How to leverage workplace data in facilities and real estate planning

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In today's session we'll cover

- Real life examples of how CRE & FM teams are leveraging data in long and short term planning
- Insights into the different reports and metrics workplace data feeds into, dependent on project
- How data plays a central role in creating a reactive workplace in daily operations
- The basics of data gathering and the solutions behind agile and hybrid workplaces

Questions

REC

Today's speaker

"Now is the start of a new era of the data driven office to help companies and employees find the right setup and balance."

Yodit Stanton
CEO & Founder of
OpenSensors

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Case Studies

Facilities Planning: Shift to hybrid work

- What factors, internal and external, prompted this change?
- Who is leading the process?
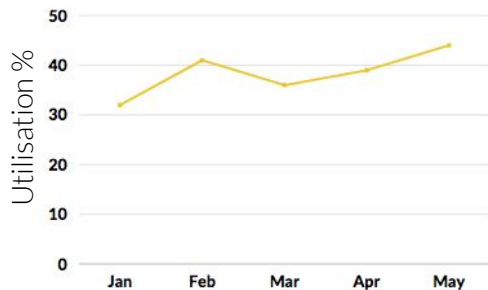
CRE Planning: Data-led space management

- Project as an extension of company ethos and purpose
- What impact does this have on daily operations?
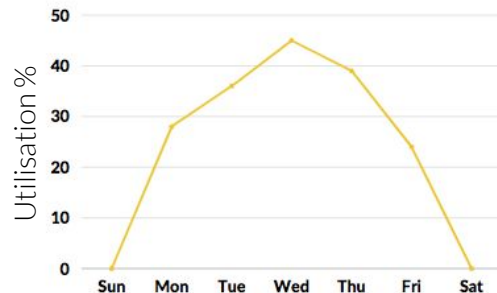
Key project considerations

- What are the long term goals?
- Likely challenges that teams will encounter?
- Are other stakeholders impacted by change?
- What are the measures of success?
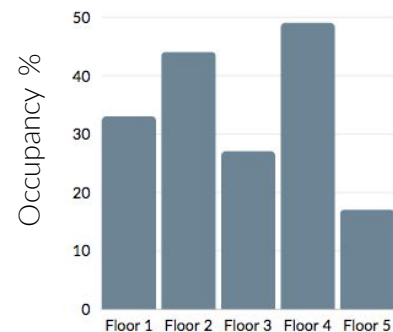- Key metrics to measure?

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Short term reporting: Example metrics
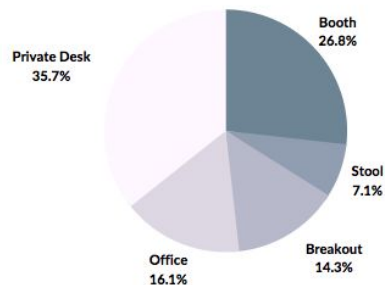
Monthly occupancy trends

Weekly occupancy levels

Occupancy by floor

Asset usage

Booth 26.8%
Private Desk 35.7%
Stool 7.1%
Breakout 14.3%
Office 16.1%

Lowest occupancy Area

23%

Highest occupancy area

64%

Occupancy by department
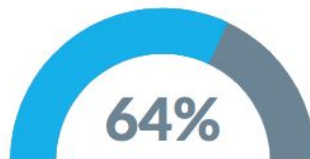
Long term reporting: Example metrics

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)

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Creating a reactive workplace
Data is vital when responding to new challenges

Further uses to data to improve operations:

- Responding to changing employee expectations
- Acting on Health & Safety guidance
  - Social distancing
  - Indoor air quality
- Adapting to new ways of work
- Updating policy based on internal learning
- Automation of time consuming processes
  - Embedded booking system

CO_2

Meeting room

Book Meeting Room

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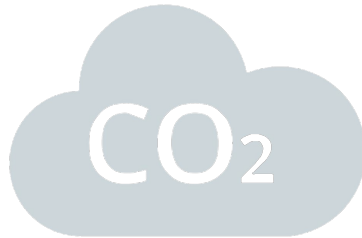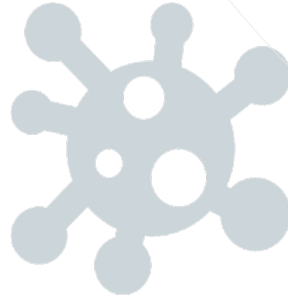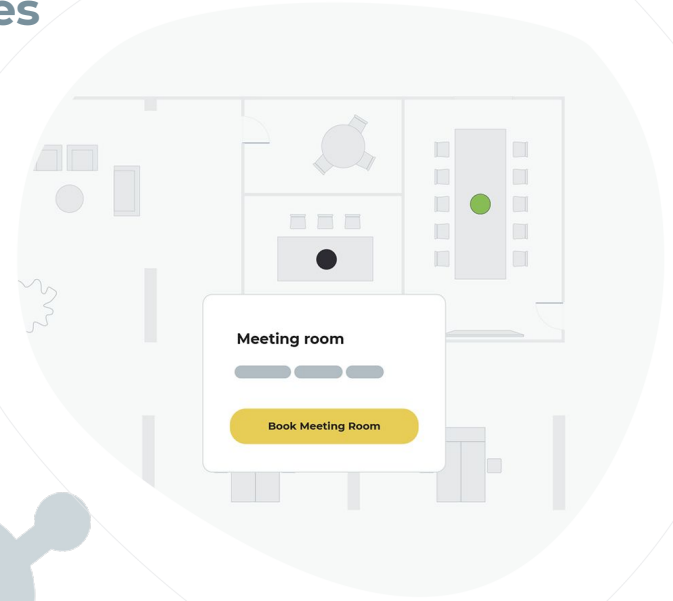
Data gathering

Desk and meeting room occupancy

Under-desk Passive Infrared sensors

Counter, footfall and presence detectors

Environmental data

Provide data on
- Temperature - 21^C
- Noise levels
- Humidity - 40-60%RH
- CO2 Levels - 500-600ppm

IAQ benchmarks
- 4-6 air changes per hour

Booking systems

Enable
- Employees to interact easily with complex spaces
- Teams to adjust workplaces to safety measures without physical barriers
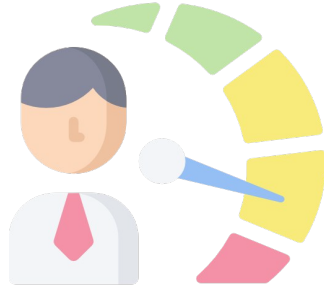- Automation of time consuming manual tasks i.e. no shows

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Key factors for consideration

Data
Leverage learnings from data to update workplace policy to ensure building operations run smoothly

Tech
Introduce appropriate tools, such as booking solutions, to enable employees to access the spaces they require and ease operational workloads.

Measures of success
Before embarking on a workplace transformation project have clearly defined measures of success and goals defined to ensure change is effective.
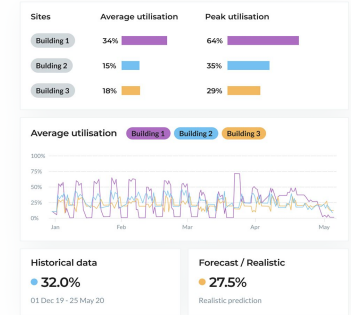
Sensors
Sensors provide real time data which can be segmented into metrics to aid with your long and short term goals.

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Join the conversation

Shaping the future of your workplace

Best practice guide on creating a data led workplace strategy

Download the ebook

Return to work survey May 2021

Impacts of the pandemic on the future of work and the implications for businesses

Download the report

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Thank you

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