



Utilisation Studies

Accordant

Overview



October 2025



Utilisation Studies

Adept Space and Utilisation Studies

In the 14 years Adept Space have been conducting utilisation studies we have established a first class reputation for delivering surveys far in excess of the client requirements and at a very economical model.

We provide Services to:

- Architects
- Consultants
- Service Provides
- Direct to Clients

This approach ensures the inclusion of suitable observations to achieve the desired outcomes and proper documentation of any spaces that are unique or significant to the organisation.

We will carry out an in-depth validation of each site included within the study, to ensure all General Arrangement plans are up to date and we will make any adjustments necessary to the plans prior to the study commencing.

All of our Auditors are specially trained and where necessary can be security cleared.

Adept Space supplies the equipment and management necessary for the survey, allowing clients to maintain focus on their core operations.

Once an audit is carried out – we run an comprehensive in-depth analysis on the results, and findings are delivered in pdf, Power BI and an Excel document

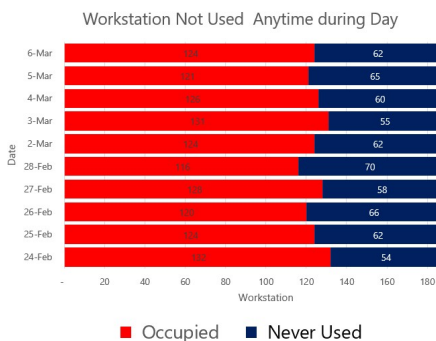
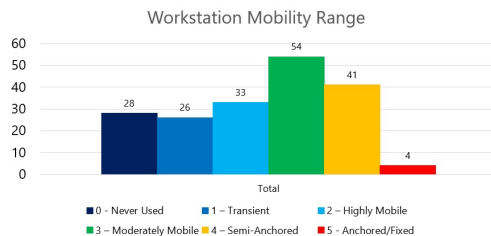
featuring multiple filtering options to address the specific criteria of each client. Raw data is also provided if required for clients wishing to perform their own analyses.

Included in this output will be a set of heatmaps, showing the hot and cold spot averages over the course of the study, highlighting areas which may or may not be utilised fully.

A high-level summary of all surveys is made availability to clients so they can benchmark against similar industries.

Post COVID

We have adapted our process to meet the challenges of better understanding the client utilisation of their space in the current environment.



Conference & Training Rooms

Day	Utilised %	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00
Monday	18.0%	0.0%	12.5%	18.8%	18.8%	12.5%	25.0%	31.3%	25.0%
Tuesday	38.3%	0.0%	25.0%	37.5%	50.0%	50.0%	50.0%	62.5%	31.3%
Wednesday	28.9%	0.0%	25.0%	50.0%	25.0%	37.5%	31.3%	43.8%	18.8%
Thursday	17.2%	0.0%	6.3%	12.5%	12.5%	37.5%	31.3%	18.8%	18.8%
Friday	11.7%	0.0%	0.0%	12.5%	31.3%	12.5%	12.5%	18.8%	6.3%
Grand Total	22.8%	0.0%	13.8%	26.3%	27.5%	30.0%	30.0%	35.0%	20.0%



Utilisation Studies

Accordant Offers:

- Low set up effort
- Instant results
- Wi-Fi and Offline operations
- Easy to do ad-hoc surveys of small areas
- Flexible questions to best meet the current operations
- Alternative Questions for different location types
- Can be used for other surveys types
- Higher degree of Validation

Post Covid:

- Tag space or departments if restriction are still in place
- Tag Survey as Post Covid
- If Data is available include remote working / leave / personal at other locations in the summary output

Accordant

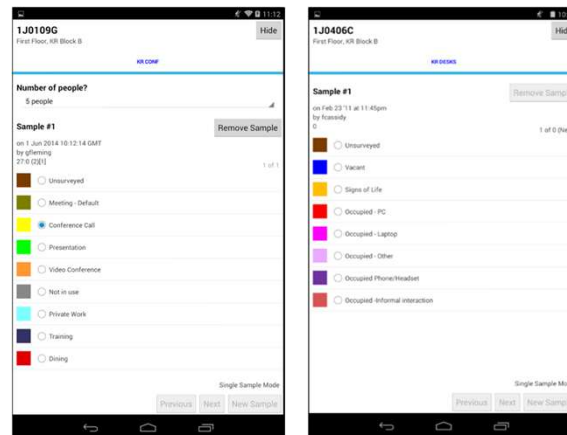
Adept Space have been working with CAD Management Ltd to develop a flexible survey tool which uses the latest technology available to deliver a cost-effective alternative to traditional survey methods and also reduces turn around time for reporting, allows more detailed questions and therefore more in-depth reports and analysis.

