



Refurbishment and
Development *Specialists*



Sustainability Deck
2025

Driving *innovation*
to deliver '*the impossible*'

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Introduction

At Fortis Vision we recognise that in order to protect our people and our planet for the generations to come, there is a need to reduce our environmental footprint whilst creating future-proof spaces for our clients.

As a leading refurbishment and development contractor, we know that we must act to transform our practices, projects and partnerships to ensure that sustainability remains at the heart of everything that we do.

There is an ongoing journey ahead. This sustainability deck outlines our current position and creates a roadmap, we are fully committed to responsible practices across every stage of our work, from early design to project completion and aftercare.

Our sustainability journey requires innovation, collaboration and commitment and we invite our colleagues, clients and partners to join us on building a more sustainable future for all."



NIKKI TODD
Managing Director

Who we are

Founded in 2018, based in Essex, County Durham, Bristol and Bedfordshire we are a nationwide full-service refurbishment and development contractor. Our broad sector experience and diverse, accomplished team offer support for every aspect of a project from concept to delivery. We work closely with our clients to add value every step of the way.

We pride ourselves on the close working relationships with our clients that are key to our success. Our understanding of the unique requirements of every project ensures that we deliver the high quality that we are reputable for. Our collective aspirations in achieving the impossible set us apart as the intelligent refurbishment contractor that can deliver the most complicated projects.



65+

EMPLOYEES



6th

YEAR OF
GROWTH



8000+

ROOMS AND
KITCHENS
COMPLETED



£150m

TURNOVER
SINCE 2018



Our Team and Locations

Our rounded skillset provides the full package. A collaborative approach to planning projects with our clients allows us to avoid or absorb unexpected problems that inevitably arise during the course of complicated refurbishment projects. Mutual trust and long-term alliances with our clients is what we work for.

Board of *Directors*



**NIKKI
TODD**
Managing Director



**SIMON
PEARCE**
Commercial Director



**RICKY
SIMMONDS**
Construction Director



**ANTHONY
TODD**
Operations Director



Our Ethos



Communicate with *Purpose*

- We work together to achieve our goals.
- We ensure teams have the knowledge and experience to deliver results.
- We proactively build a broad network of relationships.
- We tailor our message to the needs of the audience.
- We contribute to many teams and collaborate effectively.



Ideas into *Action*

- We are creative in our thinking.
- We are early adopters of new ideas.
- We are innovative and open-minded.
- We seek expertise and collaborate with others.
- We take risks.
- We stay focused and persistent in our desire for success.



Energise and *Elevate*

- We help others to flourish.
- We instil confidence and self-efficacy in our customers and colleagues. We solve problems and seek opportunities.
- We have high expectations.
- We have a positive mindset.
- We empower, enthuse and encourage.



Talk it – *Walk It*

- We say it, own it, do it, implement it.
- We put our words into action.
- We lead by example and take personal responsibility.
- We are consistent in our approaches.
- We are committed to our customers and colleagues.
- We put the customer at the heart of everything we do.
- We deliver 'the impossible.'



Achieving *Results*

- We have a can-do attitude and take personal ownership.
- We are confident in the way we present ourselves.
- We lead by example and strive for excellence. We give feedback to people so they can improve their performance.
- We set clear targets and expectations, working collectively towards the common goal.
- We leave our customers and colleagues feeling positive.







FORTIS  VISION

Industry Responsibility

Going above and *beyond*

Construction Industry Impact




-  The construction sector contributes to 45% of the UK's total carbon footprint. As one of the highest-emitting industries, it plays a pivotal role in shaping environmental outcomes.
-  At Fortis Vision, we understand that our work impacts more than just emissions - it influences community wellbeing, workforce conditions, and local economic resilience.
-  As a design and build company, we're uniquely positioned to drive sustainability across the full project lifecycle, from concept to completion and beyond.
-  By embedding sustainable thinking into every phase, we aim to reduce our environmental impact, lower carbon emissions, and deliver spaces that support both people and the planet.

