How to manage your space to accommodate more people

OpenSensors

In today's session we'll cover

How to benchmark current occupancy and utilisation levels throughout your spaces

The key data points required to introduce the appropriate person to desk ratios, work rotations and asset provision

The importance of leveraging new booking technologies to improve access to the workplace

Today's host

David Thomas
Business Operations

Questions

REC

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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

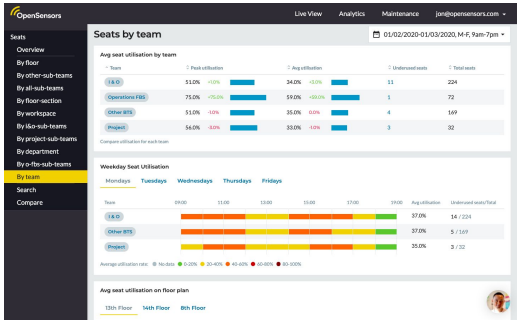
LoRa Alliance™
Wide Area Networks for IoT

Data gathered and transmitted through LoRawan

Powerful analytics software

Accessible data anywhere, anytime

Compare workspaces and asset usage



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Types of sensors deployed

Desk PIR

Detects heat and motion on individual assets

Footfall Counter

Counts number of people passing into or through an area

Room Counter

Detects number of individuals in a space

Environmental

Monitors CO2, Temperature and Humidity levels

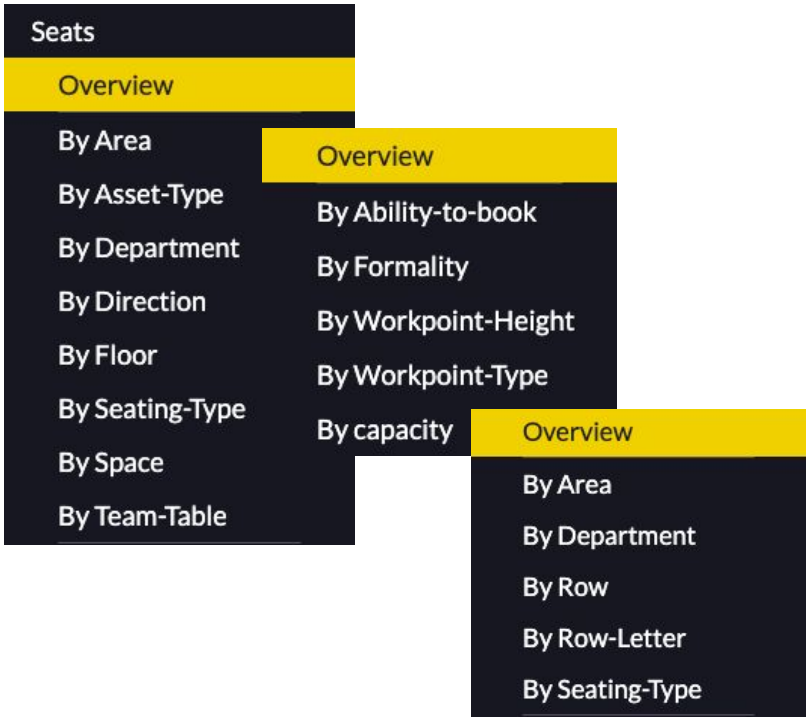
Key considerations in planning:

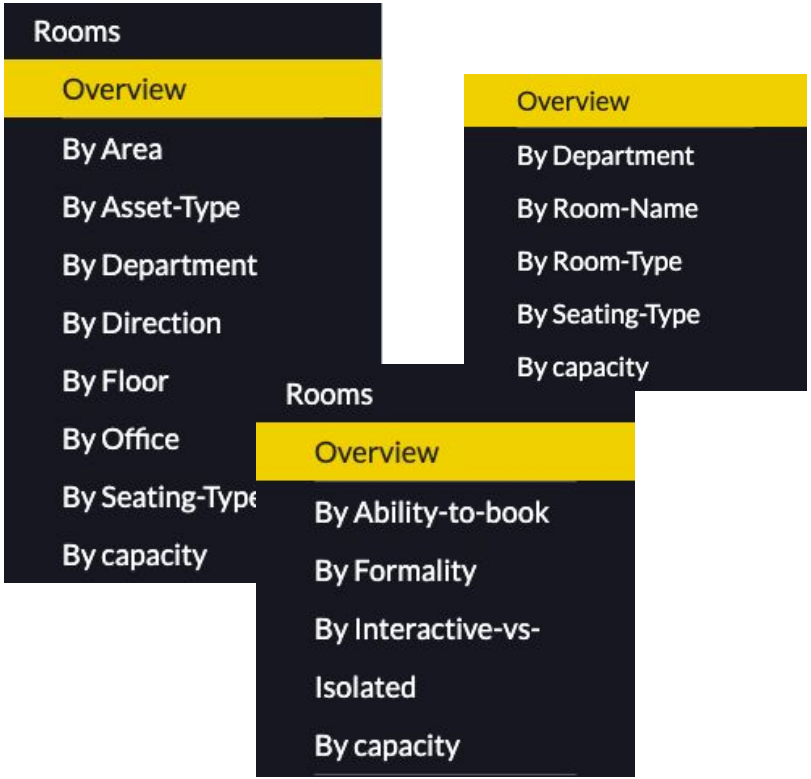
- Define goals and objectives of study ahead of deployment
- What level of granularity is necessary?
- What are the timeline considerations?

