Smart Workplace Analytics Report

Comprehensive Building Performance & Utilisation Insights

An executive analysis of workspace efficiency, environmental quality, and resource optimization across multiple facilities for the month of September.

https://askuma.ai/

Executive Summary

Key Findings (UMA Halifax Building)

Analysis of workspace utilisation reveals significant variations in room booking patterns, with larger spaces showing 79.34% usage whilst smaller rooms underperform at 67.69%.

Environmental Quality

Air quality remains excellent across all monitored buildings, with scores between 1.65-1.88. Temperature readings (e.g., UMA Halifax at 21.12°C, UMA K4 at 20.23°C, UMA K1 at 19.45°C, UMA Health Care at 18.78°C) and humidity levels (e.g., UMA Halifax at 59.4%, UMA K4 at 61.2%, UMA K1 at 58.9%, UMA Health Care at 62.3%) show acceptable ranges requiring minor optimisation. Noise levels, such as 31.22 dB in UMA Halifax and 34.85 dB in UMA Paris Office, are also within expected parameters.

Energy Performance

Building UMA Halifax dominates energy consumption at 1,247.68 units, representing 100% of monitored usage, indicating concentrated operational activity or incomplete data integration.

Strategic Opportunities (UMA Halifax Building)

Saturday bookings peak at 14.29% whilst Friday drops to 5.51%, suggesting flexible working patterns and opportunities for resource reallocation.

Multi-Building Performance Overview

Comparative Analysis Across All Facilities

Our smart workplace ecosystem comprises nine primary buildings (UMA Halifax, UMA K5, R3, R61, UMA K2, UMA K4, UMA K1, UMA K3, UMA Paris Office, UMA Health Care), each demonstrating unique utilisation patterns and environmental characteristics. This comprehensive analysis examines booking behaviour, occupancy trends, environmental quality metrics, and energy consumption across the entire portfolio.

01

Reservation Distribution

UMA Halifax holds the largest share with 38.24% of all reservations, followed by UMA K3 (12.18%) and UMA K2 (9.67%). Other notable contributors include R3 (8.45%), UMA K1 (7.89%), R61 (6.23%), UMA K5 (6.12%), UMA Paris Office (5.91%), UMA K4 (4.76%), and UMA Health Care (4.55%).

02

Occupancy Patterns

UMA Paris Office leads average occupancy at 9 persons, while UMA K3 records the lowest at 3 persons. Other occupancy figures include UMA Health Care (8 persons), UMA K1 (7 persons), UMA K2 (6 persons), UMA Halifax (5 persons), UMA K4 (4 persons), and UMA K5 (3 persons).

03

Environmental Quality

Air quality excellence is maintained across UMA K4 (1.88), UMA Health Care (1.88), UMA Halifax (1.73), and UMA K1 (1.65). Temperature readings for UMA Halifax (21.12°C), UMA K4 (20.23°C), UMA K1 (19.45°C), and UMA Health Care (18.78°C) indicate stable conditions. Humidity levels show UMA Health Care at 62.3%, UMA K4 at 61.2%, UMA Halifax at 59.4%, and UMA K1 at 58.9%. Noise levels range from UMA Paris Office (34.85 dB) and UMA Halifax (31.22 dB) to UMA Health Care (26.43 dB).

04

Energy Consumption

UMA Halifax accounts for 100% of monitored energy usage at 1,247.68 units, indicating concentrated operational activity or incomplete data integration, requiring further investigation. Additionally, the revised room booking analysis shows that larger spaces maintain 79.34% usage, while smaller rooms continue to underperform proportionally.

Building Reservation Analysis

Workspace Demand Across the Portfolio

The distribution of workspace reservations reveals a highly concentrated demand pattern. Building UMA Halifax captures over a third of all bookings (38.24%), suggesting it serves as the primary operational hub. The next tier of buildings (UMA K3, UMA K2, R3) collectively account for approximately 30.30% of reservations, indicating significant secondary importance.