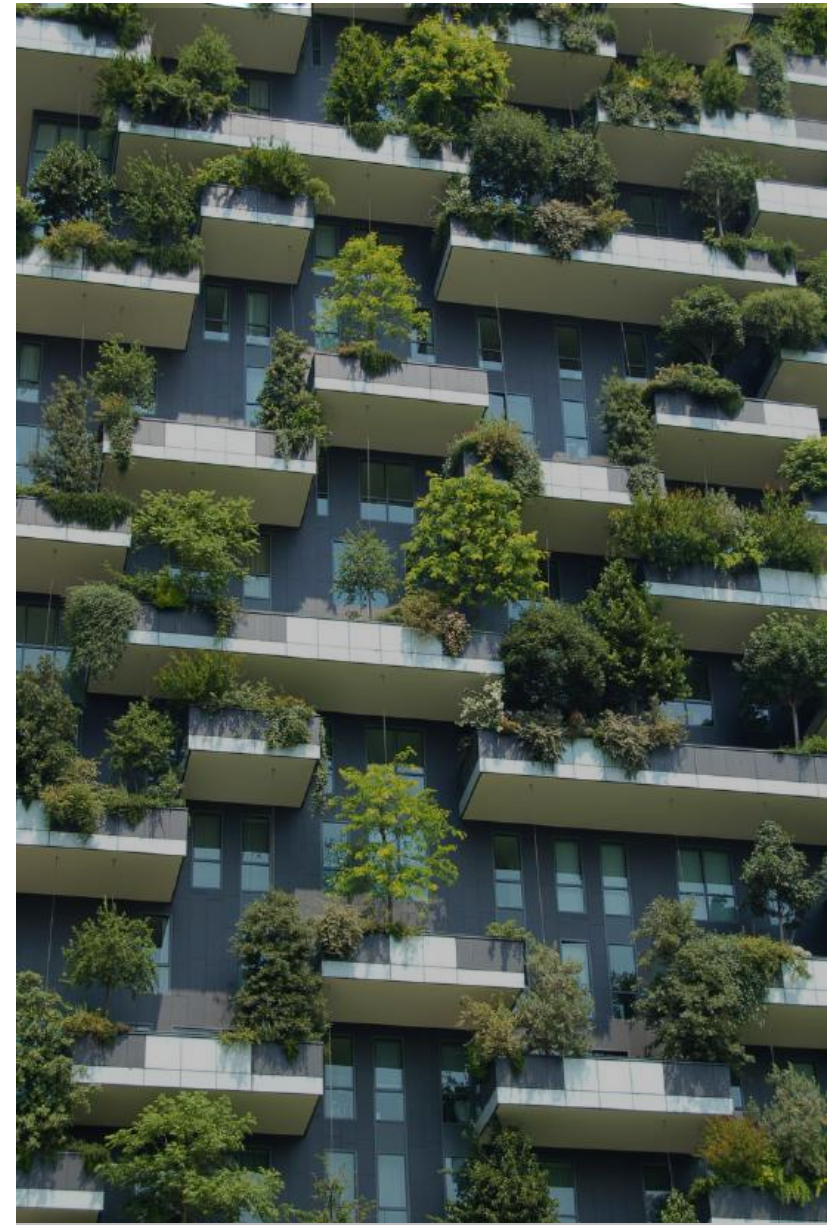


Wider UK Legislation




At Fortis Vision, we understand that delivering sustainable projects is not only about environmental responsibility, it's also about meeting the evolving demands of legislation and aligning with the UK's broader climate goals.

As the country works towards its legally binding target of reaching Net Zero carbon emissions by 2050, stakeholders across the construction industry are placing greater emphasis on aligning their ESG ambitions with the UK's broader Net Zero targets.

-
-  Every existing building to have EPC 'C' rating by 2030.
 -  2050 Climate Change Act target for greenhouse gas emissions reduction.
 -  All New Buildings to be Net Zero Carbon by 2030.



UK Net Zero Carbon Building Standard

-  The UK Net Zero Carbon Building Standard (UKNZCBS) marks a significant step in driving sustainability across the commercial sector. As the UK's first industry-led framework for verifying Net Zero Carbon buildings, it sets out clear, science-based criteria for both embodied and operational carbon, as well as energy efficiency and use.
-  Developed by leading organisations including LETI, RIBA, CIBSE, and the UKGBC Standard helps ensure that buildings actively support the UK's wider decarbonisation efforts.
-  At Fortis Vision, we see this as an essential benchmark. Aligning with the UKNZCBS means we can deliver projects that meet our clients' ESG goals while advancing environmental performance across the built environment.

KEY PRINCIPLES AND BENCHMARKS



SCIENCE-BASED APPROACH



EMBODIED AND OPERATIONAL CARBON



RESOURCE DEMAND MANAGEMENT



OPERATIONAL ENERGY EFFICIENCY



REUSE PRIORITY



FOSSIL FUEL FREE

Sustainable Design Goals

We understand that our work is part of a much larger global effort to tackle the climate crisis. That's why we're committed to going beyond compliance making conscious, sustainable choices across design, delivery and collaboration.

The United Nations Sustainable Development Goals (SDGs) provide a clear framework for positive impact protecting the planet while supporting people, communities, and ecosystems.

These goals set out a collective ambition for sustainable economic, social, and environmental progress by 2030.

We believe that embedding the SDGs into our approach strengthens our contribution to a more sustainable, equitable, and resilient built environment, both now and for future generations.

SUSTAINABLE
DEVELOPMENT



GOALS



ADEQUATE
DAYLIGHTING



LOW CARBON
DESIGN



WELLBEING
LED DESIGN



RESOURCE
AND UTILITY
EFFICIENCY



SUSTAINABLE
PROCUREMENT







CARBON
ANALYSIS



Our ESG Journey

*Minimum Downtime
maximum impact*

Our Current Commitments

-  We take a proactive, standards-led approach to reducing our environmental footprint - aligned with UK legislation and industry best practice.
-  With a strong foundation already in place including our ISO 14001- certified EMS, EcoVadis Gold award and robust environmental policies - we're committed to going further.
-  Our partnership with Alphacello supports this ambition, enabling a more structured and accountable approach to environmental management. Backed by strong leadership and active employee engagement, we're working to minimise our carbon impact and drive positive change in the built environment.
-  We are embedding sustainability deeper into every aspect of our business, from project delivery and supply chain engagement to carbon reporting, material choices and operational practices.

ISO9001, 14001 AND 45001

98% CERTIFIED
WASTE RECYCLING

25% ELECTRIC/HYBRID
VEHICLE FLEET

SUSTAINABLE OFFICE
PROCUREMENT

75% FULLY ELECTRIC OFFICE
ENERGY GENERATION

ECOVADIS

Sustainability Partnership



We are proud to be partnered with Alphacello to deliver our sustainability-led solutions. They are a trusted, B-Corp certified consultancy with 15 years of leading the market in sustainable construction processes and practices.

