4 ways to manage asset and space allocation in the hybrid era

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In today's session we'll cover

How to understand which assets throughout your workplace are in demand

How to interpret and define mobility profiles with data

Why a modern booking tool is essential to manage fluctuating occupancy levels

Understand & reconsider how much real estate space you really need

Today's host

David Thomas
Business Operations

Questions

REC

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The importance of space and asset management - What has changed?

- Unpredictable and varying working patterns throughout the week
- Facilitating meetings and collaboration between remote and in-person employees
- An increased focus on task-specific assets throughout the workplace
- Reduction in assigned seating with increased hoteling and space sharing

Our approach to gathering data

A secure and flexible network

Understand how often workspaces or assets are being utilised

- Desks
- Focus rooms
- Meeting rooms

Encrypted data

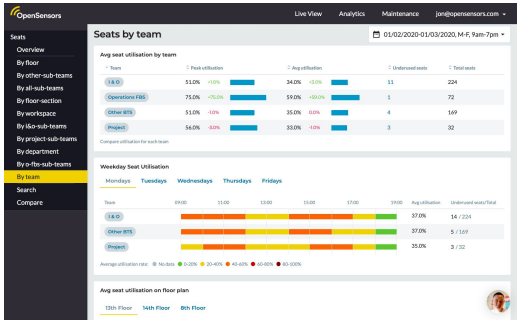
LoRa Alliance™
Wide Area Networks for IoT

Data gathered and transmitted through LoRawan

Powerful analytics software

Accessible data anywhere, anytime

Compare workspaces and asset usage



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Method 1a: Monitor asset utilisation

Tag occupancy sensors with discerning features and conditions to compare specific assets against one another to identify which areas are highly in demand and which can be repurposed.

Room Counter
Detects number of individuals in a space

Desk PIR
Detects heat and motion on individual assets

Avg seat utilisation by Asset-Type

Asset-Type	Peak utilisation		Avg utilisation	
Bench Desk	9.0%	+0.0%	2.0%	+0.0%
Business Class Seats	20.0%	+15.0%	0.0%	+0.0%
Collaboration Booth	18.0%	+3.0%	1.0%	+0.0%
Desk	20.0%	+1.0%	10.0%	+2.0%
Library	29.0%	+21.0%	0.0%	+0.0%
Shared Table	15.0%	-6.0%	0.0%	+0.0%
Team Table	9.0%	+6.0%	1.0%	+0.0%
Tech Bar	25.0%	-13.0%	2.0%	+0.0%

Compare utilisation for each Asset-Type

Method 1b: Understand departmental demands on space

Common problem: Managing growth within a limited space environment.

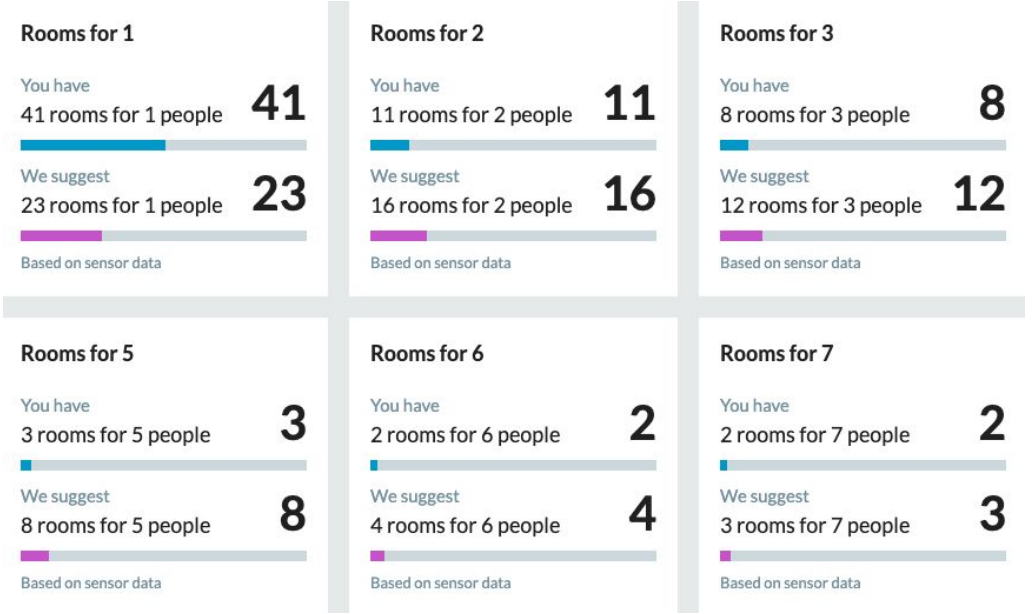
Solution: Gather data on departmental behaviours to better inform space allocation and plan work rotations.

