

FIS

FINISHES & INTERIORS SECTOR

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Urban mining the next fit-out revolution

Our speakers



Tessa Devreese

Strategic Advisor Built
Environment, ReLondon



Dilush Selva

Sustainability Designer, tp Bennett



Hattie Emerson

Reuse Project Manager

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Flavie Lowres

Sustainability Champion, FIS

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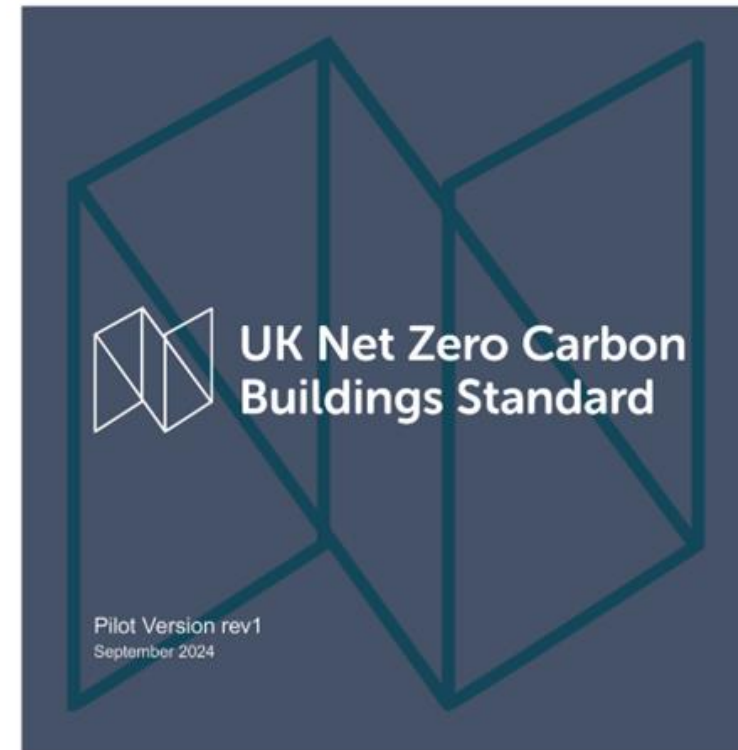
Who is the FIS?

- A proactive and collaborative network for the finishes and interiors sector that helps members manage compliance, drive up standards, reduce risk and improve productivity.
- Use the collective wisdom of this network to be an influential voice that advocates best practice through early and effective supply chain involvement and ensures members are well-positioned to win work, get paid and make a profit.

Sustainability landscape is changing

Typically sustainability focus had been on new build – now fitout included

- Net Zero Carbon Building Standard
 - need to reduce embodied carbon
 - Increased demand for reuse
- Government's task force for circular economy



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The Institution of
StructuralEngineers



