



Leveraging workplace data in your return to work plans

Sharing best practices

In today's session we'll cover

- The importance of why you need to start return to work plans now
- How to leverage workplace data in your strategy and manage day to day building operations
- Drivers influencing workstyle changes
- Demonstrate why the workplace needs to be fluid and adaptive







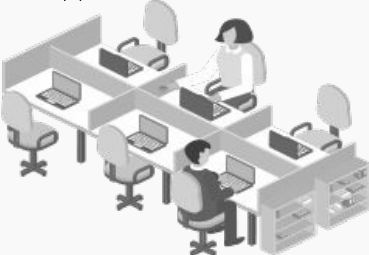


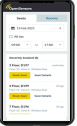
Lucy Fox
VP OpenSensors



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Why you need to start your return to work plans now

	Phase 1	Phase 2	Phase 3
Scenario	 Essential workers only <5% in the office	 Home working challenges House sharing Young families <5% in the office	 Higher levels of occupancy Flexible working
Bus. strain	Minimal complexity	Minimal complexity where space available. Higher rate of awareness of employees on site	Who is working where/when? Higher management for safe and healthy work environment Allocating the use of workspaces and cleaning Managing social distancing
Approach	Fixed desk 	Internal system for approval to be in office 	Utilise seat booking systems to manage more employees returning safely <div> <div> Booking  </div> <div> Air quality  </div> <div> Contact tracing  </div> </div>

Mobility profiles today

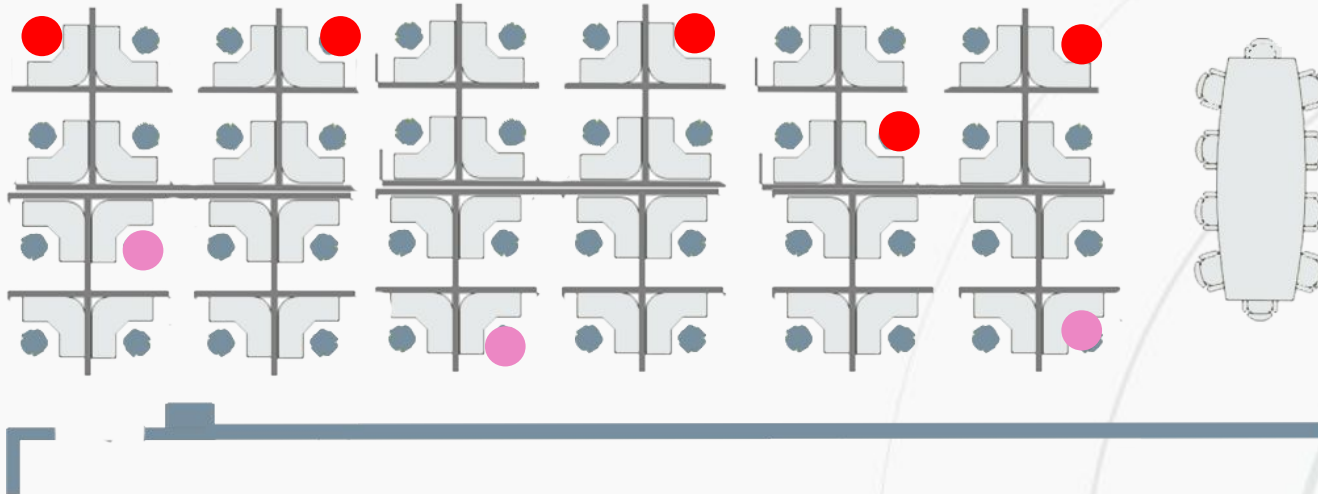
Social distancing setup

Fixed workspace for Essential workers

To accommodate employees who need to be in the office to work

Semi-fixed workspace for Work rotation

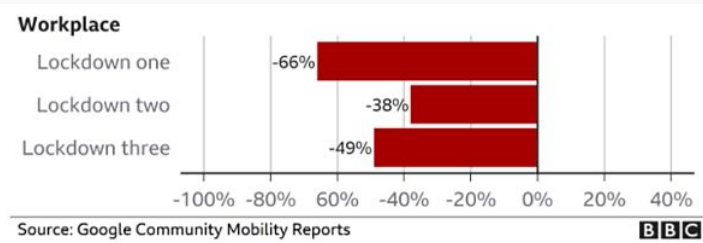
To accommodate when employees work 2-3 days in the office



Return to work in APAC

95% have cited they want to go back to the office*

17% more people are making the journey into the office during UK's 3rd lock down.



Source: *[OSiT survey 2020](#)

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What we can learn from APAC

New Zealand 40%-50%

- Remote hybrid working - shift work, satellite offices
- Additional support for employees well being

Japan 40%-50%

- Organisations have to provide 16sqm space per person
- Invested heavily on remote technology

Singapore - expected 50%

- Government advocated that employees must work at least 50% from home
- Emphasis on rotation based working

Rotation based working has been key for APAC regions returning to the office.

