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SMARTER SPACES START HERE



HELLO

At Future Workspaces, we believe the future of business begins with how we use what we already have. Our mission is to provide organisations with the tools to unlock maximum value from their physical assets, helping them make smarter decisions, reduce waste, and contribute meaningfully to a sustainable future.

By combining innovation, intelligence and circular economy principles, we are changing the way workspaces are understood and managed. I'm incredibly proud of the partnerships we've built and the measurable impact we're delivering across the UK.

We hope this gives you an insight into who we are, what we offer, and most importantly, how we can help you transform your workplace and meet your ESG goals.

Tim Ryder
Managing Director





VISION STATEMENT

To redefine the future of workplace environments by creating a truly circular, data-driven ecosystem where furniture and assets are continually valued, reused, and reimagined, driving sustainability without compromise.

MISSION STATEMENT

We empower organisations to manage their workspace assets smarter and more sustainably by combining expert remanufacturing, repurposing, and resale with powerful digital tools that track usage, carbon impact, and end-of-life decisions. Through transparency, innovation, and a commitment to zero waste, we help clients unlock hidden value, meet ESG goals, and shape future-fit workplaces, while ensuring surplus furniture finds a second life in schools, charities, and communities that need it most.



WHO ARE WE?

A new kind of workspace partner

Future Workspaces was created to meet a growing demand for smarter, more sustainable workspace strategies. We bring together asset intelligence, circular solutions, remanufacturing, and smart monitoring, delivered by experts who understand both technology and real-world operations.

We help organisations achieve intelligent, insight-led asset and space management, allowing them to reduce environmental impact, save money, and meet their compliance goals with confidence.

We make the invisible visible

Our solutions empower you to make informed decisions based on real data. Whether you're managing a nationwide estate, transitioning to hybrid working, or seeking to maximise value from existing assets, we support you every step of the way - from survey to strategy, reuse to reporting.

We help you answer key questions like:

- What do we own?
- What can we reuse, redistribute or resell?
- How do our spaces function?
- Where can we reduce waste, cost, and carbon?

Did you know? 17 billion pounds of office furniture are discarded annually.



SERVICES

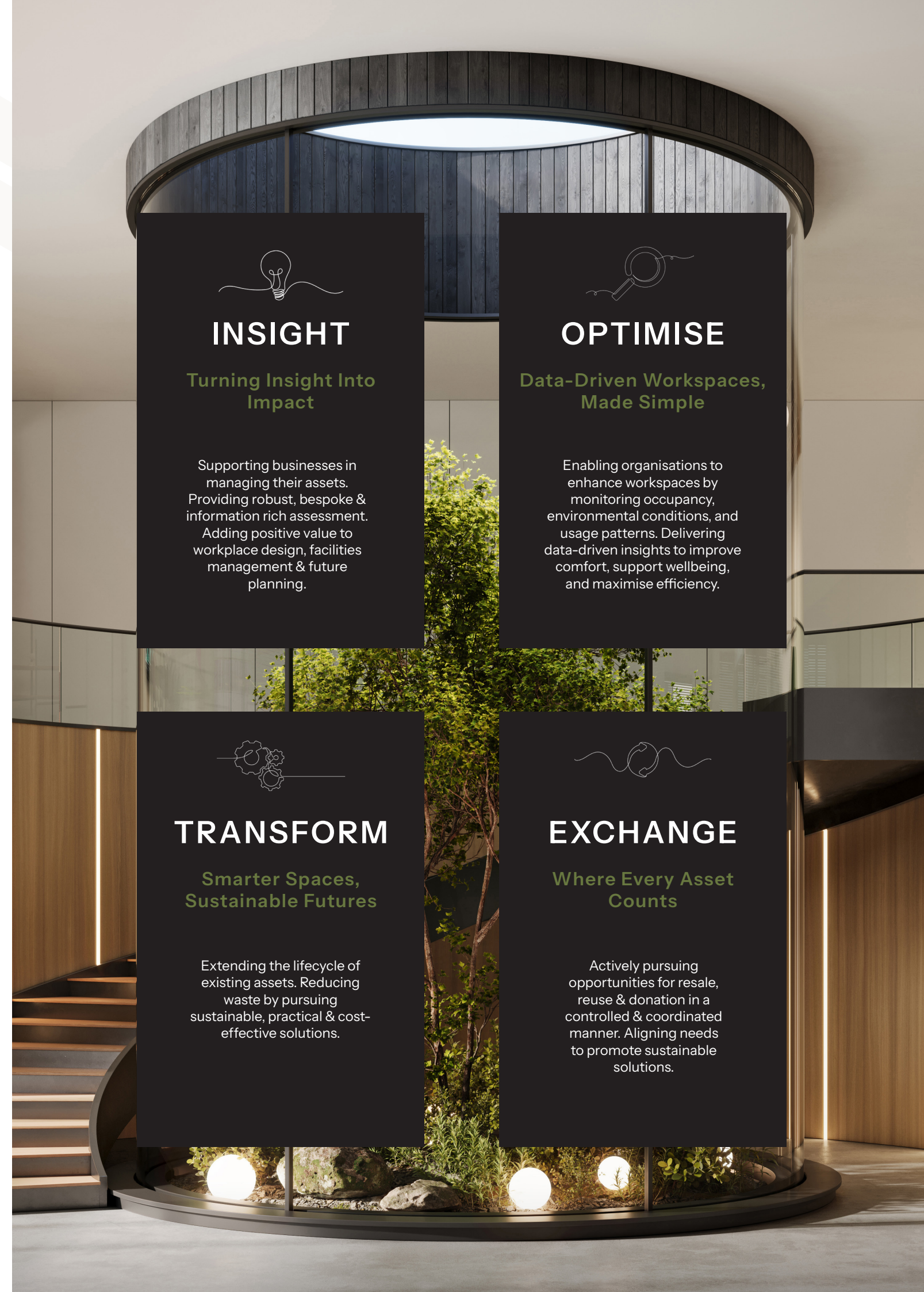
Delivered through four core pillars, Future Workspaces offers a full-service lifecycle solutions.