Key considerations in sensor placement:

- What is the nature of the space - fixed space or flexible?
- Are there any unusual spatial considerations?
- How to maximise longevity of placement?

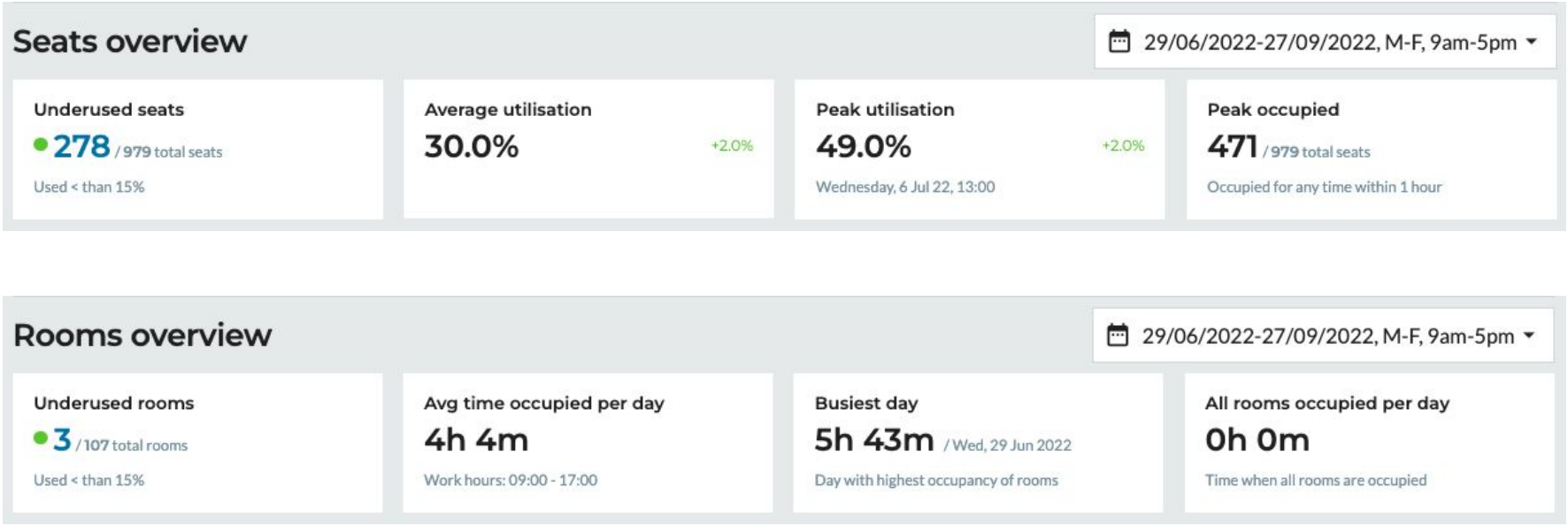
The importance of sensor tagging





Are you at full capacity?