Source: Colliers International report

Seek feedback from employees

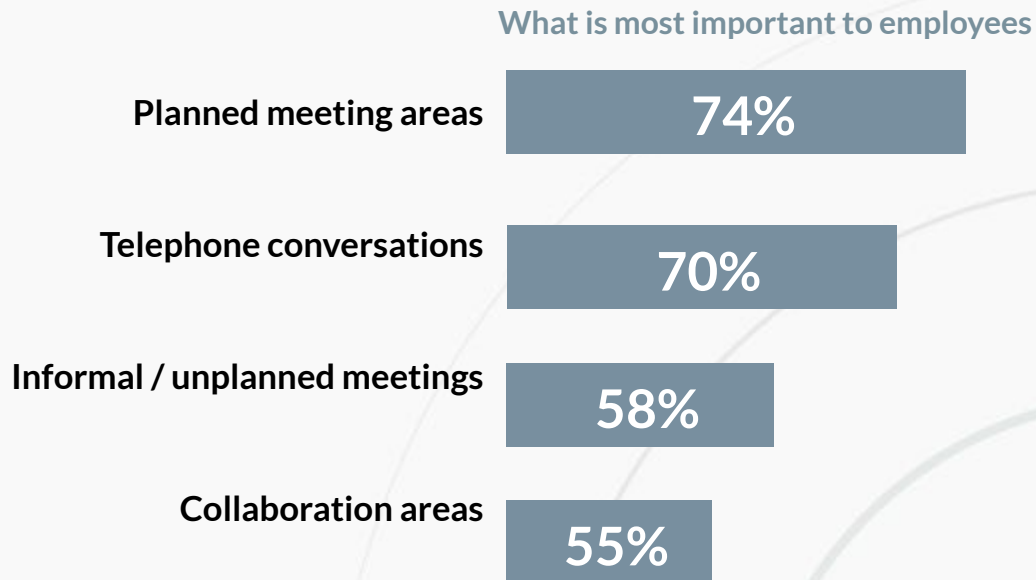
Rethink how employees will use the office

90% want a blend of flexible working - be able to work 2-3 days a week in the office*

40% need to interact and socialise with colleagues - the office is not dead**








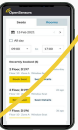
42% found too many distractions working from home

Source: *Smartways survey 2020

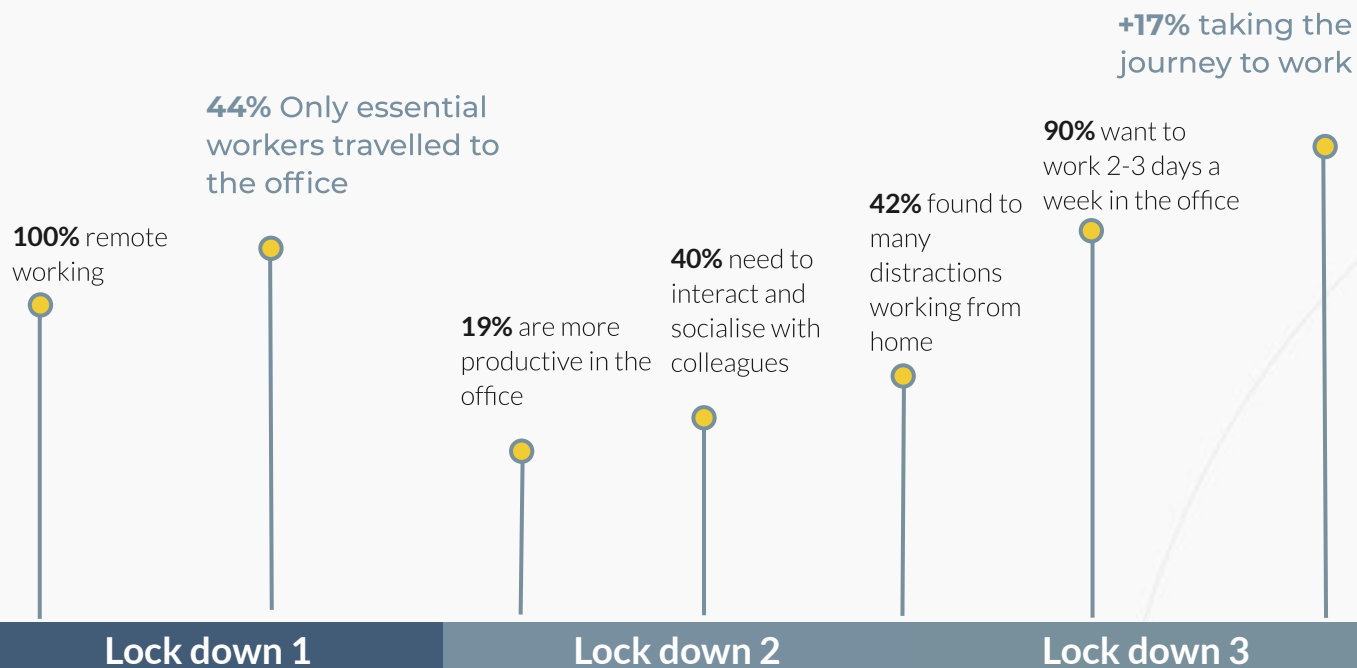


Source: [Leesman index](#)

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How work attitudes have changed at each lockdown



What task/job they need to perform

Planning work rotation

How people use the office

Is your office fit for purpose?