The **INSIGHT** service offers a complete picture of your estate through comprehensive surveys, detailed tagging and photographing of your assets, and advanced real-time tracking. We provide accurate asset valuations and full audit-ready reporting, helping you make confident, data-driven decisions.

OPTIMISE with smart monitoring, keeping your workspace running efficiently and sustainably. We monitor environmental factors like temperature, humidity, and air quality, alongside workspace occupancy and usage. Through intelligent dashboards, you gain actionable insights that help create safer, more efficient environments.

Our refurbishment & remanufacture solutions **TRANSFORM** your existing assets, by giving them a new lease of life. We assess, deep clean, restore, and remanufacture your assets to meet evolving needs. Our storage and distribution network ensures everything is ready for redeployment when and where you need it.

With **EXCHANGE**, we help you unlock new life for your surplus assets. Our services include resale to the second-hand market, redistribution within your business, donation to charities and schools, and certified recycling when reuse isn't possible. Every action is tracked and reported, supporting your sustainability and social impact goals.



INSIGHT

Turning Insight Into Impact

Supporting businesses in managing their assets. Providing robust, bespoke & information rich assessment. Adding positive value to workplace design, facilities management & future planning.



OPTIMISE

Data-Driven Workspaces, Made Simple

Enabling organisations to enhance workspaces by monitoring occupancy, environmental conditions, and usage patterns. Delivering data-driven insights to improve comfort, support wellbeing, and maximise efficiency.



TRANSFORM

Smarter Spaces, Sustainable Futures

Extending the lifecycle of existing assets. Reducing waste by pursuing sustainable, practical & cost-effective solutions.



EXCHANGE

Where Every Asset Counts

Actively pursuing opportunities for resale, reuse & donation in a controlled & coordinated manner. Aligning needs to promote sustainable solutions.

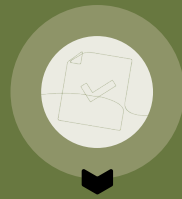
Services INSIGHT

Effectively managing assets is not just about inventory, it's about unlocking value. Our INSIGHT service transforms static data into operational and strategic gains. From reducing unnecessary spend to enabling smarter reuse, our clients use this intelligence to make confident, sustainable decisions.



