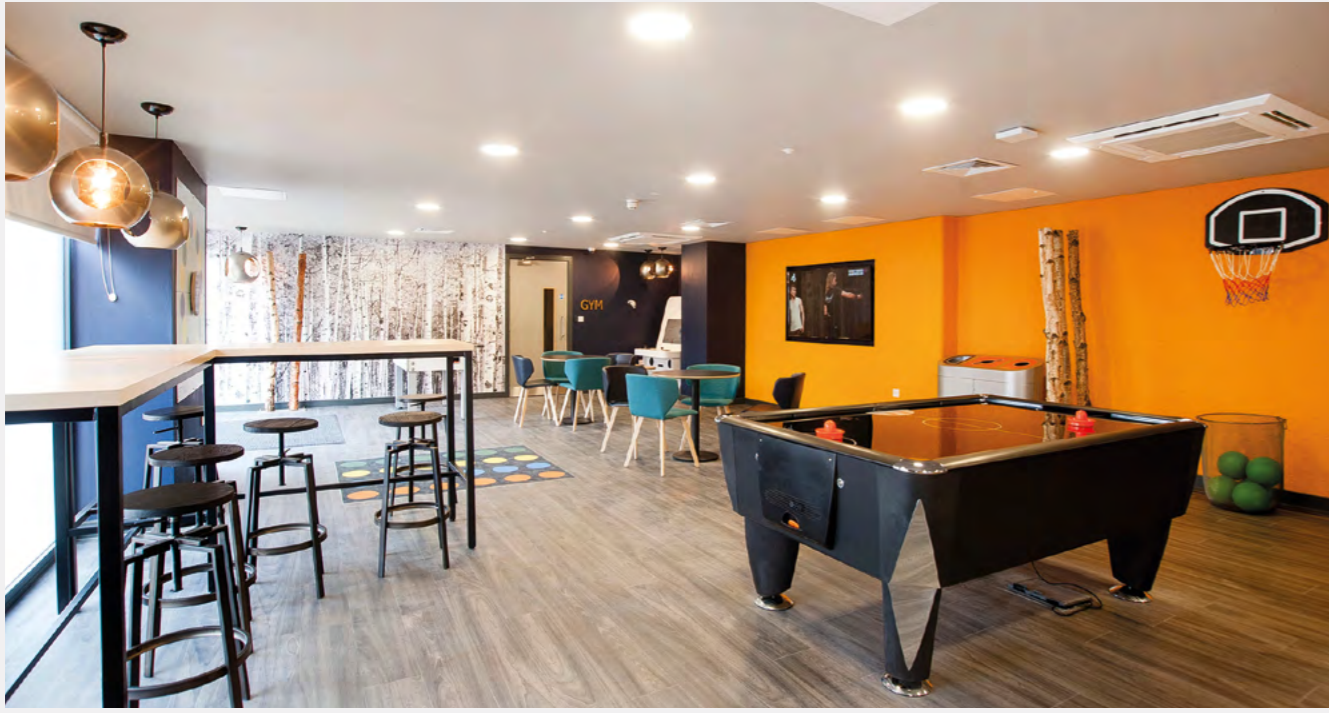


absolute attention to detail

Project:ff&e
Precise, Robust, Partnerships



Beautiful
custom-made
student
accommodation
furniture



Have the best possible

- Space utilisation
- Furniture Design
- Prices
- Delivery
- After-care



Precise:

Be accurate and ensure absolute attention to detail. Take the time to fully understand the matter you are dealing with and consider the outcome you want to achieve....

Robust:

Be strong and fair. Do your job well, ensuring robust product design, project delivery and customer service....

Partnerships:

We take a long-term partnership-based approach with our clients and your colleagues to ensure a mutually beneficial and positive outcome...



1. Project: commerical

For some the tender stage is a formality. For us, it is an opportunity to precisely outline the scope and requirements of the task ahead, and it is critical to the success of the project.