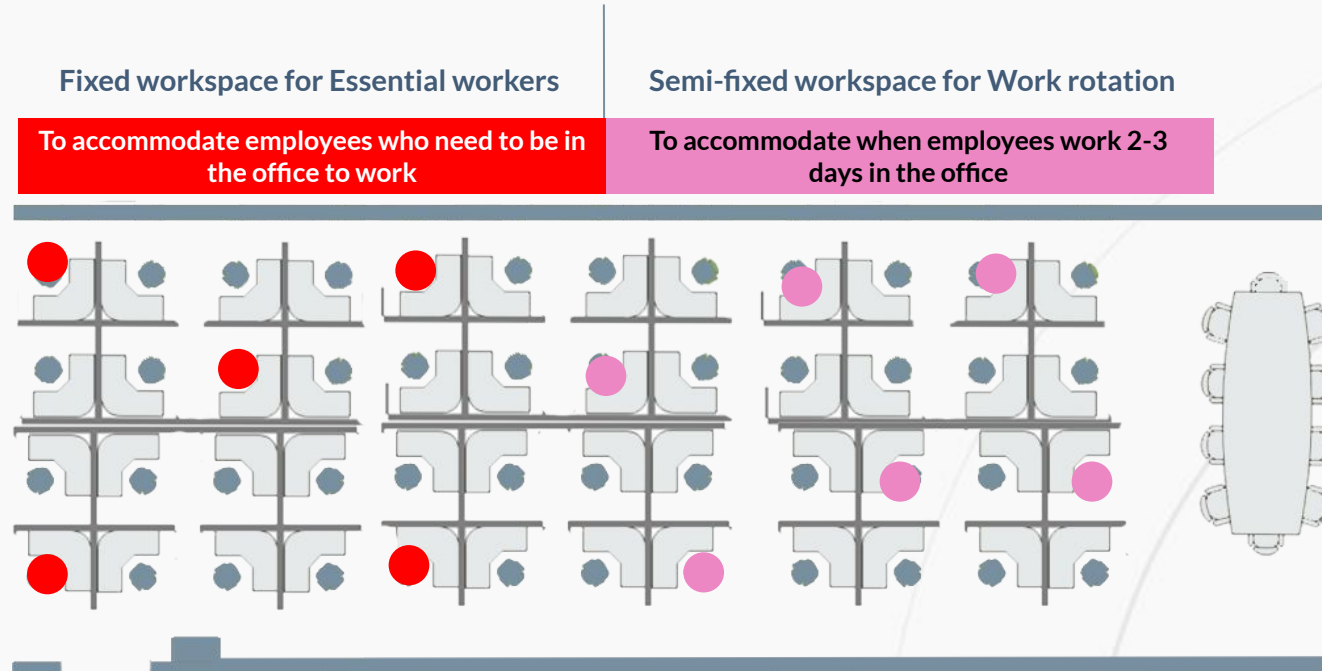
Planning social distancing occupancy limits

Planning beyond COVID19

In 12 months

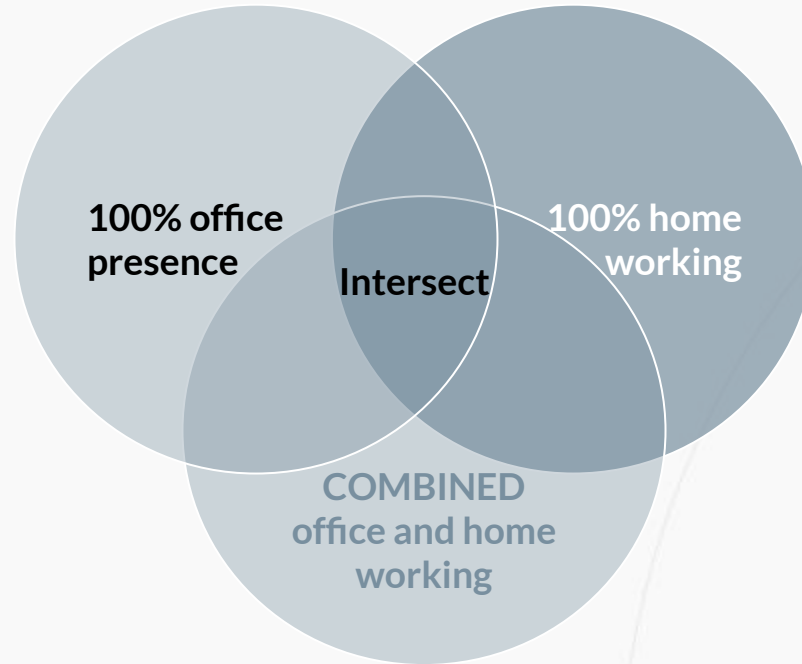
How mobility profiles - Returning to the office

Differing work patterns, rotation and usage



Managing blended work styles

Blended work styles



How do I know where to work?