High-level indicator metrics



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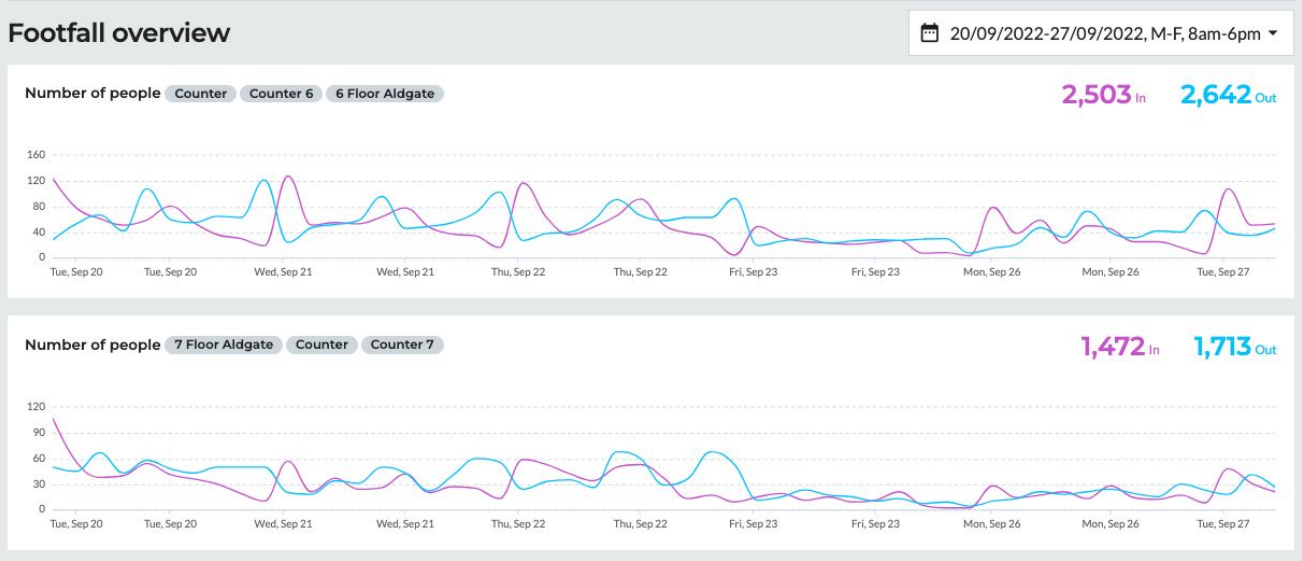
Locating low-occupancy areas

Monitoring floor-by-floor footfall



Place footfall sensors above the entrances and exits of floors to gain a high-level view of their occupancy throughout the week to see which spaces have potential for growth.

Footfall Counter

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Locating low-occupancy areas

Underused desks floor-by-floor

Seats by Floor

29/06/2022-27/09/2022, M-F, 9am-5pm

Avg seat utilisation by Floor

Floor	Peak utilisation		Avg utilisation		Underused seats	Total seats
1. 5th Floor - South	66.0%	+0.0%	36.0%	+2.0%	22	93
2. 5th Floor - North	47.0%	-3.0%	27.0%	+1.0%	105	263
3. 5th Floor Cafeteria	100.0%	+0.0%	49.0%	+5.0%	2	47
4. 4th Floor - South	49.0%	+5.0%	22.0%	+1.0%	78	150
4th Floor	48.0%	+3.0%	28.0%	+3.0%	198	508
5. 4th Floor - North	53.0%	+2.0%	29.0%	+5.0%	120	310
5th Floor	53.0%	0.0%	32.0%	+2.0%	128	402
6. 4th Floor Cafeteria	100.0%	+0.0%	47.0%	+3.0%	0	48
7. Upper Ground Floor	93.0%	-2.0%	40.0%	-6.0%	7	43
8. Lower Ground Floor	76.0%	+1.0%	43.0%	+2.0%	5	25