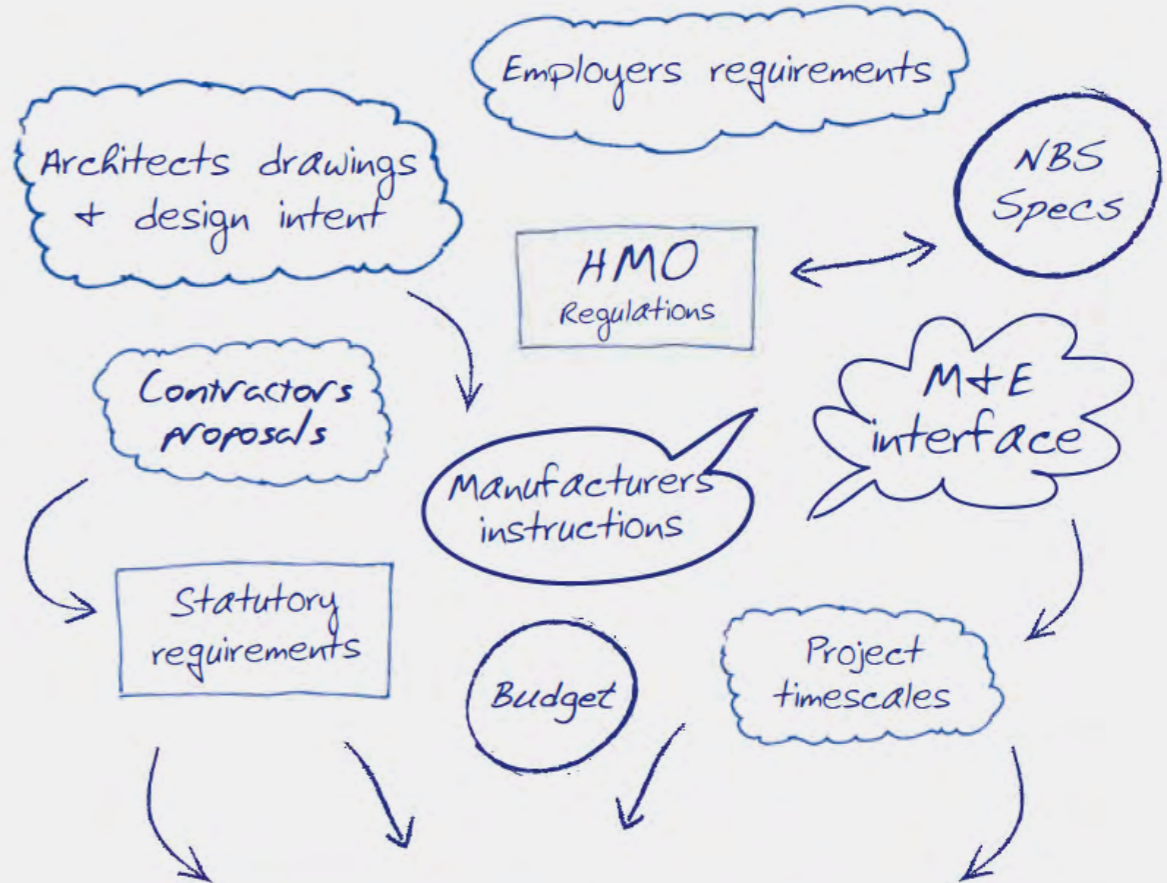
We don't simply complete and return the paperwork; we carefully consider and interpret the documentation to filter out inconsistencies, remove ambiguity and eliminate errors at the first stage.

This extends to checking and re-checking main contractor plans and overlaying electrical and plumbing drawings to identify conflicts and non-compliance.

We read between the lines to ensure total accuracy

Applying this level of scrutiny in turn allows us to accurately outline the exact scope of work to be carried out, provide pinpoint estimates and identify associated risks and benefits.

So, your project is always ready to hit the ground running.



General Item Description	NBS Specification	Drawing Specification	Employers Requirements	Project:ff&e Specification
... (item description) ...	... (NBS spec) ...	... (Drawing spec) ...	... (Employers req) ...	... (Project spec) ...
... (item description) ...	... (NBS spec) ...	... (Drawing spec) ...	... (Employers req) ...	... (Project spec) ...
... (item description) ...	... (NBS spec) ...	... (Drawing spec) ...	... (Employers req) ...	... (Project spec) ...

'Project:ff&e's tender responses are a QS's dream'

Our bespoke system that ensures all of your requirements are captured on one easy to use chart

2. Project: design

The best design is a blend of intuitive creativity and clinical accuracy. Our proven design process is no exception.

From creating bespoke, one-of-a-kind furniture to applying innovative space planning, we specialise in delivering designs that make brands stand out. We have subsequently won a number of UK and European patented design, and design innovation awards.

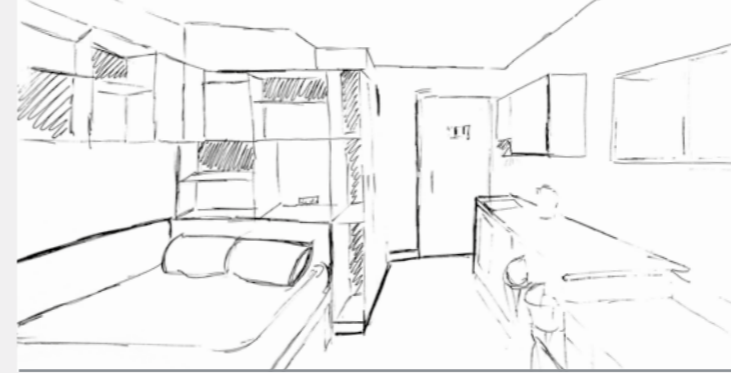
**Every product.
Every surface.
Every space.
Considered.**

With a talented team of experienced designers, and a sophisticated Auto CAD and Solid Edge design suite – we bring the clients vision to life in exacting detail.

