foliot furniture

Built to Last

Engineered for Impact

Foliot's Low-Carbon Advantage

Student Accommodation.

foliot.com

Table of Content

ESG, for us, is the standard we hold ourselves to and the cornerstone of our business foundations. It means clean-energy manufacturing and recycled materials, but also safe workplaces, fair pay and training, rigorous supplier standards, data privacy, and transparent reporting.

We keep raising the bar so clients see it in what matters: durable products, clearer carbon data, steadier operations, and partnerships built on mutual trust and shared values.

Philip Giffard
President & CEO

In education and housing, long-term thinking isn't optional—it's essential. Institutions need solutions that work not just for move-in day, but for the next decade and beyond. That's where ESG comes to life.

At Foliot, we help clients plan smarter with durable, repairable furniture, traceable material sourcing, and reliable delivery models that reduce waste and futureproof their spaces. It's about enabling better learning and living environments—safely, sustainably, and without compromise.

Stephane Belisle
VP, Education & Business Development.

From a UK vantage point, Foliot genuinely stands apart: hydropower manufacturing, 100% recycled board, and repair-ready design deliver verifiably lower-carbon furniture without the usual trade-offs. We back claims with per-unit CO_2e and predictable delivery, so buyers can evidence value and cut disruption. That's ESG that performs: cleaner, tougher, and smarter on whole-life cost.

Tony Richardson
UK Sales Director

Our commitment to a lower-carbon future.

We build furniture that lasts—and we build it responsibly. In the UK, where PBSA and Build to Rent are scaling at pace, the conversation is rightly shifting from one-time procurement to lifetime value: fewer replacements, fewer disruptions, and a smaller footprint. That's where we come in.

We manufacture in Quebec, Canada, where our grid and manufacture are powered by 100% hydropower. That clean energy, paired with our use of 100% recycled wood for our engineered boards, means our products start life with a significantly lower carbon profile. Then we refine every detail—durability, repairability, and modular design—so each piece performs for years, not seasons.

We are methodical. We measure. We improve.

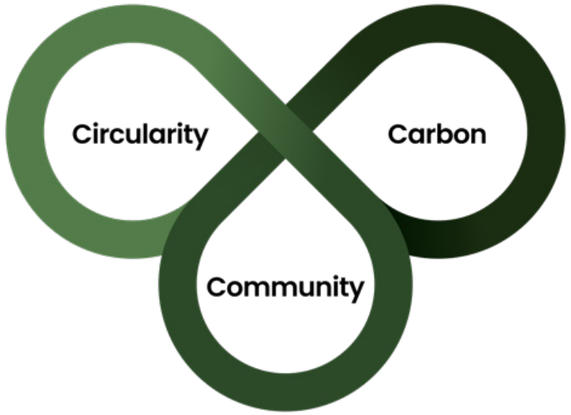
And we publish what we learn. This booklet shares how our approach—Circularity, Carbon, Community—translates into practical benefits for UK clients and residents: resilient rooms, predictable budgets, and a clearer path to ESG goals.

Manufactured in Canada. Engineered for UK impact.

Our ESG Framework at a Glance

Our ESG approach is built around three practical pillars:
Circularity, Carbon, and Community.

These pillars shape how we design, manufacture, and deliver furniture for UK PBSA and Build to Rent environments. They guide our policies, our modelling, and the expectations we set for our suppliers. We reference recognised frameworks such as **EcoVadis** to help structure and validate this work, but the Three Cs remain the core of our approach.



Circularity

We design for long service life and easy upkeep. Modular construction, replaceable panels, and repairable components mean fewer full-room refits over time. The result is less waste, less disruption, and better value across an asset's lifecycle.

Carbon

We manufacture in Quebec on a hydropower grid (~99% renewable), and we use engineered wood board made from 100% recycled wood, whichwe laminate at one of our manufactures. Combined, this gives our products a lower starting footprint than UK-average grid equivalents. We measure, model, and share our assumptions so estates teams can map CO2e savings to procurement decisions.

Community

We invest in people and place—safe factories, inclusive workplaces, responsible suppliers, and partnerships that strengthen local ecosystems. For UK clients, that also means predictable lead times, efficient logistics, and responsive aftercare throughout the life of the furniture.