Individual work



Team sprints or
brainstorming
activities



Regular meetings



Small group work

Weekly utilisation pre-COVID19

A typical week in the office

Weekday Seat Utilisation



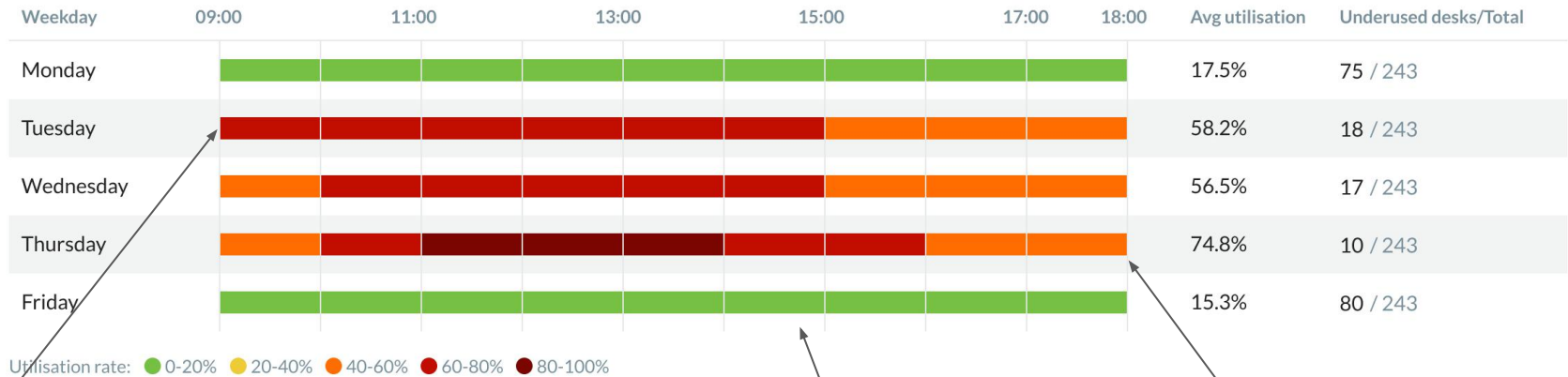
More people in the office Mon-Thur
Average utilisation between 40%-60%

Typically quieter in the office on Fri
Average utilisation 20%

Forecasting weekly utilisation of the future

Work patterns and rotations will significantly impact how busy the office becomes during the week

Weekday seat utilisation



Tuesday and Wednesday will see a higher number of people in the office earlier in the day

Monday and Fridays will become less busy

Thursday will have the highest number of people in the office throughout the day

Changes to mobility profile

12 months from now

20 Fixed

People who are rarely away from their desk

15 Semi-fixed

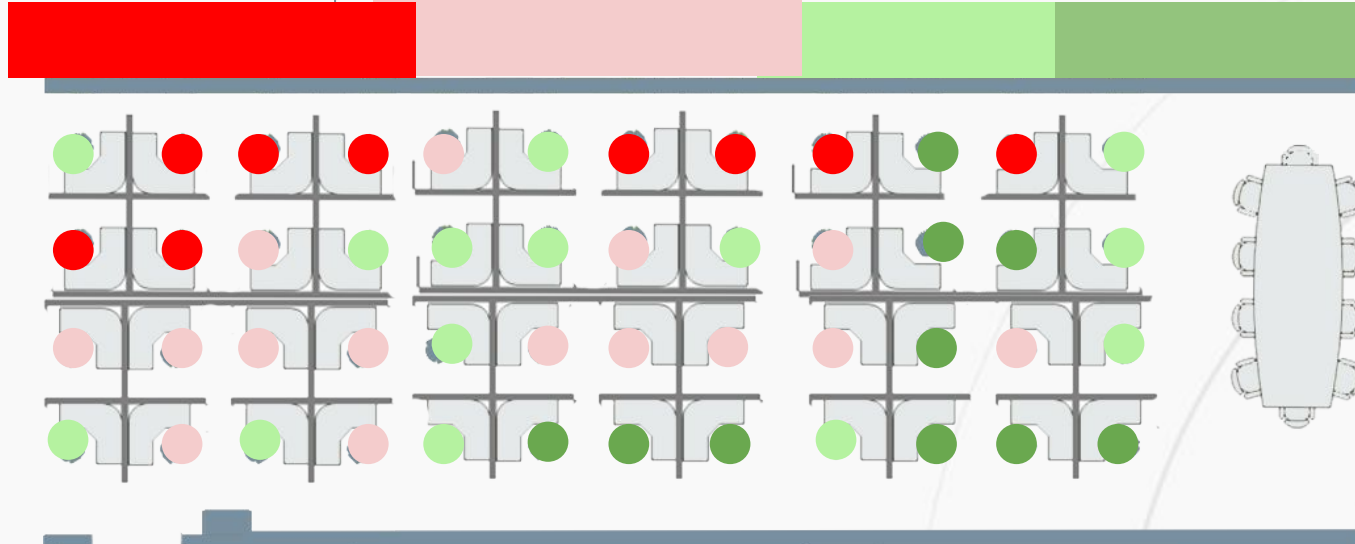
People who use their desk throughout the day but freq. away

