

WORKPLACEFUNDI

PRODUCTIVITY IN PLACE

Moving on – From FM to Workplace Management



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Who am I
and what is
WORKPLACEFUNDI?

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“You will make your living from
Architect's mistakes”

Dr Peter Swallow



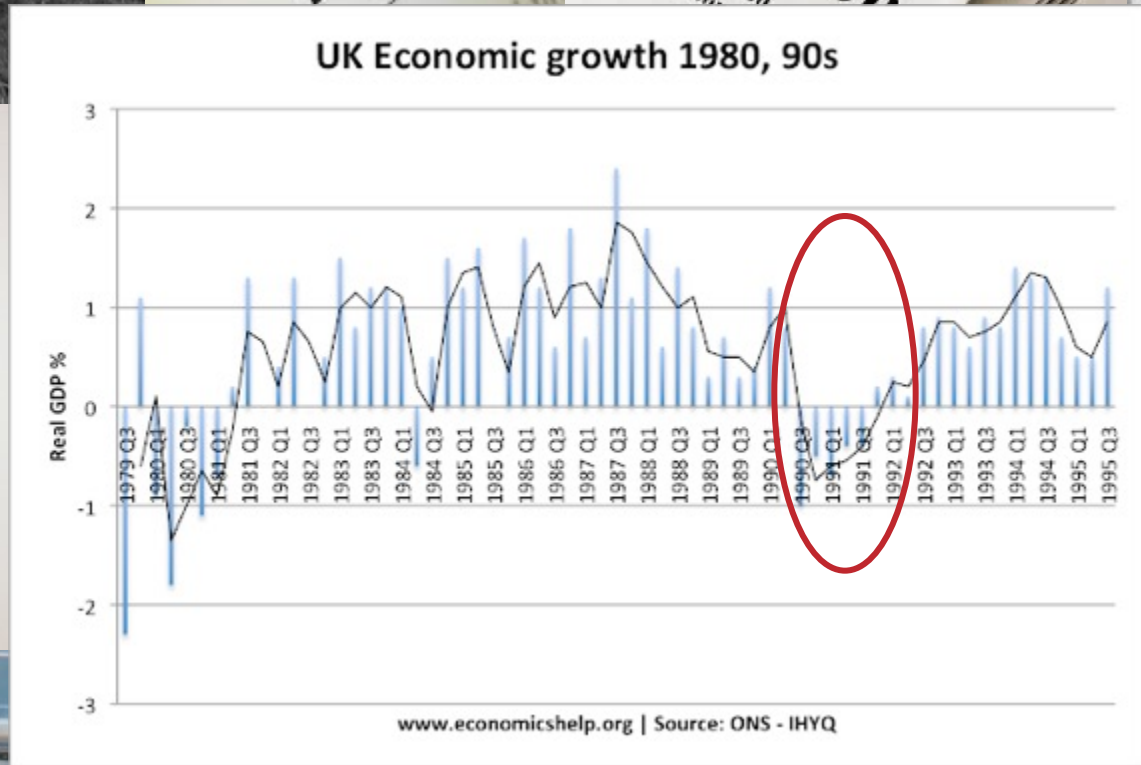
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10,000
join the
dole in
a week







THE WORKPLACE ADVANTAGE

The £20 billion key: why the office environment is key to productivity

THE STODDART REVIEW

10 Questions all CEO's need answered to unleash a Winning Workplace

**ARCH
TTER
PLACES**

The Workplace Conversation #twpc
BIFM CIPD



only entered mainstream...
Lucky for us that it did, because it opened the door to FM and workplace expert, Andrew Mason, who has been 'teaching' organisations across a range of disciplines how to grow their businesses, with significant success.

Andrew's company, WorkplaceFundI, was founded in 2015. It's hard not to concede that its work in making workplaces into super-catalysts of productivity foresaw the Covid-19 years and their impact on the office. In fact when Asset met with Andrew to discuss the subject, we half-expected him to produce a crystal ball.