EcoVadis Pillars

EcoVadis is a global sustainability ratings platform that evaluates companies' environmental, social, and ethical performance across their supply chains using evidence-based criteria.

Environment • Labour & Human Rights • Ethics • Sustainable Procurement

Why it matters for procurement

Our Three Cs directly support the priorities of UK PBSA and BTR procurement teams:

- **Lifecycle performance**
  Durable, repairable furniture that drives whole-life value.
- **Carbon clarity**
  Measured, transparent carbon data that supports ESG funding and tender scoring.
- **Verified product information**
  VOC testing, FSC options, and recycled content disclosures that align with LEED/BREEAM pathways.
- **Standards alignment**
  Internal processes that reflect recognised frameworks such as PAS 2080 (carbon management principles) and ISO 14001 (environmental systems).
- **Procurement confidence**
  Transparent boundaries, conservative modelling assumptions, and documented methodologies that support fair comparison and auditability.

Designing for Longevity and Circularity

Less waste. More service life.

Circularity is not a slogan for us; it's an engineering brief. We design each component so it can be repaired, replaced, or upgraded without scrapping the whole unit.

1. **Modularity**

Shelves, doors, tops, hardware, and drawer fronts are designed as discrete, replaceable parts. Standardised fasteners and consistent hole patterns make swaps fast and predictable—ideal for rolling maintenance across large estates.

2. **Repairability**

High-wear surfaces use robust finishes; edges are protected; components are accessible without specialist tools. When something does fail, it can be replaced in situ—keeping rooms online and waste to a minimum.

3. **Longevity**

Durable cores, stable finishes, and reinforced joints deliver long service life under contract-grade use. Fewer replacements mean fewer emissions, fewer disruptions, and better lifecycle value.

Materials that support the loop

100% recycled wood fibre board at the core.

Low-VOC finishes to support healthy interiors.

Minimal, recyclable packaging optimised for dense loading and safe install.

Optimized packaging, transportation and material cutting to reduce overall environmental impact.

Documentation & parts support to extend service life through planned maintenance.

Service-life commitment

We stand behind what we build. Our aftercare and parts availability policies are structured to support long service life and consistent room standards across multi-year refurb cycles.

Why it matters for procurement

Circularity directly supports UK priorities around whole-life value, carbon reduction, and long-term operational efficiency. Replaceable parts, modular construction, and durable materials extend service life and reduce both waste and budget pressure.

For procurement, this means:

- Lower whole-life cost through fewer full-unit replacements and predictable maintenance.
- Reduced carbon impact, thanks to repair-first design and 100% recycled board cores.
- Standardisation across estates, simplifying spares, maintenance planning, and compliance.
- A clearer lifecycle narrative that aligns with PAS 2080 principles and responsible procurement expectations.