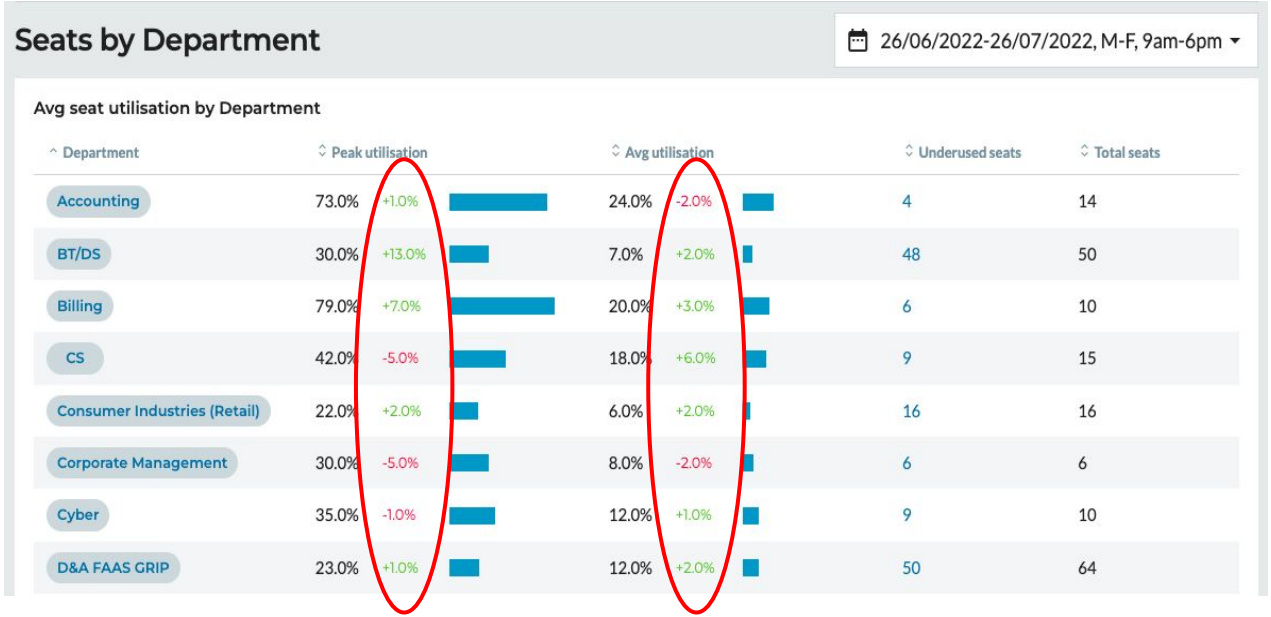
Compare utilisation for each Floor

Tag individual desk-PIR sensors to reflect the floor they are on to show how many desks are currently underutilised throughout your building.

Desk PIR

Understanding departmental space requirements

Addressing trends in occupancy



Seats by Department

26/06/2022-26/07/2022, M-F, 9am-6pm

Avg seat utilisation by Department

Department	Peak utilisation		Avg utilisation		Underused seats	Total seats
Accounting	73.0%	+1.0%	24.0%	-2.0%	4	14
BT/DS	30.0%	+13.0%	7.0%	+2.0%	48	50
Billing	79.0%	+7.0%	20.0%	+3.0%	6	10
CS	42.0%	-5.0%	18.0%	+6.0%	9	15
Consumer Industries (Retail)	22.0%	+2.0%	6.0%	+2.0%	16	16
Corporate Management	30.0%	-5.0%	8.0%	-2.0%	6	6
Cyber	35.0%	-1.0%	12.0%	+1.0%	9	10
D&A FAAS GRIP	23.0%	+1.0%	12.0%	+2.0%	50	64

Identify which departments require more space and which are well provided for by tagging assets on a team-by-team basis.

Compare how usage has changed over time to forecast future requirements and gauge which will require more space.

