



WAGSTAFF WORKPLACES

ASSURANT - STAINES

Location: Staines, Middx

Design: Wagstaff

Sector: Office Interiors

Scope: Design & Fit-Out, Furniture Consultancy & Move Management

Area: 500 sq metres

Value: £172k



ASSURANT

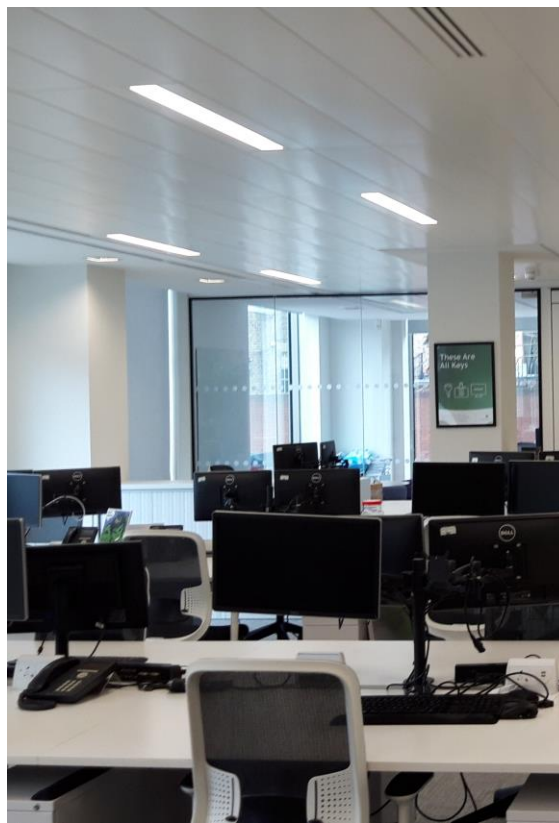
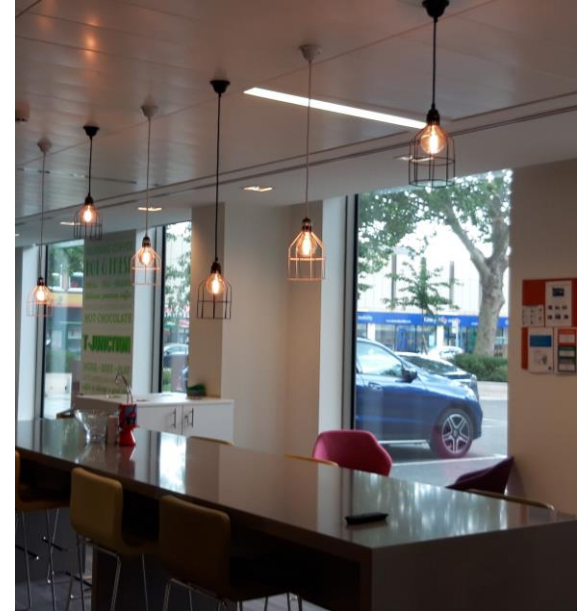
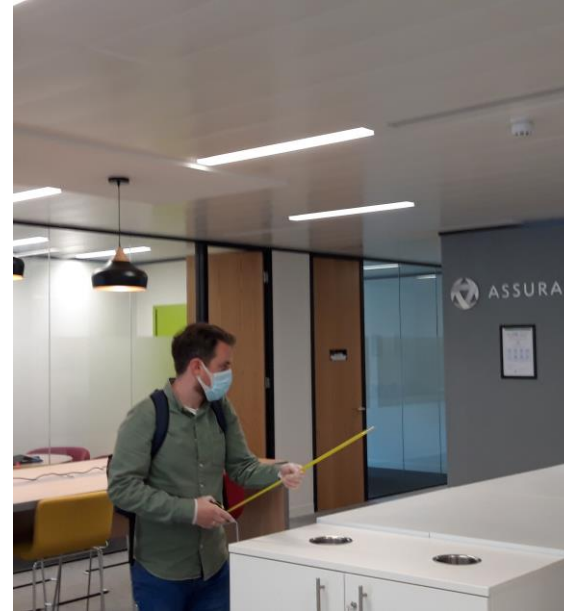
As an existing client of ours, Assurant approached us in June 2020 to help them with an office relocation and fit-out project.