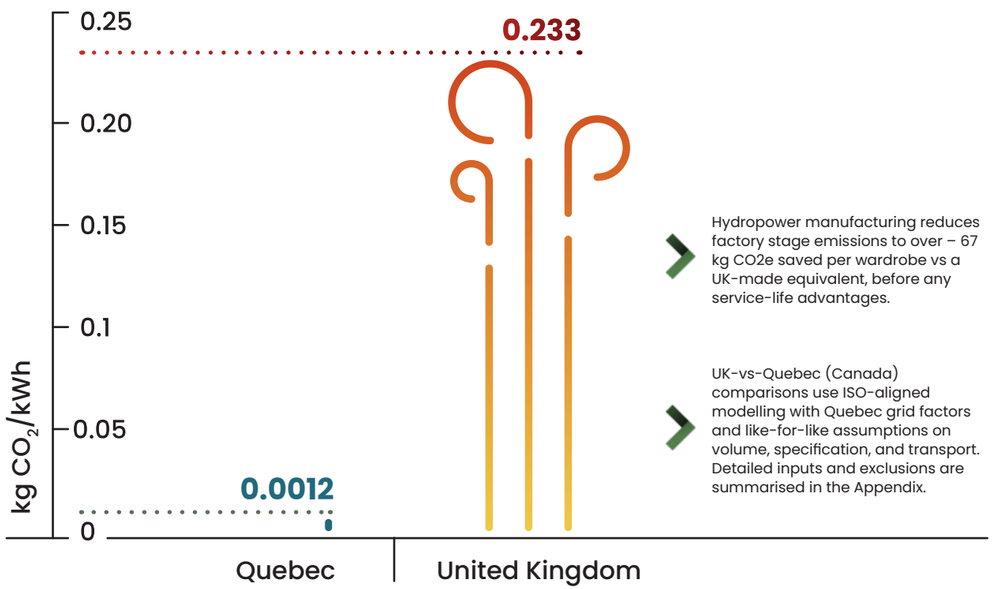
CARBON MATTERS

How We Manufacture with a Lower Baseline

Hydropower manufacturing, recycled materials, engineered for longevity.

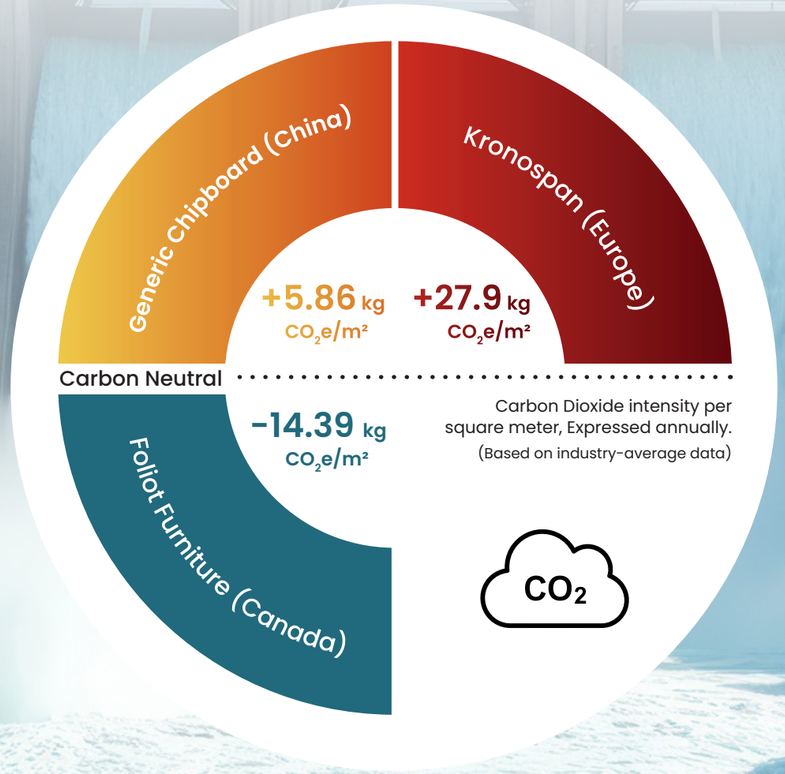
We build where the energy is clean. Our Quebec facilities run on a grid that's 100% hydroelectric, which independent data places at roughly 190× cleaner (kg CO_2/kWh) than the UK grid average. Starting with low-carbon electricity matters—every cut, press, and finish benefits.

190× Cleaner Energy: The Quebec Grid Advantage



Hydropower manufacturing reduces factory stage emissions to over – 67 kg CO2e saved per wardrobe vs a UK-made equivalent, before any service-life advantages.

UK-vs-Quebec (Canada) comparisons use ISO-aligned modelling with Quebec grid factors and like-for-like assumptions on volume, specification, and transport. Detailed inputs and exclusions are summarised in the Appendix.



Why it matters for procurement

Low-carbon manufacturing and recycled materials provide measurable CO_2e reductions that UK procurement teams can use in tenders, ESG reporting, and whole-life assessments. Quebec's hydropower grid (~190× cleaner than the UK average) cuts factory-stage emissions from the outset, while carbon-negative board lowers the baseline even further.