Leverage mobility profiles to assist with space sharing

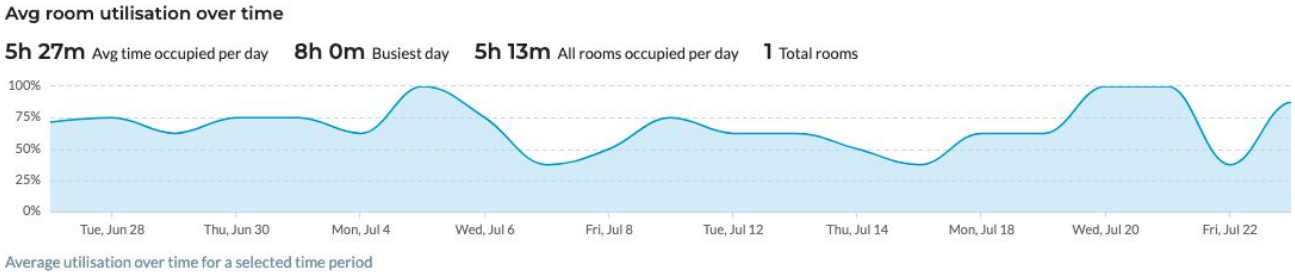
Move away from 1-2-1 desk allocation

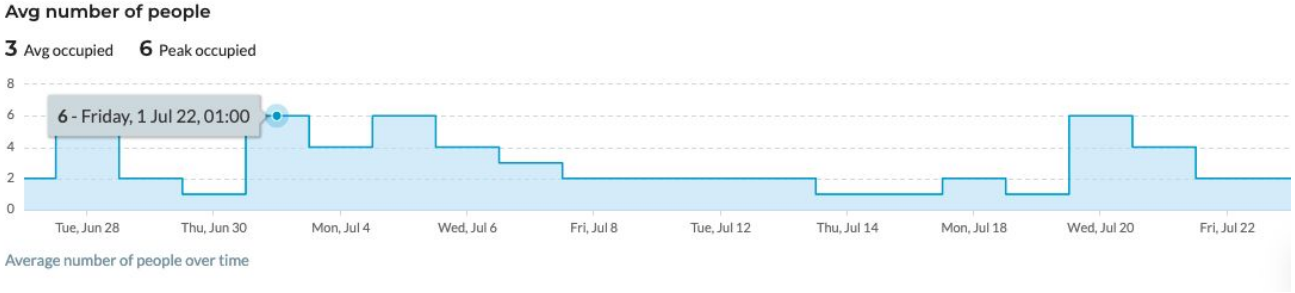
Shift away from average utilisation to deepdive into how individual asset types are used throughout the day and week to better provide the correct array of bookable versus fixed assets.

Workplace policy will need to be aligned with new ways of working to ensure individuals are not ‘occupying’ multiple assets at once - i.e. introduction of lockers and clear desk policies

Providing the right meeting space

The importance of data from counter sensors - example 6 person room.





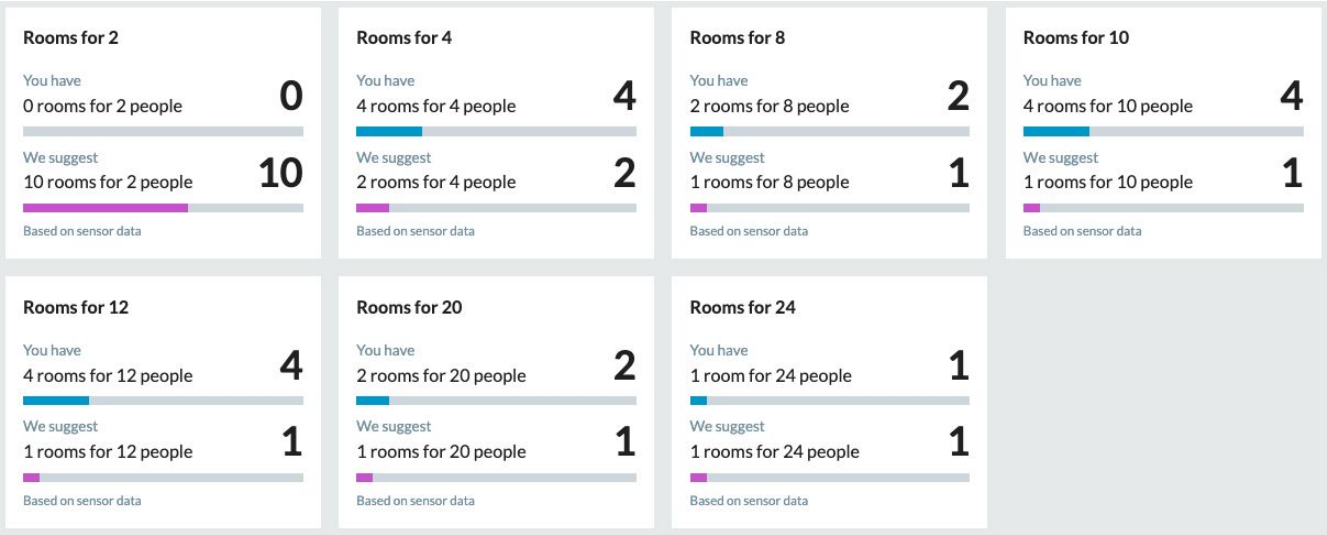
Occupancy data alone isn't sufficient to ascertain whether or not rooms are being used appropriately.

When space is limited it is vital to ensure spaces are being used to their full potential - this requires occupancy counts.