Due to the continued restrictions of the coronavirus pandemic and the success of their team adopting a new home working strategy, Assurant felt they could downsize their office requirement as the lease of their Staines building was due for renewal.

Assurant decided to take advantage of a smaller more cost-effective space on the second floor of their existing building nearly halving the footprint that they previously occupied.

Photos: Existing offices

“We approached Wagstaff to help us downsize and move floors in the same building at our HQ office in Staines. Our existing space was fitted and furnished to a high standard and we requested Wagstaff reused and utilised as much of this existing resource as possible, we have a strong CSR policy and the sustainability aspect of our move is extremely important to us”



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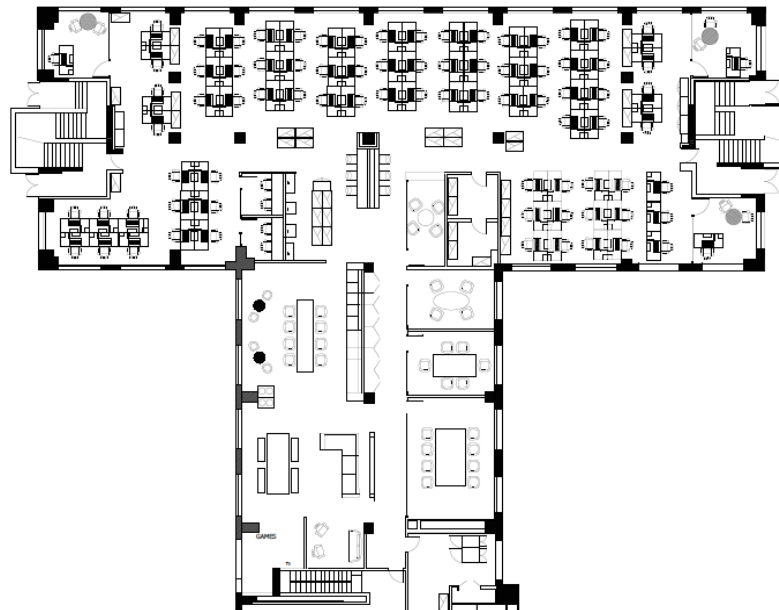
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Reducing our Carbon Footprint

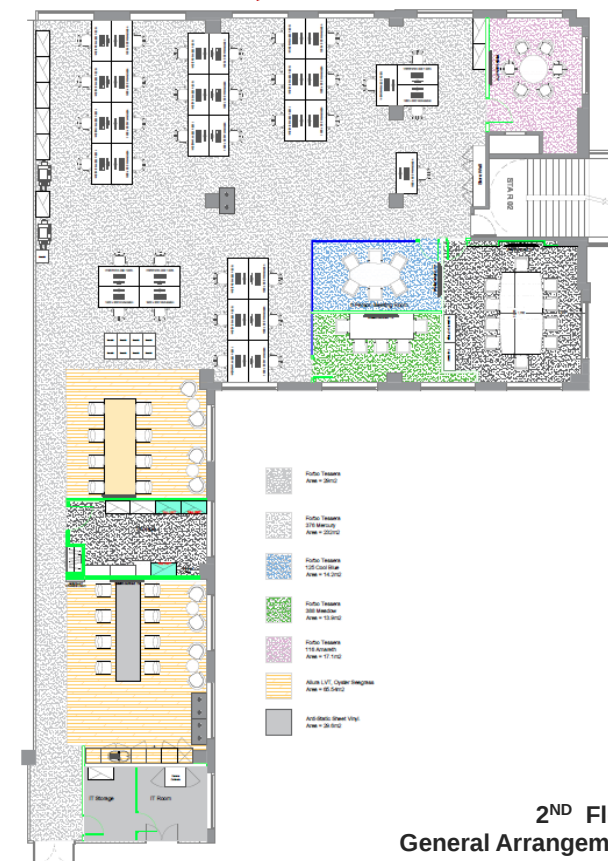
Understanding the importance of reducing the carbon footprint of office projects we initially carried out a full survey and audit of the existing space to check dimensions and establish what could be reused on the second floor. We also worked with Assurant to help repurpose or re-distribute to their other regional sites or to utilise our re-use and recycling systems that form one of our core services.

