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## Tipping Point East, the UK's largest circular construction hub, opens in Newham

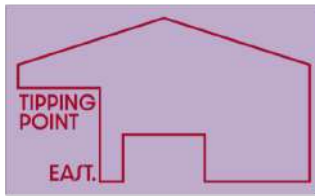
Home to Yes Make, RESOLVE Collective and Material Cultures, Tipping Point East creates practical entry points into climate action rooted in local need

- Tipping Point East (TPE) is transforming a meanwhile site and building owned by the Mayor of London with reclaimed and bio-based materials
- TPE will divert an estimated 950 tonnes of materials from landfill over the next 5 years
- TPE's office retrofit has already resulted in 165,215kg CO2e embodied carbon saved by using reclaimed rather than new materials



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Tipping Point East is the **UK's largest circular construction hub**, a 20,000sqm site that brings together material reuse, low-carbon construction, training and cultural activity all with the purpose of supporting architecture and construction for a regenerative future.

Developed by **Yes Make, RESOLVE Collective** and **Material Cultures**, and in partnership with Newham Council and the Greater London Authority, Tipping Point East pilots new models for the circular economy, ensuring construction waste is recycled and re-used instead of going to landfill.

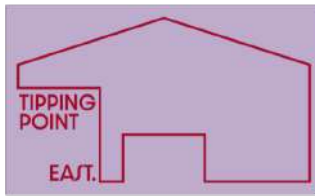
TPE is transforming a meanwhile site and building owned by the Mayor of London (to be later developed as part of the Silvertown development) using reclaimed and bio-based materials, demonstrating a replicable alternative to carbon-intensive construction.

A circular economy is a system where materials never become waste and nature is regenerated. The hub will see **products and materials kept in circulation through refurbishment and recycling** – a vital step in helping to tackle climate change, biodiversity loss and pollution.

Currently **the construction industry produces 62% of the UK's waste**. The team at Tipping Point East are demonstrating how reclaimed and bio-based materials can be used to retrofit existing buildings, **kickstarting the systemic change needed for a built environment that serves both planet and people across Newham, London and the rest of the UK**.

By enabling large scale material reuse and capturing resources from construction and demolition that typically go to waste the hub will help significantly reduce the embodied carbon in new developments. It is estimated that **Tipping Point East will divert at least 950 tonnes of materials from landfill over the next 5 years**.

Since launching in March 2026, the Tipping Point East office has become the first case study for the application of reused materials in construction projects. Home to Tipping Point East's founding organisations – Yes Make, RESOLVE and Material Cultures – the **office was completed using 100% circular materials**, including steel beams, CLT blocks and a metal spiral staircase. The office build alone has resulted in **165,215kg CO2e embodied carbon saved** by using reclaimed rather than new materials.



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**The Mayor of London, Sadiq Khan**, has welcomed the launch of Tipping Point East, saying:

*"I am delighted to see the launch of the UK's first Circular Construction Hub in the Royal Docks, which will help support our ambition to make the capital a zero carbon city by 2030.*

*"London is leading the way in the green transition of the construction sector and that this new hub is part of a wider plan to create a Circular Economy Village in the area – with the hub set to become the largest in Europe when fully activated.*

*"We are not only cutting carbon emissions, but are also creating new jobs and homes for Londoners as we build a greener and fairer city for everyone."*

**George Massoud**, Trustee at Tipping Point East and Founding Director of Material Cultures, said:

*"Tipping Point East will be a radical new Climate Futures centre and crucial piece of infrastructure for the circular economy in London, accelerating the transition towards net-zero and developing the construction sector's Green Skill capacity.*

*"By embedding circular economy processes directly into London's material flows, TPE will practically demonstrate how we move towards a just transition."*

Tipping Point East is already feeding into national government strategy around the circular economy. In February 2026 the Department for Environment, Food and Rural Affairs (DEFRA) published their circular economy guidance for mayoral authorities, citing Tipping Point East's capacity to *"support London's ambitious sustainability agenda through careful deconstruction and salvage of building materials for reuse into socially impactful new projects"*.

Tipping Point East is also central to the London Borough of Newham's Just Transition Climate Action Plan. The hub is the first phase for a Circular Economy Village in Silvertown that will be unlocked over the next five years.



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## Notes to editors

For more information and images please contact [tippingpointeast@zetteler.co.uk](mailto:tippingpointeast@zetteler.co.uk).

### About Tipping Point East

Tipping Point East (TPE) is a circular construction hub founded in 2025 and based in Newham, East London. TPE operates from a 20,000 sqm industrial site in the Royal Docks, bringing together material reuse, low-carbon construction, training and cultural activity to support a just transition in the built environment. Co-developed by and housing the practices of Yes Make, RESOLVE Collective and Material Cultures, TPE creates practical, everyday entry points into climate action rooted in local need.

[tippingpointeast.com](https://tippingpointeast.com)

[instagram.com/tippingpointeast](https://instagram.com/tippingpointeast)

### About Yes Make

Yes Make is a material led design and build collective specialised in pushing the limits of socially engaged circular practice delivering high quality builds with, and for, communities in London. Through their projects, they support the social infrastructure that allows communities to thrive. By incorporating circular design—using locally reclaimed materials and fostering community participation—Yes Make create places that benefit both the - environment and the people that use them.

[website.com/yesmakeldn/](https://website.com/yesmakeldn/)

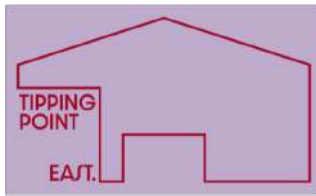
[yesmake.co.uk](https://yesmake.co.uk)

### About Material Cultures

Material Cultures is an architecture and research practice founded to bring together design, material research and strategic thinking to make meaningful progress towards a regenerative built environment. Material Cultures will develop their MAKE programme on the site. MAKE is a learning platform that foregrounds practical and accessible construction skills, running education programmes and courses that respond to the polycrisis of climate, biodiversity and housing.

[materialcultures.org](https://materialcultures.org)

[instagram.com/material\\_cultures](https://instagram.com/material_cultures)



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### **About RESOLVE**

RESOLVE is an interdisciplinary design collective that combines architecture, engineering, technology and art to address social challenges. They have delivered numerous projects, workshops, publications, and talks in the UK and across the world, all of which look toward realising just and equitable visions of change in our built environment. The TPE site will situate Material Store's operational headquarters, where the bulk of salvaged materials will be stored and redistributed from. Material Store's public programme will be an integral part of the hybrid industrial offer, merging waste collection and reuse with cultural activities, upskilling, and knowledge exchange.

[resolvecollective.com](https://resolvecollective.com)

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