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The Changing World of Work



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“Organisations don’t want facilities
they want a **productive workforce**”.



Why Workplace Matters?



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Bottom Line: People who Like their Office...

More Engaged

More Connected
to Culture

More Productive

Less Likely to
Leave



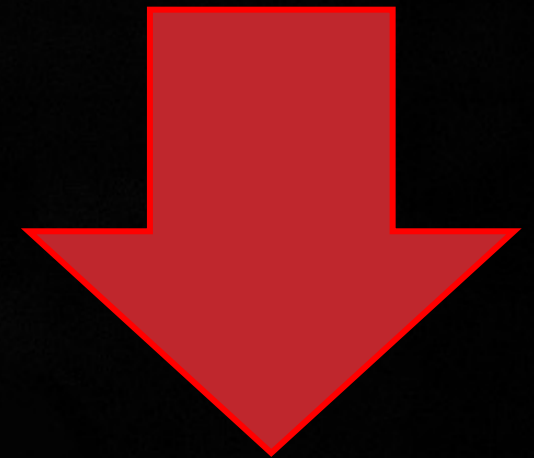
33%



30%



20%



9%



The Workplace Opportunity



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4 Challenges





#1 People: Put employee purpose first



#2 Place : 'A Machine for Working'



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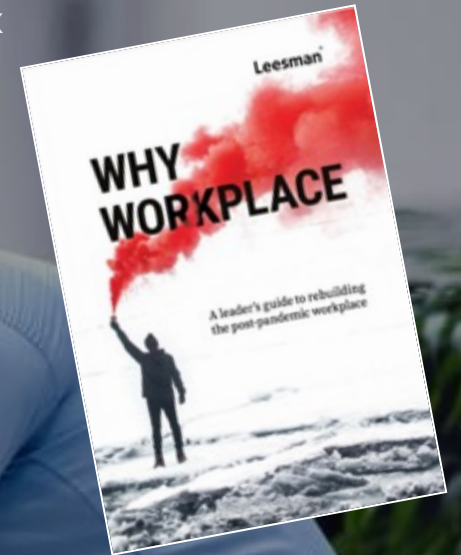
Place & Performance

Only 13% of employees are satisfied with their work experience.

Only 53% of employees agree *“that their Workplace allows them to work productively (Pre Covid)”*

AND

30% of employees actively disagree!



Place & Productivity

- 58% of CEOs say *“they need a consultant’s help to improve productivity”*.*
- 56% of CEOs say *“employee performance is their highest concern”*.*
- 51% of CEOs cited *“employees working well remotely”* as their biggest challenge*
- Improved workplace experience could increase productivity by 5%-7%**



The Predictive Index | Annual CEO Benchmarking Report *
The Workplace Advantage Report **



#3 Cost: Missed Opportunities



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Cost: Missed Opportunities
Efficient - Yes

Effective - NO



3-30-300 ?