“not only were we going to save a considerable amount of money we were going to reuse furniture and fittings which were of good quality and condition which otherwise could have ended up in landfill which would’ve been a terrible waste”

ORIGINAL
Ground Floor General Arrangement



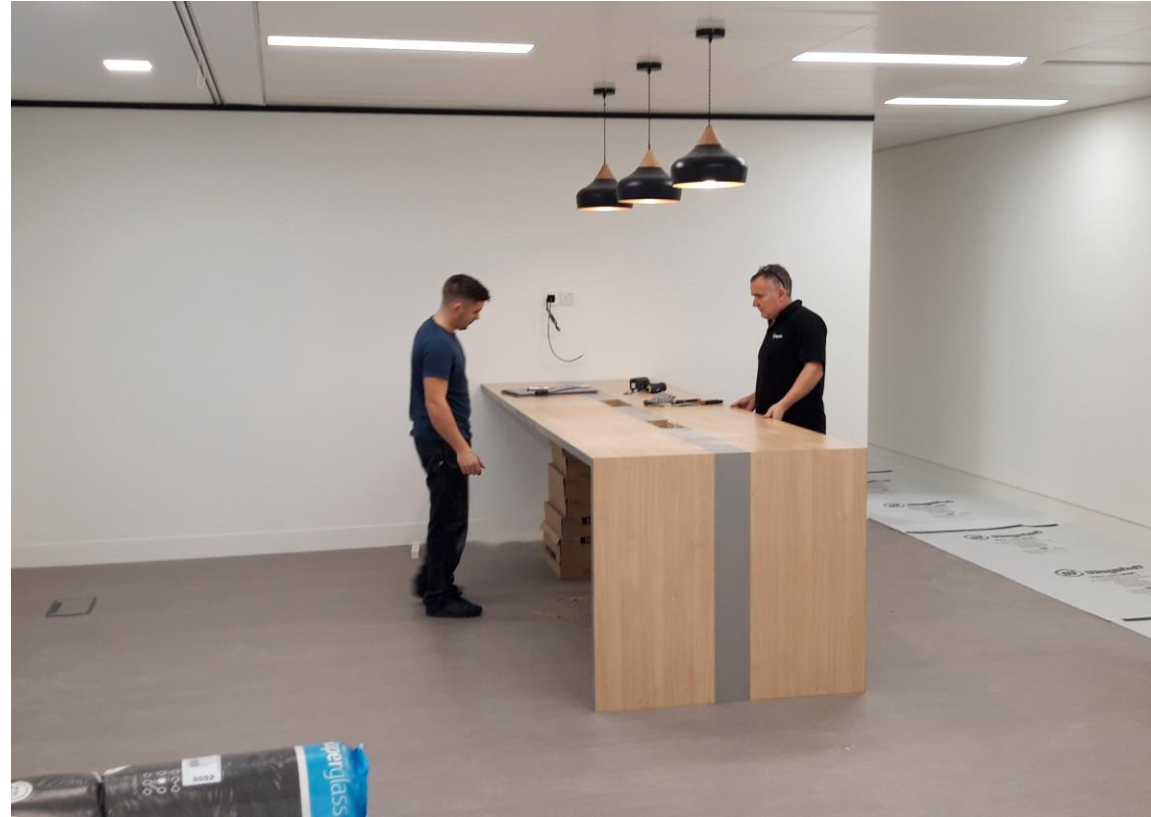
Original existing downsized
and moved to Second Floor



2ND Floor General Arrangement

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INSTALLATION IN PROGRESS



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Move from Ground Floor (Full Floor) to 2nd Floor (Half Floor) Audit

Items reused (taken from Ground Floor):

Items taken to another Assurant site
(value at over £20K when new):

Doors and frames

Kitchen including fridge, dishwasher, zip
hot water tap, sink and taps, cupboards
and work top

Some glass partitions

Feature pendant lights

Programmable, dimmable light switches

Large granite work bench

Large laminate work bench

Desks, chairs, stools, IT equipment,
breakout furniture

Comms cabinets

Comms Room air conditioning unit
(interior and exterior)