Room Counter

Improving Meeting Room Usage

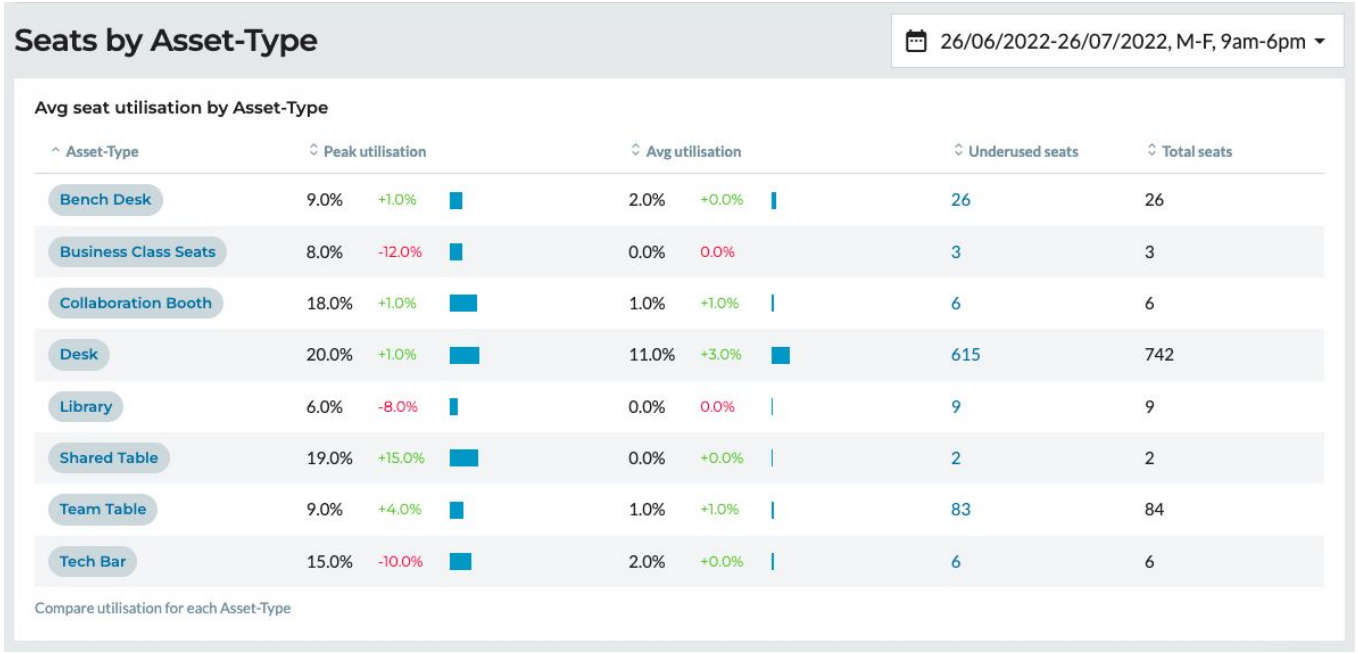
Rightsizing meeting rooms



Assess the usage of your entire meeting room portfolio - taking into account their maximum capacity versus actual utilisation - to generate a behaviour-based recommendation.

Ensuring Correct Asset Provision

Identifying trends in utilisation



Seats by Asset-Type

26/06/2022-26/07/2022, M-F, 9am-6pm

Avg seat utilisation by Asset-Type

Asset-Type	Peak utilisation		Avg utilisation		Underused seats	Total seats
Bench Desk	9.0%	+1.0%	2.0%	+0.0%	26	26
Business Class Seats	8.0%	-12.0%	0.0%	0.0%	3	3
Collaboration Booth	18.0%	+1.0%	1.0%	+1.0%	6	6
Desk	20.0%	+1.0%	11.0%	+3.0%	615	742
Library	6.0%	-8.0%	0.0%	0.0%	9	9
Shared Table	19.0%	+15.0%	0.0%	+0.0%	2	2
Team Table	9.0%	+4.0%	1.0%	+1.0%	83	84
Tech Bar	15.0%	-10.0%	2.0%	+0.0%	6	6