5 Semi-mobile

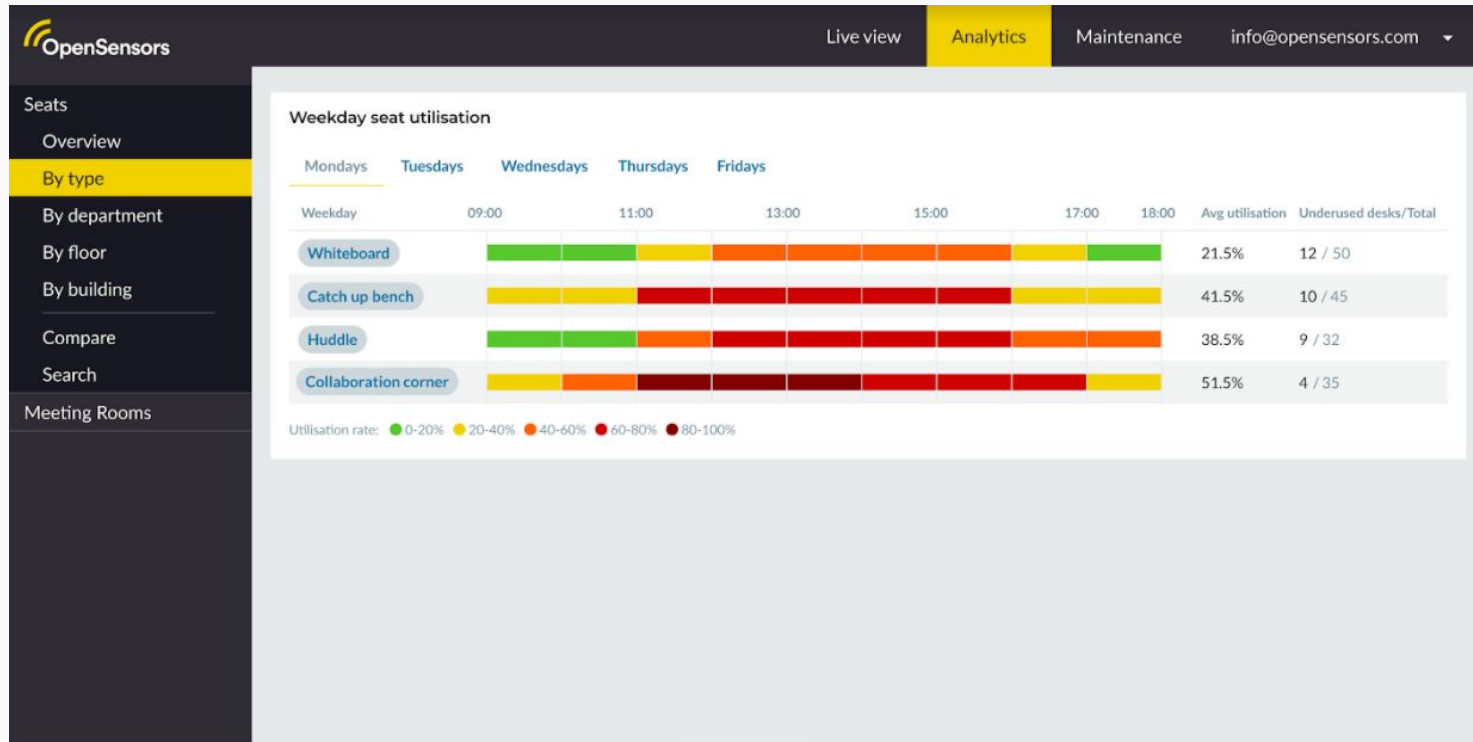
People who only use their desk part of the day