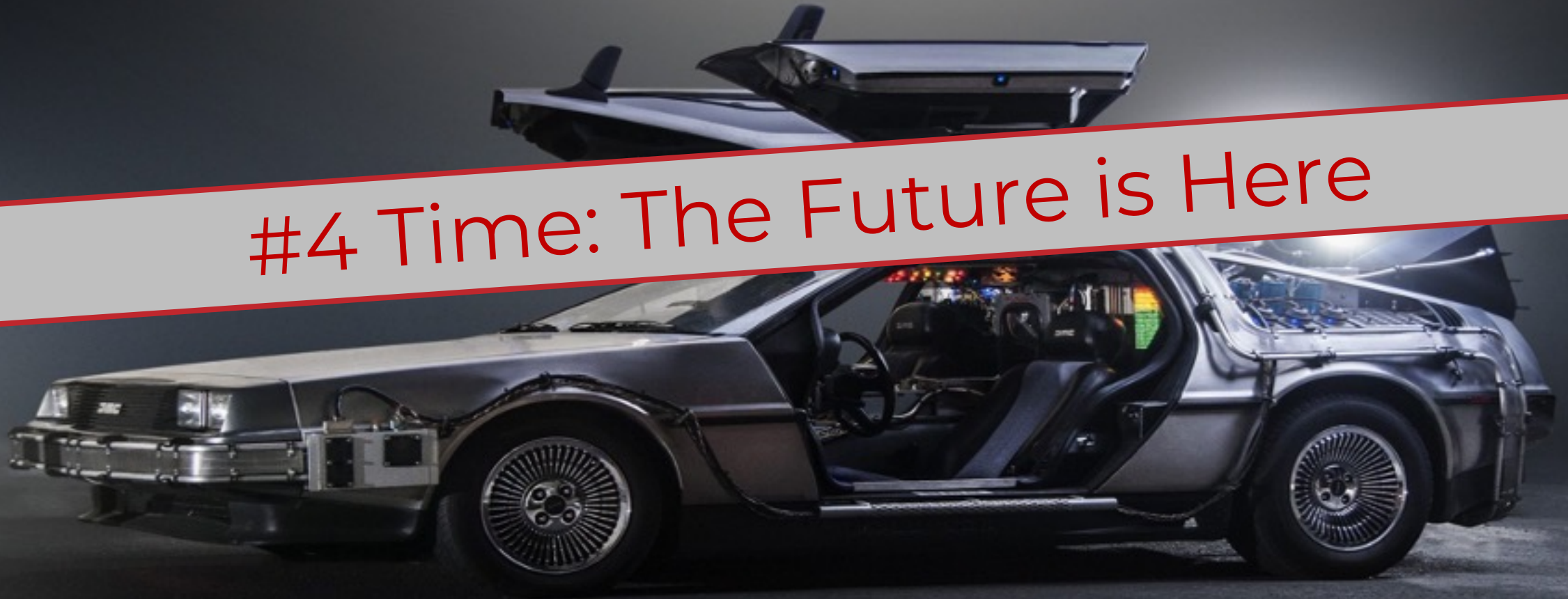
UTILITIES

OPS COST

PAYROLL



#4 Time: The Future is Here



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Where is the Solution?