- ↘ Specialists in green building accreditation services, such as BREEAM, LEED, SKA, WELL, Fitwel, and NABERS.
- ↘ Offering many additional services, including LCA, EPCs, IES Modelling, ESG, and ISO accreditations.
- ↘ They have a detailed and diverse understanding of sustainable principles, ranging across areas including material procurement, circular economy, and energy efficiency.
- ↘ A proud B-Corp certified company, highlighting dedication to environmental stewardship.

Our Journey

Through undertaking a focused 3 to 5 year journey on sustainability, we are working tirelessly to establish ourselves as a market leader in sustainability within the commercial fit-out industry, while also creating lasting value for our clients, our people and the built environment as a whole.

Over the coming years, we are investing in the tools, partnerships and internal capabilities needed to lead by example. Our strategic roadmap is built around measurable progress, continuous improvement and a commitment to responsible growth.



01

Supply Chain Analysis
Employee Training
Scope 1 and 2 Reporting

02

Scope 1 and 2 Reductions
Fleet Decarbonisation
Scope 3 Reporting

03

Net Zero Aspirations
Scope 3 Reductions

Phase 1



SUPPLY CHAIN ANALYSIS

We will be undertaking a detailed supply chain analysis to better understand the environmental impact of the materials, products and services we procure. This process will help us identify key hotspots, areas where carbon emissions are most significant so we can focus our efforts where they matter most.



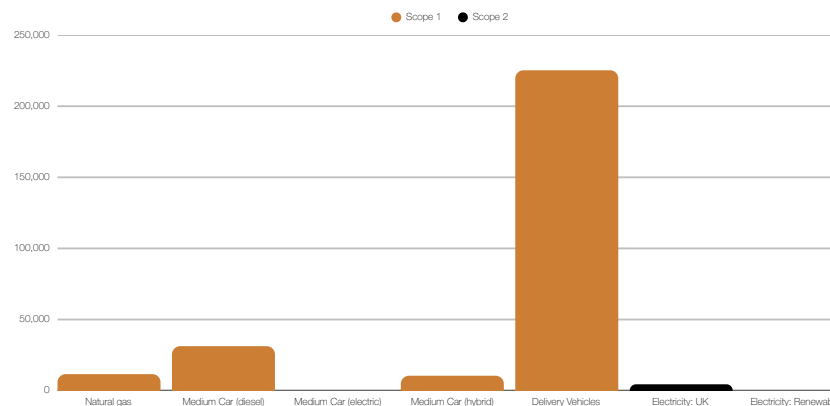
EMPLOYEE TRAINING

Alphacello will be carrying out training to our employees gain a deeper understanding of key environmental issues relevant our industry. Training will also cover the fundamentals of ESG, including how our actions as individuals and teams contribute to broader business goals and industry expectations.



SCOPE 1 AND 2 REPORTING

We have undertaken a formal carbon verification exercise for our Scope 1 and Scope 2 greenhouse gas emissions. In line with the GHG Protocol Corporate Accounting and Reporting Standard, this verification confirms the emissions and provides forming a robust benchmark for our emissions reduction



EMISSIONS BREAKDOWN

SCOPE 1	278,565.65 kgCO ₂ e
SCOPE 2	4,440.39 kgCO ₂ e
TOTAL	283,007.49 kgCO ₂ e

Phase 2 and 3

We remain focused on continuous progress and development, which is why we are in the process of shaping our Phase 2 and 3 targets. These goals will guide the next stage of our sustainability journey, with implementation planned for 2026 and beyond.



PHASE 2

2027

Scope 1 and 2 Emissions Reductions

Following the findings from Phase 1 carbon verification, we will focus on reducing our Scope 1 and 2 emissions through identifying and addressing emissions hotspots. With Alphacello, we will create a comprehensive, targeted carbon reduction plan to minimise our direct carbon footprint.

Fleet Decarbonisation

One clear hotspot is our fleet emissions. With 30 diesel vehicles remaining as high-emitting options in our fleet, we are committed in Phase 2 to transitioning our fleet by phasing out high-emission vehicles and increasing our uptake of electric and low-emission alternatives.

Scope 3 Emissions Reporting

We plan to expand our initial Carbon Reporting to cover wider Scope 3 emissions, enabling a clearer understanding of our wider environmental impact. This will help identify reduction opportunities across areas like purchased goods, transport and waste, extending our efforts beyond direct operations.

PHASE 3

2030

We're at the early stages of our net zero journey, but we're clear on the path ahead. Achieving net zero will require a phased, business-wide approach - grounded in continuous improvement.

Our strategy focuses on energy efficiency, fleet decarbonisation, responsible procurement, and the use of low-carbon materials and construction methods. Carbon offsetting, robust data, and transparent reporting will also be central to our progress.

Scope 3 emissions reductions will form a core part of this Net Zero journey, spanning our wider value chain. Ensuring that we consistently reduce these emissions in line with our roadmap will ensure that our operating emissions can be reduced

Our Certifications

It's not just about numbers... it's personal. At Fortis Vision, we provide a dedicated service to every client and all projects are managed individually.