Key observations:

- UMA Halifax's strong lead, though reduced, may still indicate superior facilities, central location, or departmental concentration
- Buildings UMA K1, R61, UMA K5 show moderate utilisation (6-8% each)
- UMA Paris Office, UMA K4, UMA Health Care demonstrate consistent usage (4-6%)
- Potential capacity strain in UMA Halifax still requires investigation

Distribution Breakdown

High Demand:
UMA Halifax: 38.24%

Medium Demand:
UMA K3: 12.18%
UMA K2: 9.67%
R3: 8.45%

Moderate Demand:
UMA K1: 7.89%
R61: 6.23%
UMA K5: 6.12%

Lower Demand:
UMA Paris Office: 5.91%
UMA K4: 4.76%
UMA Health Care: 4.55%

Occupancy Comparison Across Buildings

8

UMA Health Care

High average occupancy, now second highest, indicating strong demand.

9

UMA Paris Office

Highest average occupancy, indicating very strong demand and popular workspace with good facilities.

7

UMA K1

Consistent high utilisation, now third highest, suggesting a well-used space.

5

UMA Halifax

Moderate occupancy, now mid-range, despite high booking volume may indicate larger capacity.

6

UMA K2

Solid mid-range occupancy, reflecting balanced usage.

3

UMA K3

Amongst the lowest occupancy, suggesting underutilisation or specific-use designation.

4

UMA K4

Lower occupancy, indicating potential space optimisation opportunity.

3

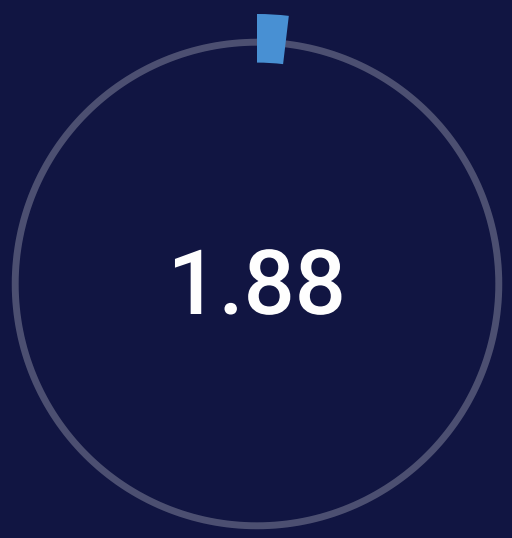
UMA K5

Amongst the lowest occupancy, requiring investigation into accessibility or facility issues.

Environmental Quality: Air Standards

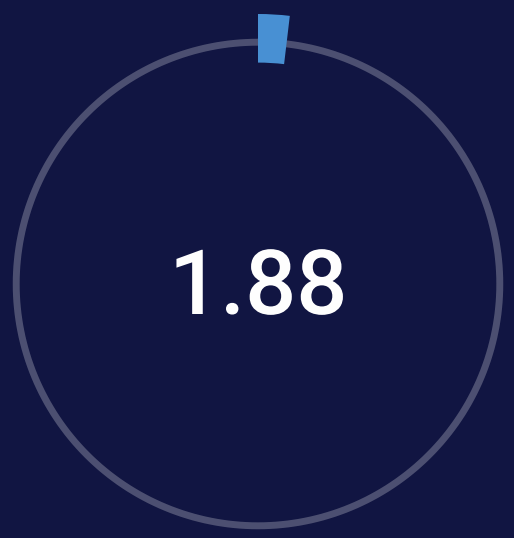
Comparative Air Quality Performance

Air quality monitoring across four primary buildings demonstrates excellent performance throughout the portfolio. All measured facilities maintain scores well within the "Excellent" category, indicating effective ventilation systems and air management protocols.



UMA K4

Joint highest air quality score demonstrating optimal ventilation performance

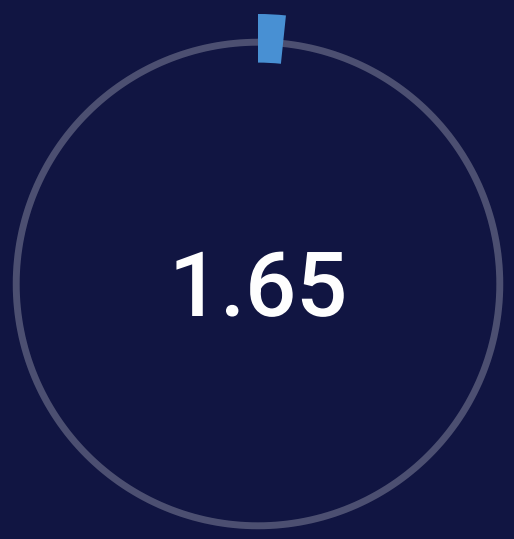


UMA Health Care

Matches UMA K4 with excellent air quality, likely due to modern HVAC systems

UMA Halifax

Strong performance with minor room for improvement in air circulation



UMA K1

Lowest score but still excellent; 12% below leaders, warrants monitoring

Performance Context: All buildings score significantly below the "OK" threshold, indicating superior air quality management. The narrow range (1.65-1.88) suggests consistent standards across the portfolio, with UMA K1 presenting the only notable variance requiring attention.