8 Mobile

People who spend some days away from the office



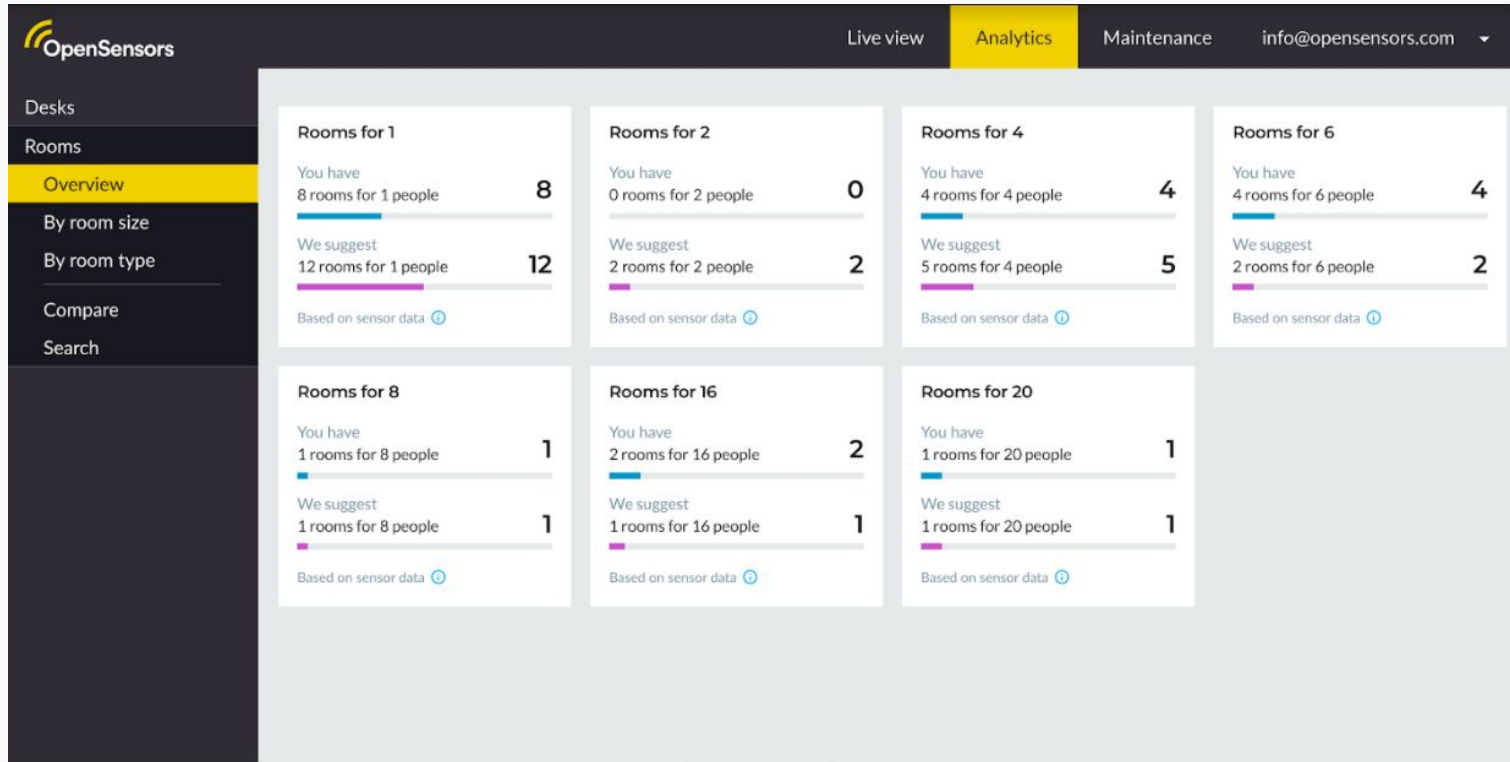
Utilisation of shared spaces



Utilisation of shared spaces

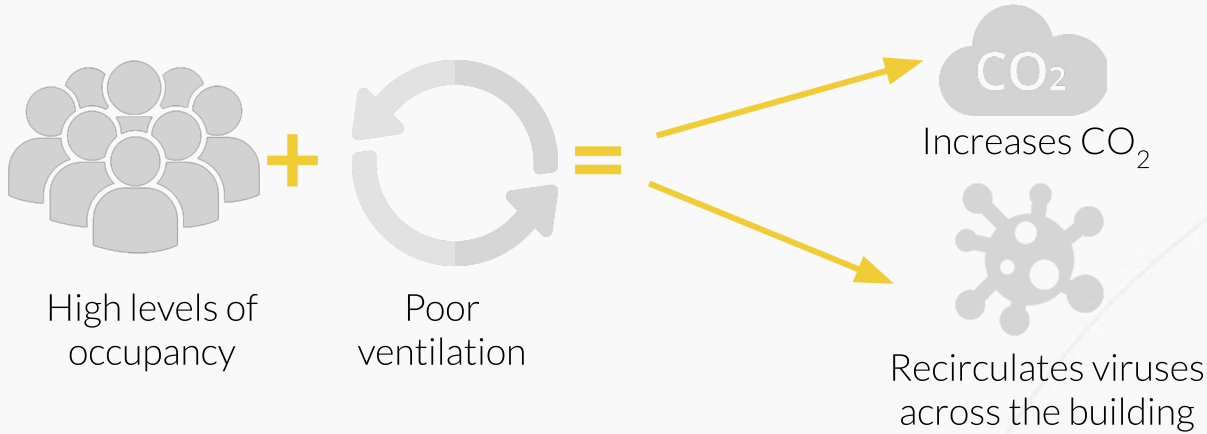


Monitoring meeting room usage overtime

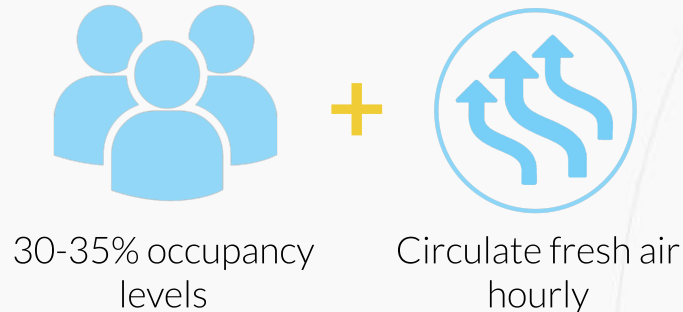


The link between occupancy and increased CO₂

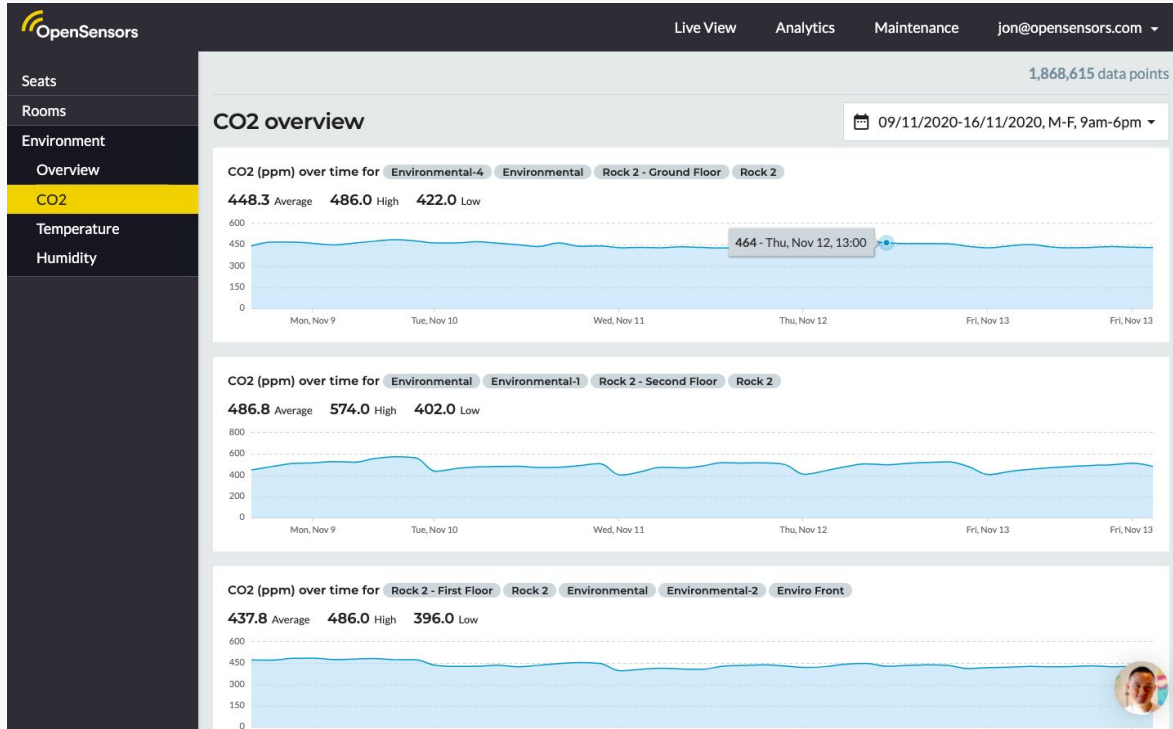
How viruses spread



Control and monitor



Understand the air flow in your office building



See the peaks and drops in CO2, humidity or temperature

Have better control of the air flow in offices to the reduce the spread of viruses

Maintain a healthy and safe environment for employees to return too

Space occupancy & utilisation technology

Understand how often workspaces or assets are being utilised