Artwork

Fire detection sensors, where practical

Storeroom worktop, electrical dado and
storage cupboards

Storewall and freestanding cupboards

Signage

Notice boards and coloured glass dry wipe
boards

IT Comms cabinet

UPS Equipment

2no fireproof safes/cupboards

6no sofas and numerous single seaters

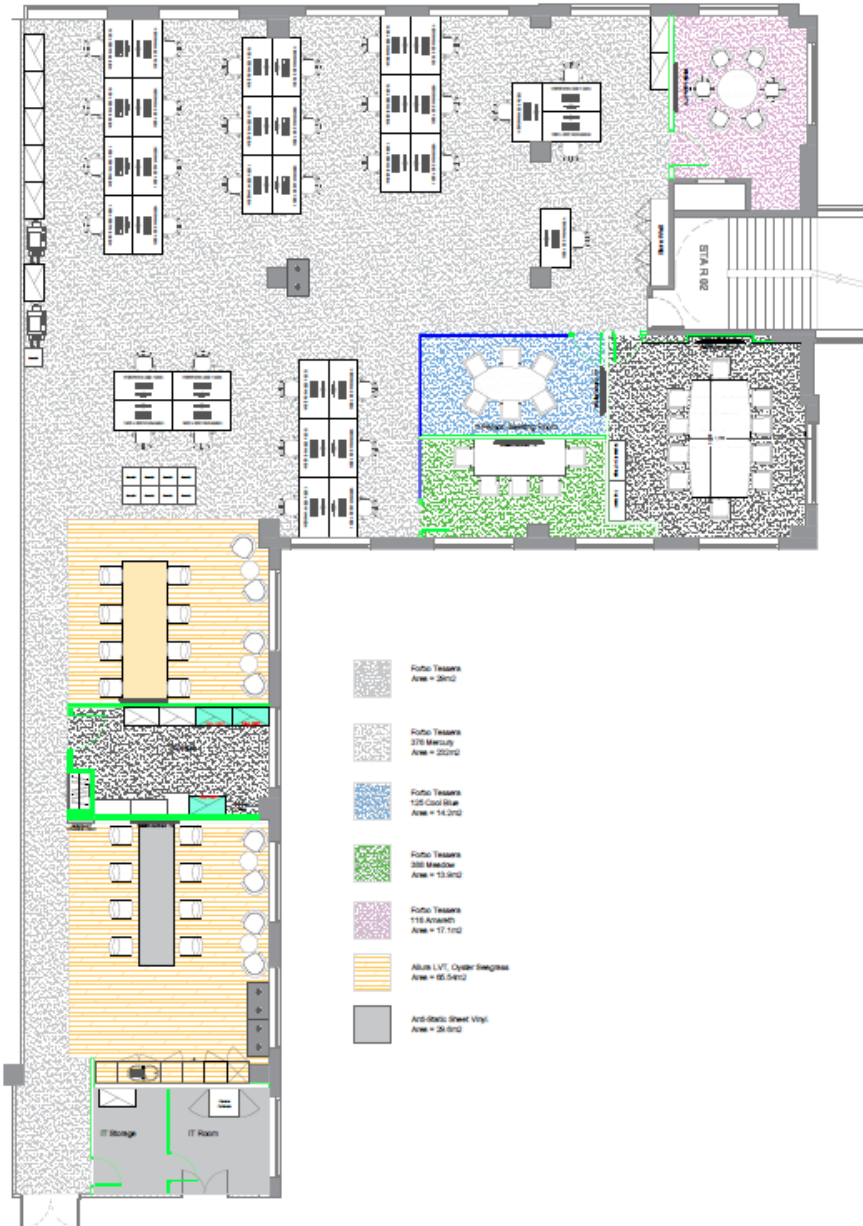
Wagamama's type 4m long bench and
upholstered stools/benches