Process

The process uses Floor Walkers, who walk around an area usually every hour counting person and recording activity. The advantage of using Floor Walkers is that we can usually start surveying with just 1 to 2 weeks notice.

Functionality

The surveys are carried out using Android tablets, which are preloaded with all necessary plans and questions to capture the data to meet the client's objectives. The data is downloaded to our servers on a regular basis, so interim reporting is possible and once the final data is validated, reports can be issued in a matter of hours.





Utilisation Surveys

Reports Excel and Pdf

Output

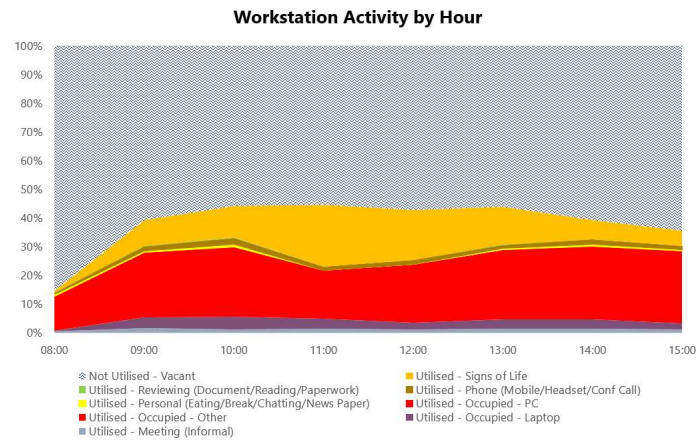
- Power BI, Pdf and Excel
- Instant results
- Details heat maps
- Advance Analytics
- Departmental Breakdown
- Copy of Raw data

[Link to Power BI Sample Report](#)

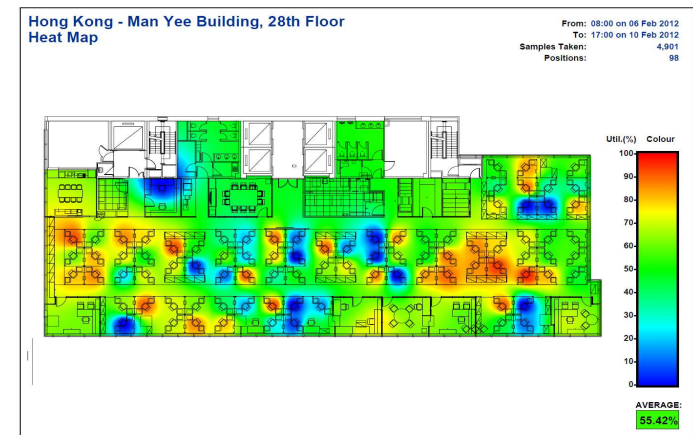
[Link to Power BI Archive Report](#)

Reports are both detailed and visual to accurate information to support informed decision making. The following is just a small sample of the reports available

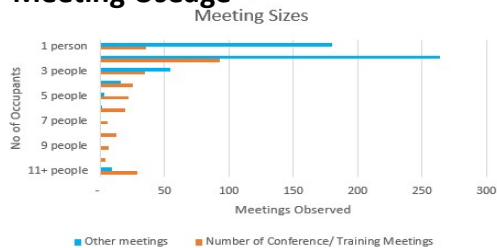
Daily Activity (Workstations)