Avg seat utilisation by Department

Department	Peak utilisation		Avg utilisation	
Accounting	77.0%	-12.0%	26.0%	+11.0%
BT/DS	20.0%	+2.0%	6.0%	+1.0%
Billing	80.0%	+6.0%	19.0%	+5.0%
CS	48.0%	-1.0%	15.0%	+2.0%
Consumer Industries (Retail)	23.0%	-4.0%	6.0%	+1.0%
Corporate Management	41.0%	-2.0%	11.0%	+1.0%
Cyber	48.0%	-1.0%	14.0%	+3.0%
D&A FAAS GRIP	23.0%	0.0%	11.0%	+2.0%
Design Team	54.0%	+23.0%	1.0%	+0.0%
Digital	51.0%	+11.0%	15.0%	+3.0%

Method 1c: Rightsize meeting and collaboration spaces

Maximise the potential of your spaces by understanding how they're being used throughout the day, and using data to inform office refits.

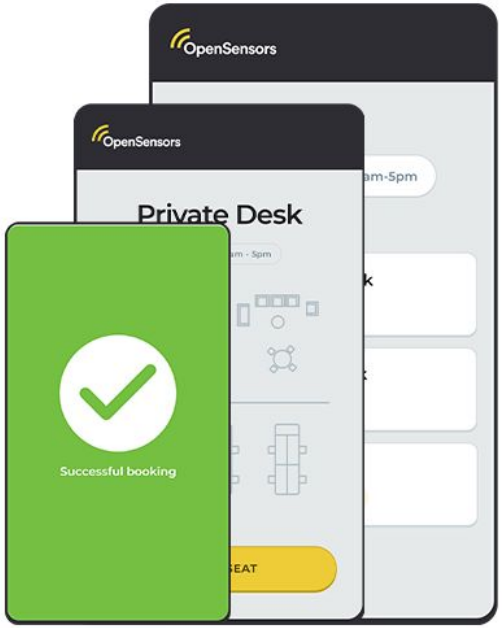


Method 2: Leverage mobility profiles to assist with space sharing

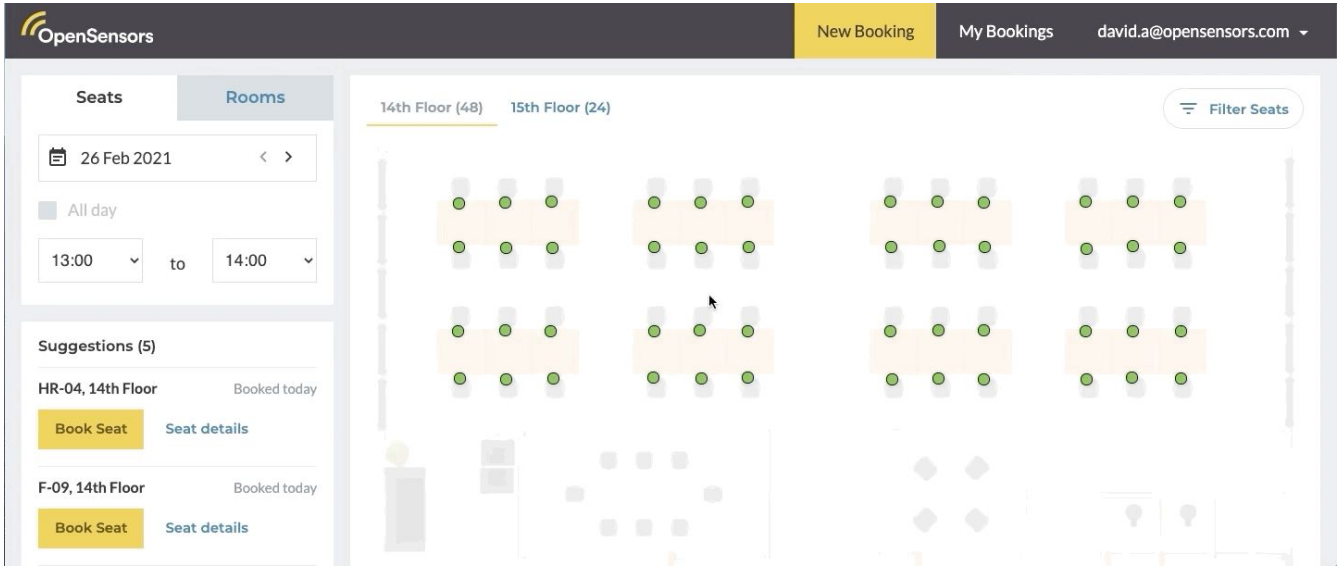
Shift away from average utilisation to deepdive into how individual asset types are used throughout the day and week to better provide the correct array of bookable versus fixed assets.