We're proud to hold formal certifications that reflect our commitment to quality, health and safety, environmental responsibility, and ethical practice. These accreditations validate our internal standards and reinforce our reputation for delivering projects with consistency, professionalism, and integrity.



 **ISO 9001**
UKAS Management System

 **ISO 14001**
UKAS Management System

 **ISO 45001**
UKAS Management System

 **SafeContractor**
Alcumus

 **CHAS**
Chas.co.uk

 **ECOVADIS**
Ecovadis

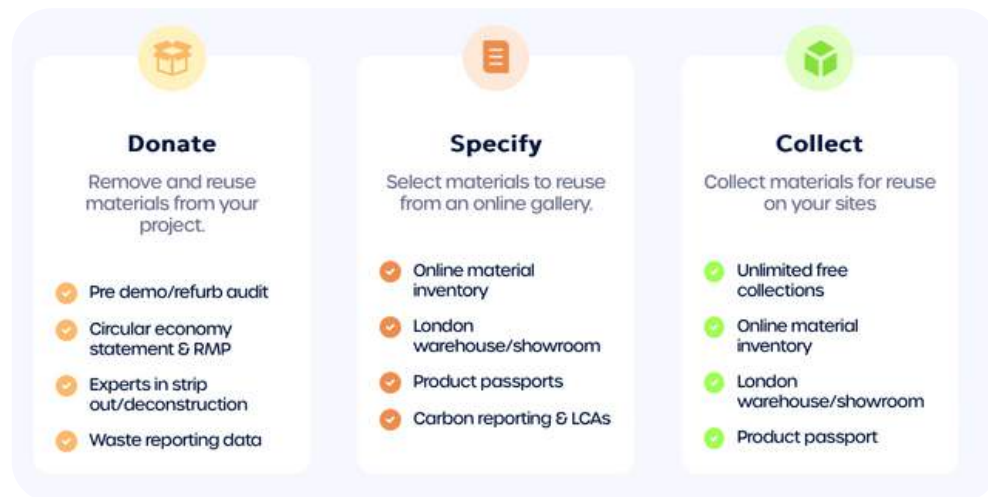
 **Constructionline Gold**
UK Government Certification

 **BSF Champion Status**
Building Safer Future

 **CCS Certified**
Considerate Constructors Scheme

Re-Use Partnership

We can offer our clients a circular economy and reuse solution via Material Reuse Group with Material Reuse Group, who offer a comprehensive Turnkey Material Reuse Solution. Through use of a centralised facility and platform, they allow businesses to reuse materials which will save time, money and the planet.



-  SAVE IN MATERIAL COSTS
-  REDUCE WASTE GOING TO LANDFILL
-  REDUCE CARBON EMISSIONS

Our Social Responsibility

ARMED FORCES COVENANT

Fortis Vision is proud to fly the flag for the Armed Forces Covenant, having a gold status to showcase our support. We encourage ex-military who are looking to develop their businesses and skills within the construction industry to work with us.



NORTH EAST AUTISM SOCIETY

We actively support the outstanding work of the North East Autism Society, who are dedicated to improving the lives of autistic individuals and their families across the region.



SCOTTY'S LITTLE SOLDIERS

We actively support the exemplary work that Scotty's Little Soldiers do for the children who have lost a parent from the forces family.





FORTIS  VISION

Our Office Principles

Dedicated to creating
exceptional spaces

Our Office Principles

We recognise that our office environment is a direct reflection of our values, and as such, we actively pursue responsible and low-impact practices across all aspects of our operations. From energy use to procurement choices and employee wellbeing, every decision is guided by our ambition to minimise environmental impact and foster a culture of conscious, sustainable working.



Sustainability is embedded into our internal culture through clear communication, shared values, and active participation. Led by our Environmental and Sustainability policy, employees are encouraged to take ownership of their environmental impact by making considered choices in how they travel, consume, and work.

Our Office Processes

Fortis Vision's office operations are designed with energy efficiency and low-carbon impact at their core. The majority of our offices are powered exclusively by electricity, eliminating the use of fossil fuels such as natural gas.

By selecting electricity from certified renewable sources wherever possible, we ensure our emissions are negated. This strategic shift not only aligns with the company's long-term decarbonisation goals but also enhances transparency and control over operational carbon impacts.



75% Electric
Offices

5 EVS in
our *Fleet*



Minimised
Emissions

Renewable
Energy



Our Office Products

Sustainability is not only embedded in the spaces we create but also in how we operate internally.

Through a conscious approach to procurement and a commitment to eliminating single-use plastics, we ensure our Woburn office is serviced with a range of sustainable, ethically sourced products that align with our environmental values.

By selecting eco-conscious alternatives for everyday items, from recycled toilet paper to plant-based cleaning solutions, we have up to an estimated 54% reduction in carbon emissions compared to conventional products.



PRODUCT	ECO-BRAND USED	ENVIRONMENTAL BENEFIT
HAND SOAP	ECOVER	REFILLABLE PACKAGING
TOILET ROLL	WHO GIVES A CRAP	CARBON NEUTRAL
WASHING UP LIQUID	SMOL	PLANT-BASED
KITCHEN ROLL	CHEEKY PANDA	BAMBOO PRODUCT
TISSUES	SERIOUS	PLASTIC FREE
COFFEE	BIRD & WILD	FAIRTRADE



Our Project Process

Completely *bespoke*
as *standard*

Pre-Construction

Sustainability is built in from day one. During the pre-construction phase, our Project and Commercial Managers collaborate closely with clients, architects, and our supply chain to align on scope, design, cost, and procurement.