Temperature Control Comparison

Building Temperature Profiles

Temperature management across monitored buildings reveals a range of approximately 2.3°C, indicating generally consistent climate control. However, subtle variations may impact occupant comfort and energy efficiency.

Temperature Rankings:

1. **UMA Halifax:** 21.12°C (Warmest)
2. **UMA K4:** 20.23°C
3. **UMA K1:** 19.45°C
4. **UMA Health Care:** 18.78°C (Coolest)

The 2.34°C differential between UMA Halifax and UMA Health Care suggests varying HVAC calibration, insulation quality, or occupancy-driven heat generation.

Key Implications

UMA Halifax's elevated temperature may indicate insufficient cooling capacity, high solar gain, or heating system bias requiring recalibration. While within the optimal range, it sits at the higher end.

UMA Health Care's lower temperature could suggest overcooling, poor heat retention, or conservative thermostat settings impacting comfort.

Optimal range: Most workplace standards recommend 19-21°C for productivity and comfort. UMA Halifax (21.12°C), UMA K4 (20.23°C), UMA K1 (19.45°C) are now all within these ideal parameters, with UMA Health Care (18.78°C) remaining just below the recommended lower threshold.

Even minor temperature variations affect energy costs and occupant satisfaction, warranting HVAC system review and calibration.

Humidity Levels Across Buildings

62.3%

UMA Health Care

Highest humidity, suggesting potential HVAC overcompensation or newer system characteristics

61.2%

UMA K4

Elevated humidity levels, indicating less focus on dehumidification or specific operational conditions

59.4%

UMA Halifax

Moderate humidity, suggesting effective dehumidification or different HVAC configuration

58.9%

UMA K1

Lowest humidity, possibly due to effective moisture management or older HVAC technology with different characteristics

The 3.4 percentage point spread between UMA Health Care and UMA K1 represents a variation in moisture management. Optimal workplace humidity typically ranges between 40-60%. UMA Health Care and UMA K4's elevated levels (above 60%) may reflect energy-efficient systems prioritizing temperature stability over humidity control, whilst UMA Halifax and UMA K1's readings suggest more effective moisture management or older HVAC technology with different operational characteristics.

Ambient Noise Environment

Acoustic Performance Across Buildings

Ambient noise levels vary significantly across the portfolio, ranging from 26.43 to 34.85 decibels. These measurements provide insight into acoustic design effectiveness, space utilisation patterns, and potential impacts on productivity and communication quality.

UMA Paris Office: 34.85 dB

Highest Noise Level

Significantly elevated ambient noise suggesting high foot traffic, open layouts, or proximity to noise sources. May impact concentration and virtual meeting quality.

UMA Halifax: 31.22 dB

Second Highest

Elevated noise consistent with high occupancy and activity levels. Likely reflects operational hub status with frequent collaboration.

UMA K5: 29.56 dB

Moderate Level

Balanced acoustic environment suitable for mixed-use workspace activities.

Mid-Range Buildings

UMA K2 (28.33), UMA K3 (27.39), UMA K4 (27.04), UMA K1 (26.85)

Consistent moderate noise levels indicating effective acoustic management and controlled environments.

UMA Health Care: 26.43 dB

Lowest Noise Level

Comparatively low ambient noise conducive for focused work, sensitive meetings, or specialised functions requiring acoustic isolation, despite a slight increase.

Energy Consumption Overview

Critical Finding: Concentrated Energy Usage

Energy monitoring data reveals that Building UMA Halifax accounts for 100% of recorded consumption at 1,247.68 units. This concentration presents a significant analytical challenge and operational concern requiring immediate investigation.