Heat Maps

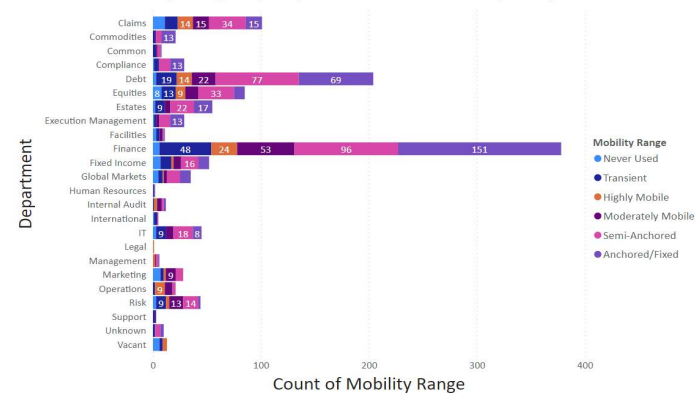


Meeting Usage

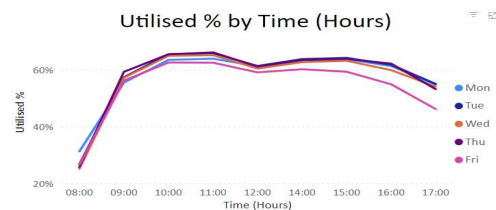


Detailed Reports

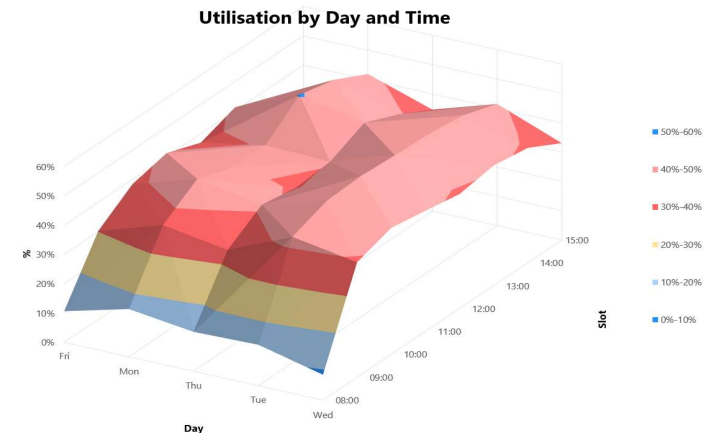
Count of Mobility Range by Department and Mobility Range



Workstations by Time



Visual Results





Utilisation Surveys

Power BI Reports

Links to Sample Power BI

[Link to Power BI Sample Report](#)

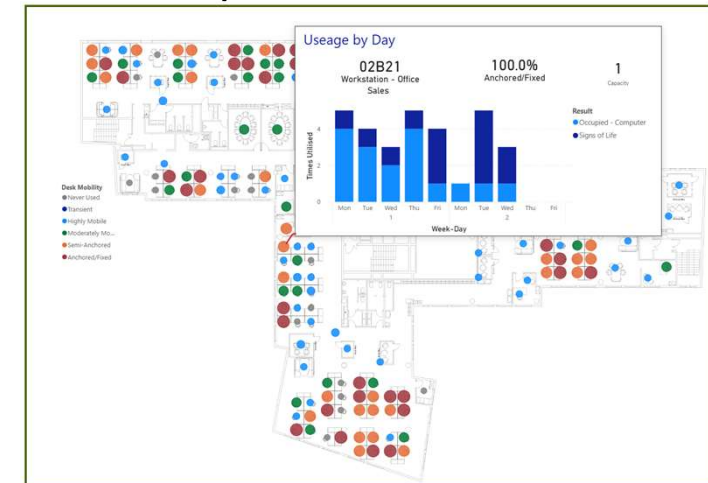
[Link to Power BI Archive Report](#)

We now offer 2 interactive Power BI reports as standard, one a detailed analysis of the studies and a second a benchmarking database with most of the 500+ studies carried out.

