

# Leadenhall: London's Beacon of Sustainable Innovation

40 Leadenhall, a prestigious mixed-use building, has been equipped with Distech Controls' state-of-the-art solutions to deliver an energy efficient, flexible and future-ready building that prioritises the wellbeing of occupants.

**[London, UK – 12 August 2025]** – Distech Controls™ Inc., an innovation leader in intelligent buildings, has been part of an exciting collaboration to deliver an energy efficient, sustainable and human-centric building in the heart of London. Distech Controls was selected for use in the building by our long standing digital partner, Lloret, who worked with delivery consultants and construction experts, Mace, property advisor, JLL, as well as M&G Real Estate and development manager, Nuveen, to successfully implement its innovative solutions and meet the ambitious energy and technology targets set for the building.

When constructing 40 Leadenhall, the aim was to deliver an area that was progressive, nurturing and inspiring. The development is 900,000 sqft in total and consists of two office towers with 14 and 34-storeys as well as a Grade II listed period building, which has been restored and incorporated into the development. In addition to office and retail space, there are restaurants, a wellness suite, auditorium, cinema room and fitness studio.

The systems implemented within the buildings needed to live up to the high expectations the building owners and tenants wanted from this site. System integrator Lloret was selected to install a sophisticated building management system (BMS) for the entire site. The company has a longstanding relationship with Distech Controls and knew that its solutions of controllers and displays, sensors, interfaces and building management software would be a key component in reaching certifications such as BREEAM, NABERS and WELL / BREEAM Excellent, NABERS 5\* and WELL Platinum and the ambitious goals set by the key stakeholders. With installation of Eclipse controllers and display, this project highlights Distech Controls' commitment to improving energy efficiency and enhancing employee wellbeing through advanced technology and smart solutions.

David Tebbutt, Senior Design Manager at Lloret comments, "During the process there was a lot of collaboration between all parties to ensure everybody was delivering the right products and solutions for the building. We have been working in partnership with Distech Controls for many years. The product is good and offers flexibility within the building, the engineering of the software and ease of use for the commissioning engineers is also very good."

Darryl Gregory, Vice President of Sales for EMEA at Distech Controls, adds "We are delighted to work with Lloret, Mace MEP and JLL across the building, integration and facility management of Leadenhall to deliver the building with energy efficient, intelligent solutions. Leadenhall stands as a testament to how the solutions from Distech Controls contribute to an enhanced occupant experience and support the achievement of progressive energy and technology goals set for the area."

**Delivering above and beyond on sustainability**

40 Leadenhall is a mixed-use building that implemented sustainable design practices to target BREEAM Excellence and a NABERS 5\* rating, which assesses and rates the energy efficiency and environmental impact of buildings. This focus on sustainable design and use will help occupiers reach ESG and carbon commitments, further enhancing the attractiveness of the building.

Distech Controls' solutions have been instrumental in reducing energy costs and enhancing the value of the building. The products offer comprehensive energy monitoring and reporting capabilities, allowing both tenants and building owners to understand and optimise space usage.

"The Building Management System (BMS) is the single plane of glass that brings everything to life that happens in the building on the engineering services," comments Andrew Cowie, Head of Engineering at JLL. "It's the first place the team will go to check how something is operating, or if a fault has been operated. The Distech Controls products are the brains; they do the heavy lifting out in the field. They receive thousands of data points, and they also send commands. That is the intelligence that makes everything else work as it should work."

**An intelligent and human-centric building**

When designing 40 Leadenhall, the aim was to create an 'intelligent building with [people at its heart](#).' The smart technology implemented within the building is focused on the occupants' needs, their journey and experience within the space. The technology is simple to use and allows key stakeholders to monitor and manage energy consumption as well as maximising operational efficiency.

Occupants can use solutions from Distech Controls to control the temperature, lighting and fan speed within a space. With attractive designs and easy functionality, installing Distech Controls is perfect for the design and ethos of 40 Leadenhall.

M&G Real Estate and Nuveen are **also** targeting WiredScore certification, which recognises and promotes best-in-class digitally connected buildings across the globe as well as targeting SmartScore certification, which was developed to provide guidance around what 'smart' really means in relation to commercial buildings, and how it can and should be implemented.

**Wellbeing at the heart of the solution**

The importance of health and wellbeing within office spaces and commercial buildings has continued to grow and 40 Leadenhall has been designed to place occupants at the centre of the building. As part of the ambitious goals for 40 Leadenhall, M&G Real Estate and Nuveen are focused on reaching a WELL Platinum rating as well as being RESET Air certified.

Air quality is an important part of the buildings design, for instance, 100% filtered fresh air is supplied to all floors individually. Distech Controls' products include advanced air quality monitoring systems that ensure a healthy and comfortable indoor environment. By maintaining optimal air quality, the solutions contribute to the overall wellbeing and productivity of the building's occupants.

Tenants also have the ability to take control of the temperature within their spaces through demand-controlled ventilation systems and use real time data to monitor the indoor air quality to ensure occupants always have a fresh and healthy environment.

Fahim Shikdar, MEP Manager at Mace, adds, "the systems in place are industry leading at the time of install and what was very important was making sure the system in place had the capability to move forward with any changes the client wants to make in the future. 40 Leadenhall sets the standards for Mace projects going forward."

The success of this project is a testament to the strong partnerships between all the major stakeholders. The collaboration between Lloret, Mace and JLL, has showcased the flexibility, reliability, and future-readiness of Distech Controls' products and allowed them to meet the ambitious goals and certifications required for this unique development.

Watch the video case study here: <https://www.youtube.com/watch?v=cjknnbBynR4>

For more information visit [www.distech-controls.com](http://www.distech-controls.com).

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### **About Distech Controls**

Distech Controls connects people with intelligent building solutions through our disruptive Building Management Systems (BMS) and refrigeration controls, sensors, and software. For over 30 years, our open technology has made spaces smarter, safer and greener by focusing on end user outcomes. Distech Controls is part of Acuity. Visit us at [www.distech-controls.com](http://www.distech-controls.com).

### **About Acuity Inc.**

Acuity Inc. (NYSE: AYI) is a market-leading industrial technology company. We use technology to solve problems in spaces, light and more things to come. Through our two business segments, Acuity Brands Lighting (ABL) and Acuity Intelligent Spaces (AIS), we design, manufacture, and bring to market products and services that make a valuable difference in people's lives.

We achieve growth through the development of innovative new products and services, including lighting, lighting controls, building management solutions, and an audio, video and control platform. We focus on customer outcomes and drive growth and productivity to increase market share and deliver superior returns. We look to aggressively deploy capital to grow the business and to enter attractive new verticals.

Acuity Inc. is based in Atlanta, Georgia, with operations across North America, Europe and Asia. The Company is powered by approximately 13,000 dedicated and talented associates. Visit us at [www.acuityinc.com](http://www.acuityinc.com).



Press Release

**Press Contact**

Émilie Carr  
Communications Manager  
+1 (514) 452 2235  
[emilie.carr@acuityinc.com](mailto:emilie.carr@acuityinc.com)