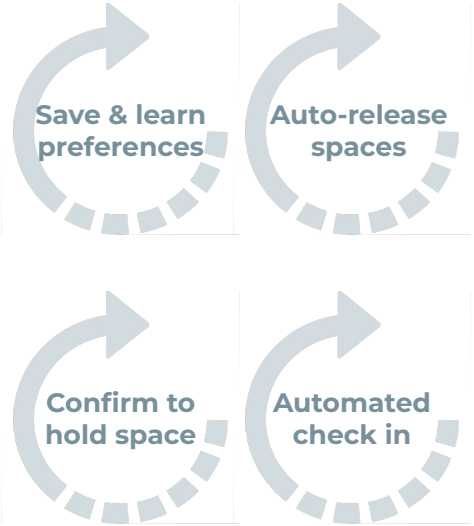
Method 3: Introduce a booking tool

- Understand the impact of no-shows on workplace usage by comparing booking versus utilisation data
- Provide a central point of access to the workplace which includes all possible working options
- Spread occupancy throughout the week with team or departmental settings
- Plan and schedule the working week between the home and office



Method 3: Promoting individual agency





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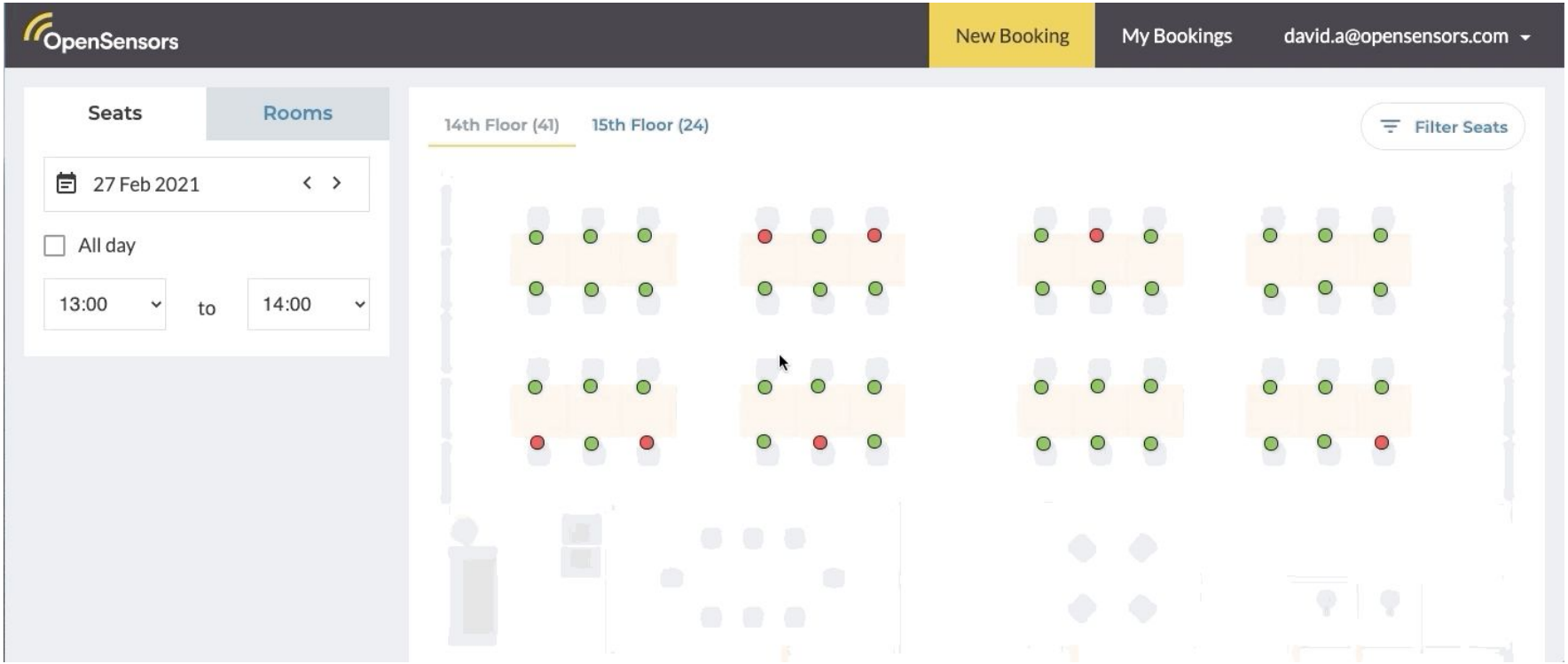
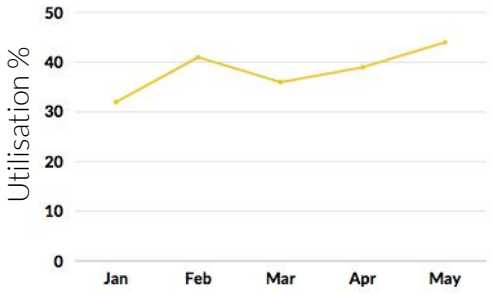
Method 3: Enabling departmental allocations

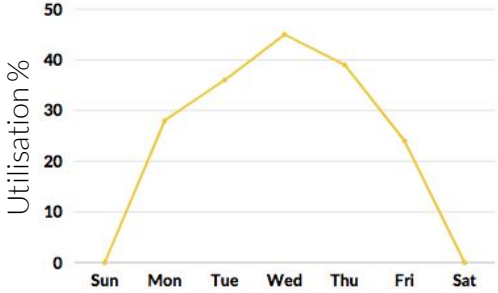


Method 4: Re-evaluate real estate strategy
Short-term planning