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EWM-360

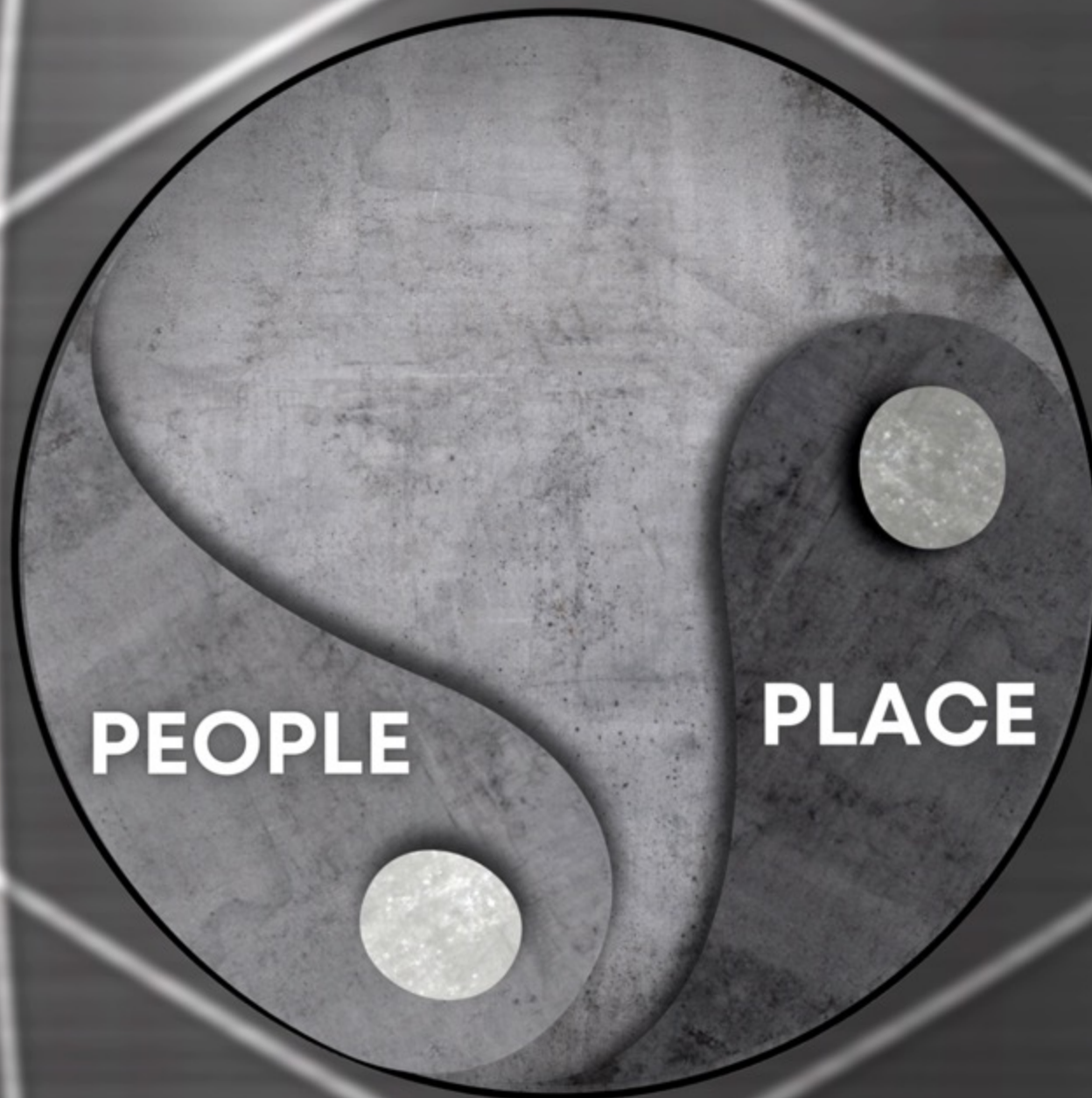


Empower People with
Choice

Emotion
Engagement
Enablement
Expression
Expectation
Energy
Empowerment
Empathy
Equity