In practice, this deliver:

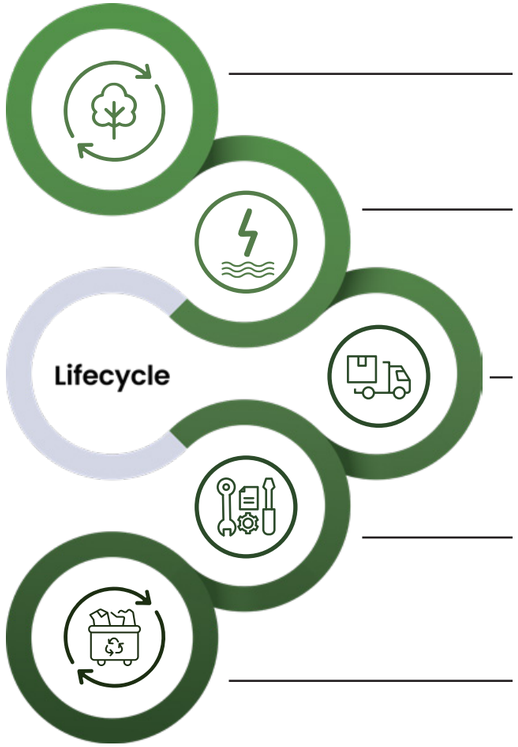
- Clear, defensible carbon data for procurement files and PAS 2080–aligned modelling.
- Lower embodied carbon at handover, supporting funding and compliance needs.
- Longer service life, reducing replacements and operating costs.

PRODUCT IMPACT REPORTING

Carbon Performance

Hydropower manufacturing, recycled materials, engineered for longevity.

We build where the energy is clean. Our Quebec facilities run on a grid that's 100% hydroelectric, which independent data places at roughly 190× cleaner (kg CO_2/kWh) than the UK grid average. Starting with low-carbon electricity matters—every cut, press, and finish benefits.



Materials

Engineered board made from 100% recycled wood fibres, modelled at −14.39 kg CO_2e/m^2. Source Internal Carbon Analysis, 2024

Manufacturing energy

Using one of the world's cleanest energy grid in Quebec at 100% hydropower (approx. 0.0012 kg CO_2/kWh).

Transport

We model our full delivery route—including ocean freight and UK road transport—using like-for-like assumptions against a UK-manufactured equivalent. When project-specific distances are provided, we publish those inputs for transparency.

Use phase

Longevity benefits accrue from durability and repairability; we report product CO_2e and note potential lifecycle avoided impacts separately.

End of life

Not included in modelled carbon figures, but we address it qualitatively—focusing on repair, reuse, and material recovery; landfill is a conservative fallback.

Why it matters for procurement

Procurement teams require carbon data that is comparable, actionable, and auditable—not marketing claims. Our approach delivers:

- **Comparable figures**

  Standardised lifecycle boundaries and like-for-like assumptions for fair evaluation across suppliers.

- **Actionable data**

  CO_2e per-unit outputs that support tender scoring, value engineering, and lifecycle carbon planning.

- **Auditable transparency**

  Fully documented inputs and reproducible calculations aligned with ISO principles.

This gives estates and PBSA/BTR procurement teams confidence that carbon claims are robust, conservative, and ready for due diligence.

Method note
Figures are derived from ISO-aligned modelling using Quebec energy data, EPD from Uniboard, and standardised transport assumptions.

Sustainability & Carbon Performance.

Low-impact materials and manufacturing

Low-carbon inputs are engineered into every piece we manufacture. Quebec's hydropower grid is one of the cleanest in the world.

Comparable

Same lifecycle stages, emissions boundaries, and modelling assumptions.

Actionable

CO_2e per unit figures that support tender scoring and lifecycle value decisions.

Auditable

Inputs documented; calculations reproducible.

Method note

Figures are derived from ISO-aligned modelling using Quebec energy data, EPD from Uniboard, and standardised transport assumptions.

Carbon Footprint Wardrobe Comparison

When we compare typical PBSA wardrobe built to the same spec.

Foliot Canadian Production

UK Standard Production

BEYOND THE PRODUCT

Community at the Core

People, logistics, and aftercare, the quieter engines of ESG.

We design for low carbon and long life, but responsible furniture is also about how we treat people, move goods, and support clients over time. That's why our ESG lens extends beyond the product to the way we work every day.