- Desks
- Focus rooms
- Phone boxes
- Meeting rooms



Understand the footfall of free flowing areas

- Meeting rooms
- Open space



Monitor the air quality in your office building

- Temperature
- CO2
- Humidity
- Noise

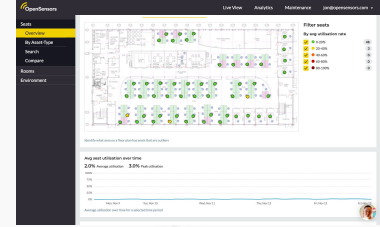


Encrypted data

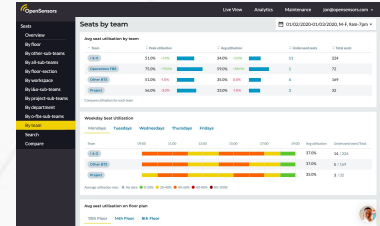


Powerful analytics software

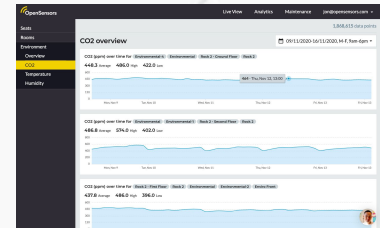
Accessible data anywhere, anytime



Monitor social distancing



Compare workspaces and asset usage



Monitor the air quality in your building

Management of space

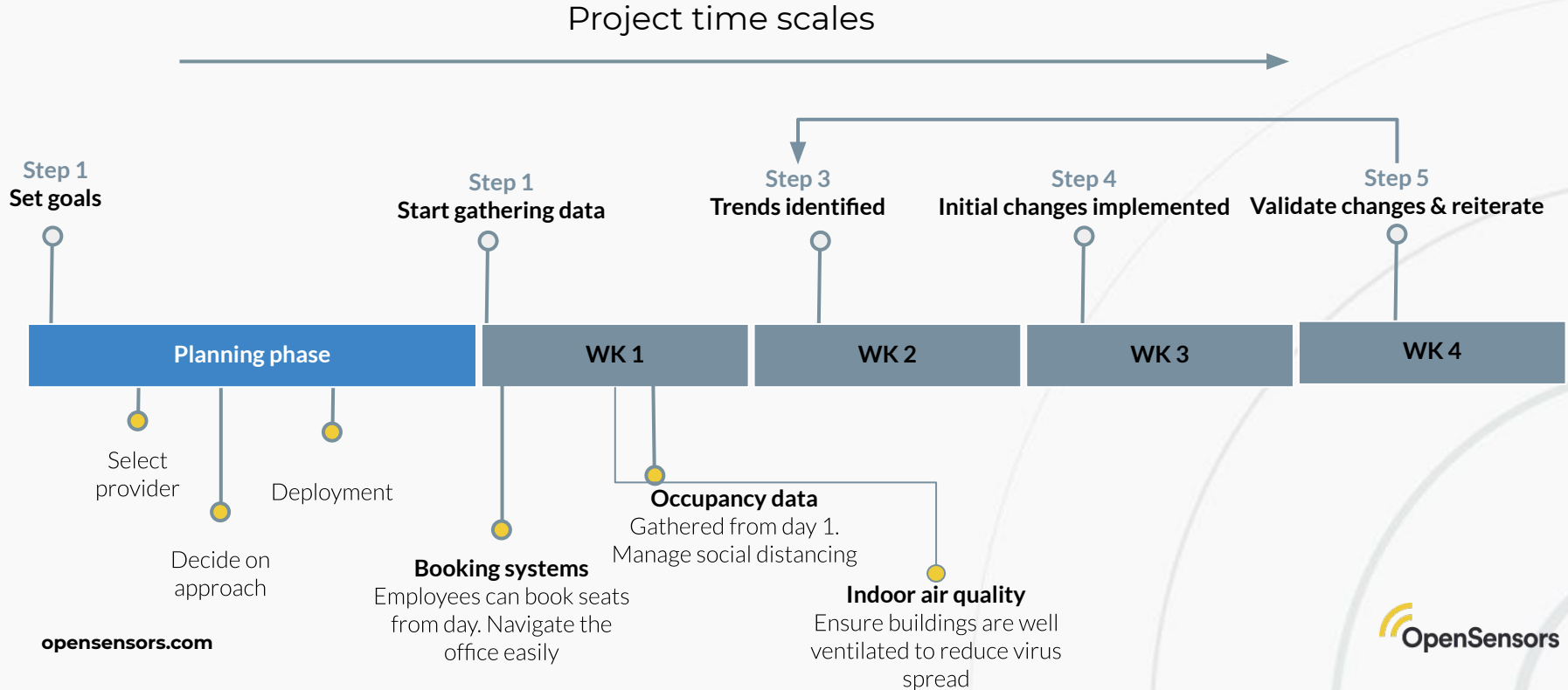
Manage work rotations, pre-plan social distancing and daily operations by combining occupancy and booking data to understand office usage.