Tessa Devreese

Strategic Advisor Built Environment, ReLondon

Planning for re-use

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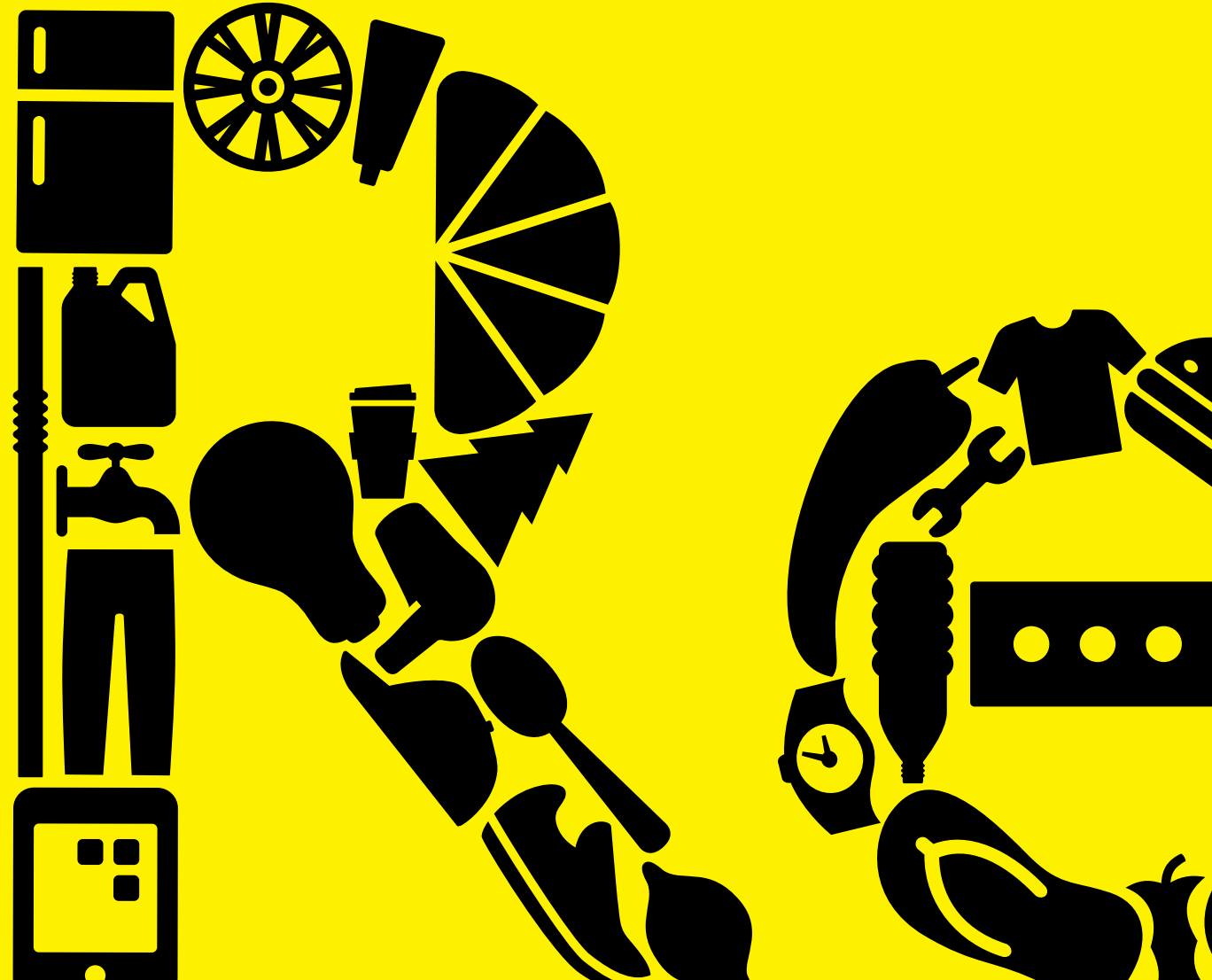
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ReLondon

Planning for Reuse

Tessa Devreese

27.02.25



Public bodies

Businesses

Citizens

Inform

Innovate

Amplify

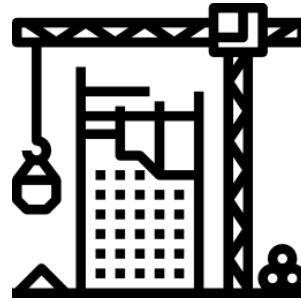
ReLondon Built Environment Programme



PLANNING

Extension and normalisation of the Circular Economy Statement policy

Supporting the development and implementation of the London Plan



PROCUREMENT

Supporting on best practice asks to embed circular economy principles in their own construction projects

*Local authorities spend **£6.8bn** annually on construction & renovation: **14%** of the sector's turnover in London*



