

CIRCULAR ECONOMY QUESTIONS FOR FITOUT DESIGNERS TO ASK THEMSELVES

1. Am I familiar with circular economy principles and the circular economy ecosystem that can support this project?

2. How far will the Lessor permit me to take a circular economy approach to this project? Can I help to educate them on the benefits and to break down the barriers?

3. Have I commenced Client and broader social/environmental cost/benefit analysis of applying circular economy principles to this project?

4. Is my client familiar with a circular economy approach to fitout design? Have I rigorously shared this approach with them? What is their stance? Do they have any furnishings, fixtures, fittings, equipment and/or materials that could be redeployed or adapted and reused from elsewhere into this fitout?

5. Site Audit - What can we keep and re-use in situ in this tenancy (adaptive reuse)? Who owns what's here and can our client keep it (ensure legal ownership is properly documented and 100% in Client's ownership/holding)?

6. Site Audit - What can we keep and repurpose in some other creative way in this premises?

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7. Context Audit - What can our client sell or donate or they/we repurpose elsewhere?

8. Waste Audit - Can we obtain the detailed specifications of what we are removing? Are there take back schemes in place for anything we are removing? How can we divert our deficit waste streams to re-use or recycling?

9. Design and Specification - Have all Client side and market stakeholders been engaged to create a rigorous brief and fit for purpose in the design and specification? How can we use less whilst achieving more benefit?

10. Design and Specification - What can we procure 2nd hand or that might otherwise be headed for landfill? Have we also considered durability for the lifetime of the lease and fitout?

11. Design and Specification - What are the most socially and environmentally friendly products and suppliers we can specify that will also fulfill the best possible outcomes for the Client and Lessor?

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- 12. Design and Specification - Have we designed to maximise material yield and minimise waste? Have we designed and specified for operational efficiencies (resources such as water, gas, power and carbon)? Have we designed and specified to minimise labour and waste in current construction and later de-fit?

- 13. Are our drawings and specifications clear and specific and how will we control against substitutions being made by shopfitter/builder and/or trades?

- 14. Have we invited the shopfitter/s or builders and/or trades to work with us in taking a circular economy approach? Have we provided the information they might need to join us in this mission? How will they be disposing of site and factory waste on this project? How will sorting, recycling and disposal be verified?

- 15. Do the Client and their team know how to use everything in the fitout and has the design and specification all been driven by their brief and their needs? Have care instructions, warranties and materials safety data sheets been supplied to the Client in an easily useable form they can imbed in their inductions, training and systems?

- 16. Has anything been bought but not used in the fitout and/or by the Client? Can these items be effectively redeployed?