At the start, we appoint a dedicated design manager who stays with the project through procurement, delivery scheduling and support on site. This personal expertise guarantees exceptional standards throughout, improves communication and eliminates errors.

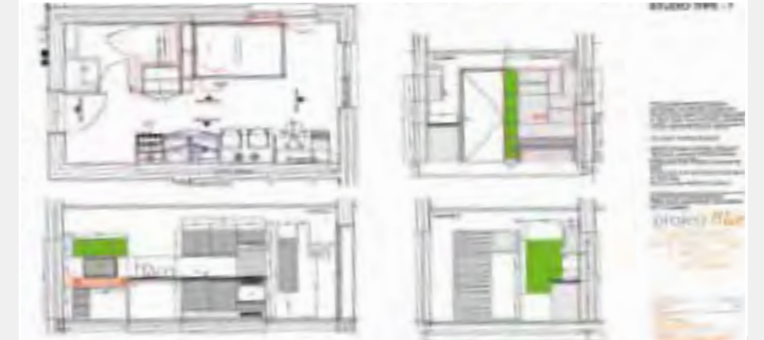
- Architect's plan received
- Room type drawings produced
- Production drawings completed
- Room type approved
- Sample room manufactured
- Space plans produced
- Space plans approved

**UK and EU patents.
Design innovation awards.**



We have an idea

2D illustrations show they can work



Mood boards added

3D renders, bring the ideas to life



On site sample room

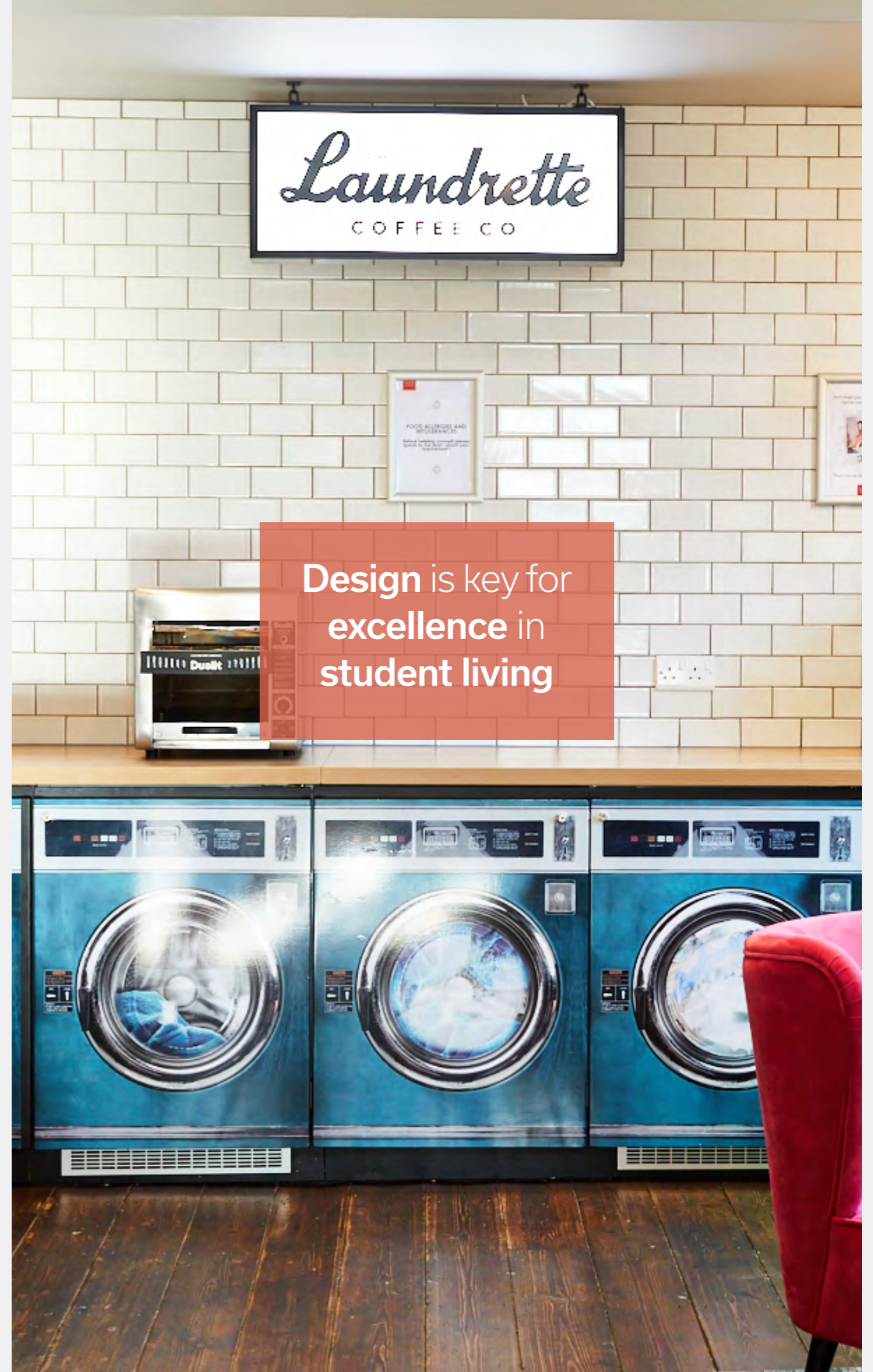
On site in a container and full room studio off site



