

# Fitwel Certification

Elevate social value and build healthy hubs

V1.0



**evoraglobal.com**





## What Is Fitwel and Why Does It Matter?

As a **leading certification system**, **Fitwel** tackles global challenges by promoting health and elevating the wellbeing of buildings and communities. It provides a practical and credible framework for crafting people-centric spaces, going beyond conventional building standards by integrating social, health, and wellbeing factors into real asset investment strategies. This not only generates significant social value but also meets the growing demand for safer, healthier, and more equitable environments conducive to overall thriving.

As an **official Fitwel Partner**, EVORA empowers your organisation to prioritise social wellbeing and sustainability in building investments. Our comprehensive Fitwel services encompass **Gap Analysis** and **Certification**, extending seamlessly to **Recertification**. This approach not only provides substantial social value but also enhances community adaptive capacity.

In addition, we offer the convenience of supplying compliance documents, including policies, to streamline and fortify your commitment to healthier and more sustainable environments.

Recognising the increasing importance of social considerations, our dedicated **Social Wellbeing** team provides comprehensive support. We integrate these essential factors into your real asset investment strategies, so your projects not only meet rigorous sustainability standards but also contribute positively to the social fabric of their local communities.







## Phase 1 Fitwel Gap Analysis

When pursuing Fitwel Certification for your asset, we recommend kick-starting the process with a **Gap Analysis** assessment. This is crucial for high-profile or trophy assets **targeting a two-star or higher rating**. Our Gap Analysis provides insights into your building's potential Fitwel score and identifies opportunities for improvement.

Our Gap Analysis includes **four key steps** →

# 1

### Documentation

Conduct a comprehensive examination of key documents associated with your asset, ranging from Green Building Certification status and site details to Tenant Survey results, policies, and emergency preparedness plans. This thorough review ensures the accuracy and completeness of documentation crucial for obtaining Certification.

# 3

### Presentation

Share initial findings to gather feedback and ensure that your Gap Analysis is progressing in the desired direction and within the defined timeframe.

# 2

### Introduction

Convene asset and facilities managers for a Gap Analysis meeting to outline objectives and expectations. We assess evidence, review standards, identify gaps, and formulate plans to enhance your asset. This enables you to achieve high standards, such as a three-star rating, while providing a clear understanding of your current status alongside a credible roadmap.

# 4

### Revision

Engage in iterative exchanges to refine and update documents, ensuring they reflect the most accurate and up-to-date information needed for successful Fitwel Certification.



## Phase 2 Fitwel Certification

**Fitwel Certification** is versatile, suitable for residential, commercial, and community properties. While commonly pursued after a Gap Analysis, it can stand alone as a commitment to social wellbeing. However, skipping the **Gap Analysis**, even with confidence in your building, increases the risk of failing your Fitwel Certification.

In addition, businesses often leverage Fitwel Certification for prestigious assets as a strategic element in their marketing campaigns. Highlighting unique features, such as being the first three-star commercial space in London, becomes integral to the sales process. Our Social Wellbeing team conducts meticulous research to fortify and optimise your desired outcomes.

Our Fitwel Certification includes **four key steps** →

# 1

### Site visit

Visit your asset to collect essential physical evidence for certification, ensuring a comprehensive understanding of the building's unique characteristics for optimal presentation to Fitwel.

# 3

### Initial score and presentation

Present your initial Fitwel Certification score, incorporating new feedback. This step not only evaluates progress but also enables revisions, reflecting the most up-to-date information for resubmission. It emphasises continuous improvement and adaptability.

# 2

### Fitwel portal

Register your Fitwel Certification, upload evidence, and host a Fitwel review meeting. This step sets the foundation for a transparent and collaborative process, ensuring alignment with your goals.

# 4

### Final score and presentation

Present your final Fitwel Certification score, representing the culmination of your efforts. This tangible measure showcases the value your asset brings to health and wellbeing. It serves as a powerful tool for communication, affirming your commitment to environments prioritising inhabitants.