Reduce Capital Expenditure

Identify what you already own to avoid unnecessary purchases



Improve Compliance

Maintain a verified, centralised asset register



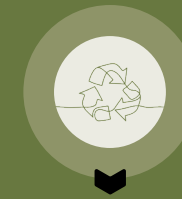
Enable Smarter Redeployment

Support circular economy goals through internal asset reuse



Plan with Confidence

Use real-time data on condition, value and utilisation



Track Sustainability Impact

Measure carbon savings and reuse contributions



Project Management

We manage every phase of your asset intelligence programme, from initial scoping to delivery and reporting, ensuring minimal disruption to business-as-usual. For a major financial services client, our project-led approach enabled a 6-week national asset verification programme to complete with zero operational downtime, capturing over 45,000 assets with 98.6% data accuracy.

Detailed Survey Assessment

Our on-site teams carry out detailed surveys across estates, capturing the true scale and condition of your physical assets. This ensures decision-makers are no longer relying on outdated spreadsheets or assumptions. One public sector client identified £320k worth of unused equipment across three regional hubs later redistributed to avoid unnecessary capital spend.

Bespoke Asset Capture

Every environment is different. We customise our capture approach to suit specialist requirements, from lab equipment and servers to heritage furniture or modular office assets. For a utilities firm, our bespoke classification and condition tagging system supported a portfolio-wide refurbishment plan, extending asset life by an average of 3.5 years per item.

Asset Tagging & Photography

We create a fully auditable record by tagging, photographing, and logging every item into a centralised system. This has enabled clients to reduce asset loss during relocations by over 80%, and confidently meet audit and compliance requirements. For example, one legal client used our digital record to support an ISO 55001 audit, gaining accreditation with no remedial actions.

Asset Valuation & Tracking

We calculate asset value based on condition, market trends, and replacement cost, giving you a live view of depreciation and true worth. This supports strategic planning, resale decisions, and sustainability targets. For a tech company consolidating office space, asset valuation insights led to a £190k resale recovery and a 60% reduction in storage requirements.

Whether you're preparing for a workplace move, rationalising space, or looking to embed ESG into your asset decisions, INSIGHT gives you the clarity to act.

Services

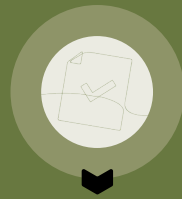
OPTIMISE

Empowering businesses to create healthier, more efficient work environments through real-time data, digital tools, and evidence-based planning.



Reduce Wasted Energy

Cut overheads by only using what you need



Improve Employee Experience

Empower flexible, user-friendly work environments



Support Hybrid Workforces

Make coming into the office worth the journey



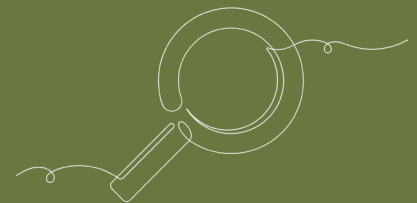
Ensure ESG Compliance

Track environmental performance across every site



Plan Intelligently

Make layout and investment decisions based on real-time insight



Real-Time Occupancy Management

Understand how your spaces are actually used – not how you think they are. Using discreet smart sensors, we provide real-time insight into how desks, meeting rooms, and communal areas are being used throughout the day. This data reveals usage patterns that help optimise layout, consolidate underused areas, and reduce operating costs.

Agile Booking Platforms for Space & Resources

Make it easier for your teams to book the right space, at the right time. Our agile booking platform enables employees to reserve desks, rooms, or resources from any device. With integrations into calendar systems and user-based smart suggestions, it simplifies coordination for hybrid teams and improves space efficiency.

Virtual Mapping of Space & Furniture

Bring your workplace to life digitally for smarter planning and everyday ease. By digitally mapping floors, zones, and assets through BIM integration and interactive maps, we provide an always-current view of your workspace. Facilities teams can visualise layouts, locate assets, and plan changes with minimal disruption, while staff enjoy intuitive wayfinding and seamless booking.

Environmental Status Monitoring

Make your workspace healthier, more sustainable and more productive. Our platform monitors temperature, CO², humidity, noise, and air quality in real time. This empowers you to create environments that support wellbeing and performance, while ensuring compliance with ESG and H&S standards.

