



Connect. Respond. Transform.

Metrikus Case Study

Return on
Investment for a
Major UK Bank



The Starting Point

We worked with a major UK bank to optimise the utilisation of their agile workspace.

Based on manual headcounts and an estimated 71% floor peak occupancy, they were being asked by HR and FM to contract a new lease worth £500,000 to accommodate the expanding floating population of employees.

Our proof of concept was deployed within a week and real-time occupancy monitoring immediately gave an accurate and detailed insight into utilisation within their space.

Key Metrics



Floor: 2340m²



Allocated Full Time Employees: 625



Current Limiting Threshold: 492
(ventilation)



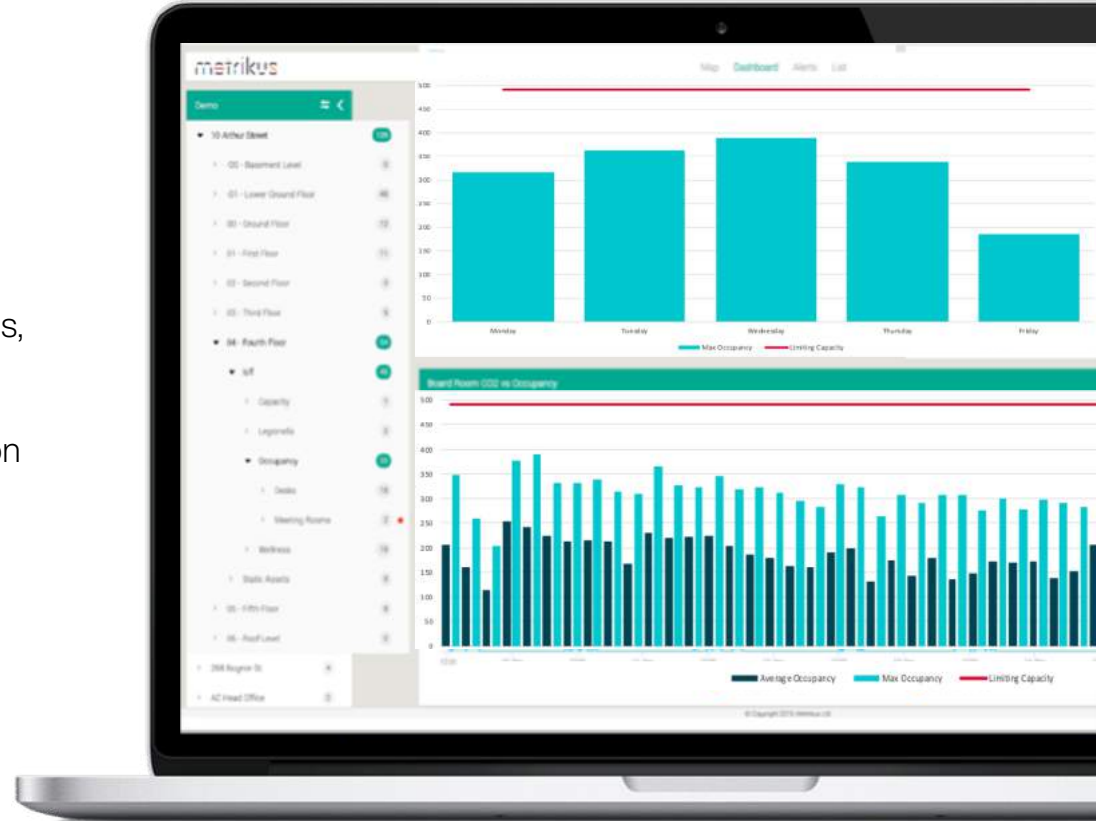
Design Occupancy: 468



Peak Utilisation Measured vs Design
Occupancy: 71%

The Monitoring Period

- Average utilisation during the first 10 days of monitoring transpired to be 154, only 33%.
- After stress loading with additional employees, average utilisation remained below 44%.
- We continued to control the volume of staff on the floor, with real-time alerts to ensure any increases would not lead to a breach in building control.



The Outcome

Greater than 98x
Return on
Investment



The Outcome

A 100% occupancy level, although highly efficient from a cost perspective, would start to affect the productivity of staff.

Restricting natural groupings in agile workspace can prevent collaboration, as well as negatively affecting morale, impacting productivity, loyalty and absence.