## Phase 3 Fitwel Recertification

For businesses already certified with Fitwel, our **Recertification** service is here to offer practical support. We'll help you thoroughly assess your progress, pinpoint areas for improvement, and continuously enhance your overall social wellbeing going forward. With our assistance, you can navigate the complexities of your social impact and make informed decisions to foster a positive and thriving environment.

Fitwel Recertification not only recognises your efforts but also contributes to the ongoing betterment of your community's social fabric. Our dedicated Social Wellbeing team carefully reviews your existing Fitwel Certification for accuracy and reliability, streamlining your Recertification process for a straightforward experience tailored to your specific needs.







## How Can Fitwel Certification Unlock Prospects?

Fitwel Certification ensures your real asset investments are resilient, safe, healthy, valuable, and equitable. This fosters meaningful community engagement, upleveling the overall value of your built environment. Here's how our Social Wellbeing team helps you achieve these outcomes.

### Engage communities

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Use social metrics to evaluate collaboration, address stakeholder concerns, and cultivate engagement in projects and portfolios, incorporating feedback to enhance community involvement.

### Enhance environmental wellbeing

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Evaluate the success of a project and/or portfolio in addressing core environmental health hazards, such as air and water quality, noise, and maintenance. This enhances sustainability and wellbeing. Utilise social metrics to assess the integration of biophilia into the environment, fostering a stronger connection between people and nature.

### Promote equity

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Leverage social metrics to evaluate the successful implementation of policies and interventions, ensuring safe access to opportunities, spaces, and health for all tenants and employees.

### Fortify climate resilience

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Assess the effectiveness of a project and/or portfolio in mitigating and adapting to climate change challenges, emergencies, and disasters for more resilient assets.

### Optimise transport

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Evaluate the success of creating an environment that encourages sustainable mobility and wellbeing through walking, biking, and the use of public transportation.





## EVORA: Your Partner for Fitwel Certification

As an **official Fitwel Partner**, EVORA offers three essential services: **Gap Analysis**, **Certification**, and **Recertification**, prioritising social wellbeing and sustainability for your real asset investments. With Fitwel Certification, we promote substantial social value, enhance community adaptive capacity, and deliver a seamless social wellbeing journey.

But there's more. As Fitwel partners, we bring **additional benefits** to the table. You'll enjoy expedited certification times, ensuring a swift and efficient process. We also provide a mid-review check-in call to address any assessor queries promptly, ensuring a smoother and error-free recertification experience tailored to your specific needs.

Our proactive approach is a strategic differentiator in line with contemporary values and expectations, positively impacting tenant satisfaction and market positioning. Our holistic approach steps beyond certification, contributing to the health, wellbeing, and success of your built environment.

To learn more, please read our Product Brochure on **SOCIAL WELLBEING STRATEGY**.







# Trust EVORA Global for Sustainable Assets

**We go beyond consultancy, serving as your trusted partner for sustainable real asset investments.**

With our unparalleled **Collaborative Expertise**, we provide actionable insights that empower your real asset community to thrive in sustainable investment.

Our proven expertise in strategic consulting, climate resilience, net zero, sustainable finance, infrastructure, reporting, and social wellbeing ensure your investments are aligned with environmental, social, and governance goals for a secure ROI.

# Driven by Collaborative Expertise

## STRATEGY

Driving value and impact with sustainable ESG strategies

## TECHNOLOGY

Streamlining operations and insights with advanced real asset technology, **SIERA**



## ADVISORY

Navigating sustainable solutions with expert real asset advice





## Our Mission

To establish sustainability and carbon as foundational factors for investment decisions.

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## Our Purpose

To accelerate the adoption of real asset sustainability and enhance the wellbeing of the planet and its people.

## Our Clients

**250+**  
CLIENTS

**45,000**  
ASSETS

**\$880 billion**  
AUM

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**AEW are delighted to have won the EPRA awards, as this reflects the hard work that the team has put into improving the transparency of our reporting. AEW is committed to a sustainable and socially responsible approach to real estate investment management. We look forward to continuing to strive for best practice with a view to achieving a gold award for sustainability reporting in the future.”**

**Jon Saxton**

Executive Director Head of Fund Operations  
**AEW UK**



## Contact Us

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