Every detail considered



Bespoke furniture:
One-of-a-kind service



Design is key for
excellence in
student living

The result =
less ambiguity,
less error,
fewer problems,
no delays and
total co-ordination
of on site trades.

Be 100% ready
before you go to site





3. Project: management

We assign a full time professional project manager to your project

Our robust and precise project management processes and systems ensure that your project is managed in a professional and structural way throughout the entire project.

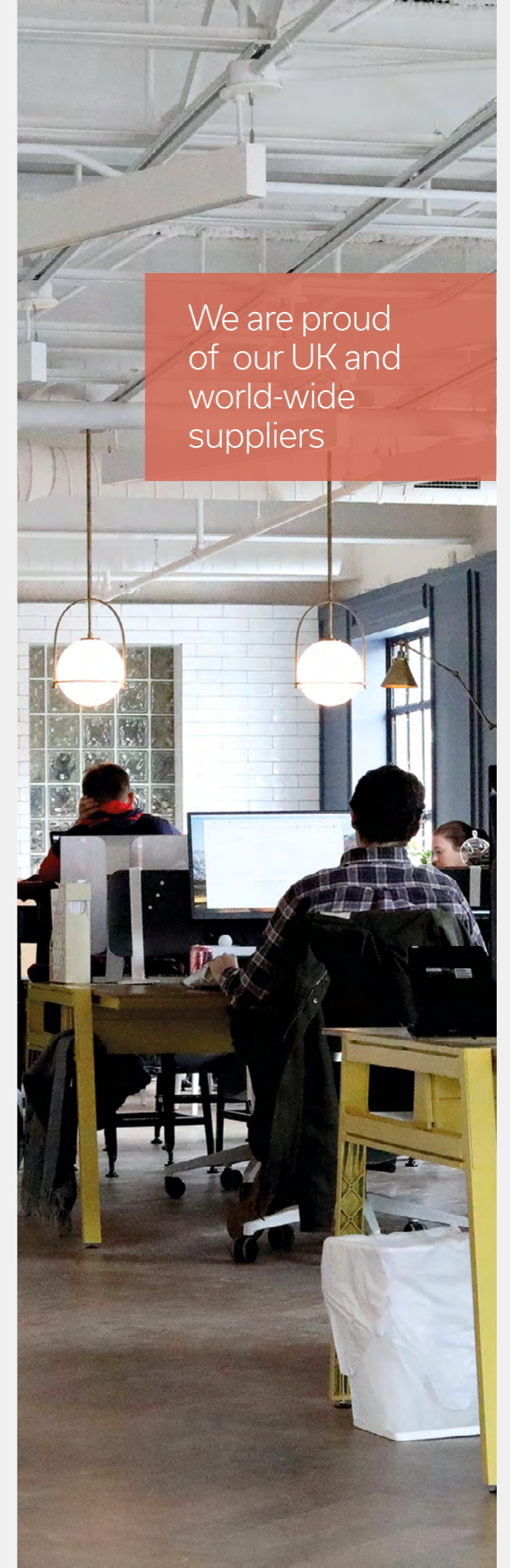


4. Project: procurement

We procure from the best supply chain possible

Our procurement & technical teams work closely with our supply chain to ensure that specifications and quality are correct.

We specialise in product and component sourcing from around the UK and throughout the world. They ensure that we can offer you the best products at the best prices.