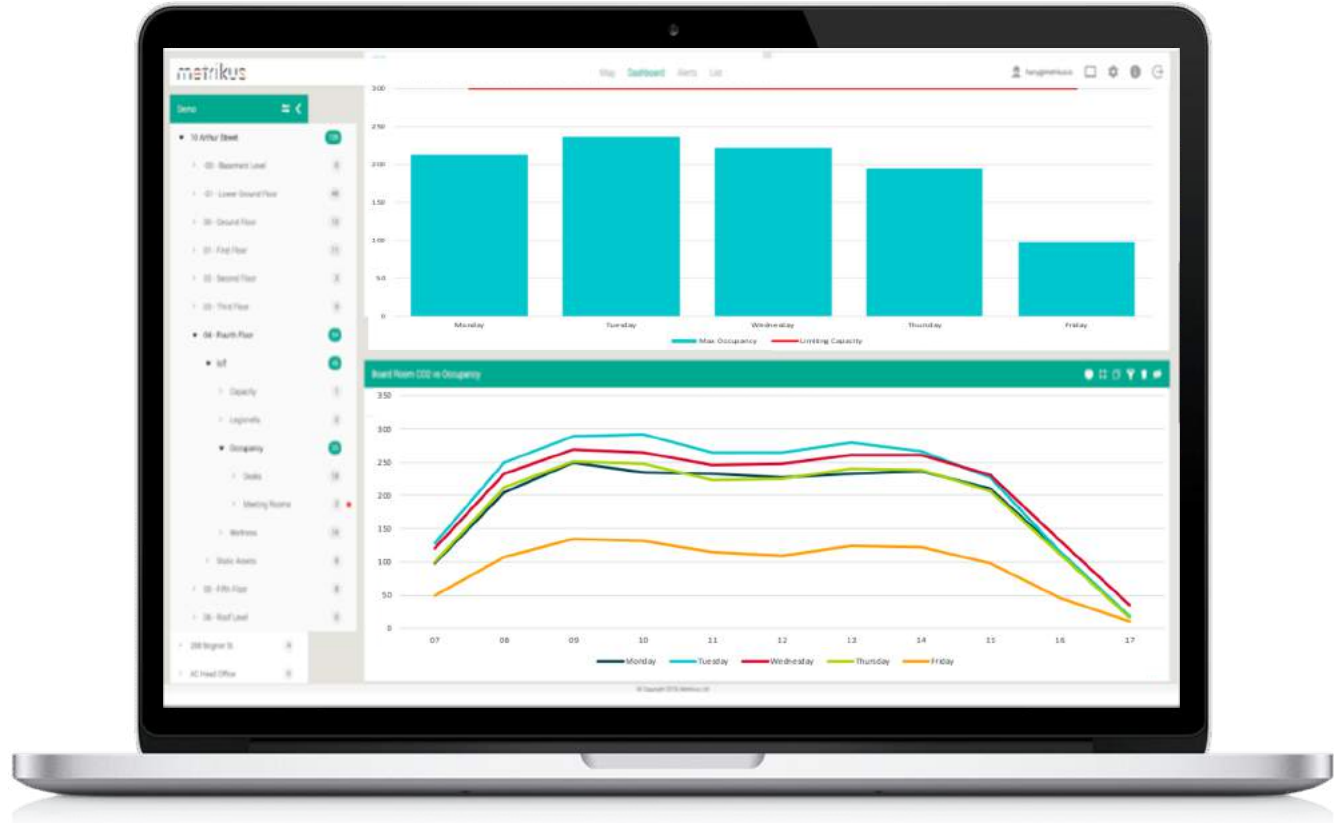
We recommended that occupancy levels stayed between 80-90%. This enabled an increase of 303 in staff allocation, a 34% increase from the previous allocation.



The Outcome

We also noticed that average occupancy levels were significantly lower on Fridays in comparison to the rest of the week, due to a large proportion of staff working from home.

We recommended reviewing working patterns to increase utilisation on Fridays and reduce peaks on other days. This would free up further capacity to increase staff allocated to the floors.



Return on Investment

>98x ROI



The Return
£573,750

- Average Utilization: Increased by 51 staff and 255m²
- Cost per m²: £750 per annum
- Costs Saved: (255m² x £750pa) x 3 years

The Investment
£5,856

- Sensors: £2400
- Metrikus Platform: £756
- Professional Services: £700
- Other Install Costs: £2000





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