How do you provide the space people actually need and manage space capacity?

- Ease of navigation
- Book space for task
- Easy booking & identifying space

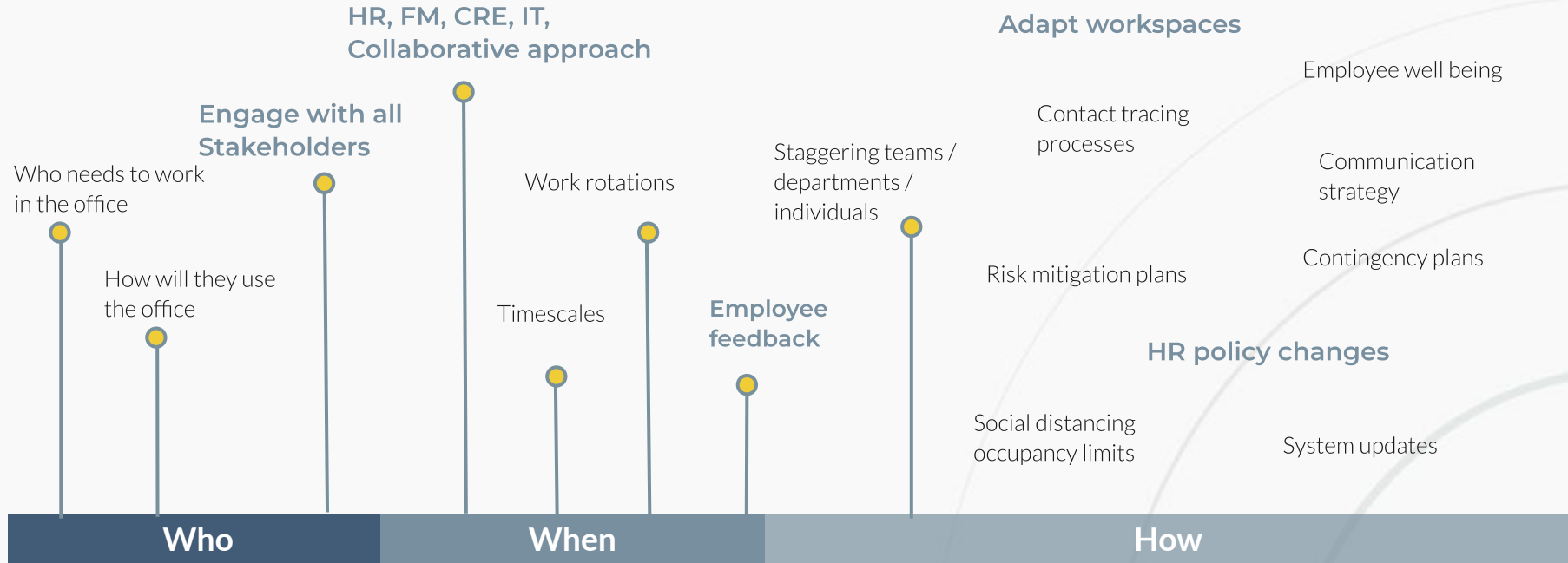


Start gathering data



The journey

Start planning now



Key takeaways

Start planning now



Mitigate risks

Plan who, when and how employees return

The purpose of the office



Rethinking the workplace

What purpose does the office serve as work patterns and behaviours change

Leverage workplace data



Utilisation data

Understand what and how teams or dept. use the office

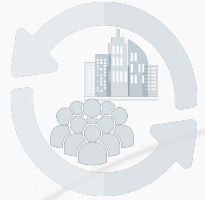
Gather employee feedback



Instill confidence

Give employees peace of mind the office is a safe and clean environment to go back to

Adapt the workplace



Agility and sustainability

Create the foundation for long term success


Q&As



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