

## SHORT SUMMARY

**Organisation:** Copper8, [www.copper8.com](http://www.copper8.com) | **Contact person:** Cecile van Oppen (Owner/Consultant), [LinkedIn](#) | **Product & Sector:** Demolition Waste (Construction), Flooring, Furniture and Lighting (Office Furnishing) and Coffee (Catering) | **Country:** The Netherlands



# Copper8 sustainable office environment



*Copper8 pays per occupied workspace instead of per m<sup>2</sup>.*

Using such things as discarded sliding doors from a retirement home and glass panels from former city district offices, advice agency Copper8 has transformed its own office into a circular economy calling card.

## Description

Contracted by customers, Copper8 works on matters relating to calls for tender including for Alliander (construction of office in Duiven) and UMC (tender for office furnishing). The advice agency also works on its own projects, an example being its own office. Copper8 has renovated the eighth floor of the 100 WATT building in Amsterdam into an 'authentic sustainable office environment'. The following categories have been developed using the most sustainable and circular approach possible: flooring, construction using demolition waste, furniture, lighting, ceiling and coffee. The space also provides accommodation to other sustainable entrepreneurs.

## Approach

What makes the approach unique, is the reversal of the design process, in which cooperation took place with BETA. Copper8 first approved the pre-design, without knowing which materials were to be used. The search for materials started after the approval. The space was divided via wooden/glass partitions that had been used as sliding doors in a retirement home in the neighbourhood. The meeting rooms were constructed from glass panels taken from the former Amsterdam Baarsjes city district offices. The flooring partner was Interface. The carpet tiles in the meeting rooms came from this supplier's previous projects and The tiles for the general areas were made from recycled fishing nets. The ceiling was insulated with a mix of old newspapers.



## FACTS & FIGURES

- > **Number of employees:** 7
- > **Year of establishment:** 2013
- > **The name Copper8 stands for infinity:** The 8 forms a horizontal lemniscate: the sign for infinity.
- > **Other Copper8 contracts:** Fair Meter (smart energy meter), Eigen Haard (concept for the hire of sustainable white goods).

## Results

The project demonstrates the beauty of sustainability and was realised well within budget. Recyclable materials were used as much as possible (see Approach). The office furniture was purchased in cooperation with Gispén according to circular economy principles. This means that Copper8 does not own the furniture. For the lighting Copper8 wanted to use a *light as a service model*.

*“Sustainability does not have to be expensive.”*

Cecile van Oppen, owner Copper8

Unfortunately, this was not possible. The tender could not be realised within budget (it was almost three times over budget). This is probably because the volume was too low, but also because suppliers still think too traditionally, according to their own business models. In the end, Copper8 selected the most efficient LED lighting available on the market, in which the chain was shortened.

For the coffee, Copper8 is currently (November 2016) consulting a fourth supplier. The biggest challenge has proven to be the sustainable and circular procurement of the machine and ingredients. The agency is also aiming for the circular procurement of solar panels (Gener8). An innovative business model was agreed with the landlord in which Copper8 pays per occupied (FTE) workspace instead of per m<sup>2</sup>. The rental costs will increase as Copper8 expands.

## Lessons learned

- Suppliers of hot drinks indicate that they have come a long way regarding sustainability and circularity. However, this only relates to the ingredients and not the equipment.
- As current bookkeeping regulations prescribe that a residual value needs to be entered as a negative amount on the balance sheet of the party that pays, this party has additional costs on a financing model with residual value.
- The shift from material costs to employment results in the total costs being lower. So thinking in terms of circular principles also generates

## About REBus and the Green Deal on Circular Procurement

The Green Deal on Circular Procurement (GDCP) is an initiative of MVO Nederland (CSR Netherlands), NEVI, Central government, Duurzame Leverancier, PIANOo, Kirkman Company and Circle Economy. Various pilots originating from GDCP are partly financed by the European REBus project, implemented in the Netherlands by Rijkswaterstaat (Directorate-General for Public Works and Water Management). They are working together to support businesses and government organisations in their circular procurement ambitions.

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**Partners:** BETA | Interface | Gispén | Cocon Vastgoed

**Relevant links & documents:** [Book Circular Business](#) | [Case description Copper8](#) | [Circular economy solar panels Gener8](#)

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