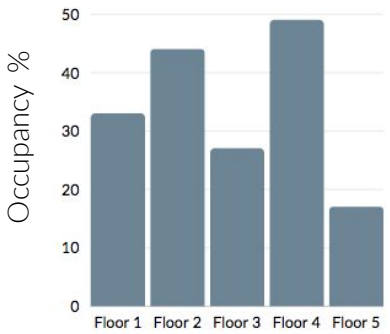
Monthly occupancy trends



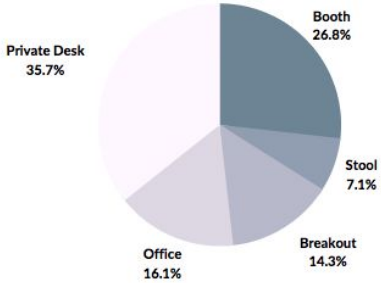
Weekly occupancy levels



Occupancy by floor



Asset usage



Lowest occupancy Area

Highest occupancy area

Occupancy by department

Method 4: Re-evaluate real estate strategy
Long-term planning

Building stats

153/Day

23 Under-utilised Workstations

Desk metrics

54% Monthly utilisation average

67% Peak utilisation

1.24:1 Peak to average ratio

Good = Below 1.3:1 | OK = 1.3 - 2 : 1 | High = Over 2:1

Meeting room metrics

9 Under-utilised Meeting Rooms

02:42 Average utilisation per day

3 Average # of occupants

(Average max capacity = 8)

Thank you

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