

TWENTYTWO

Utilisation²²

Create actionable
property change
with data

If the pandemic of recent years has done one thing for all organisations, it has changed the way their people use property.

The hybrid model, new ways of working, learning, interacting and living, need new property solutions.

Increasingly, our clients are looking for clear analysis of utilisation and a deeper understanding of what 'hybrid' and modern living means for them, their workplace, campus or community facility and their people.

In response to this need, we've developed **Utilisation**²² – a tool that gives you a multi-week perspective of how your space is used. Base your future property decisions on real data rather than perceptions or guesswork.

Utilisation²² gives you the information you need to make a business case to refine your property needs.

- ✓ No software to learn
- ✓ Easy to read graphics
- ✓ Real data, no guesswork

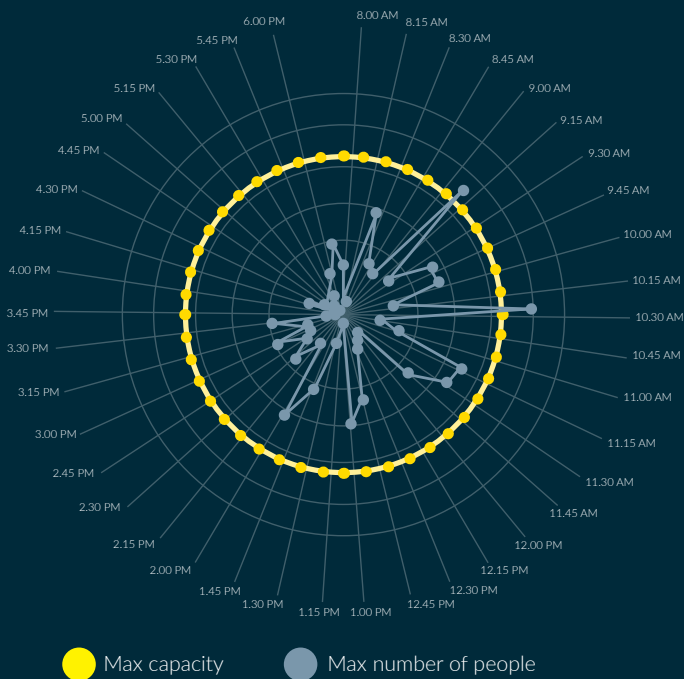
Utilisation²²
answers the question:

Does your property
solution match
the needs of your
people?

Utilisation²² analyses

- » How often spaces are occupied and unoccupied over two weeks?
- » How many people are using a space versus its capacity?
- » Does your mix of room sizes match the needs of your people and their work or operating style?
- » Do you have capacity that could be made available?
- » How much space do you need with a hybrid model?
- » What's the right balance of collaboration spaces, quiet rooms and spaces that connect digitally to remote participants and workpoints.
- » What sizes of meeting/working rooms do your people actually need?

MEETING ROOM SIZE VS CAPACITY ACROSS A DAY



Room Capacity

22

Largest size meeting held in this room on selected date

26

Largest size meeting held in this room (over entire study)

26

How can
Utilisation²²
help you
make better
property
decisions?

OUR CLIENTS SAID...

- ✓ “We wanted detailed objective information that tells us if we have the right number and size of meeting, quiet and collaboration rooms for our team”
- ✓ “It helped us identify under-utilised space and unlocked opportunities to save money”
- ✓ “We didn’t want to deal with the tech, cost, or privacy issues of other solutions, but we needed to understand how our spaces are being utilised”
- ✓ “We used it to inform our new design so we can deliver a brief based on actual needs, rather than perceptions”

How do we do it?

1. We start by working closely with you to identify what aspects of occupation and utilisation you are looking to get a deeper, more scientific perspective on. In short, what questions do you want answers for.

2. We then map out sensor locations, installing up to 60 of them at entry/exit points to get a perspective on how many people enter and exit the spaces over two weeks. Privacy isn't an issue since we're tracking activity, not people.

3. We then analyse the data and produce clear, easy-to-read graphic reports for you to share with your People and Culture, CIO, Property, Facilities or Design teams to inform your property decisions.



If you have any questions, our Workplace Strategists can help you unravel what the insights might mean for your organisation and how you can apply these insights to get the maximum benefit out of your property space.

Who is this for?



There are a variety of organisations that have a workplace, a campus, a specialist or community facility where **Utilisation**²² can be applied to give you more fact-based information to inform your planning and decision-making . Some previous clients include:



Tauranga City



Who is TwentyTwo?

As a Tribe, we have a collective intelligence across strategy, property, workplace and workplace technology.

We use technology, research, workplace strategists and our depth of experience to deliver exponential **Utilisation²²** results for companies striving for exceptional value out of their property.



LEARN MORE – TAKE THE NEXT STEP

Connect with Don Smith, TwentyTwo's **Utilisation²²** expert for a no-obligation chat to see how **Utilisation²²** could help your organisation create actionable property change with data.



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TWENTYTWO

STRATEGY²²

Aligning property/real estate with strategic intent

WORKPLACE²²

Optimising the workplace to support high performance

INVEST²²

Infusing strategic acumen and commercial acuity into investment decisions

ADVISORY²²

Applying expert commercial acuity to real estate projects and transactions

TECHNOLOGY²²

Integrating building and workplace technology with business and property projects

DELIVERY²²

Establishing governance, teams and processes and providing leadership to ensure project success

PORTFOLIO²²

Partnering as a trusted outsourced property and lease management provider

ASSURANCE²²

Improving the performance of property programmes, projects and in-house teams

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