Community

Employee wellbeing & inclusion

We invest in safe, well-run factories and a culture of respect. Training, skills development, and diverse teams are the backbone of our quality. When our people thrive, product quality and service follow.

Smarter transport, fewer miles per unit

We maximise full-container loads and plan consolidated deliveries to UK hubs. Fewer trips mean lower transport emissions and more predictable lead times. For large programmes, we use regional warehousing to stage deliveries and keep projects on schedule.

Ethical sourcing

We work with suppliers who share our standards on labour, safety, and materials. Our engineered board core is made from 100% recycled wood fibre, and we prioritise low-VOC finishes for healthier interiors.

Operational resilience

Modular construction and parts availability keep estates running smoothly. When something needs attention, targeted repairs reduce downtime—rooms stay online, standards stay consistent, and waste stays low.

Why it matters for procurement

Operational performance is an ESG outcome. Procurement teams need partners who deliver safe labour practices, predictable logistics, and long-lasting products—because these factors directly affect budgets, timelines, and resident experience.

For procurement, this translates into:

- Lower whole-life cost through fewer full-unit replacements and predictable maintenance.
- Reduced carbon impact, thanks to repair-first design and 100% recycled board cores.
- Standardisation across estates, simplifying spares, maintenance planning, and compliance.
- A clearer lifecycle narrative that aligns with PAS 2080 principles and responsible procurement expectations.

Stronger operations upstream mean smoother projects—and better outcomes —for estates teams and residents alike.

Certifications & Credentials

Independent assessments and material facts—at a glance.

We believe procurement teams deserve clarity. Here are the credentials and statements that underpin our ESG story, in one place.

EcoVadis — Bronze Medal

EcoVadis is a global sustainability rating system that evaluates companies on environmental, social, and ethical performance using evidence-based criteria.

- Recognised with **Bronze status** and ranked in the **80th percentile** globally.
- Reflects structured policies, documented measures, and ongoing improvement across environmental, social, and governance criteria with measurable KPIs.

FSC® — Chain of Custody *(materials availability)*

The Forest Stewardship Council® sets international standards for responsible forestry and traceability from forest to final product.

- Products available with **FSC-certified** options to support responsible forestry in the supply chain.
- Chain-of-custody documentation supplied on qualifying orders.

MindClick — Leader Status

MindClick is a global assessment platform that rates manufacturers on the environmental and social impact of their materials, processes, and product design.

- Recognised with **Leader status** for laminates.
- Reflects the company's mindful choices for careful selection of sustainable materials.

Recycled board statement

Our engineered wood board is made from 100% recycled wood fibre and independently modelled as carbon-negative, helping reduce the embodied impacts of core materials.

- Our engineered board core is manufactured from 100% recycled wood fibre.
- Carbon-negative model for the board: −14.39 kg CO_2e/m^2 *(methodology outlined in Appendix).*
- **PBSA/BTR procurement:** lifecycle value, durability, and carbon transparency.

Low-VOC finishes

Low-VOC (volatile organic compound) finishes are formulations designed to limit chemical emissions, supporting healthier interior air quality

- We prioritise low-emission surfaces and adhesives that support healthy interiors and compliance with stringent emissions standards.
- Data sheets available on request.

Why it matters for procurement

These credentials help PBSA and BTR teams verify environmental performance, compare suppliers fairly, and meet evolving ESG requirements.

Transparency for tender scoring

Clear carbon data, recycled content breakdowns, and VOC disclosures support responsible procurement.

Lifecycle-driven decision making

Certifications reflect durability, low-impact materials, and long-term performance.

Alignment with UK frameworks

Internal policies are structured around principles reflected in PAS 2080 (carbon management) and ISO 14001 (environmental management).

Traceability and assurance

Third-party verification strengthens claims used in ESG reporting, due diligence, and capital allocation.