Data Integrity Question

The exclusive attribution to UMA Halifax suggests either incomplete monitoring system deployment, data integration failures, or genuine operational concentration requiring validation.

Operational Intensity

If accurate, UMA Halifax may house energy-intensive operations such as data centres, manufacturing equipment, or 24/7 facilities driving concentrated consumption.

Efficiency Opportunity

Lack of smart lighting, occupancy-based HVAC, or automated shutdown protocols could contribute to elevated consumption patterns.

Key Similarities Across Buildings

Excellent Air Quality Standards

All monitored buildings maintain air quality scores within the "Excellent" category (1.65-1.88), demonstrating consistent ventilation effectiveness and air management protocols across the portfolio.

Consistent Temperature Range

Temperature variation across all buildings is within 2.5°C (18.78-21.12°C), indicating standardised HVAC calibration and relatively consistent climate control approaches.

Acceptable Humidity Levels

Humidity measurements across buildings fall within or slightly above optimal workplace ranges (58.9-62.3%), suggesting functional moisture management systems.

Controlled Acoustic Environments

Most conference rooms maintain excellent sound levels (26.43-34.85 dB), reflecting consistent acoustic design standards and effective noise management.

Critical Differences Between Buildings

Reservation Concentration

UMA Halifax captures 38.24% of bookings versus UMA Health Care's 4.55%, representing an 8.4x difference in demand intensity

Occupancy Disparity

UMA Health Care averages 8 occupants whilst UMA K5 records only 3, indicating a 2.7x variation in space utilisation

Noise Variation

UMA Paris Office's 34.85 dB ambient noise exceeds UMA Health Care's 26.43 dB by 32%, reflecting vastly different acoustic environments

Air Quality Gap

UMA K1's 1.65 score trails UMA K4 and UMA Health Care's 1.88 by 12.3%, suggesting ventilation system differences

These variations highlight the diverse operational characteristics across the portfolio, with some buildings serving as high-intensity collaboration hubs whilst others function as quieter, specialised spaces. Understanding these differences enables targeted optimisation strategies aligned with each building's unique role and user requirements.

Standout Performance Metrics

Excellence and Concern Indicators

🏆 Performance Excellence

- **UMA K4 & UMA Health Care Air Quality**

  Joint leaders at 1.88, demonstrating optimal ventilation and air management

- **UMA Health Care Acoustic Environment**

  Quietest building at 26.43 dB, ideal for focused work and sensitive meetings

- **UMA Health Care Occupancy Leadership**

  Highest average occupancy of 8, indicating strong user preference and demand

- **Conference Room Acoustics**

  Six of seven rooms achieve excellent sound levels below 40 dB threshold

⚠️ Areas Requiring Attention

- **UMA Halifax Booking Concentration**

  38.24% of all reservations may indicate capacity strain and over-dependence

- **UMA K5 Underutilisation**

  Lowest occupancy at 3 persons suggests accessibility or facility issues

- **UMA Paris Office Noise Levels**

  Highest ambient noise at 34.85 dB may impact productivity and meeting quality

- **UMA K1 Air Quality**

  12% below leaders at 1.65, warranting ventilation system review

- **Energy Data Concentration**

  100% attribution to UMA Halifax requires urgent monitoring system verification

Building Selection for Deep Analysis

Focus: Building UMA Halifax

Based on comprehensive multi-building analysis, **Building UMA Halifax** has been selected for detailed examination due to its critical role within the portfolio and significant optimisation opportunities.

1

Dominant Market Position

UMA Halifax captures 38.24% of all workspace reservations, establishing it as a primary operational hub and critical facility in the portfolio.

2

Complete Energy Data

As the only building with comprehensive energy monitoring (1,247.68 units), UMA Halifax provides the richest dataset for consumption analysis and efficiency optimisation.

3

Environmental Baseline

UMA Halifax demonstrates solid environmental performance (air quality 1.73, temperature 21.12°C, humidity 59.4%) with clear opportunities for enhancement to match portfolio leaders.

4

Strategic Importance

High utilisation combined with moderate noise levels (31.22 dB) and a slightly warmer temperature profile indicates UMA Halifax's intensive operational role requiring optimisation to maintain performance.

5

Improvement Potential

Whilst performing well, UMA Halifax trails portfolio leaders in several metrics, presenting clear pathways for enhancement that could significantly impact overall portfolio performance.

