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Uncovered: 4 reasons why poor space management is hurting your staff

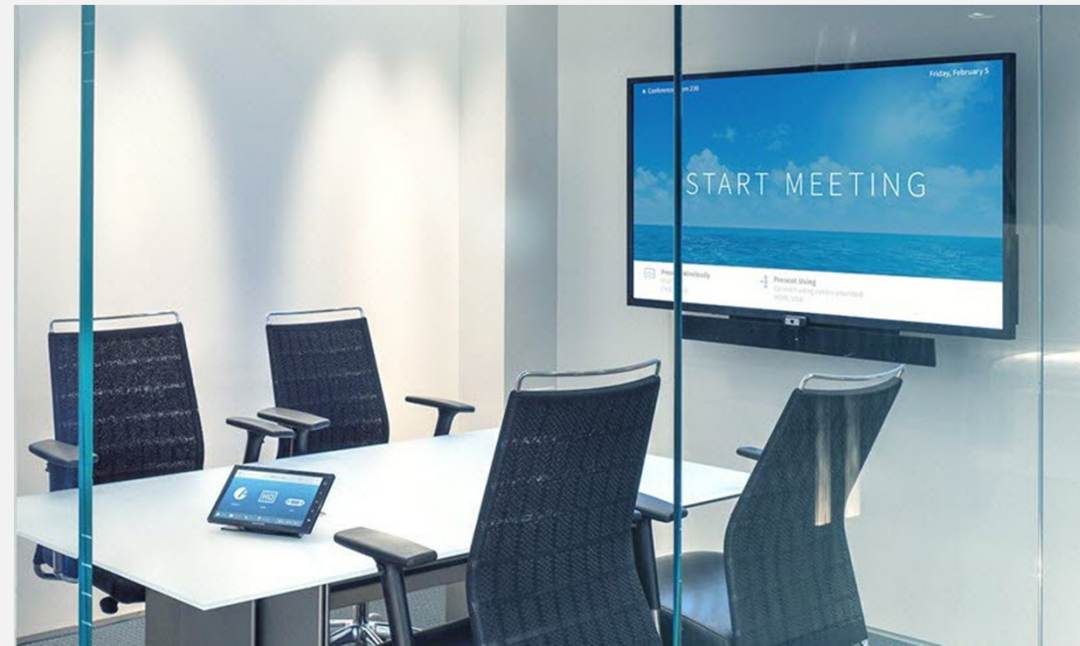
By Luis De Souza

Office gimmicks vs technology

Have you got a ping pong table in your office yet? Hammocks for workers, maybe, or slides to make your workspace more fun?

If you haven't, don't bother – a new survey says what 79% of workers really appreciate is not the funky gimmicks but [good old reliable technology](#).

And that's welcome news to UK business owners already reeling at the high cost of workspace - [monthly London office rents](#) are more than £50 per square foot - yet who want to hang onto their increasingly hard-to-please workers.



Because the sad truth is this:

A massive number of UK organisations are failing to make the most of their workspace - for their business and for their staff.

£ Hundreds of millions

That's what inefficient use of space in UK hospitals could be costing, a healthcare conference recently heard. It's just one example of the catastrophic result of bad space use.

So what's dragging our office space down?

The healthcare conference was told the blame can be put on a number of issues - but near the top were ***“very poor quality data and blissful ignorance.”***

We know there's nothing particularly blissful about the results of poor space management, of course. It hits:

- ✓ Your productivity
- ✓ Your costs
- ✓ Your interdepartmental efficiency
- ✓ Your staff's happiness – and retention.

These are 4 important reasons why poor space management has a potentially catastrophic effect on your business.

1. Productivity

Your staff can't work efficiently if they can't find the right place to work with the right equipment.

This has become even more true as our workforce and the demands on our workspace have evolved.

Staff now demand more flexible working, and offices have moved away from fixed desks and formal meeting rooms to multi-purpose spaces where workers can drop in and out and hold informal collaborative gatherings.



Information in real-time

But wandering round the building looking for somewhere to sit is **NOT** the answer. Flexible staff need access to modern workspace scheduling technology that helps them locate available space in real time and book exactly what they need.

Fact: *Only 33% of workers feel their workspace is optimised for productivity.*

So what creates a perfect, optimised workspace?

Ideally, it includes advanced CAFM software, which is used to design, draw, track, and manage facilities via an intelligent graphical floorplan – Drawbase produce one of the leading examples.

When combined with online workspace booking technology, the result is an easy-to-view and use workspace management system that gives managers a genuine overview of space utilisation.

2. Costs

One good reason for the move away from formal meeting space and fixed desking is that when it stands empty, space is an extremely expensive commodity.

You might need a boardroom once a month – but it makes financial and operational sense if it can be made available for alternative use for the rest of that month.



Case study

One global utility with 300 meeting rooms over multiple locations recently found its staff were struggling to find suitable rooms where they could schedule their meetings.