Dart board, games console and TV with
stand

Occasional tables

45 desks, pedestals and operator chairs

15no 1m wide x 1220H Tambour cupboard



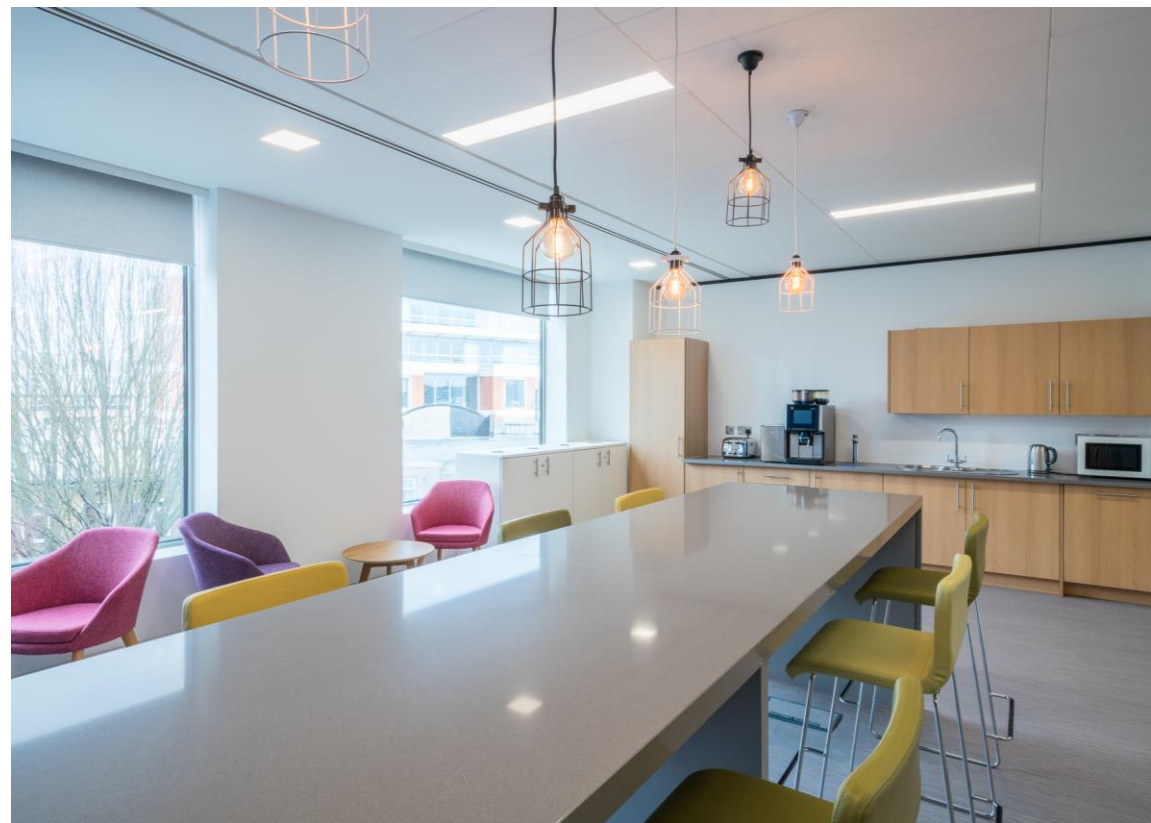
ASSURANT

Assurant engaged with us to build a complete new office space on the second floor using as much existing fixtures, equipment, furniture and fittings as possible from the ground floor, we also took the ground floor back to the agreed condition as part of the dilapidation process under the terms of their contract with the landlords. Compared to the quotation provided by the landlord for this work we saved Assurant a considerable amount of money by combining with the new office fit-out. We built new meeting rooms, offices space breakout areas, a kitchen, all using existing components carefully removed from the ground floor.

We also arrange the shipment of £20,000 worth of quality office furniture and equipment to Assurant's Newcastle Under Lyme office

The office space is now home to 45 staff who will flex between two and three days working from home and who will utilise the new breakout and collaboration spaces in order to socialise with their colleagues, collaborate on new projects and re-connect with the company brand identity and all team members.

Photos: Post installation





VIDEO CASE STUDIES

Please refer to the following video links
for client testimonials:

[FCA](#)

[AutoTrader](#)

[University of Leeds – Nexus Building](#)

[Alix Partners](#)

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