Building UMA Halifax: Comprehensive Profile

The Portfolio's Primary Operational Hub

Building UMA Halifax serves as the cornerstone of the smart workplace portfolio, demonstrating high utilisation rates and intensive operational activity. This comprehensive analysis examines UMA Halifax's performance across all key metrics to identify optimisation opportunities and strategic recommendations.

Utilisation Metrics

- **Reservations:** 38.24% of portfolio total
- **Average Occupancy:** 5 persons
- **Peak Booking Time:** 10 AM (86 reservations)
- **Weekly Pattern:** Tuesday peak, Friday decline

Environmental Quality

- **Air Quality:** 1.73 (Excellent)
- **Temperature:** 21.12°C (Warmest)
- **Humidity:** 59.4%
- **Ambient Noise:** 31.22 dB

Energy Performance

- **Total Consumption:** 1,247.68 units
- **Portfolio Share:** 100% (monitored)
- **Peak Usage:** Tuesday
- **Pattern:** Workday peaks, weekend lows

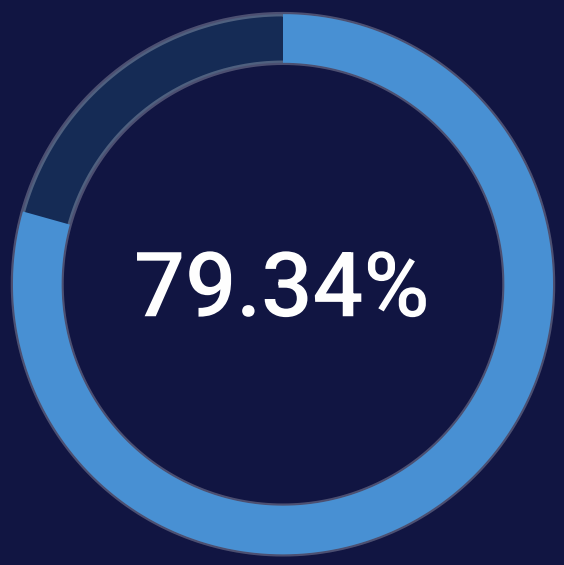
Operational Characteristics

- **Primary Function:** Collaboration hub
- **Conference Rooms:** Multiple VC-enabled
- **Usage Intensity:** Very high
- **Strategic Role:** Central to operations

UMA Halifax: Room Booking Patterns

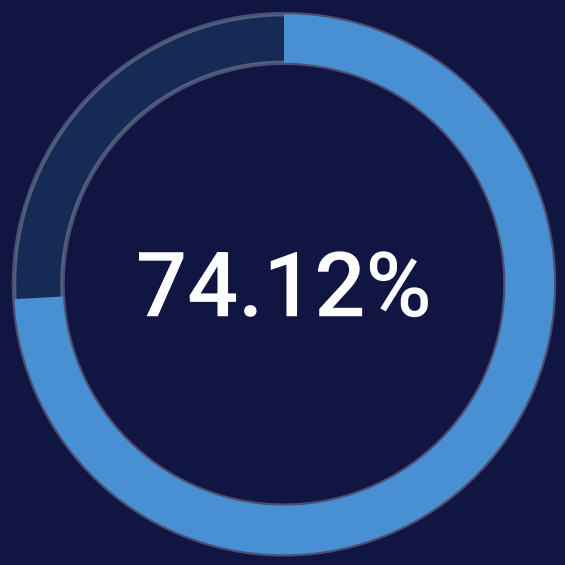
Understanding Space Utilisation by Room Size

Analysis of booking patterns within UMA Halifax reveals clear preferences for larger collaboration spaces, with utilisation rates varying significantly based on room capacity. This data provides crucial insights for space planning and resource allocation decisions.