As a result, they were spending a fortune on booking outside rooms.

\$100,000 in 3 months!

That's [how much](#) the utility saved by deploying a browser-based enterprise level meeting room and resource scheduling solution. The utility reported massive savings from reduced booking of external rooms, simply because people could easily find suitable available internal space.



That's not all, either. Integrating video conferencing with room booking is estimated to be saving another \$5, 000 per week in reduced travel expenditure.

3. Interdepartmental efficiency

Simply keeping track of who's using what in a large organisation can be a logistical nightmare.

Good space accounting reporting, though, allows facilities managers to calculate how space is being used and compare it to space standards.

They can also compare it to the lease, to make sure they are being charged for the correct amount of space. Again, a graphic representation can provide confirmation that they are looking at the correct space.



Tracking assets

In large organisations, charging back space efficiently from one department to another can be tricky and even divisive.



But this kind of technology makes sure departments are charged for the space that they actually occupy, which encourages them not to overuse space that they don't need.

Facilities managers also benefit from a greater ability to track assets, which is particularly valuable when it comes to high-value assets and furniture, and saves loss and unnecessary procurement.

4. Staff happiness and retention.

“I just want to get on with my job.”

If you hear that wail of frustration often, you know workspace is being so poorly managed that it has definitely become a downer.

A recent survey of UK office workers found that **50%** agreed that if the internal design of their office matched their ‘ideal’, it would make them more productive. And **48%** craved space to collaborate with colleagues.



What are the consequences?

These aren't statistics
any office manager
can afford to ignore
- not if they want to
keep staff happy in
their work.

*After all, it's harder to keep people happy
than it once was.*



Oh, those millennials...

A recent survey of 500 workers showed that only 40% of millennials (born after 1980) 'somewhat' agreed with the suggestion that they were loyal to their company. That's compared to 66% of older workers.

The same survey found this is driving firms to place greater emphasis on benefits, empowerment and a better working environment.

So it's definitely time to put away the ping-pong bats and get serious about providing workers with good reliable [workspace scheduling technology](#) that can make their lives a lot easier.

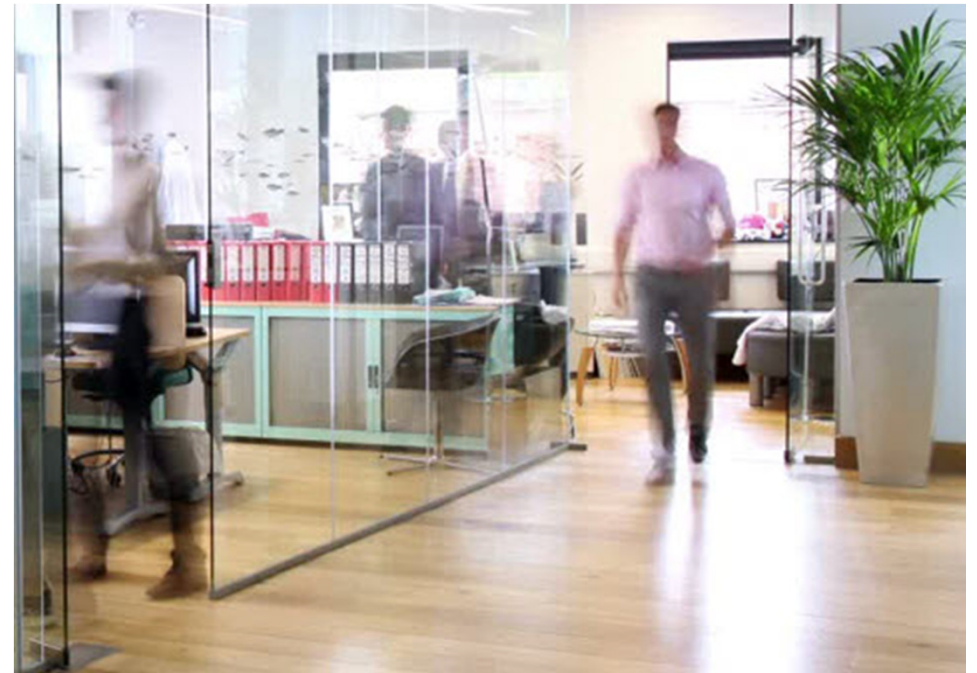
What's more, the implications of putting this level of sophisticated control and monitoring at the fingertips of facilities management professionals are immense.



Cost implications

It's estimated that organisations can gain a **5-10%** reduction in annual workplace real estate costs by maximising space planning efficiencies and by ensuring corporate space standards are supported.

In all, it adds up to more efficient operations, better space utilisation, higher productivity and happier staff.



The result ?

Technology can't change the challenging environment out there, of course, and it can't make office real estate any cheaper.

But it can create a working environment that helps firms hone their competitive edge and keep their talented workers where they belong.

Stay in touch

Want to discuss how technology can support your workplace?

Our experts are on hand to help:



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