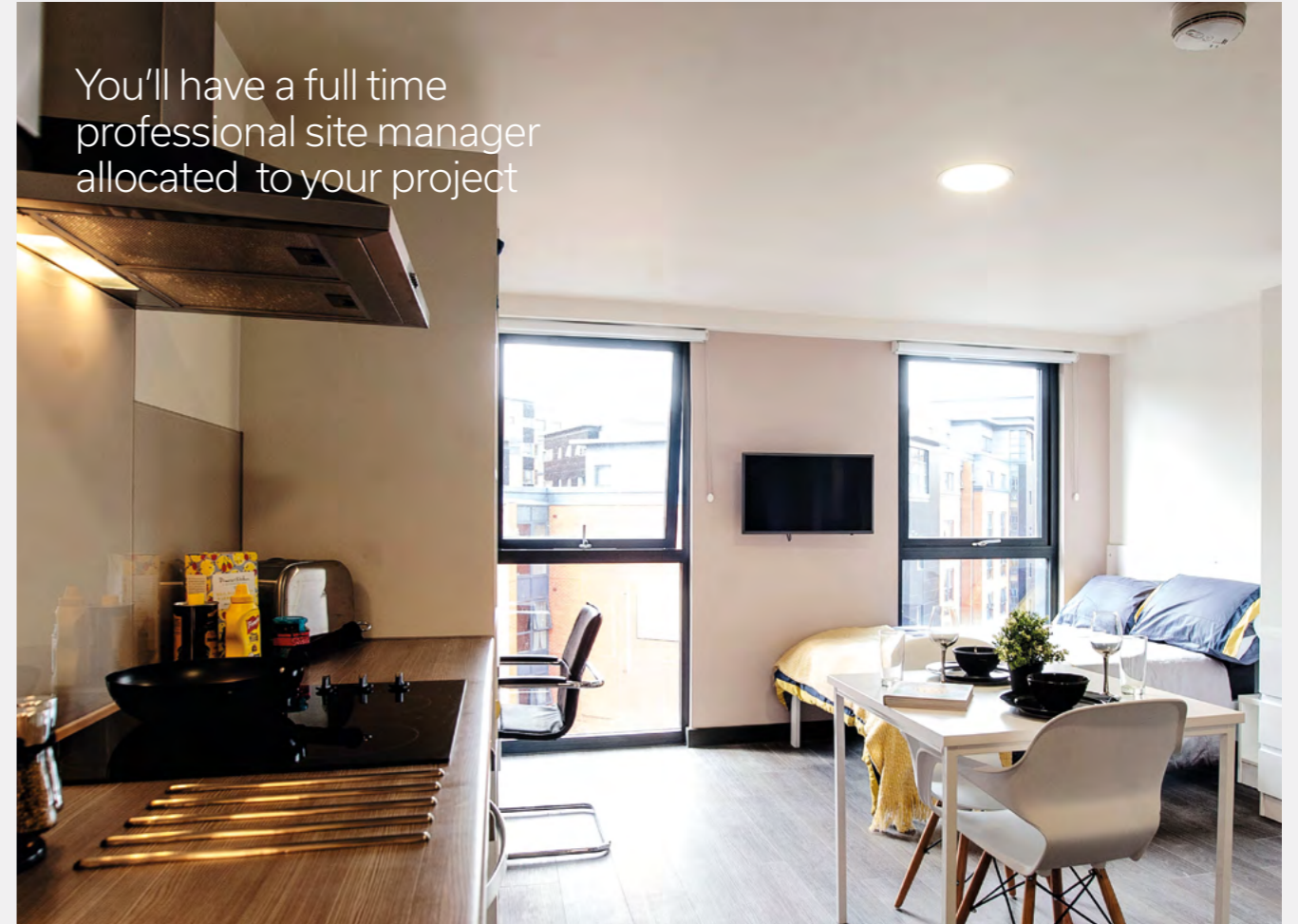


We are proud
of our UK and
world-wide
suppliers

Site inspections
at every stage



You'll have a full time
professional site manager
allocated to your project



Bespoke furniture:
One-of-a-kind service



5. Project: installation

Delivery can make or break a project.

Our CAD design software is directly linked to our logistics and delivery systems and co-ordinated with the main contractor master programme – for total accuracy. Prior to despatch and delivery, detailed schedules, vehicle loading plans, and full material schedules allow us to reliably predict which products are required in which location.

We inspect the site for complications and provide our people with any specialist training required for the project.

Then, generate comprehensive load-out sheets and distribution plans, which allow us to pack and deliver orders in the correct sequence.

The full-time site management team, allocated to your project, will take control of the delivery

and provide responsive, hands-on support. So the schedule is never delayed by shortages or incorrect ordering.

**The right furniture,
for the right room,
in the right place,
at the right time –
every time.**

**Key:**

- Completed
- 1st fix
- Not started / completed
- Not due to be ready

ff&e Traffic Light System: a room by room diagram of a typical project

Our installation team, just like our designers, account managers and project managers work to our exacting standards.

All our installers and labourers are CSCS carded and manufacturer-trained, to ensure a flawless execution. This depth of knowledge and experience means they know the product, appliances and challenges – inside out. So, tasks are completed efficiently, correctly and to the highest levels of finish.

What's more, all our installers are supported and co-ordinated by a dedicated site-manager. In many cases, these SMSTS trained managers start as site-fitters and progress through the ranks. This guarantees a clear understanding of the process and the standards of quality we expect.

Each member of the installation team additionally has access to detailed plans, elevations and 3D visuals – so each step is carefully orchestrated.



Our processes
are controlled



Trusted & Proven

As a business, we think long-term, build strong working relationships and strive to earn repeat business through consistent result.