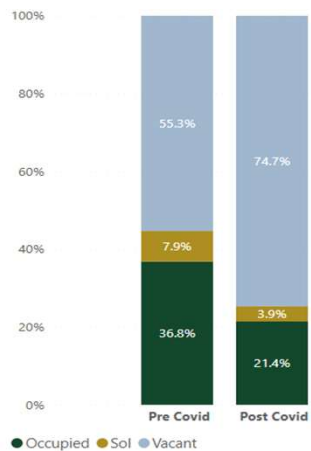
Summary Dashboard



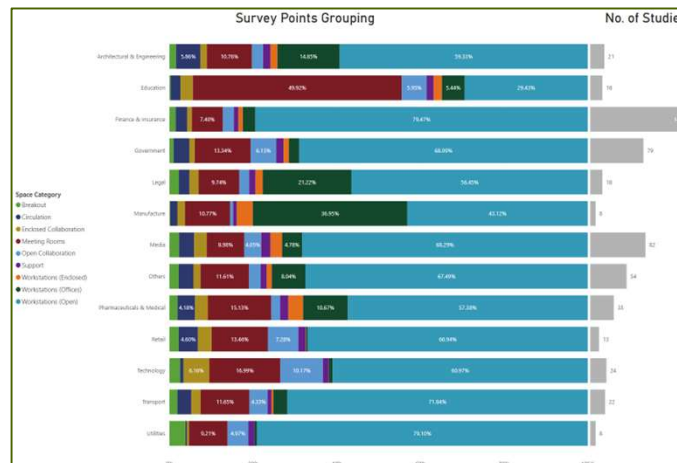
Interactive Maps



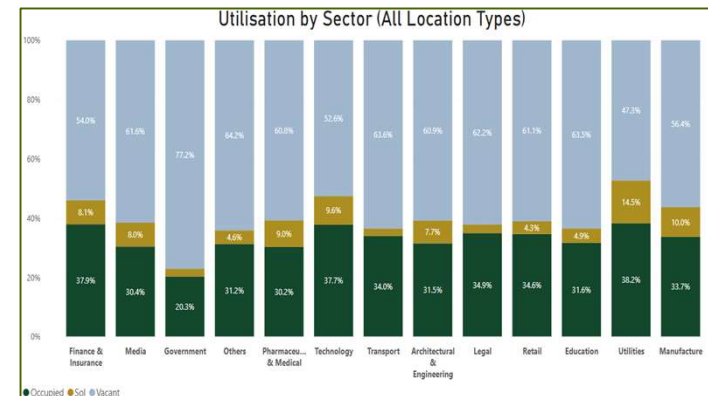
Pre/Post Covid Comparison



Space Type Utilisation by Sector



Utilisation by Sector





Utilisation Studies

Summary Of Surveys

Adept Space have carried out studies globally across all sectors

Survey Overview:

- Counties: 26
- Surveys: 560
- Buildings: 849
- Floors: 2,471
- Survey Points: +350,000
- Observations : +23 million

Sector	Total	Australia	Czech Republic	Denmark	Finland	France	Germany	Hong Kong	Hungary	India	Ireland	Italy	Japan	Luxembourg	Mexico	Netherlands	Norway	Poland	Singapore	South Africa	South Korea	Sweden	Switzerland	United Arab Emirates	United Kingdom	United States	Zambia
Accountants	8									4														4			
Architectural	8																							5	3		
Arts	1																							1			
Asset Management	1																							1			
Beauty	1																							1			
CAR PARK	1																							1			
Catering	1																							1			
Charity	9																							9			
Construction	6										1								1					3	1		
Consultancy	2																					1		1			
Education	20																							16	4		
Energy	1																							1			
Engineering	8																			1				6	1		
Entertainment	1																							1			
Fashion	2																							2			
Finance	118					1		1		4	1		1					1		13			1	90	4	1	
Food & Drinks	7									1														4	2		
Government	93																							91	2		
Housing Association	2																							2			
Information	3																							3			
Institution	2																			1				1			
Insurance	15							2												2				11			
Internet	14										1		2											1	10		
Law	3																							3			
Legal	17													1										14	2		
Manufacturing	10																			3		1		6			
Marketing	4																							4			
Media	85	3		1	2	3	1	1		2		1	1		1	2	2	5	1		1	2		43	13		
Medical	27										2													20	5		
Motoring	1																							1			
Oil & Gas	1																							1			
Pharmaceuticals	8										1											1		3	3		
Publishing	3																							3			
Real Estate	7																			1				6			
Recruitment	2																							2			
Research	6																							6			
Retail	12																							12			
Security	5		1			2																2					
Sport	1																							1			
Technology	10										1									2				7			
Telecoms	4																							4			
Transport	22																							21	1		
Utilities	6																							6			
Waste Management	2																							2			
	560	3	1	1	2	6	1	3	1	2	15	2	3	2	1	2	2	6	1	24	1	4	3	1	421	51	1

Excludes most South Africa, UAE & Zambia surveys as carried out by partner company in South Africa

As of Oct 25