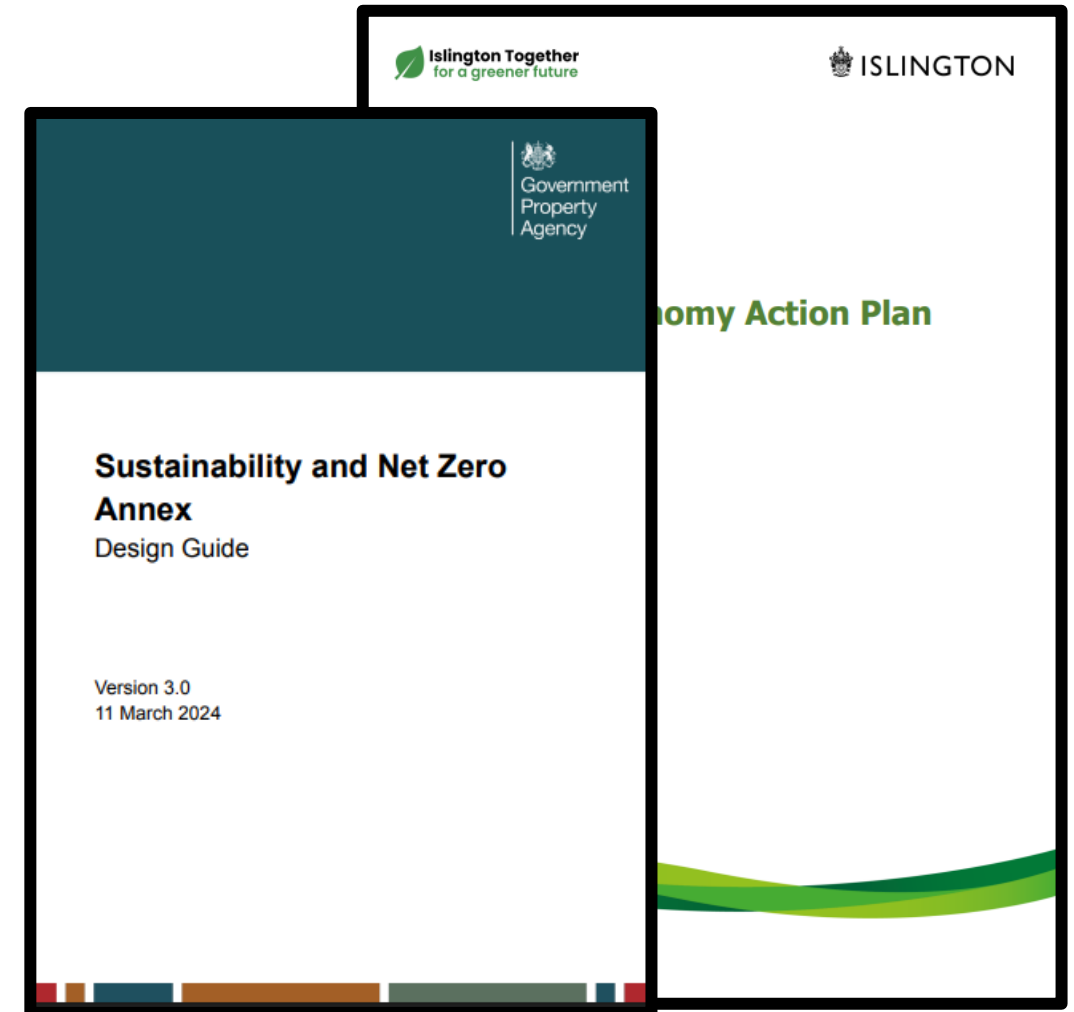
INFRASTRUCTURE

Development of the necessary physical and digital infrastructure to facilitate circular supply chains.

