



Unico Smart Workspace Solution



With an employee count approaching 300, Unico needed a new agile workspace solution in its offices.

The Business Challenge

One of the biggest challenges Unico faces in terms of reducing rental costs while also maximising employee productivity is office space utilisation.

Rental costs represent a significant portion of Unico's operating costs. However, while Unico thought it might be running out of space, it turned out that only 60% of this asset was being effectively used.

Unico therefore took these issues to their own IoT practice to find a smart workspace solution.

“Adopting hot-desking with the addition of IoT solutions has not only boosted employee productivity, but also made a profound impact on the effective usage of all working areas.”

Raj Shetgar, IOT Practice Lead

Space Utilisation

30%

Increase in space utilisation for the same rented space

Employee Productivity

7mins/day saved

(potential savings of \$450,000 per year in productivity¹)

The Solution

Unico has installed IoT sensor devices throughout the office space to obtain accurate, detailed, and real-time information about desk availability.

Booking desk space:

Real-time data enables employees to book available desk space. The booking only lasts for a set amount of time before it is released again if the desk remains unoccupied.

The Result

The benefit of adopting IoT based hot-desking is that it cuts out the time that employees waste whilst looking for an unoccupied desk. This has boosted effective working time and thus employee productivity.

An added benefit is that an IoT based hot-desking solution can help organisations understand how effectively its existing space is being utilised, before incurring significant costs in leasing additional space.

Better Space Utilisation

Space utilisation improved drastically by a factor of 30% after deploying IoT hot-desking.

“ Hot-desking in itself is a beneficial concept for space utilisation, however with the addition of live data on desk availability, employees are finding it extremely easy to find a vacant desk for the day. ”

Raj Shetgar, IOT Practice Lead



Without IoT Hot-Desking

7 minutes

of wasted time per day



With IoT Hot-Desking

0 minutes

of wasted time per day

Space Utilisation

60% Without hot-desking

90% With hot-desking

Employee Productivity

	Wasted time per day to find a desk	Wasted time in %	Wasted time in \$ ¹
Without hot-desking	7 minutes	1.5%	\$450,000
With hot-desking	0 minutes	\$0	\$0

¹Note this is based upon an assumption of 300 full-time employees on an average annual salary of \$100,000.