, resource centre, and student collaboration spaces.

Seamless live-campus delivery:
Works were phased to maintain full teaching continuity; over 3,000 students accessed the building safely every week during construction.

Measured sustainability gains:
New low-carbon plant and LED systems cut annual CO₂ emissions by over 250 tonnes, supporting LSBU's Net Zero 2030 strategy.

Enhanced wellbeing and accessibility:
Upgraded lighting, acoustics, and circulation routes created a more inclusive and comfortable environment for students and staff.

Lasting legacy:
The scheme transformed one of LSBU's oldest assets into a high-performance, low-carbon campus landmark ready for future generations.

EAST STAND (TWICKENHAM STADIUM)

Willmott Dixon Interiors partnered with the Rugby Football Union (RFU) to deliver the Cat B Fit out of five floors of premium hospitality spaces at Twickenham Stadium's East Stand. Working with KSS Design Group, we transformed a new shell-and-core structure into a collection of private lounges, dining suites, and social spaces that rival London's top members' clubs. Each area combines bespoke craftsmanship, layered lighting, and refined detailing to create an exclusive, high-quality hospitality experience.

DURATION **40** WEEKS

VALUE **£34** MILLION

SIZE **200,000** SQ FT

CONTRACT TYPE: **TRADITIONAL JCT**



IMPACT AT A GLANCE

15 bespoke lounge environments curated, each with a unique design identity and brand narrative.

5 FLOORS of high-end hospitality and dining spaces delivered to premium finish standards.

98% subcontractor packages let to UK SMEs, supporting the local supply chain.

90% finishes and joinery elements custom-designed and fabricated for the project.

Zero defects at practical completion, with client sign-off achieved first time.

100% post-occupancy satisfaction from RFU hospitality and operations teams.

ON TIME completed in line with the RFU's Championships calendar.

PROJECT OUTCOME

Full Fit out of The British Airways Rose Garden - an open-air roof terrace featuring retractable canopies, high-end catering facilities, and panoramic views of the pitch.

The Union Ale House - rugby-inspired social venue with bespoke joinery, exposed finishes, and subtle nods to Twickenham's sporting heritage.

Complex MEP integration within a live stadium, coordinated through BIM to manage spatial constraints and ensure acoustic separation between tiers.

Meticulous programming and phased handovers to align with the international fixture calendar - ensuring zero interference with England's autumn tests

Enhanced guest experience and operational flexibility, enabling the RFU to host both corporate and public events beyond match days.

DESIGN MUSEUM

Willmott Dixon Interiors partnered with the Design Museum to deliver the interior Fit out of its new home in Kensington, transforming the Grade II listed former Commonwealth Institute into a world-class destination celebrating design in all forms. Working closely with John Pawson, we created refined gallery, learning, and hospitality environments with bespoke joinery, timber finishes, and integrated building services, blending craftsmanship, precision, and Innovation under one architectural icon.

DURATION

70 WEEKS

VALUE

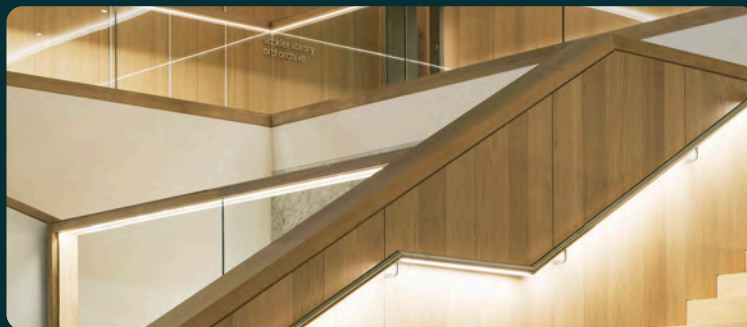
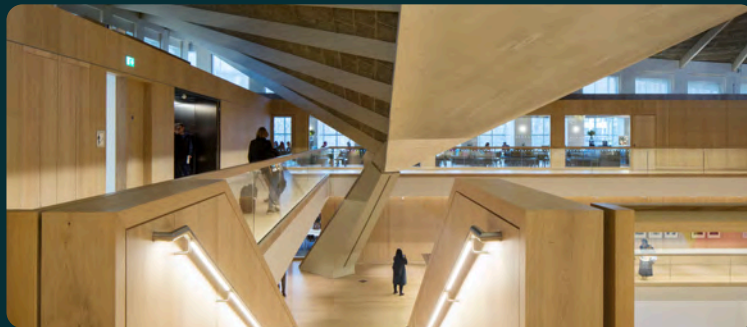
£26 MILLION

SIZE

129,000 SQ FT

CONTRACT TYPE:

DESIGN & BUILD



▶ WATCH VIDEO

IMPACT AT A GLANCE

5 FLOORS

exhibition, retail, and hospitality interiors delivered within a Grade II listed shell.