Business support for circular London-based SMEs

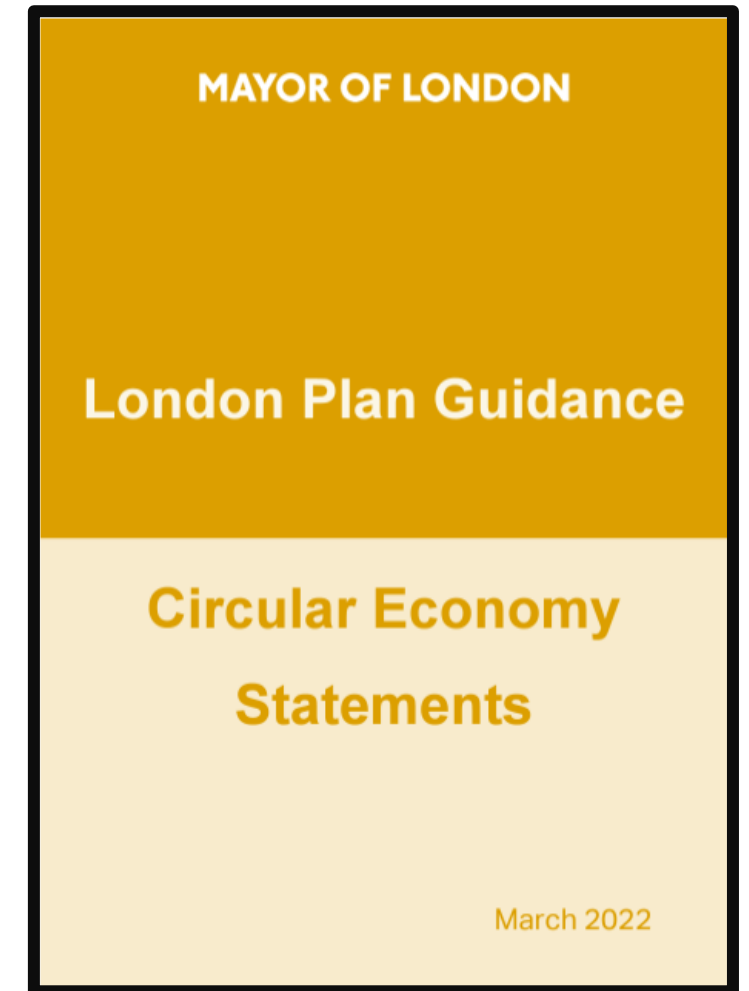
Public procurement guidance on circularity is fragmented, reuse is mentioned but rarely quantified

- Reducing material consumption, reusing and recycling often highlighted as core themes in newer procurement guidelines
- Few if any targets on reuse of materials included in most procurement guidelines
- Where reuse is highlighted as a preferred option, there is space to improve implementation and outcomes without needing to update guidance



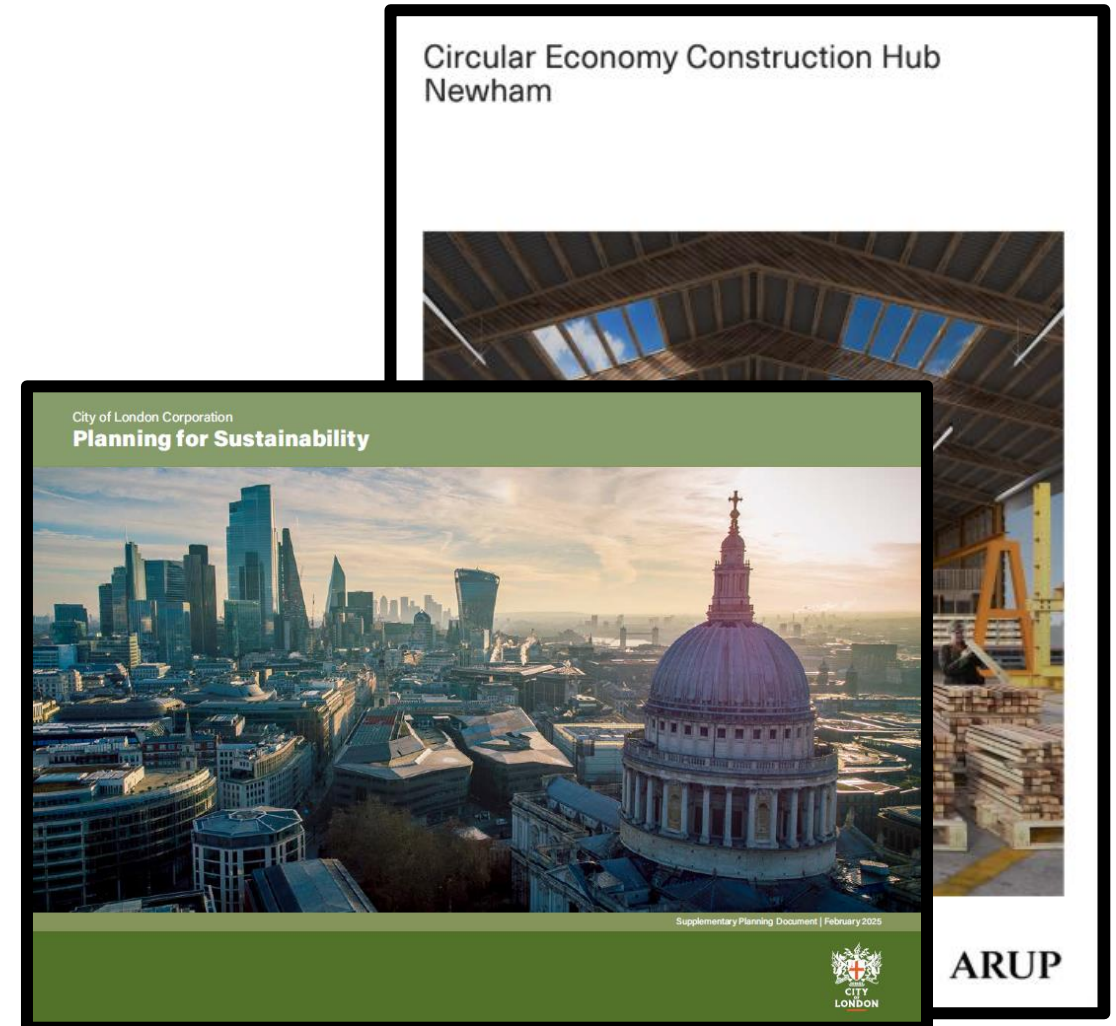
The planning system has some room to drive both supply of and demand for reused fit out materials