It's an approach that continues to win us the trust of the UK's leading developers, contractors and businesses.

Our team is trusted by architects, builders and local authorities





Project ff&e: Fortis kitchens

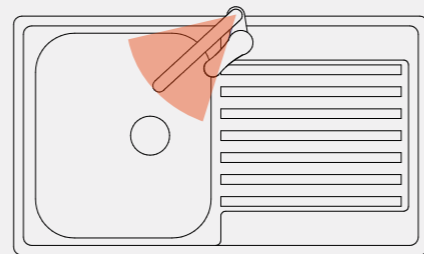
Fortis kitchens are designed specifically for use in student accommodation communal kitchens where the product needs to be much more robust than a standard domestic kitchen and much less costly than a full stainless-steel industrial kitchen, while looking stylish and welcoming.

The Fortis kitchen has been designed to give the best possible life cycle costing over a 15 year period.

Key features include:

The Fortis tap

This high quality tap does not allow rotation of the spout outside the sink bowl area. It also has an aerated flow rate of 5 litres per minute. These key features manage water emissions at the source, maximizing the "useful water" while minimizing the "damaging water".



The Fortis sink

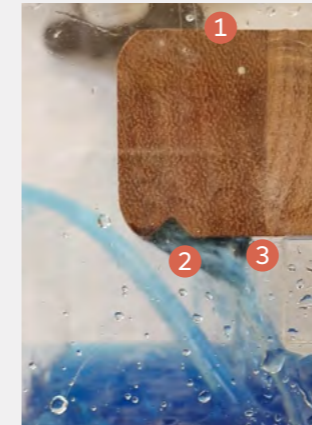
This strong sink has an extra deep bowl and a drainer that help manage the water. There are no tap holes in the sink that could create potential leak paths.

The Fortis worktop

This worktop has a UK and EU patented drip strip that is undoubtedly the best drip strip on the market. The Fortis drip strip prevents water tracking around the worktop, even at flowrates of 5 litres per minute. This worktop has won a FIRA innovation award.

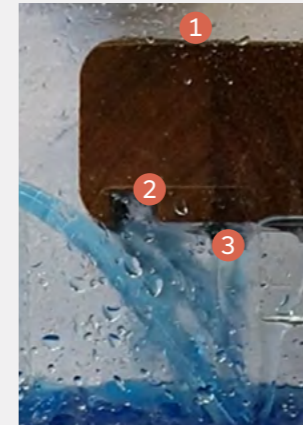
Another key feature of the Fortis worktop is the unique method in which we joint and seal the cut edges. These are sealed and jointed in a way that allows them to withstand much more water than a normal domestic kitchen worktop.

6mm Deep V-Cut Groove In Worktop



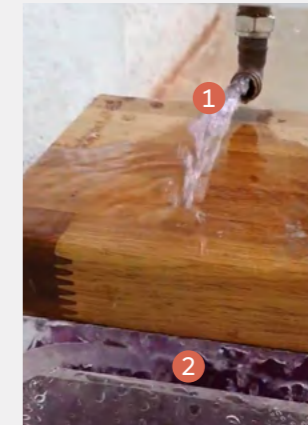
1. water flow at 5ltr/min.
2. water bridges groove.
3. water fills groove and flows right over onto the underside of a cut.

11mmw X 7mmd Rectangular Water Groove In Worktop



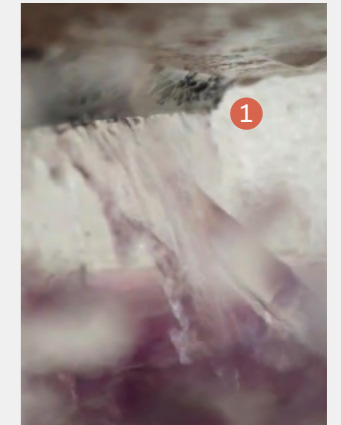
1. water flow at 5ltr/min.
2. water bridges groove.
3. water sticks to underside of cut, enabling further water to flow over and bridge the gap.

Fortis Shark Fin Integrated Into Worktop



1. water flow at 5ltr/min.
2. water does not travel back across underside of worktop onto carcassing, and is deflected forward and away from the kitchen.