This early coordination allows us to identify opportunities to integrate sustainable solutions from responsible material choices and low-impact construction methods to best practices in energy and waste management.

Our team of degree-qualified, chartered, and highly experienced Managers bring both technical expertise and a strong sustainability focus to every stage of project planning.

With deep experience in commercial fit outs, they help clients apply environmental principles in practical, cost-effective ways. This ensures sustainability is embedded from the outset, not added on later, with all stakeholders aligned before work begins on site.



Client ESG Strategies

At Fortis Vision, we recognise that every client's ESG strategy is unique and shaped by distinct priorities around environmental impact, social value and long-term governance.

Our approach is to embed those values into the spaces we create, ensuring that each project is not only sustainable, but a direct reflection of the client's wider vision.

By aligning with leading accreditation frameworks and using tools like life cycle carbon assessments, energy modelling, and post-occupancy surveys, we deliver data-driven insights that support responsible, informed decision-making from start to finish.



More importantly, we tailor these approaches to the specific ESG ambitions of each client, whether that means prioritising circularity, low-carbon design, wellness outcomes or ethical supply chains.

The result is a bespoke, high-performing space that doesn't just meet sustainability targets, but embodies wider ESG commitments through every material, process and design detail.

Sustainable Accreditations

As we continue to strengthen our ESG commitments, aligning with market-leading sustainability accreditations provides a robust framework for demonstrating best practice.

Whether pursuing formal certification or industry best-practise, our work prioritises environmental and social benefit throughout.



ACCREDITATION CATEGORY

ENERGY

LED Lighting and energy efficient appliances
Renewable Energy Technology Integration
Robust, eco-friendly Insulation for Thermal Comfort

WASTE

98% certified waste recycling
Pre-Refurbishment Audits to identify re-use areas
100% diversion from landfill

PROJECT DELIVERY

Monitor Delivery Notes and Waste Transfer notes
Considerate Constructors Scheme Registered
Environmental Management System

HEALTH AND WELLBEING

Site Wide Air Quality Measures
Low VOC Finishes and Materials
Biophilic Design

MATERIALS

Sustainable and Responsible Procurement
100% FSC Timber
Supply Chain Audits and High Environmental Standards

POLLUTION

Optimise logistics to reduce vehicle movements
Gas-Free MandE systems
Low-Emission Site Machinery

Energy Modelling

Energy efficiency is a crucial factor in promoting sustainability, playing a vital role in maintaining the long-term operational performance of a space after the fit-out is complete.

We can identify inefficiencies, explore alternative design strategies, and make informed decisions that lower in-use energy demand.

Energy modelling tools, such as IES, assesses predicted heating, cooling, lighting, and equipment loads, allowing us to simulate how a space will perform in use.

NABERS UK complements this by offering a performance-based rating system that verifies how efficiently a building operates.

While energy modelling provides predictive insights, NABERS measures actual performance.

Both IES modelling and NABERS align with BREEAM and broader ESG targets by supporting credits related to energy performance, emissions reduction, and responsible resource use.

Whether targeting an EPC rating or formal performance assessments, we use energy tools to optimise efficiency, cut life cycle carbon, and deliver lasting environmental value.





FORTIS  VISION

Carbon Efficient Fit-out

*Future-Proof Construction
that doesn't cost the Earth*

Supply Chain

We prioritise responsible sourcing by selecting products and suppliers based on their environmental and ethical performance.

Recognising that a fit-out's impact extends beyond the site, we favour materials with verified sustainability credentials, including FSC-certified timber, products with EPDs and robust life cycle data, and MEP systems that offer high energy efficiency and low emissions.



Our strict pre-qualification process ensures all suppliers meet our sustainability standards and share our values of transparency, environmental responsibility, and continuous improvement.

This rigorous approach helps us build strong, lasting partnerships with a trusted supply chain - working together to reduce environmental impact and drive progress toward a shared goal of protecting the planet.

Materials

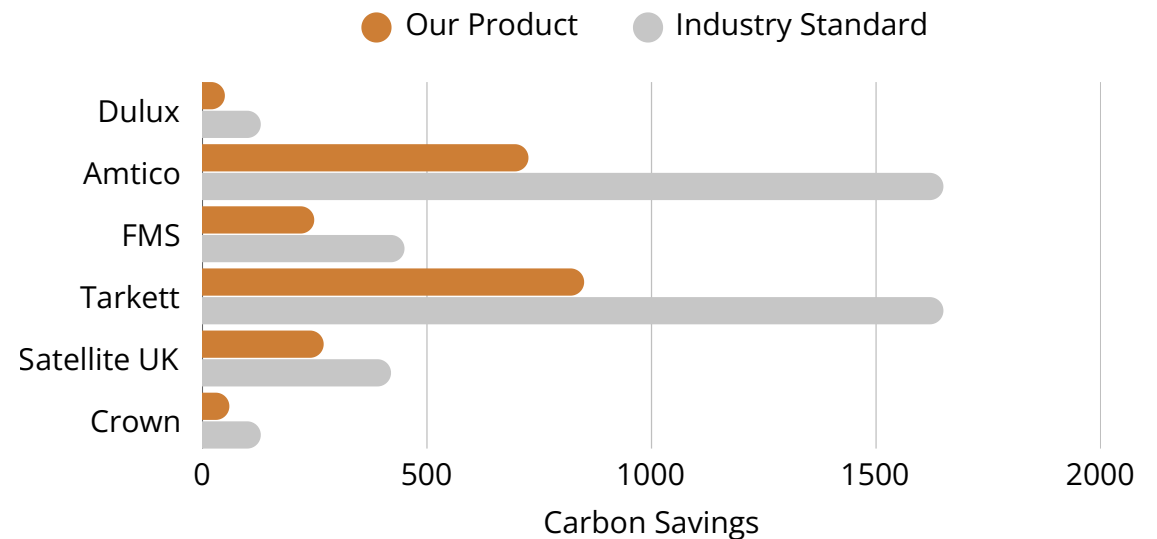
Materials are the backbone of every project, defining both quality and environmental impact.

