

### IOBAC UK Ltd

## UK Science Park prioritises sustainability with IOBAC Adhesive-free Flooring Installation

### Background

#### Facilitating Flooring Reuse with IOBAC Adhesive-free Flooring Installation

Floor coverings installed using traditional adhesives can be difficult to reuse or recycle on uplift due to adhesive contamination. This often results in flooring being sent for incineration or landfill, and significant rectification work to the sub-floor before the next installation.

IOBAC's patented range of dry-laid installation technologies addresses this issue by enabling floor coverings to be affixed securely throughout the life of the installation, yet be cleanly and easily uplifted. Used to install carpet tiles, woven vinyl tiles and +4mm Luxury Vinyl onto all common prepared sub-floors, these reversible fixing mechanisms give flooring a second life, vastly improving flooring circularity and making flooring manufacturers' take-back schemes easier to implement.

Building assets such as access flooring and concrete subfloors are protected from damage avoiding the need for later rectification and use of new materials: minimising their carbon footprint.

Joining CRUK in 2023, IOBAC work with leading floor covering brands (many of whom are also CRUK members) on approvals and installations. These include Shaw Contract EMEA, Milliken, Forbo, Tarkett, Desso, Balsan, Bolon, Ege Carpets, BLOQ, Ntgrate, Burmatex and Interface.

To date, an estimated 200,000 sqm of flooring (equivalent to 600 tonnes of waste) has been diverted from landfill using IOBAC Tabs. This record of achievement has netted IOBAC numerous industry awards. In 2019 they were the Winner of the Flooring Innovation Award; and in 2023 they were a finalist in the ASBP Awards. IOBAC's efforts have also been recognized by the Sustainable Design Collective who praised them for their innovation.



Ian Spreadborough

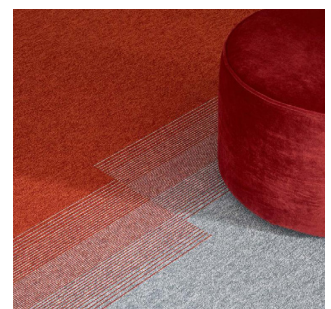
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### Project Scenario

Oxford Technology Park is a major science and technology park providing next generation Office and R&D space at the heart of Oxfordshire's A34 Knowledge Economy spine.

In response to their clients adherence to minimising their carbon footprint developer Hill Street Holdings planned the project to be the most sustainable science and technology park in Oxfordshire, with a target of attaining BREEAM Excellent certification on all buildings. Working closely with their chosen flooring contractor, Lucca Contracts, they specified carpet tiles from BLOQ to be installed adhesive-free across 36,000m<sup>2</sup> of raised metal access flooring. BLOQ has its roots in the Betap Group, a CRUK member with over 100 years of experience manufacturing sustainable and cost-effective carpet collections.

The client chose a combination of BLOQ's Tradition and Connexion 50 x 50cm tiles for a creative design that connects the main grey area to more pronounced zones in red and blue.



Thank you to Hill Street Holdings for providing the photos.

## Challenges

With both cost and sustainability in mind, the developer wanted to ensure that the raised metal access flooring would be kept as clean and uncontaminated as possible for future tenants, and that the carpet tiles could either be reused or easily recycled at the end of their life. They therefore specified adhesive free installation using IOBAC MagTabs®. Magnetic on one side and dry-tack on the other, these clever little tabs enable carpet, LVT and woven vinyl tiles to be installed fuss-free and stay securely fixed under even the heaviest of footfall.

Tiles can be uplifted cleanly and easily, leaving the access floor uncontaminated and immediately ready for the next installation, and the floor covering able to be reused or recycled. The additional cost and carbon associated with remediating the access floor in the future is eliminated.

## Outcomes

A recent whitepaper from IOBAC outlines “The Cost, Carbon & Design Benefits of Adhesive-free Flooring Installation” including:

**ASSET PROTECTION** – Whole life cost comparison shows adhesive-free installation to be 40% less than traditional methods over 1 replacement cycle due to labour and material savings on remediation, repair and maintenance, and replacement.

**CIRCULARITY** – Independent whole-life embodied carbon modelling compared the carbon footprint of carpet adhesive vs IOBAC Tabs across modules A-D and demonstrated that IOBAC Tabs represent up to 80% carbon saving vs the adhesive alternative. Significant carbon savings can be made in Module D since the carpet tiles, sub-floor and MagTabs can all be reused.

**DESIGN FOR DECONSTRUCTION** – The flooring waste issue is compounded by shortening lease times demanding more frequent design changes. All too often, floor coverings are seen as single-use, tending to be replaced due to design changes, rather than when the flooring wears out. Material life far exceeds design life in most projects.

With IOBAC Tabs, flooring is no longer permanently fixed, making designs easy to deconstruct and repurpose in the future.

Ian Spreadborough, Co-founder and Director of IOBAC UK Ltd commented “At IOBAC, we are committed to promoting flooring circularity and want to educate the industry on the importance of specifying an adhesive-free installation method alongside their chosen floor covering. As it’s an area that’s often overlooked, we appreciate the opportunity to work with CRUK and other members to highlight how adhesive-free installation can make a significant difference to flooring reuse and recyclability.”

**Quote from Adnan Zeb-Khan, CRUK Manager:** “CRUK is pleased to have IOBAC as one of its members who are a forward thinking company who have demonstrated this with its MagTabs adhesive-free floor laying magnets. We often get enquiries regarding damaged uplifted carpet tiles which are no longer fit for reuse due to being damaged during the uplifting process and this process certainly will help create more reuse and recycling opportunities.”



## Contact Carpet Recycling UK

Carpet Recycling UK is a not for profit organisation funded by companies across the supply chain to develop more sustainable and environmentally friendly solutions for carpet waste. Our ability to network with our members and wider network helps to provide you with the most feasible solutions to send your waste up the waste hierarchy and prevent waste being sent to landfill. Please visit our website for more information: [www.carpetrecyclinguk.com](http://www.carpetrecyclinguk.com)

## Thank you to our Core Members