- Planning process drives the supply of reusable materials through the requirement of Pre redevelopment / demolition audits (PDA)
- Industry and policy maker interest in standardising PDA outputs and documentation to facilitate reuse
- Targets for inclusion of reuse drive demand for reused materials - these are currently too lax to truly drive reuse (i.e. 20% reused or recycled content)



The development of digital and physical infrastructure for reuse can be bolstered by coordination with LAs

- LAs can drive engagement with digital infrastructure (material exchange platforms) during the planning process
- Significant opportunity for collaboration and partnerships on physical infrastructure across scales
- Physical infrastructure must speak to LA priorities around social value and economic prosperity
- Connecting reuse infrastructure to work on construction skills gap could unlock funding





Tessa Devreese

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Dilush Selva

Sustainability Designer, tp Bennett

Designing with reuse in mind

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Designing with Reuse in Mind

FIS: Urban Mining the next fit-out revolution

Dilush Selva

Sustainability Designer

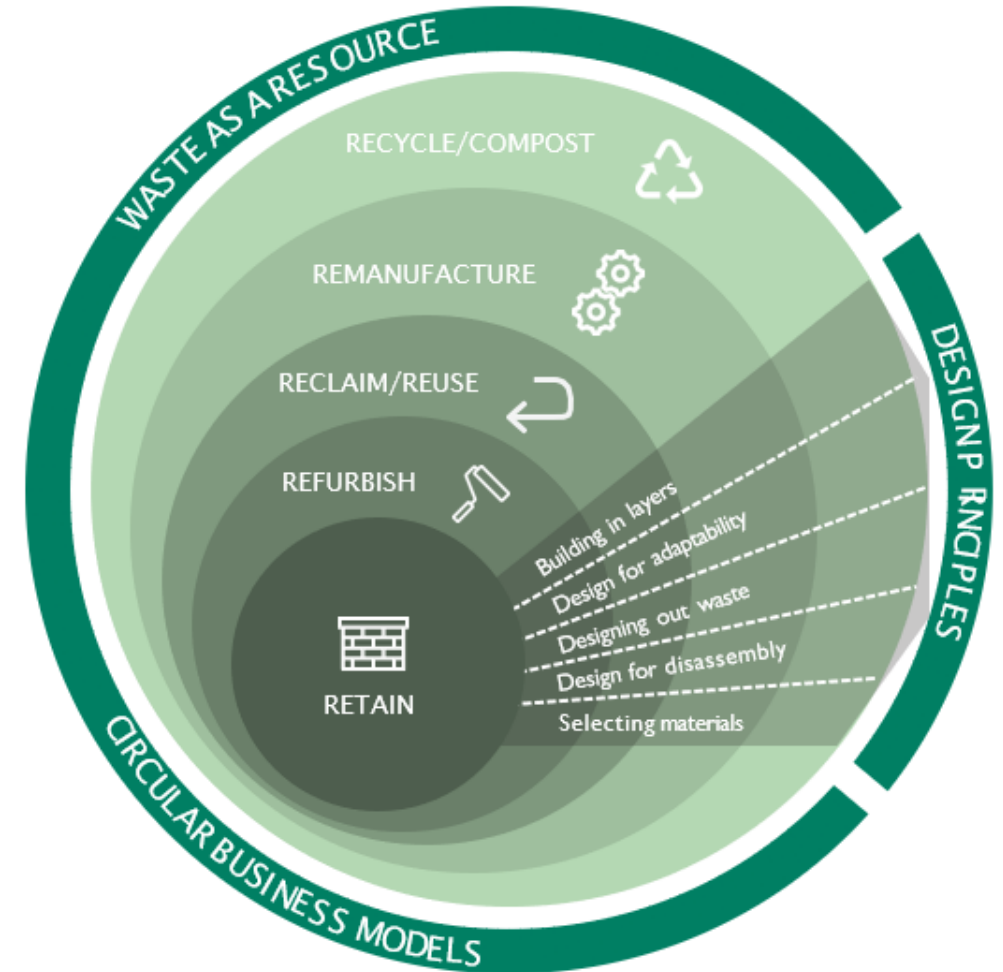
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ANZ, London
Interior Design & Delivery