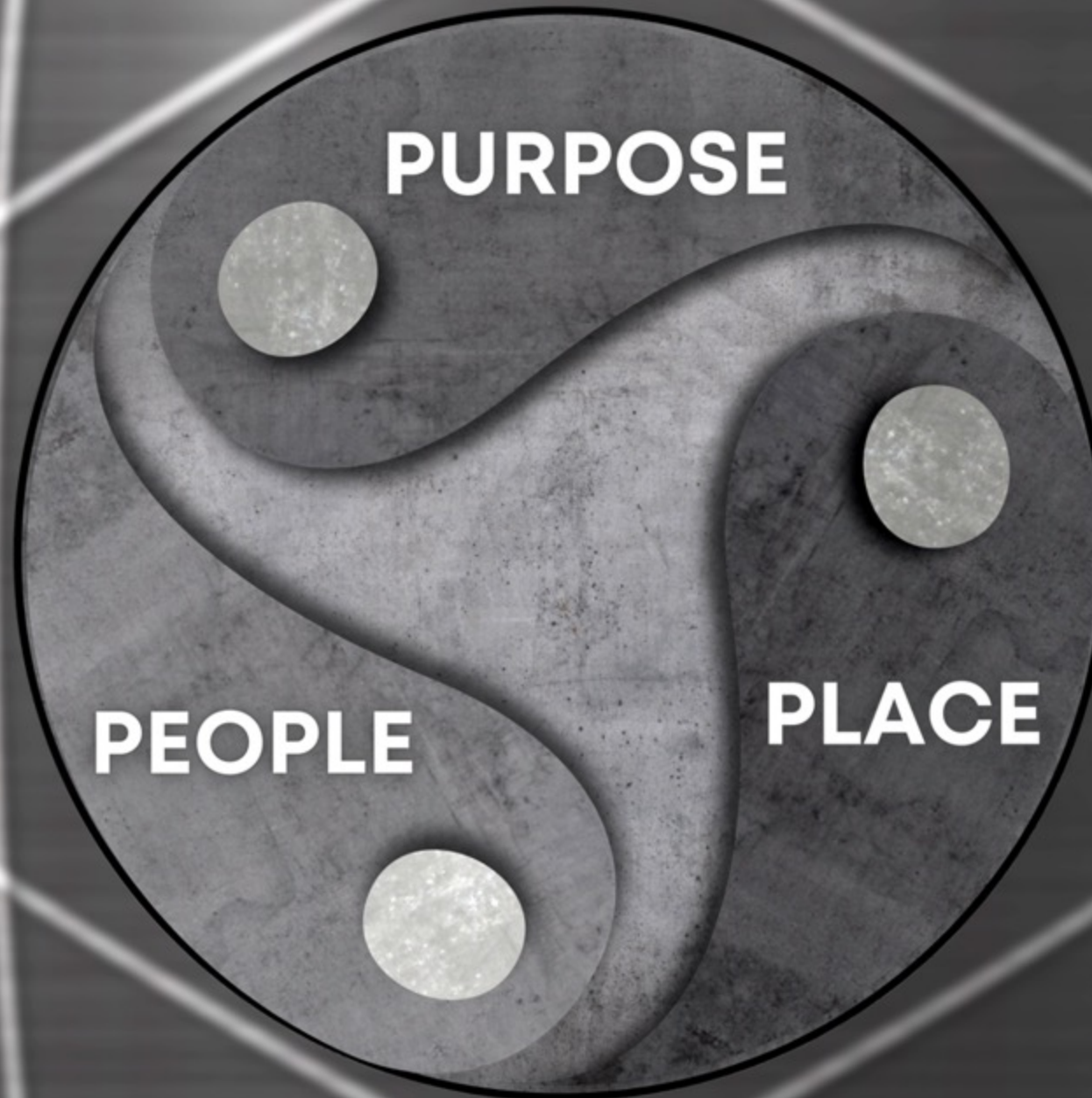
PEOPLE



Enhance Place through
Experience
Experience
Environment
Elements
Ether
Ease

Enact Purpose through
Process

Envision
Economic
Efficiency
Effectiveness
Evaluation







1 EXPERIENCE





2



4



5





Category	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Property - rent, service charge, ins, insure	£0.00	£1,750,000.00	£1,750,000.00	£1,750,000.00	£1,750,000.00	£6,000,000.00
Fit costs - reception, cleaning, security, etc.	£500,000.00	£500,000.00	£500,000.00	£500,000.00	£500,000.00	£2,500,000.00
Comm & small projects						£0.00
Utilities	£150,000.00	£150,000.00	£150,000.00	£150,000.00	£150,000.00	£750,000.00
IT and personnel costs eg education, ins						£0.00
Scheduled maintenance						£0.00
Regulations						£0.00
Other						£0.00
Total Operational Costs	£650,000.00	£1,400,000.00	£1,400,000.00	£1,400,000.00	£1,400,000.00	£5,850,000.00

Total 5 Year Cost	£1,750,000.00	£1,750,000.00	£1,750,000.00	£1,750,000.00	£1,750,000.00	£8,750,000.00
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Benefits

Item	Value	Confidence	% Benefit	Benefit per annum
AC Ventilation	5	Low	0.04%	£6,271.43
Lighting/Daylight	-	None	0.00%	£0.00
Acoustic Noise	5	Low	1.20%	£174,000.00
Speed Limit	5	Low	1.80%	£258,000.00
Temperature	4	Low	0.01%	£1,271.43
Control	-	None	0.00%	£0.00
Expenditure/Purchase	-	None	0.00%	£0.00
Workplace Design/Refurbishment	5	Low	0.00%	£0,000.00
Security/Insurance costs	-	None	0.00%	£0.00