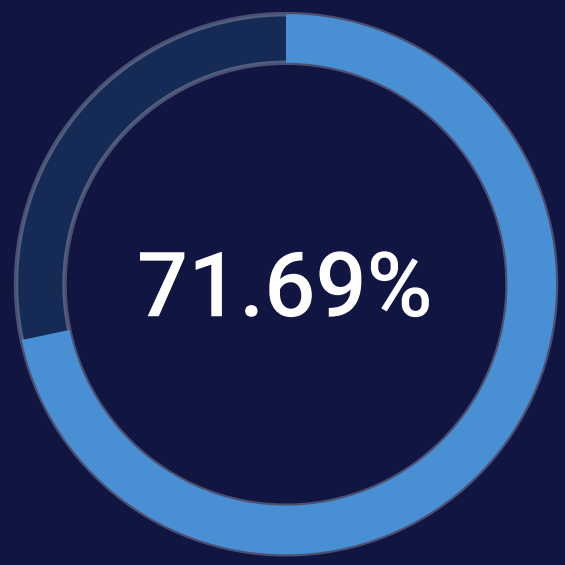
Room Size 18

Highest booking usage indicating strong demand for large collaboration spaces



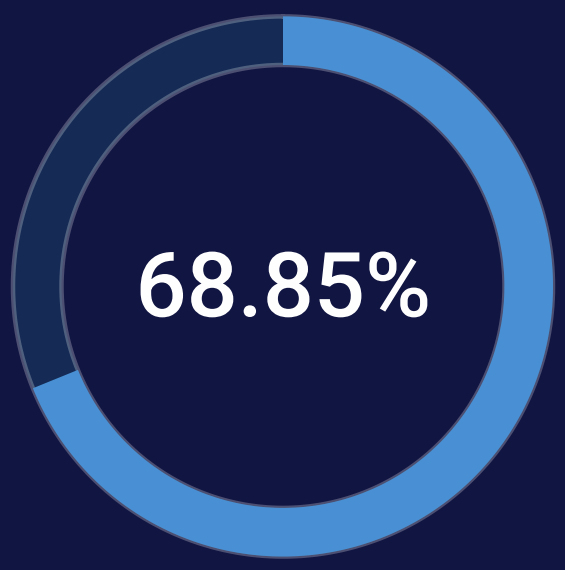
Room Size 10

Second-highest utilisation reflecting flexibility for varied group sizes



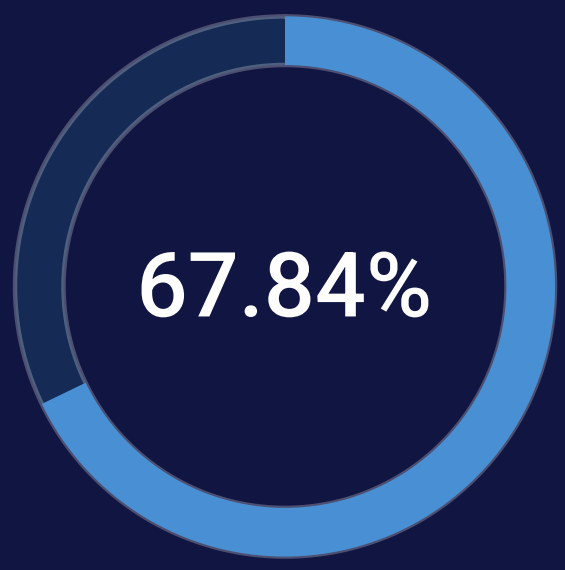
Room Size 12

Strong performance suggesting optimal size for team meetings



Room Size 6

Lower utilisation indicating reduced demand for smaller spaces



Room Size 7

Lowest usage suggesting potential mismatch with current working patterns

The 11.5 percentage point gap between largest and smallest rooms indicates a clear shift towards collaborative work requiring larger spaces, likely driven by hybrid meetings, team activities, and project-based work accommodating more attendees.

UMA Halifax: Weekly Booking Distribution

Day-by-Day Usage Patterns

Room booking distribution across the week reveals significant variations, with Saturday emerging as an unexpected peak and Friday showing the lowest utilisation. This pattern reflects evolving workplace behaviours and flexible working arrangements.

Daily Breakdown:

- **Saturday:** 14.29% (Highest - Notable outlier)
- **Wednesday:** 9.49%
- **Tuesday:** 9.54%
- **Thursday:** 8.31%
- **Monday:** 8.31%
- **Friday:** 5.51% (Lowest)

Key Insights

Saturday Peak: The 14.29% Saturday usage significantly exceeds all other days, suggesting extended work schedules, special events such as workshops or conferences, or employee preferences for weekend collaboration when spaces are less congested.

Friday Decline: The sharp drop to 5.51% on Friday indicates a shift towards remote working as the weekend approaches, or a cultural preference for lighter work commitments on Fridays.