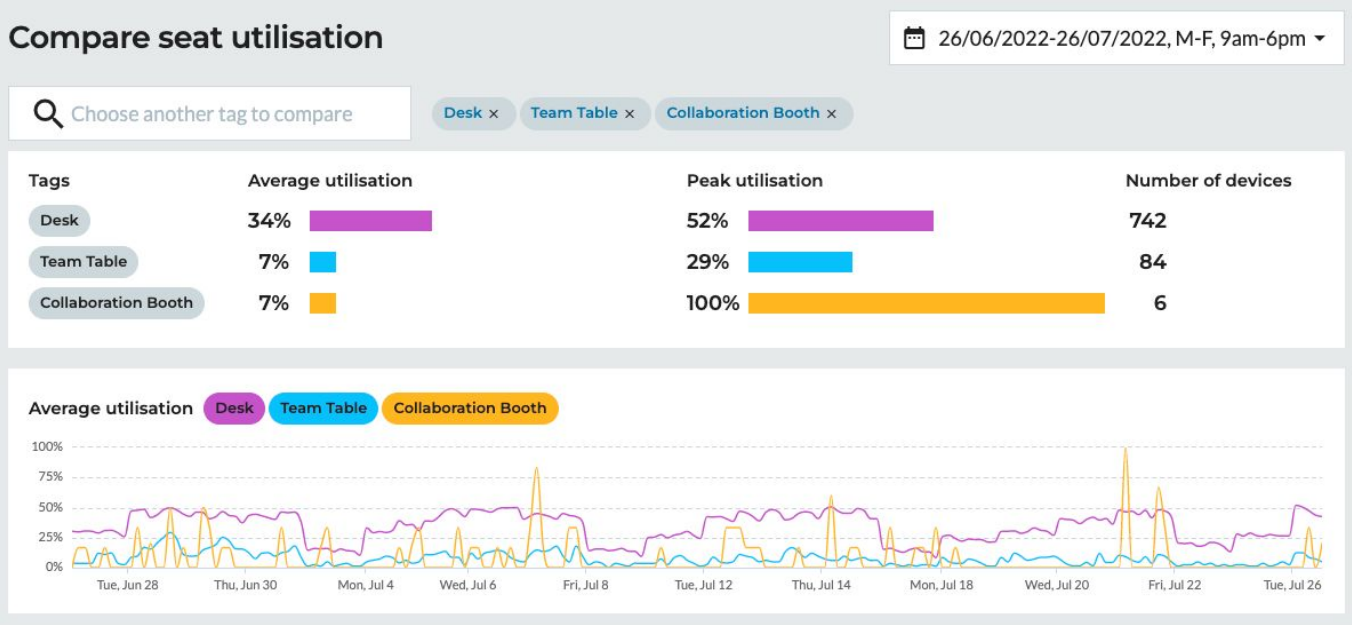
Compare utilisation for each Asset-Type

Minimise empty and wasted space by monitoring the usage of various assets types throughout your space.

Identify which are increasingly popular, and which can be repurposed.

Ensuring Correct Asset Provision

Asset comparison over time



Search and compare individual asset tags to gauge how employee behaviour and working styles are evolving over time to ensure your workplace is suited to their needs.