Main Barriers

- Lack of familiarity with circular concepts
- Supply chain limitations
- Perceived risk and performance concerns
- Client and stakeholder resistance



What are the steps we can take?



Provide education and training to understand the full process



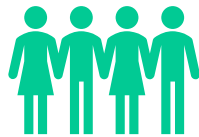
Design for disassembly, flexibility and longevity



Connect to Clients beyond carbon figures, show them as an opportunity than a burden



Mandate min. no. of reusable components as a base standard



Physical and digital collaboration that drives innovation



Highlight long-term cost benefits & business case



Our Digital Solutions

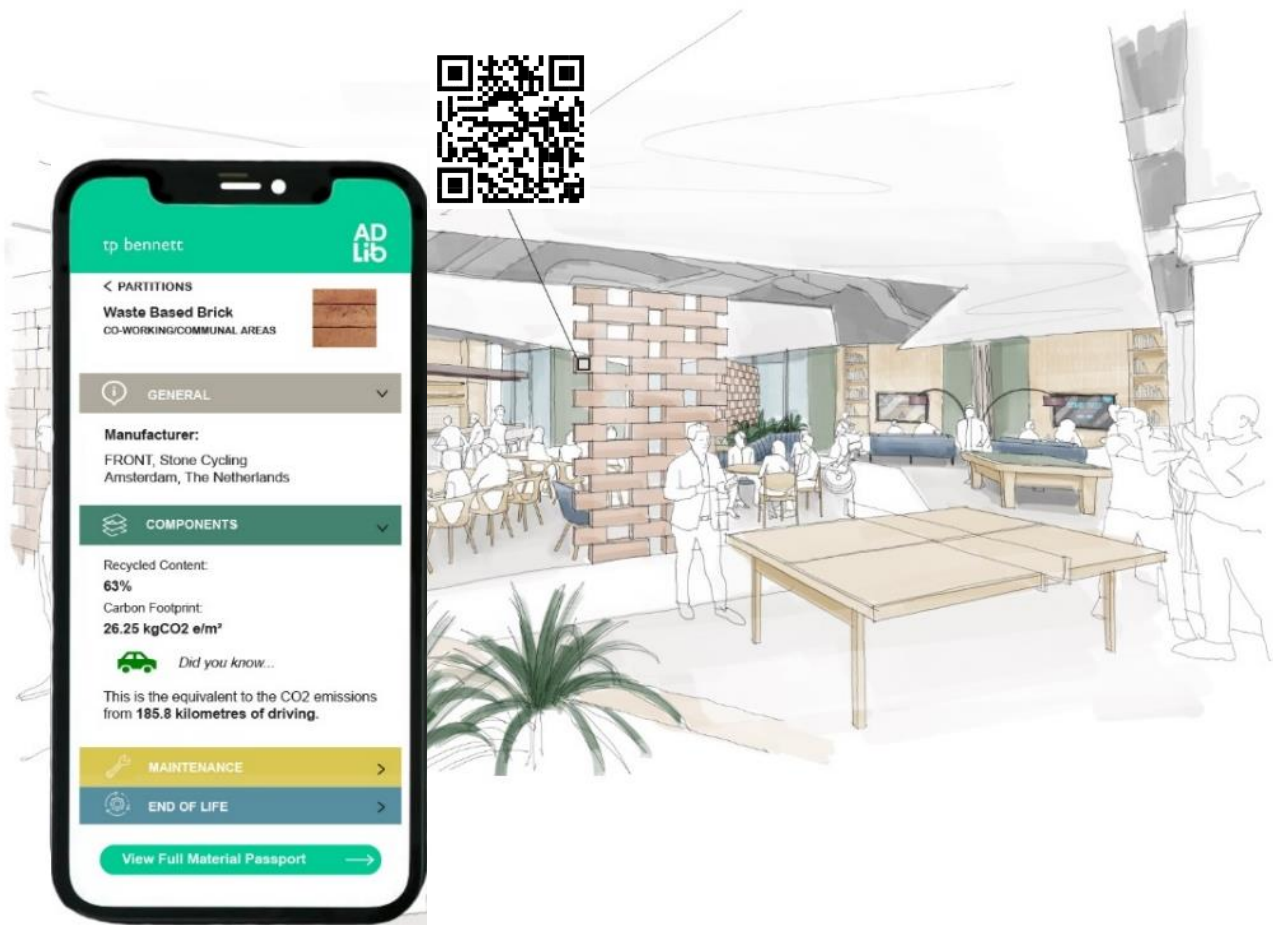
ADLib



AD Lib Materials & Products Platform
Highly Commended – 2021 & 2023

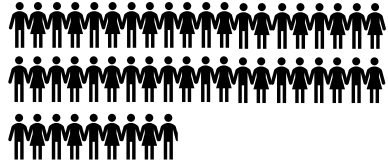


Materials Passports & Tags



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ANZ



Equates to the carbon footprint of 49 UK residents

290 kgCO₂e/m²

Cradle to grave
(A1-A4, B4-B5, C1-C4)

Nearly half the emissions of a standard office

66%

of all furniture sourced has a refurbished/remanufactured component.

79%

of task chairs have been remanufactured with **7,488kgCO₂e** carbon emissions saved.

85%

