

Optimising Space

Breaking down desk utilisation data



In today's session we'll cover

- Why desk occupancy is relevant
- Which metrics and data relate to specific challenges
- What kind of changes you can make based on these metrics
- Questions throughout & final Q&A



David Attwell Thomas

Business Operations

Why is it important to optimise your desk usage?

- Lease costs are typically the 2nd largest cost in any organisation
- £19k per desk in London + 1.5% annually

Cushman & Wakefield

- 1% increase in productivity would add £20bn to economy

Duncan Weldon, Economist & former BBC Newsnight Correspondent

- Buildings represent 36% of global energy usage & 39% of CO2 emissions

Global Perspectives

Key metrics: Overall Utilisation

Desks overview

📅 13/03/2020-20/03/2020, M-F, 9am-6pm ▾

Underused desks

● **131** / 563 total desks

Used < than 20% (approx. 2hrs/day)

Average utilisation

43.0% -11.0%

45-50% is the industry average

Peak utilisation

59.0% -4.0%

Monday, 16 Mar 20, 14:00

Peak occupied

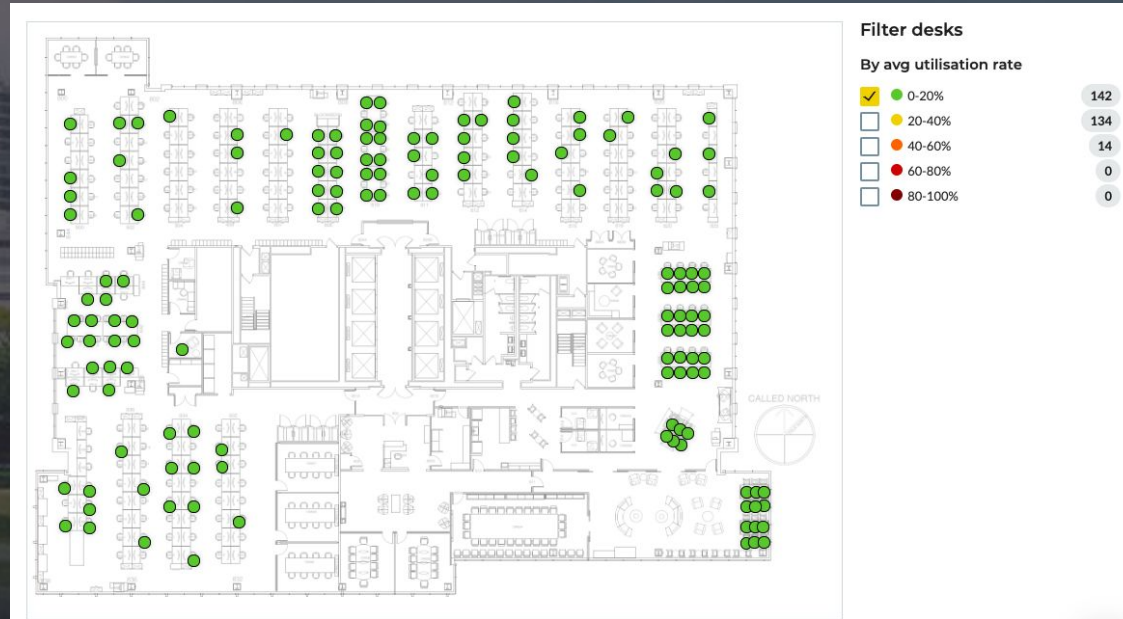
496 / 563 total desks

Occupied for any time within 1 hour

When are these metrics useful?

- Gain insight into overall desk utilisation across your organisation
- Understand your maximum and minimum space requirements
- Gauge the success of changes in the workplace

Visualising Desk Utilisation



Occupancy by Department:

Desks by department

📅 13/03/2020-20/03/2020, M-F, 9am-6pm ▾

Avg desk utilisation by department

^ Department	◇ Peak utilisation	◇ Avg utilisation	◇ Underused desks	◇ Total desks
Agility	87.0% -7.0%	68.0% -9.0%	0	11
Business Development	71.0% -5.0%	48.0% -12.0%	3	12
Construction London	76.0% +3.0%	52.0% -8.0%	4	36
Engineering & IPD	78.0% -5.0%	47.0% -16.0%	4	54
Estimating & Planning	78.0% -9.0%	49.0% -18.0%	4	34
Facilities	67.0% -12.0%	42.0% -7.0%	1	6
Finance	72.0% +5.0%	43.0% -7.0%	2	16
Fit Out Board	77.0% -6.0%	51.0% -10.0%	1	12
Governance	72.0% -6.0%	34.0% -12.0%	2	8
Health & Safety	89.0% -7.0%	56.0% -4.0%	0	4

Occupancy by Asset Type:

Desks by workspace

21/12/2019-20/03/2020, M-F, 9am-6pm

Avg desk utilisation by workspace

Workspace	Peak utilisation	Avg utilisation	Underused desks	Total desks
Alternative Work Setting	41.0% -9.0%	20.0% -6.0%	83	136
Atrium	57.0% +0.0%	20.0% -3.0%	10	20
Collaboration zone	50.0% -11.0%	18.0% -7.0%	16	20
Desk	49.0% -2.0%	32.0% -7.0%	116	647
Help desk	100.0% +3.0%	58.0% -2.0%	0	4
Kitchen Area	43.0% -13.0%	13.0% -6.0%	30	36
Project bench	69.0% -6.0%	21.0% -4.0%	9	16
Scrum	86.0% -10.0%	32.0% -9.0%	1	6
Snake	62.0% -20.0%	30.0% -9.0%	2	9
Snug	74.0% -9.0%	22.0% -10.0%	3	8
Tech bar reception	100.0% +2.0%	50.0% -7.0%	0	2

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