100%

sustainable timber finishes specified and procured from certified sources.

12,000 M²

bespoke joinery and feature panelling installed to museum-grade tolerances.

4 NEW LIFTS

pull tests, shaft upgrade, new systems integration, bespoke lift car design.

3kN

glass balustrade system integrated without altering heritage fabric.

500,000

annual visitors now experience the museum's permanent and temporary spaces.

Zero

reportable incidents during 70-week programme despite shared site logistics.

PROJECT OUTCOME

Seamless integration of contemporary interiors within one of London's most iconic heritage buildings, balancing preservation with modern functionality.

Full Cat B Fit out of galleries, café, bar, retail, auditorium, and learning areas, achieving exceptional material and detailing standards.

Close coordination with architects and curators to ensure finishes, lighting, and environmental controls supported the visual integrity of exhibits.

Use of modular MEP and coordinated ceiling systems to maintain clean visual lines in gallery spaces.

Early sectional completions enabled specialist exhibition installers to commence ahead of schedule.

Collaborative logistics planning with another principal contractor ensured safe deliveries within a constrained urban park site.

Outcome: a sophisticated, design-led interior Fit out that delivers an inspiring, tactile visitor experience and reinforces London's position as the world capital of design.

Safety is woven into our DNA. Nothing matters more than ensuring every person works safely and goes home safely - every single day.

To guarantee this promise, in 1987, Willmott Dixon became the first UK contractor to launch an internal Site Safety Inspection Scheme.

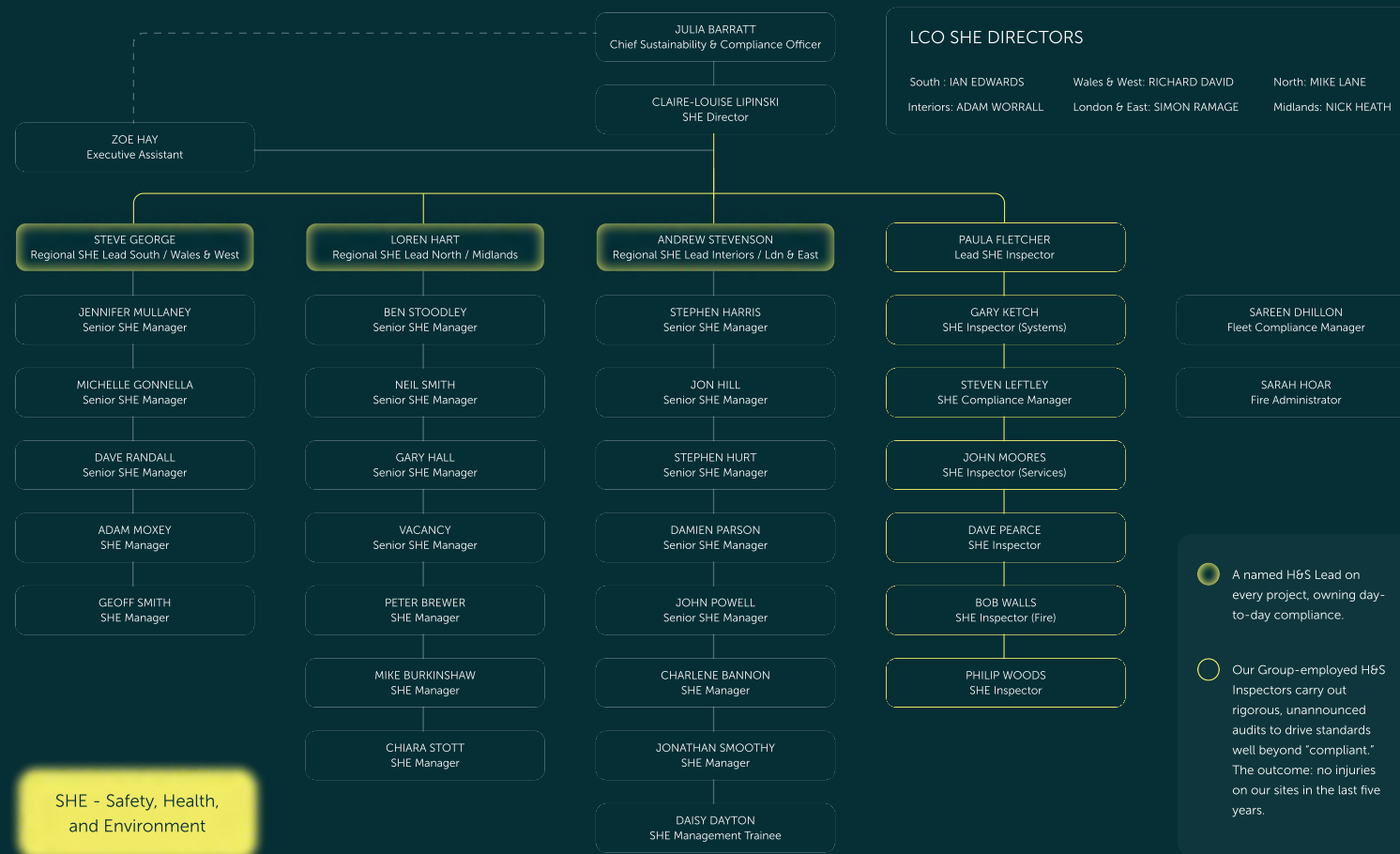
Regular unannounced visits by Group Safety Inspectors set new industry standards - combining fines for unsafe practices with awards for best-performing sites. This pioneering approach remains in place today on all our sites.