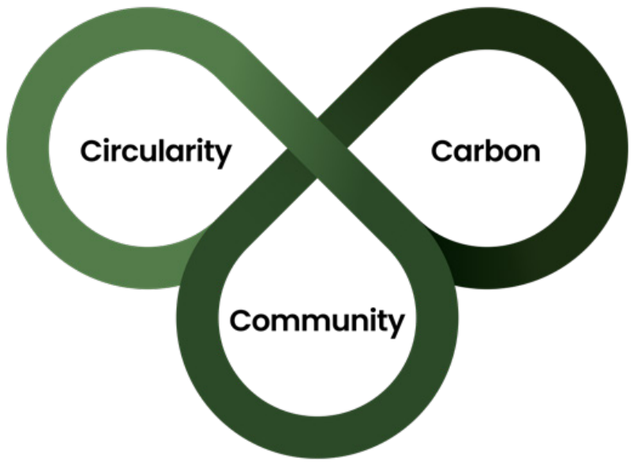
Turning ESG Into Procurement Value

Foliot's ESG approach isn't a parallel narrative. It's a practical toolkit for better, longer-lasting procurement decisions.

By grounding everything in Circularity, Carbon, and Community, we turn specifications into measurable performance and predictable whole-life value.

Clear CO_2e data lets you compare like-for-like bids with confidence. Circular, repairable design reduces replacements, disruption, and long-term cost. Community-driven operations — safe factories, responsible sourcing, efficient logistics — support smoother delivery and more reliable service across the furniture's lifecycle.

For PBSA and BTR, this means products that last longer, perform better, and map directly to funding, carbon reporting, and lifecycle budgets. ESG isn't an extra step — it's smarter procurement.



Glossary

Plain English

BTR
Build to Rent.

Carbon-negative material
A material whose production is modelled to store more carbon than it emits (e.g., our recycled wood board at −14.39 kg).

Circularity
Designing products so parts can be repaired, replaced, reused, or recycled—reducing waste and the need for full replacements.

CO_2e (carbon dioxide equivalent)
A single number that expresses the warming impact of various greenhouse gases as if they were CO_2. It helps compare like-for-like.

Embodied carbon
The greenhouse gas emissions associated with materials and manufacturing before a product is in use.

FSC®
Forest Stewardship Council—standards for responsible forestry and chain of custody.

Greenhouse gases (GHGs)
Gases that trap heat in the atmosphere (e.g., CO_2, CH_4, N_2O), expressed as CO_2e.

ISO 14001 (informative)
A framework for environmental management systems—principles we align with (not a claim of certification).

Lifecycle (LCA)
A cradle-to-grave view of impacts: Materials → Manufacturing → Transport → Use.

PAS 2080 (informative)
A UK specification for managing carbon in infrastructure—principles we align with (not a claim of certification).

PBSA
Purpose-Built Student Accommodation.

VOC / Low-VOC
Volatile organic compounds. Low-VOC finishes support healthier interior air quality.

Appendix

Methodology summary (how we model)

Functional unit
One typical PBSA wardrobe built to a standard specification (dimensions and components held constant across comparisons).

System boundary
Product stage to handover (A1–A3 Manufacturing + A4 Transport). Use-phase (B) is described qualitatively and scenario-based; avoided impacts from longevity/repairs are shown separately as estimates.

Materials (A1)
Engineered board core modelled at −14.39 kg CO_2e/m^2 based on recycled wood fibre content. Hardware/finishes included using conservative secondary data where applicable.

Manufacturing energy (A3)
Quebec grid factor ~0.0012 kg CO_2/kWh (hydropower-heavy). Process energy measured at process group level; any gaps filled with conservative proxy factors.

Transport (A4)
Like-for-like modelling of ocean freight + road legs to UK site vs a UK-manufactured equivalent (road-only). Distances, modes, and load factors listed in the project annex when supplied.

Exclusions
Carbon figures do not include site installation, packaging disposal, or routine cleaning — unless requested. Service-life benefits (like fewer replacements) are shown separately as scenario-based estimates.

Comparability
- Equal volumes, equal component counts, identical specification.
- Same boundary and reporting format for each scenario.
- Key assumptions disclosed with sensitivity ranges where relevant.

Auditability
We document inputs, emission factors, and formulas. Numbers can be re-run with project-specific distances, specs, or replacement intervals.

Note

All figures are modelled and indicative. We encourage third-party review and will support clients with data packs for tender submissions.

foliot furniture

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