That's why we place a strong emphasis on understanding exactly what goes into our workplaces, carefully considering the origins, composition, and sustainability of every product we specify, sourcing only from suppliers who align with our values.

This conscious approach has led to measurable embodied carbon savings across our projects. By choosing trusted sustainable brands, from Tarkett to Amtico, and FMS Interiors to Dulux, we demonstrate our everyday commitment to creating spaces that prioritise people and the planet.



OUR PRODUCT SELECTION	AVERAGE CARBON SAVINGS / 100m2
DULUX TRADE	80kgCO ₂ e
AMTICO	924kgCO ₂ e
FMS INTERIORS	171kgCO ₂ e
TARKETT	800kgCO ₂ e
SATELLITE UK	150kgCO ₂ e
CROWN	70kgCO ₂ e

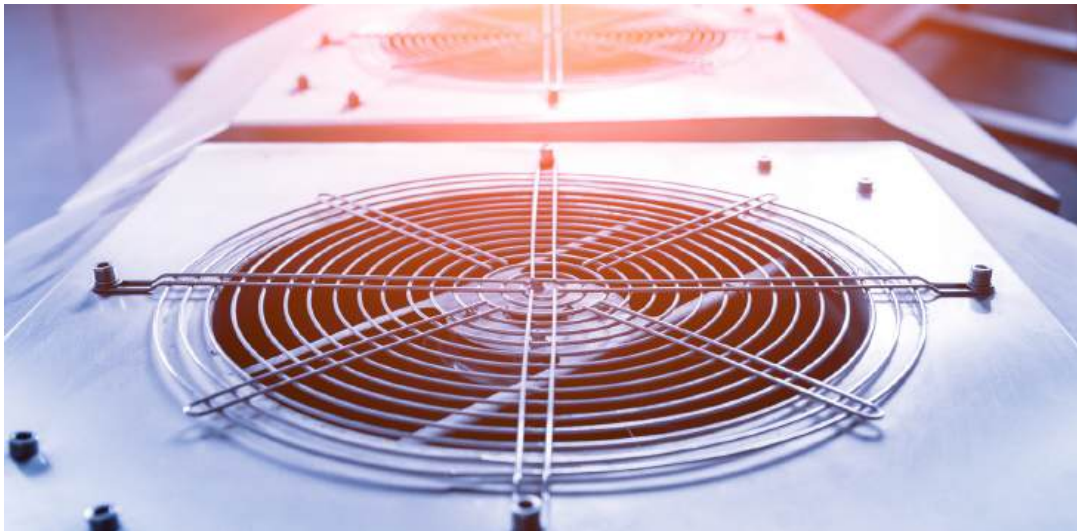


Mechanical, Electrical and Ventilation

Building operations contribute over 20% of the UK's emissions, making mechanical and ventilation strategies vital in the shift to net zero.

Efficient mechanical and ventilation systems and strategies ensure healthy indoor air quality by reducing CO₂ and pollutants, directly benefiting both occupant wellbeing and environmental performance.

Shifting to an electric future plays a substantial role in these mechanical systems environmental footprint. Ensuring these systems are as efficient as possible reduces their environmental footprint, also enabling cost savings through reduced energy bills.



We achieve both healthy indoor air quality and low environmental impact in numerous ways:



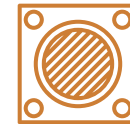
Heat Pumps



Smart Systems



Zone Heating



Air Filtration Systems



High Performance Insulation



CO₂ Sensors



Solar Panels



Natural Ventilation



Exhaust Systems



Airflow Distribution

Lighting





Studies show that the average commercial building wastes around 30% of its energy, with lighting systems being a core contributor to the inefficiency due to frequent unnecessary use.

Energy-efficient lighting such as LEDs paired with motion sensors and timers plays a key role in reducing energy use and emissions.

These systems ensure lighting is only used when needed, cutting energy waste while lowering operational costs. We tailor lighting strategies to enhance occupant comfort and deliver smarter, more sustainable spaces.



Many benefits arise from us implementing energy efficient lighting such as:

-  REDUCED ENERGY CONSUMPTION
-  LOWER CARBON FOOTPRINT
-  IMPROVE VISUAL COMFORT
-  LOWER UTILITY COST



Occupancy Wellbeing

Occupant wellbeing is a core pillar of sustainable design, shaping spaces that actively support health, comfort, and productivity.

By focusing on elements like acoustics, lighting, layout, and thermal comfort, we enhance both the user experience and the overall performance of the workplace.

At Fortis Vision, we create environments that feel good and function brilliantly. Our holistic approach considers how every element of a fit-out from layout to materials, contributing to comfort, focus and wellbeing.