Increase Workplace Access

OpenSensors Booking

Seats | Rooms

26 Jul 2022

All day

9:00am to 5:00pm

Recurring

Suggestions

London, IT - 1 — Best match

Book Seat | Seat details

Standing Desk - 1, London — Best match

Book Seat | Seat details

London, IT - 6 — Best match

Book Seat | Seat details

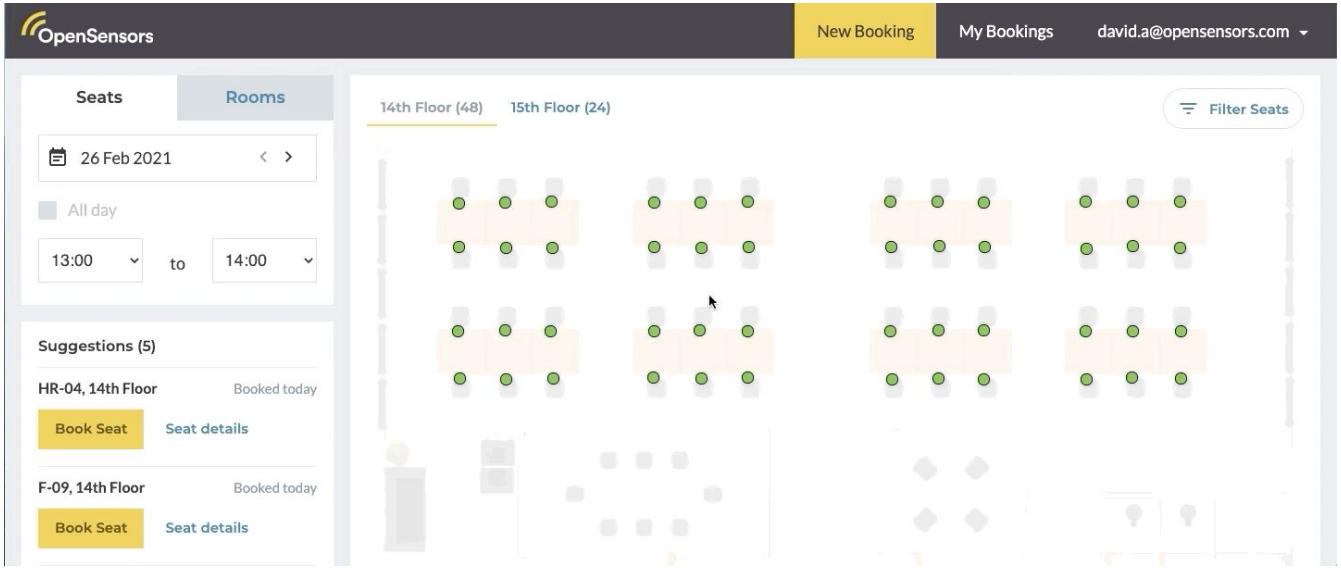
Filter Seats

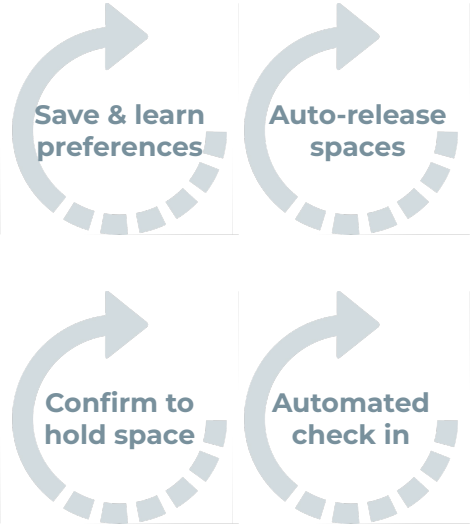
Department
- IT
- Marketing
- Sales

Area
- Cafeteria

Asset-Type
- Desk
- Long Table
- Phone Booth

Promoting individual agency





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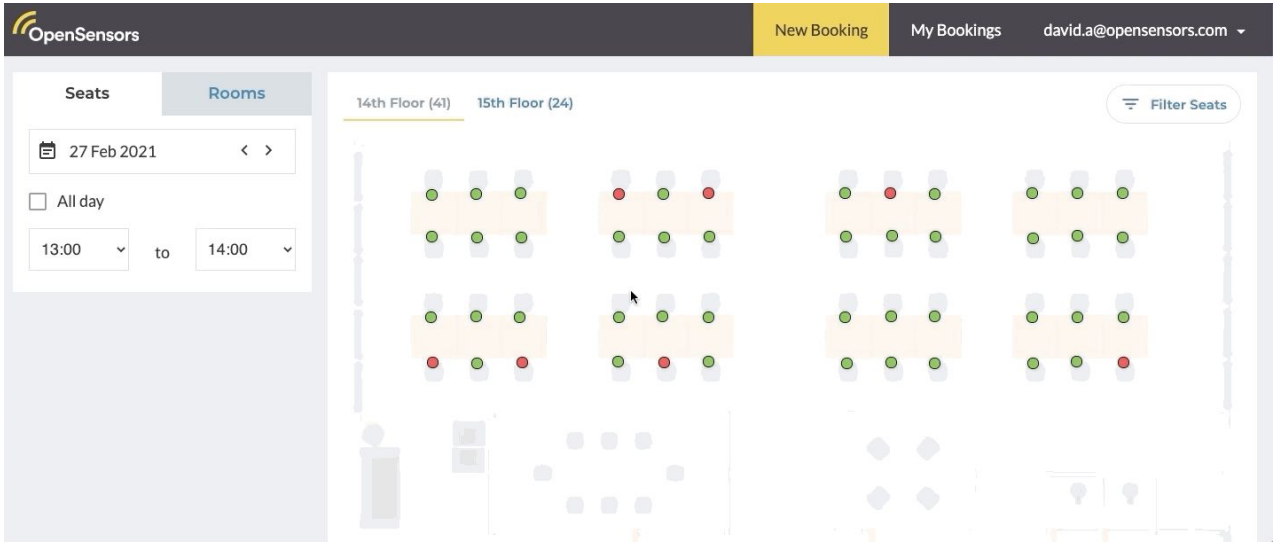
Enabling departmental allocations

Putting your findings into practice



Put your departmental analysis into practice by setting departmental space allocations in your booking tool to ensure space is used appropriately and any future demands on space can be immediately identified.

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Thank you

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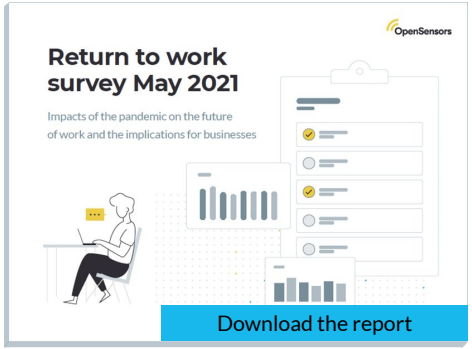

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