recycled content sourced from post-consumer construction or manufacturing in all worktops.

19.3 tonnes

of carbon saved through reuse and remanufacturing of existing products

99%

of construction waste sent for reuse or recycling and diverted from landfill



Hattie Emerson

Reuse Project Manager

What we have learned so far from Project Re-use

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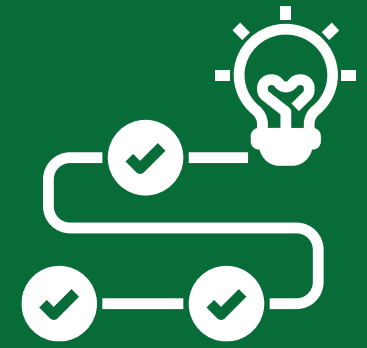
An Introduction to FIS Project Re-use

Standardise, Normalise and Industrialise Reuse in Fit-Out

Hattie Emerson



The project



Focus on 2 products only – suspended metal ceiling tiles and luminaires
Proof of concept that there is a market for reused products
Pilot project: 6-12 months storage

Outputs:

- 1) understand supply and demand, incl assurances
- 2) understand costs associated with reusing products
- 3) understand ownership and product storage models
- 4) Case studies and dissemination
- 5) Carbon savings + ESG

Standardise, Normalise and Industrialise Reuse in Fit-Out



The partners



Ambit

BLACKSTONE
STRIP OUT

Recycling light
Recycling light

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SAS
International

BPC | contemporary
interiors.
traditional
craftsmanship.