QUIET SPACES

Creating quiet, low distraction areas within a space allows individuals to focus deeply and perform high-concentration tasks more effectively.



VISUAL COMFORT

Designing for visual comfort ensures that lighting levels, contrast, and glare are carefully controlled, creating a positive user experience.



ACOUSTICS

Well planned acoustics reduce disruptive noise and enhance speech clarity, improving comfort, communication, and overall usability.



COLOUR

Using colour intentionally can influence how people think and feel. Boosting focus, lifting mood, or providing a sense of calm.



BALANCE

Thoughtfully arranged furniture, textures, and proportions create spatial harmony, reducing stress and supporting both movement and interaction.

Inclusive Spaces

At Fortis Vision, inclusivity is built into every stage of our projects. We design spaces that are accessible, intuitive, and welcoming - ensuring they serve the diverse needs of all occupants from the very beginning.

By applying inclusive design and project principles, we work to remove barriers and create environments that everyone can access, navigate, and enjoy with confidence.

Working across diverse sectors, from workplaces and student accommodation to care homes and specialist environments which demands adaptability in how we apply inclusive design.

Each setting comes with unique challenges, regulations, and user needs. That's why flexibility is embedded in how we plan, design and build.

Our inclusive design considerations include considerate colour choices, step-free access, sensory-friendly features, appropriate circulation spaces and accessibility measures.

We recognise that inclusive design is an evolving practice. Through ongoing reflection and collaboration, we're committed to learning, improving, and creating spaces where everyone feels supported and empowered.





FORTIS  VISION

Our On-Site Processes

*Driving innovation
with quality and care*

BRE Smart Waste

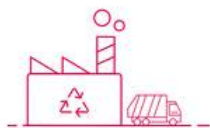
We use BRE SmartWaste to manage and monitor construction waste across its projects, ensuring responsible and transparent waste practices.

SmartWaste is an industry-recognised digital platform that allows project teams to track waste generation, disposal routes, and recycling performance in real time.

By using this tool, we can set project-specific targets, monitor progress, and generate accurate reports that support continuous improvement and compliance with sustainability standards.

The platform also helps identify waste hotspots, encourages material reuse where possible, and ensures waste is diverted from landfill through approved recycling and recovery routes.

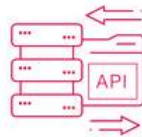
SmartWaste allows you to...



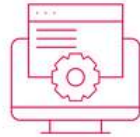
Demonstrate full waste compliance



Capture all site ESG data in one place



Link directly to supplier systems



Track against company KPIs



Reduce your impact and costs



Report against key client requirements



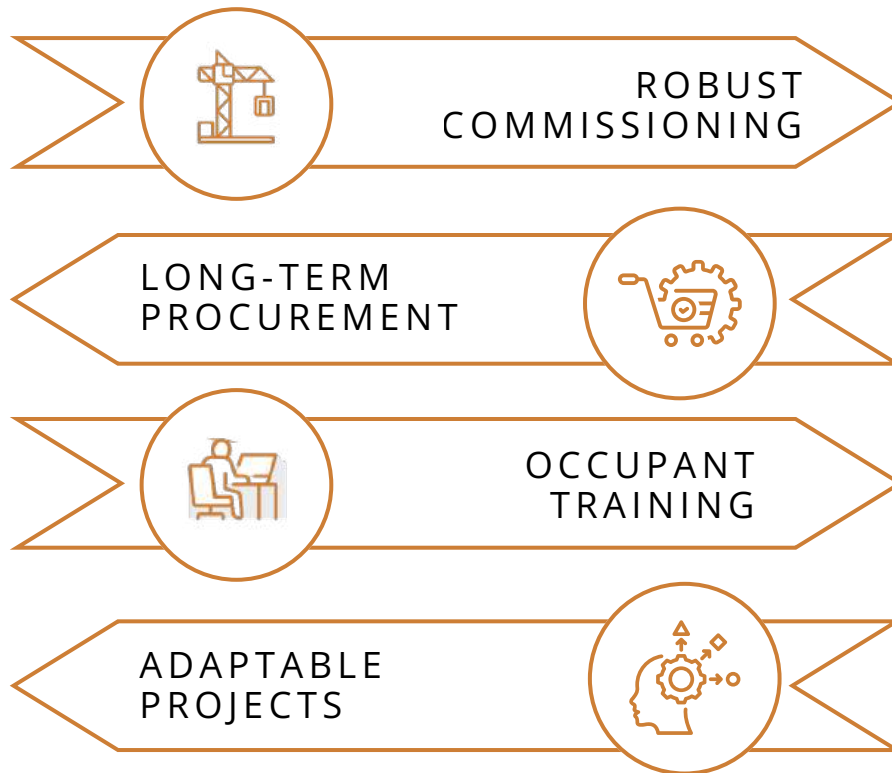
Collect BREEAM evidence for new construction, refurb and infrastructure projects



Lifecycle and Maintenance

Our commitment to quality and sustainability extends beyond the completion of construction. A building can only sustain its environmental performance if it is operated and maintained responsibly.

We strive to create spaces that optimise operational carbon efficiency and minimise environmental impact throughout their lifespan.



Pollution Prevention and Indoor Air Quality

At Fortis Vision, we prioritise pollution control, and ensure the long-term performance and comfort of our completed spaces.