Fortis Shark Fin Integrated Into Worktop (View From Underneath Worktop)



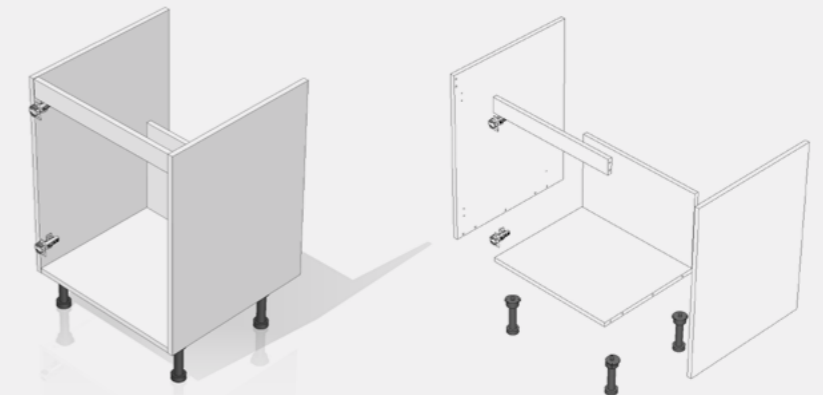
1. water does not travel back across underside of worktop onto carcassing, and is deflected away from the kitchen. water droplets seen underneath are back splash from the test jig reservoir underneath the worktop.

Fortis doors

The Fortis door is much more resistant to joint water ingress than a normal MFC or a foil wrapped kitchen door. This is particularly important around the sink base unit areas.

Sink base unit

This base unit is made from specifically designed water resistant panels that give the desired life cycle in this high demand area. There are additional protection features installed and the entire carcass is designed for easy maintenance and easy access to the services.



Project ff&e: Fortis kitchens

Design principles

In addition to the specialist products, there are an enormous amount of design and installation principles upon which a Fortis kitchen is based on, all of which assist to deliver an elegant kitchen that has a uniquely optimum life cycle cost model within the student accommodation environment.

- Oven carcass geometry and surrounding door arrangements designed to resist the heat much better.
- Appliance heat deflectors and heat resistant tape fitted as standard.
- Heat resistant pan racks supplied as standard.
- Appliance venting that maintain appliances at the optimum operating temperatures.
- Appliances with extended warranties in student accommodation environments.
- Wall unit positioning principles.
- Door handle and door opening designs that reduce maintenance.
- High quality hinges.
- SVP, worktop joint and sink positioning principles.
- Socket location principles.
- HMO regulations complied with as standard.
- All products are supplied are FSC certified.



Maintenance package

The Fortis kitchen maintenance package option ensures that the kitchen is individually registered and maintained each year to a high quality level. This maintenance package doubles up as a student usage and potential damage report, ensuring that the student accommodation provider is not paying by stealth for persistent misuse.

Our Client specific website ensures that each client's property can order the exact replacement part for their kitchen direct from their laptop or mobile device. The product selection options can be set by head office or locally, as required. If required, the Client can log whether the replacement is for;

- Student damage: chargeable.
- Student damage: not chargeable.
- Maintenance fund replacement.
- Life cycle capital fund replacement.

This information can be used to analyze site by site spends and trends in a customizable Client specific format.

The Fortis kitchen design comes in a large range of styles and colours to suit every budget;



6. Project: strength



565 bedrooms

97 cluster kitchens

Completed in 8 weeks on a 'live site'

Prospect Point, Liverpool

Size: 565no bedrooms & 97no Kitchens

The scheme consisted of all fixed and loose FF&E to 565no bedrooms and 97no communal kitchens.

We also carried out the strip out and disposal of all existing bedrooms, kitchens, flooring and ceiling work.



Vita, York

Size: 650no bedrooms

The scheme consisted of 650 bedrooms.

There was a mixture of studios, cluster bedrooms, cluster kitchen and town houses.

The project was a large qty of buildings that were meant to run sequentially. Due to other factors, a lot of these buildings needed to have furniture installed at the same time. Project:ff&e "stepped up" to the requirement.



12 separate buildings running concurrently



Up to **97** rooms per week



£ High value project

College 9

**Size: 620 bedrooms,
60 communal kitchen &
common room.**

This is the second project we have completed for both GMI and The University of York on the same site. We have installed in total in excess of 1200 bedrooms and 120 kitchens.

This scheme consisted of 620 bedrooms, which were a combination of en-suite cluster flats around a communal kitchen and town house bedrooms.



133
bedrooms
per week



14
cluster
kitchens
per week

'De-snagged at
the same rate'





approx
14,000
bedrooms
per season



approx
3,000
kitchens
per season



Our intuitive understanding of the business, like our willingness to deliver is built into our core values.

At board level and ground level our people are specialists.

With tried and tested expertise in furniture consultancy, design and FM company's requirements, we bring decades of commercial acumen and creativity to each brief.

We also believe in keeping things in-house to ensure the highest standards of quality. This ensures that from design, procurement and project delivery to customer service, you're in safe hands.



Our projects take us the length and breath of the UK, and beyond.

7. Project: after care

The project completion date is just the beginning...

After care is never an afterthought at Project: ff&e. Our Day Two Service begins on the completion date and provides a high level of support.

After the building is occupied, an experienced member of our team will remain on site to correct teething problems and provide a personal point of contact for any issues. They will also act a single point of contact for all appliance manufacturers – any issues with installed appliances can be resolved quickly and efficiently with just one call.