OPTIMISE helps you bridge the gap between space, people and performance, turning your workplace into a strategic asset. Let data guide the future of work.

Services

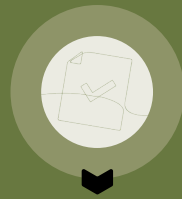
TRANSFORM

Revitalise what you already own. Our remanufacturing and logistics services breathe new life into furniture and assets, helping you save money, reduce carbon, and build adaptable, future-ready workplaces.



Cut Procurement Costs

Refurbished furniture costs up to 70% less than buying new



Reduce Embodied Carbon

Save tonnes of CO² by reusing rather than replacing



Meet Sustainability Goals

Support circular economy practices without compromising on quality



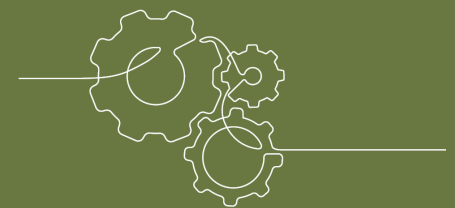
Extend Asset Lifespan

Get more from every item you already own



Enhance Adaptability

Remanufacture to meet evolving needs, not fixed inventories



Asset Management

Know the potential of what you already have. Before any transformation begins, we carry out detailed assessments to determine what can be reused, remanufactured, or reconfigured. This data helps you reduce waste and avoid unnecessary purchasing.

Refurbishment & Restoration

Bring tired furniture back to life. Our expert teams reupholster, repaint, reassemble, and upgrade existing assets, tailored to your branding, functional needs, and sustainability goals. Refurbished items meet high performance standards at a fraction of the cost and carbon of new purchases.

Deep Cleaning

Hygienic, fresh, and ready to reuse. Assets that don't need full refurbishment still benefit from industrial-grade deep cleaning. Using safe and effective cleaning techniques, we restore appearance and hygiene, supporting immediate reuse and extending lifecycle.

Distribution & Logistical Support

We handle the heavy lifting. From collection and transport to on-site delivery and setup, our logistics team manages every step. Whether it's one site or one hundred, we ensure a smooth rollout with minimal disruption to your teams.

External Warehousing

Store now. Deploy when ready. Need time to plan, prepare, or phase your rollout? We offer secure off-site warehousing with full visibility through our asset platform. Your refurbished assets are stored, tracked, and ready to deploy when you need them.

TRANSFORM turns forgotten furniture into functional assets, proving that better business can also be more sustainable.

Services

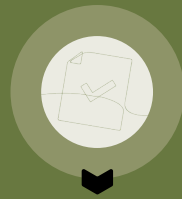
EXCHANGE

Our Exchange services help businesses unlock maximum value from surplus assets, whether through resale, reuse, remanufacture, or socially responsible donation, turning what's unused into measurable impact.



Avoid Capital Spend

Save thousands by reusing or reselling assets instead of buying new



Recover Budget

Turn redundant furniture into revenue through our resale marketplace



Reduce Waste to Landfill

Support zero-waste goals with audited reuse, donation, and recycling



Increase Social Value

Donate assets to schools and charities, supporting community impact



Support Net Zero Targets

Reduce embodied carbon through circular solutions



Asset Resale

We help recover budget by reselling surplus furniture through our dedicated marketplace. One national client recovered over £80,000 from a single office clearance by redirecting redundant stock to verified buyers. We manage pricing, listings, and buyer logistics, ensuring a seamless, low-effort process that generates returns instead of waste.

Asset Redistribution & Reuse

Our platform enables internal matching of underused items with needs across departments or sites, helping organisations avoid unnecessary procurement. For example, one client saved £25,000 in avoided new purchases by redeploying furniture between regional offices. We coordinate logistics to keep redeployment efficient and traceable.

Asset Donation

We turn surplus into social value. Our managed donation service connects reusable assets with schools, charities, and community initiatives. Clients receive impact reports supporting ESG and CSR goals, like a public sector client that diverted over 400 items from landfill while supporting five local charities.

Asset Recycling

Where reuse isn't possible, we ensure end-of-life items are responsibly recycled through certified partners, providing full audit trails and landfill diversion data. Clients benefit from environmental compliance and reduced disposal costs, supporting ISO 14001 targets and sustainability reporting.