We implement robust pollution prevention measures during fit-out, safeguarding both mechanical systems, and the health of our operatives and future occupants.



HVAC AND M&E PROTECTION PROTOCOLS

- Ductwork, vents, and terminal units are securely capped and sealed immediately after installation to prevent contamination by dust, debris, or moisture during construction.
- We implement phased commissioning protocols, ensuring systems are tested and flushed post- construction only when spaces are clean and safe to occupy.



DUST AND POLLUTANT CONTROL MEASURES

- Zoned dust containment areas using physical barriers (e.g. zip walls or sheeting).
- High-efficiency particulate air (HEPA) vacuums and air scrubbers deployed during dusty tasks.
- No diesel equipment operated indoors unless absolutely necessary — electric or battery alternatives prioritised.



MATERIAL SELECTION FOR INDOOR AIR QUALITY

- Specification of low-VOC and formaldehyde-free adhesives, sealants, and paints.
- Carpets and ceiling tiles are stored and installed under clean conditions to prevent fibre release.
- Products verified through industry certifications like EPDs and BRE GreenBookLive.

Reducing Emissions Through Smart Energy Solutions

At Fortis Vision, we embed carbon and energy performance into site-level decisions to minimise environmental impact across every project lifecycle.

We actively reduce energy demand and environmental impact on site and in our offices through the use of temporary renewables and smart monitoring tools, providing real-time performance insights and aligning with carbon reporting standards.



UTILITY
MONITORING
INFRASTRUCTURE

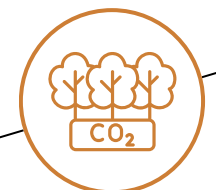


DATA-DRIVEN
ENERGY
MANAGEMENT

ON-SITE
RENEWABLE
GENERATION



CARBON OFFSET
AND FUTURE
INITIATIVES



Employee Wellbeing

We recognise that sustainable construction goes hand-in-hand with employee wellbeing - investing in physical safety, mental health, and inclusive site design.

Our sites are designed not just for productivity, but for the wellbeing of everyone who works on them - through safe environments, inclusive PPE, and access to spaces that support comfort and mental health.



HEALTH AND SAFETY (PPE AND BEYOND)

- PPE is issued based on role, comfort, and fit — with inclusive options for female staff and cultural/religious needs.
- Toolbox talks cover fatigue, hydration and stress management in addition to physical hazards.



WELFARE AND COMFORT FACILITIES

- Modern, modular site offices and welfare cabins equipped with heating, ventilation and sufficient daylighting.
- Designated quiet rooms, clean breakout spaces and access to food encourage rest and recovery.
- Drying rooms, drinking water stations and charging lockers available on all sites.





FORTIS  VISION

Case Studies

*Delivering exceptional
results time and time again*

New Medlock House, Manchester

Client: Unite Students

Architect: Hadfield Cawkwell Davidson

D&B: RIBA Stages 3 – 6

Date: 2022

Value: £8.5m

New reception and communal areas including full mechanical and electrical upgrade, double height entrance and 1,050m² new auto-doors and curtain walling.

- Former restaurant transformed into energy-efficient reception and communal hub
- Full building energy upgrade with ASHPs, MVHR and efficient water systems
- Improved thermal performance with 1,050m² curtain walling and auto-door atrium
- Adaptive reuse of existing spaces into study, wellness and leisure areas
- Bespoke interiors using durable, long-life materials
- Design supports wellbeing, community and multifunctional use



Headrow Court, Leeds

Client: L&S

Architect: ARC Design Studio

D&B: RIBA Stages 4 – 6

Date: 2024/25

Value: £13m

- Construction of 108no studios in 4 former office buildings in the heart of Leeds
- Extensive reconfiguration to the site's utility infrastructure and floor plates
- Multiple amenity spaces incl. reception, private dining, study, laundry
- Connection to district heating network, providing low-carbon heat and hot water
- Replacement of all windows, cladding and extensive roofing works
- Complete fit-out of all furnishings, fixtures, and equipment (FF&E)
- Comprehensive M&E installation incl. plant, MVHR and smart energy systems



Orient House, Northampton

Client: Private Equity Investment

Architect: GSS

D&B: RIBA Stages 3 - 6

Date: 2023

Value: £2.6m

Design and build of six one bedroom BTR residential apartments - together with the new build of thirty-five PBSA en-suite bedrooms across six cluster flats

- BTR conversion reduces embodied carbon through adaptive reuse
- 35 new-build PBSA units built to high energy efficiency standards
- Rooftop ASHPs, MVHRs and smart heating reduce operational emissions
- Built-to-measure furniture limits waste and enhances longevity
- Period building upgraded for performance while retaining heritage



Case Study: East Court, London

Client: iQ Student Accommodation

Architect: Hadfield Cawkwell Davidson

D&B: RIBA Stages 3 – 6

Date: 2023 **Value:** £3.8m

Full redesign and upgrade of existing amenity, plus creation of new spaces with bespoke partitioning, social, reception, study, arcade, cinema and outdoor areas.

- Adaptive reuse of reception and storerooms into studios, study and leisure spaces - extending building life
- Efficient, multifunctional design to maximise space and minimise material use - supporting wellbeing
- Made-to-measure birch ply joinery reduces waste and supports durability
- Acoustic enhancements improve comfort and energy efficiency
- High-quality, low-maintenance finishes for long-term performance