We additionally provide clients with an itemised catalogue of furniture to make ordering replacements effortless. This is available in print or via a personalised online ordering portal.

Why all this attention to detail?

Simple. As a business that goes out of its way to build long-term partnerships, we understand that it's not just about the success of job, it's about the next job, and the one after that.



Consistent excellence:
Continuous support



Project: accredited

ISO9001

Quality is key to our approach. We work to independently approved and accredited standards of excellence.

ISO4001

As one of the UK's leading providers of FF&E, we take our responsibility to the environment seriously. Wherever possible, we and our suppliers use sustainable materials and environmentally friendly working practices.

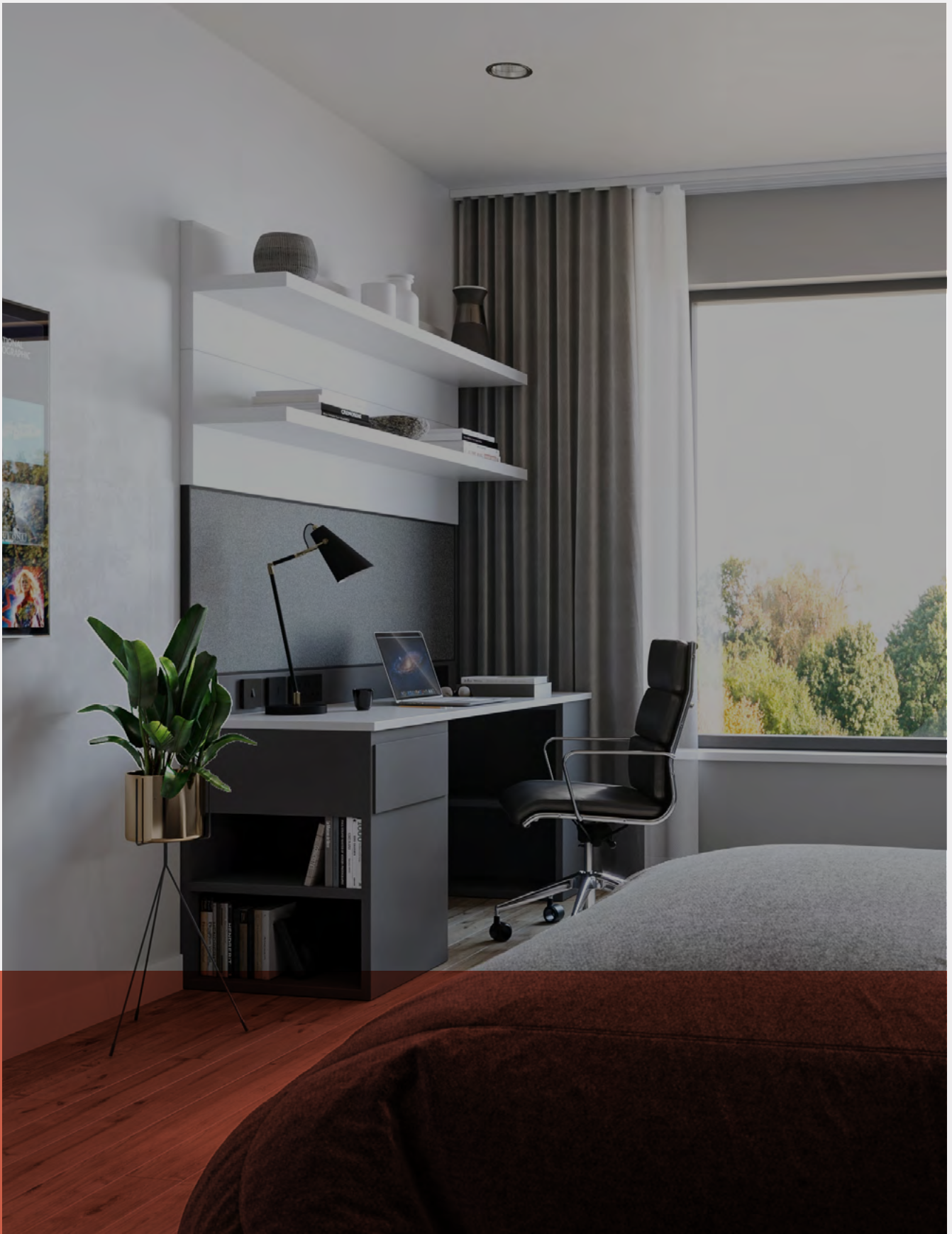
Member of FIRA

As a member of the Furniture Industry Research Association (FIRA) we are at the forefront of technical, knowledge and research for the furniture industry. This guarantees that our clients furniture is compliant, safe, durable and designed to the industry's highest technical specifications.



Project: ff&e
Commercial
Design
Management
Procurement
Installation
Strength
After care
Accredited





Project:ff&e
Precise, Robust, Partnerships

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