ACCIDENT RECORDS FOR THE PAST FIVE YEARS

	2021	2022	2023	2024	Current
Number of employees (Willmott Dixon Group)	40298	25667	34294	10465	1935
Non-reportable Accidents	0	2	0	2	0
Near Misses	0	0	0	0	0
Fatalities (RIDDOR)	0	0	0	0	0
Major Injuries (RIDDOR)	0	0	0	0	0
Over 7 days off (RIDDOR)	0	0	0	0	0
Dangerous Occurrence (RIDDOR)	0	0	0	0	0
Incidences involving Public	0	0	0	0	0
Incident Accident Rate. (A.I.R)	0	0	0	2.23	0

Company A.I.R = (Reportable Accident X 100,000) / Number of Employees

SHE TEAM ORGANISATION CHART



LCO SHE DIRECTORS

South : IAN EDWARDS Wales & West: RICHARD DAVID North: MIKE LANE
 Interiors: ADAM WORRALL London & East: SIMON RAMAGE Midlands: NICK HEATH

SHE - Safety, Health, and Environment

- A named H&S Lead on every project, owning day-to-day compliance.
- Our Group-employed H&S Inspectors carry out rigorous, unannounced audits to drive standards well beyond "compliant." The outcome: no injuries on our sites in the last five years.

"When you don't have the resources or time to be looking at everything, to be able to trust your partners that you are working with, that makes a huge difference; that in itself would make me want to work with WDI again"
 "They didn't over-engineer any of the designs which I really appreciated"
 "Proactive and credible, I think would be the buzz words I would use"

Confidential Key Client, (Oil & Energy Sector)

"I feel like WDI have been very honest with costs, very transparent, there has not been any unexpected or unforeseen large costs on the project."

"Another reason why WD were appointed was because the quality of the first stage of the tender return and preliminaries resource levels. There were some contractors that we thought didn't have the level of resource required for a project of this nature and others were over resourced, WDI hit the sweet spot and had staffing levels we deemed appropriate, which is why we recommended WDI to be appointed."

Henry Hayley, Senior Cost Manager, Turner & Townsend Alinea

"I think we have collectively created a great working environment that has been very well received by our teams. We all really appreciate the very significant commitment, effort and support we received from all at WDI. I hope you all feel some pride in the end product."

David Street, Mazars

"So, I think from the offset, (WDI) listened to even the smallest little things that could be important scope-wise; All the time of thinking what the room is going to be used for, and how the company work; they wanted understanding on how the building works"
 "I couldn't ask for a better team to adapt to all the changes."

Helen Negus, Senior Project Manager, Turner and Townsend.

This is a very exciting time for Miramax as we continue building our business in Europe and open our office in London. It is important that the space not only provides a great environment for our team, but also represents the quality and legacy of Miramax to our clients.

We are delighted to be working with WDI, who have understood our objectives from day 1 and have delivered creative and original solutions. It will be a great home for us to sell the incredible library of Miramax films to our partners across Europe.

Dan Golap, Miramax

"Thank you to you and all the WDI team for all your advice, support and hard work on the office move."

