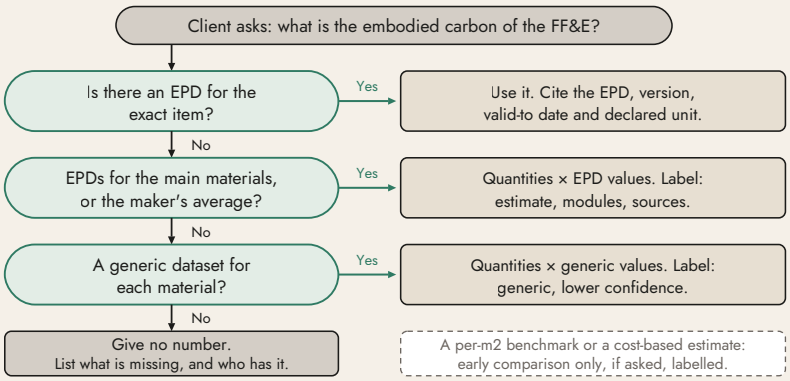
Embodied carbon data for FF&E: what exists, what does not, and what to tell a client

What carbon data exists for FF&E, which to use line by line, and how to answer a client without inventing numbers. It gives no emission factors.

AT A GLANCE

Kind of data	What it is	Use it when	Write beside the number
Product-specific EPD	A verified declaration for that product from that manufacturer, to EN 15804 and the furniture rules.	The item you specify is that product.	EPD number and programme, version, valid-to date, declared unit, modules.
Manufacturer-specific EPD	A verified average across a maker's products.	The maker is known but this product is not covered.	"Manufacturer average", and the range it covers.
Collective EPD (sector average)	A verified average for a group of producers, for an average or a representative product.	The material is chosen but the producer is unknown or not covered.	Region, group, what it represents, and the spread if large.
Generic dataset	Database values, usually without direct data from producers; may not be peer reviewed.	No EPD of any kind exists.	Database, version, region, basis. Label it generic.
Industry data	Trade-body or published data, which can use different methods.	Nothing more consistent exists.	Source, year, method. Lower confidence.
Benchmark or target	A figure per m2 from a client brief or paper.	Early comparison only.	The brief's name, version, scope and unit. Never apply it to your items.

The first five kinds follow the RICS standard (2nd edition, version 3, Table B1 and section 4.7), which prefers them in this order. The last row is ours.



Which kind of carbon data to use for each FF&E line. The order follows the RICS standard; the flow is ours. Original drawing by Make Bespoke Studio.

SPECIFICATION WORDING

REPLY TO A CLIENT CARBON QUERY

Thank you for your question about the embodied carbon of the FF&E at [project]. For [n] of [m] schedule lines the supplier has product-specific EPDs, listed with declared unit, modules and valid-to date: [list]. For [lines] we can give a bill of materials and an estimate using [named datasets, version and year] for modules [A1 to A3]; each figure is labelled as an estimate with its sources. For [lines] no carbon data to a stated source exists, so we give no figure and show what we would need. We have not included [transport, installation, use, replacement over the study period, end of life] unless stated. Benchmarks in your brief ([name, version]) are for whole fit-outs per square metre and cannot be compared with a total for FF&E alone. If you need a whole life carbon assessment to the RICS standard, an assessor would carry it out and we would supply quantities and documents.

SUPPLIER DATA REQUEST

For each item in Schedule [ ], [Supplier] is to provide: (a) a bill of materials with the mass or area of each material and the finish system; (b) any EPD that covers the item or its main materials, with programme, number, version, valid-to date, declared unit and modules declared; (c) the origin of the main materials and the route to site; and (d) a statement of what carbon data it holds, or that it holds none. The information is requested to answer the client's carbon query. No figure is to be supplied unless its source and boundary are stated.

LABEL FOR ANY FIGURE

[x] kgCO2e, estimate, modules [A1 to A3], for [item, declared unit]. Data: [EPD ref / dataset name, version, year, region]. Quantities: [bill of materials, date]. Not included: [ ]. Confidence: [product-specific / collective / generic].

TERMS USED

Embodied carbon

The greenhouse gas emissions caused by making, transporting and installing materials (and, in a wider sense, maintaining and disposing of them), expressed in kilograms of carbon dioxide equivalent. For a fit-out, the upfront share is often what clients ask for.

EPD

An independently verified report of a product's environmental impacts across its life cycle, produced to agreed rules so similar products can be compared. A furniture EPD reports per declared unit (for example per chair) and is only valid for a set period.

Declared unit

The quantity of product to which an EPD's results apply, such as one chair, one square metre or one kilogram. Two EPDs can only be compared if their units are made comparable.

A1-A3

The EPD modules covering raw material supply, transport to the factory and manufacturing, i.e. the impacts up to the factory gate. They exclude transport to site, installation, use and end of life.

Upfront carbon

The greenhouse gas emissions from materials and construction up to practical completion (RICS: modules A0 to A5). It leaves out use, replacement and end of life.

STANDARDS AND SOURCES

- RICS: Whole life carbon assessment for the built environment, 2nd edition, Version 3 (August 2024): effective 1 Jul 2024; read 6 Nov 2026.
- BS EN 15804:2012+A2:2019: Current, Under Review (BSI, 6 Nov 2026); not read. BS EN ISO 14025:2010: Withdrawn 9 Jul 2026.
- NPCR 026 Part B for Furniture, version 3.0 (EPD Norway, 8 Oct 2024): section 5.2; valid to 8 Oct 2027; read 6 Nov 2026.
- ICE Database (Circular Ecology), Educational V5.0, June 2026: educational use only; read 6 Nov 2026.
- A UK landlord's published fit-out sustainability brief, version 1 (2025): client source; figures not independently verified.

Full guide: https://makebespoke.com/trade/technical/embodied-carbon-data-for-ffe. Make Bespoke Studio coordinates manufacture through its partner workshops. Figures are guidance only and your specification governs; some may be superseded, so contact the studio to verify.