Asset Remanufacture

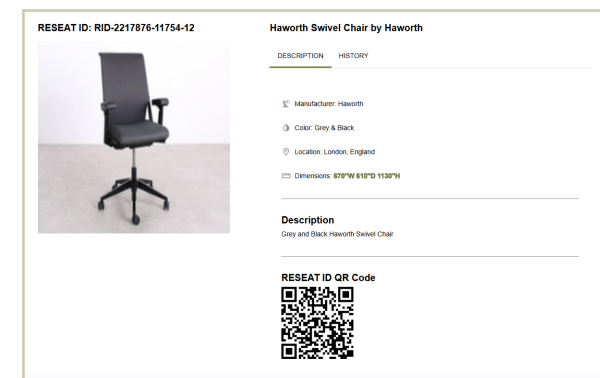
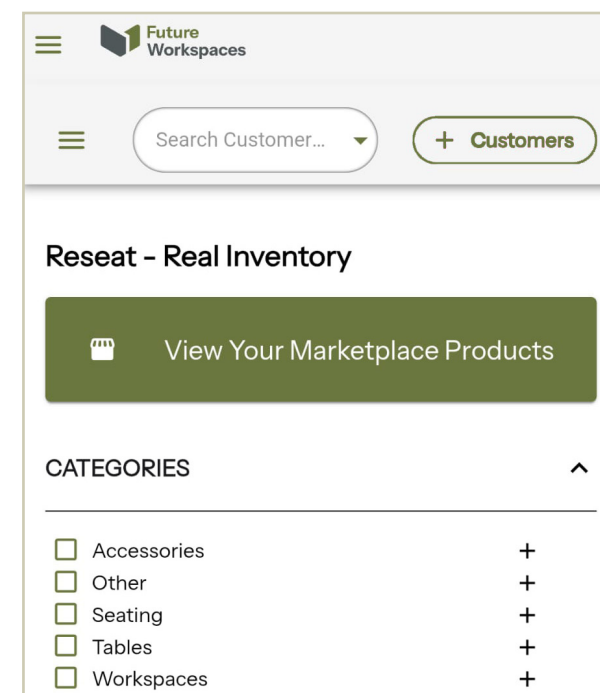
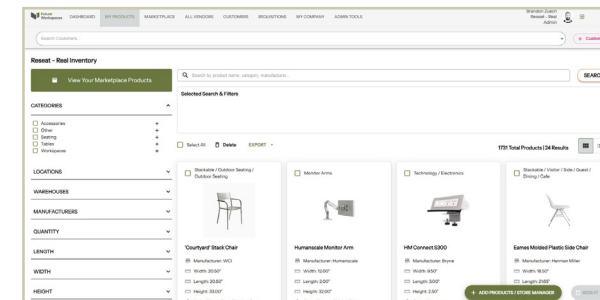
We extend the lifecycle of furniture through expert refurbishment, reupholstery, refinishing, or reconfiguration. For example, one organisation achieved a 60% cost saving by remanufacturing existing seating instead of buying new. This approach supports brand consistency while significantly reducing embodied carbon and procurement spend.

EXCHANGE gives every asset
a second life, proving that
responsible disposal can drive real
value, not just reduce waste.

OUR PLATFORM

Simple. Powerful. Connected

Our secure, cloud-based platform gives you full visibility of your assets in real time. Easily generate reports, access compliance data, and track usage or disposal history. With API integrations and user-based access, your entire team can stay informed and aligned.



Create a Living Asset Register

Unlock full visibility and control of your assets

Connects asset surveys, tagging, and photography to a dynamic digital record. With IDs linked to each item, you can track condition, location, and value throughout the asset lifecycle, enabling real-time audit readiness, strategic planning, and estate optimisation.

Categorised Inventory System

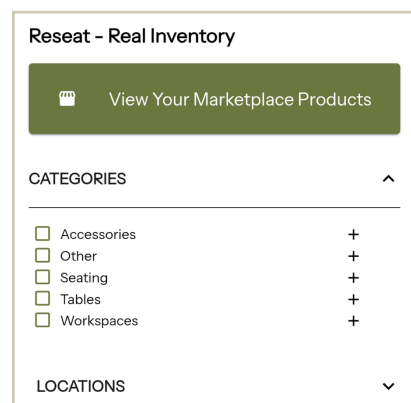
Clarity. Control. Confidence

By transforming complex asset data into an easy-to-navigate, categorised system, we empower organisations to make quicker, data-led decisions that save money, reduce waste, and improve control over their workspaces.