Richard Wolff, COO Javelin Group

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DESIGN
MUSEUM

Apax
PARTNERS

UCL

UNIVERSITY OF
CAMBRIDGE

BARCLAYS

P&G

Ministry
of Justice

Bird & Bird

EST 1892
LSBU
London South
Bank University

dun & bradstreet

Virgin

Government
Property
Agency

ORIENT EXPRESS

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mazars

Shell

Companies
House

LIBERTY
LONDON

FREMANTLE MEDIA

RALPH LAUREN

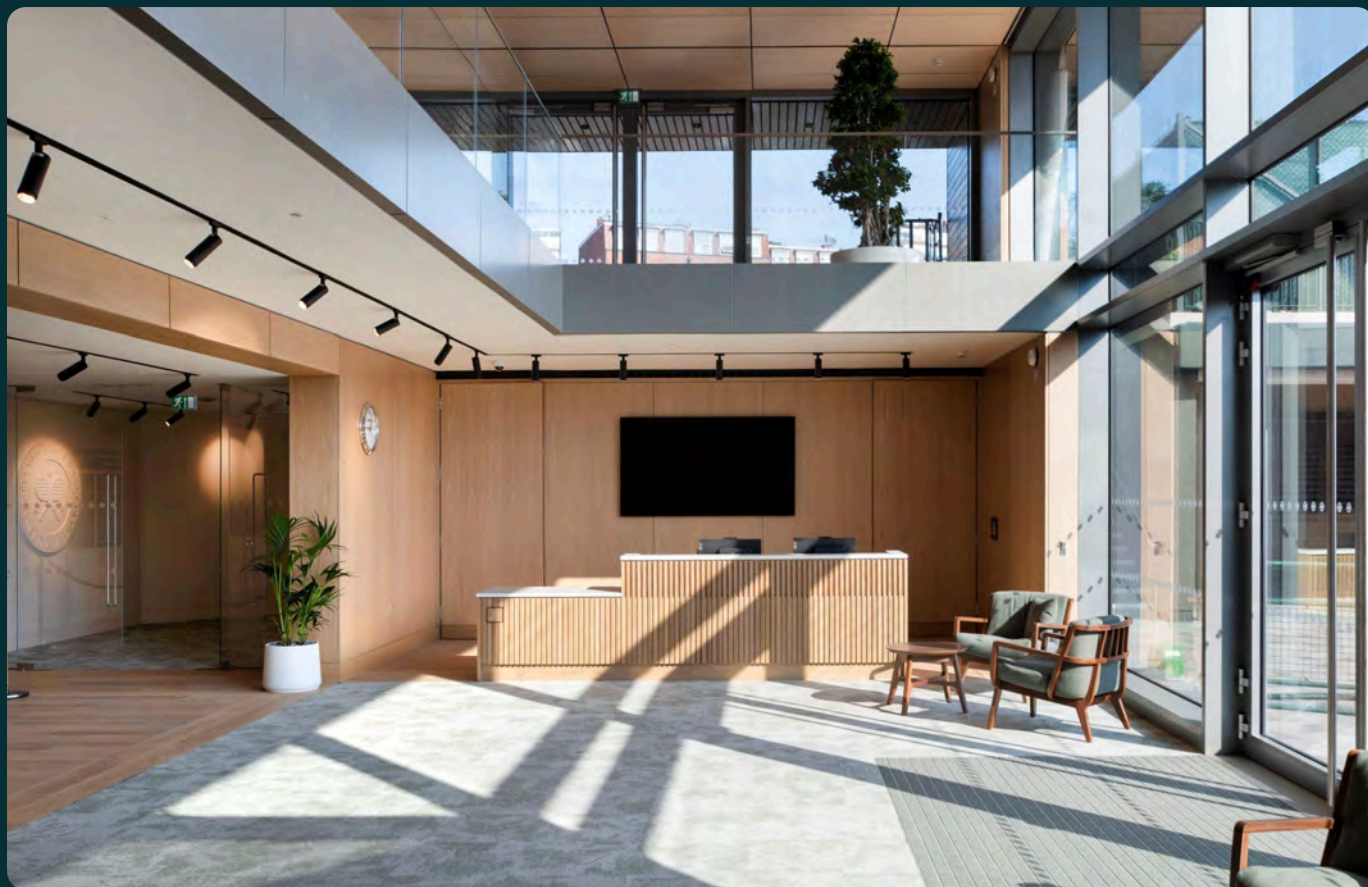
Javelin Group

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Meta

Legal & General

THE
NATIONAL
GALLERY



Get in touch

Connect with one of our fit out specialists to discuss your upcoming project. Together, we'll craft a workspace that enhances performance, supports your people, and reflects your brand.

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