SPACE
INTERIOR SYSTEMS

LUMYBEL

reusefully



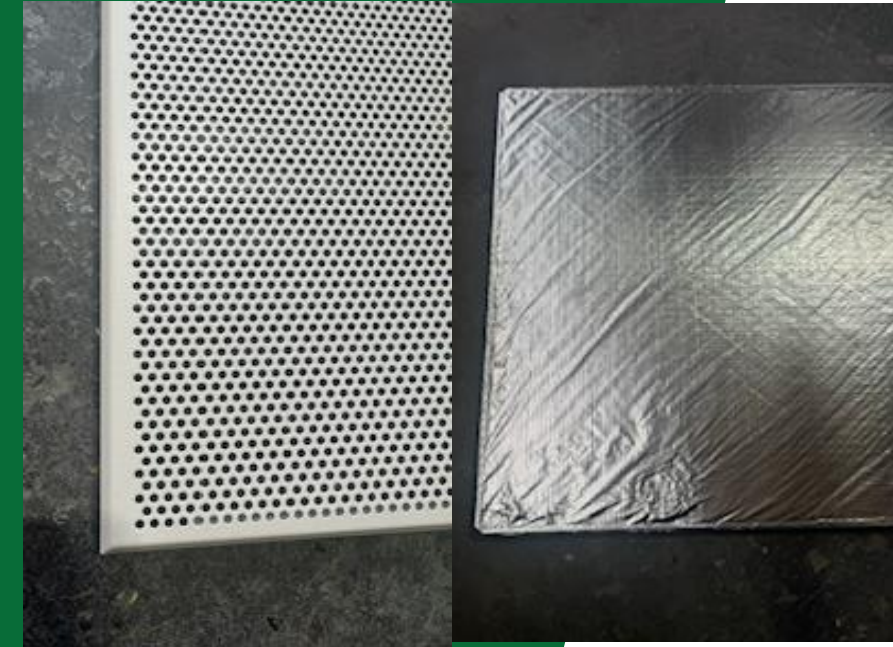
Ceiling tiles available



- SAS 1200x300mm
- Bespoke design
- No acoustic pad
- Excellent condition
- 400m²



SAS System 150
600x600
No perforations
RAL 9016
7 boxes (112 tiles)



SAS System 120
600x600
Perforation D3136
RAL 9010
17 Boxes
(272 tiles)



Luminaires available



Whitecroft

- 210 x 1330 x 40mm
- Selene
- 220 no.
- Few weeks old (CAT A fit out)



Powerlight Fitzgerald

- 600 x 600mm
- Eclipse
- 167 no.

Lessons Learnt so far...

1. Carbon and commercial value of products is not understood

For 5 products presented:

	Equivalent new	Reuse Saving	Reuse Saving
Carbon	18tCO ₂ eq	85%	15tCO₂eq
Value	£130,000	50-90%	£65,000- 110,000

2. No incentive for strip out contractor to demount for reuse
3. Competing with scrap value
4. No budget to demount, palletise and transport to storage



Lessons Learnt so far...

5. Consistent, quality predemolition audits
6. Getting information is difficult
7. Vital that they are packaged quickly and carefully
8. Connecting donor and recipient takes time
9. Product specifications limit opportunities
10. There lot of people working to make a success of this



How to get involved



Become a partner

Test the process – we are looking for donor/receiver projects

<https://www.thefis.org/knowledge-hub/sustainability/reuse/>

Email: Reuse@thefis.org



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Panel Questions

Upcoming webinar – 11th March



CIRCULAR ECONOMY IN PRACTICE IN FITOUT

WEBINAR - 11 MARCH 2025, 12:00 PM - 1:00 PM

Featuring

Mark Turner, Action Sustainability
Sector Manager - FM, Waste and Resource Efficiency Group Lead

Hattie Emerson, Finishes and Interiors Sector
Reuse Project Manager

Andrew Stammers TechIOSH, Optima
Energy, Sustainability & Standards Support Lead

Optima

REGISTER FOR FREE



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We'll be right back