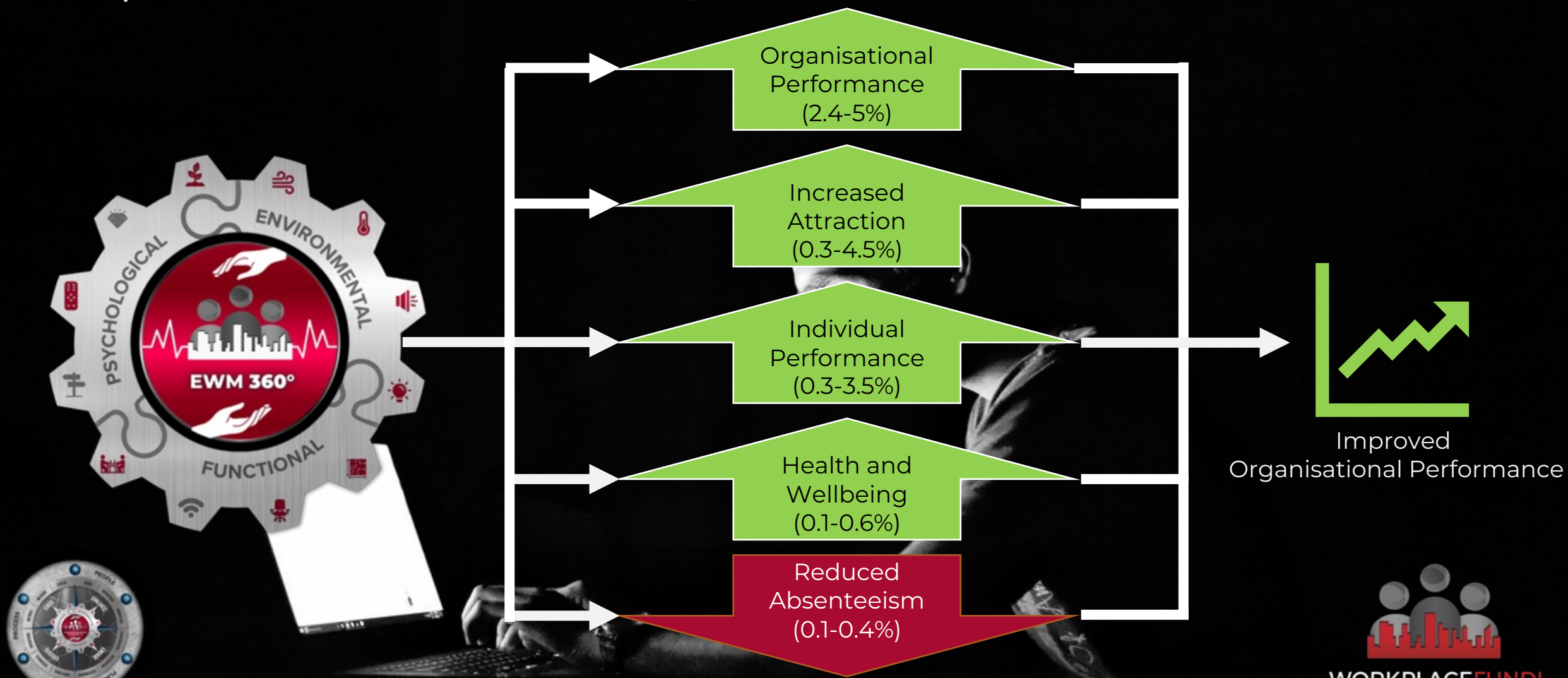
Summary	
5 Year Benefits	£2,098,271.43
Capital Cost	£1,750,000.00
5 Year Return	179.89%
Net Cost	£15,000,000.00
5 Year Benefit	£2,098,271.43

Workplace ROI Tool

Bottom Line: your Workplace manager may have as just as big an impact on your bottom line as your CFO

Workplace Elements

Workplace ROI Metrics



Conclusion



DO SOMETHING GREAT





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