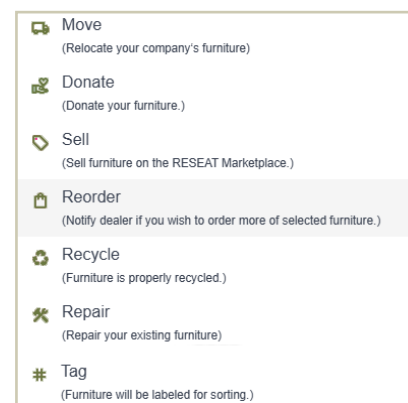
Digital Product Passports

Traceable. Transparent. Trusted

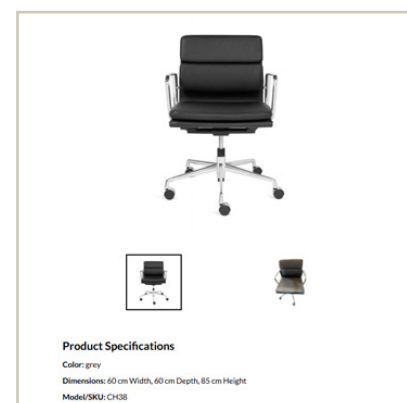
Every asset we manage can be given a Digital Product Passport (DPP) - a secure, trackable record that follows an item throughout its entire lifecycle. From purchase and refurbishment to reuse, resale, or recycling, each passport stores key data such as condition, materials, valuation, ownership, and sustainability impact.



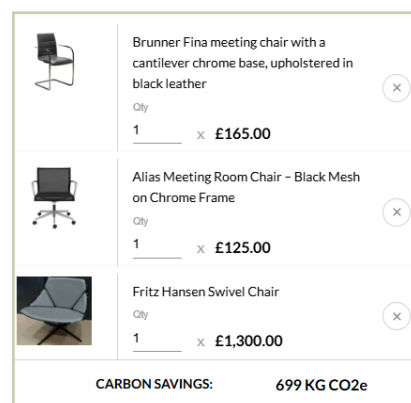
Quickly find specific assets without scrolling through long lists.



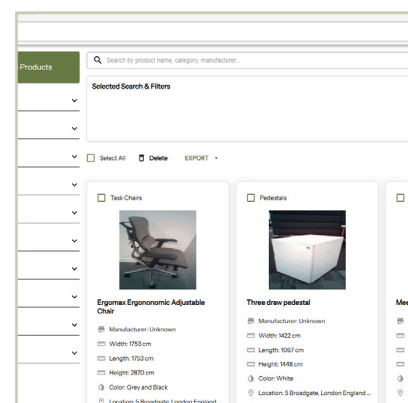
Make faster reuse or resale decisions by having full information instantly available.



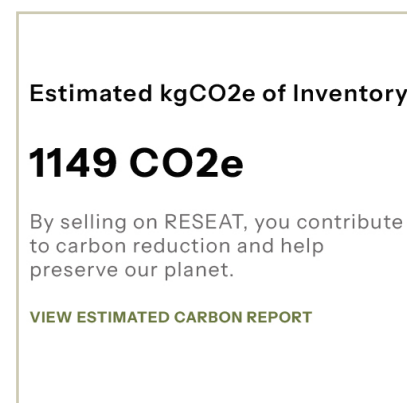
View item details at a glance - condition, size, colour, manufacturer, and location.



Reduce procurement mistakes by matching real items to new requirements.



Ensure better decision-making by comparing surplus stock against live business needs.



Use data outputs for ESG and audit reports without manual collation.



We turn asset and space complexity into clarity and action. If you're looking to modernise your workspace strategy while reducing cost and carbon, we're ready to help.



Oriental Road
London
E16 2BZ



futureworkspaces.co.uk
@future-workspace
info@futureworkspaces.co.uk