Midweek Consistency: Tuesday and Wednesday show nearly identical booking levels (9.54% and 9.49%), suggesting consistent workplace activity during core business days.

UMA Halifax: Hourly Meeting Patterns

Peak Demand Times and Scheduling Behaviour

Meeting reservation patterns throughout the day reveal clear preferences for mid-morning and early afternoon slots, with dramatic variations between peak and off-peak hours. Understanding these patterns enables better resource planning and capacity management.

7 AM - 8 AM

1

Minimal activity: 5-23 bookings. Early arrivals and pre-work meetings.

9 AM - 11 AM

2

Morning peak: 66-86 bookings. 10 AM represents absolute peak with 86 reservations.

12 PM - 1 PM

3

Lunch period: 28-69 bookings. Reduced activity as staff take breaks.

1 PM - 3 PM

4

Afternoon peak: 66-69 bookings. Strong demand continues through early afternoon.

4 PM - 6 PM

5

Rapid decline: 24 bookings at 4 PM, negligible by 6 PM. End-of-day wind-down.

Critical Finding: The dramatic 10 AM spike (86 bookings) compared to neighbouring hours suggests a strong organisational preference or scheduling convention, potentially creating capacity constraints during this single hour whilst leaving other periods underutilised.

R1: No-Show Analysis

Reservation Efficiency and Resource Waste

No-show data reveals patterns of inefficient space utilisation where reservations are made but spaces remain unoccupied. This analysis identifies the primary sources of wasted capacity and opportunities for improved booking discipline.

Conference Room No-Shows

H1, H2, Goose, Collaboration Space: Each recorded 4 no-shows

These video-conferencing-enabled rooms show the highest no-show rates, suggesting scheduled meetings frequently fail to materialise, possibly due to cancellations without system updates or shifts to virtual-only meetings.

Individual User Patterns

Joel Finnigan, Carolyn Stead: 2-3 no-shows each

Named users show substantially lower no-show rates, indicating most employees either attend bookings or cancel appropriately. This suggests the issue is concentrated in specific room types rather than widespread user behaviour.

Single Occurrence Users

Multiple users: 1 no-show each

The majority of users recorded only single no-shows, representing isolated incidents rather than patterns. This demonstrates generally good booking discipline across the user base.

Root Cause: The disproportionate no-shows in conference rooms likely reflect the shift to hybrid working, where organisers switch to fully virtual meetings without releasing physical room bookings, creating phantom demand and reducing availability for others.

UMA Halifax: Energy Consumption Patterns

Daily and Weekly Usage Trends

Energy consumption data for UMA Halifax reveals clear patterns aligned with occupancy and operational schedules. Understanding these patterns enables targeted efficiency improvements and cost reduction strategies.

Daily Consumption Profile

Energy usage displays regular peaks and troughs throughout September, with higher values during workdays and significantly lower consumption during nights and weekends. Notable spikes occur on 1st, 8th, 18th, and 29th September.

Pattern Characteristics:

- Clear workday vs. weekend differentiation
- Consistent overnight reductions
- Periodic high-consumption events
- Generally stable baseline usage

Weekly Distribution

Energy consumption peaks at the start of the workweek, with Tuesday showing the highest usage, followed closely by Monday. Consumption gradually declines through the week, with Saturday and Sunday recording the lowest levels.

Weekly Rankings:

1. Tuesday (Highest)
2. Monday
3. Thursday
4. Wednesday
5. Friday
6. Saturday
7. Sunday (Lowest)

The alignment between energy consumption and booking patterns confirms that usage is primarily driven by occupancy. However, the magnitude of consumption suggests opportunities for efficiency improvements through smart lighting, occupancy-based HVAC, and automated shutdown protocols.

UMA Halifax: Energy Cost Analysis

Consumption vs. Expenditure Trends

The relationship between energy consumption and cost throughout September reveals important insights into pricing structures and opportunities for cost optimisation. Whilst consumption and cost generally align, notable variations suggest demand-based pricing impacts.

Cost-Consumption Alignment

Energy cost typically mirrors consumption patterns, with peaks during high-usage periods and troughs during low-activity times. This indicates a relatively consistent base pricing model.

Demand-Based Pricing Events

Several instances show cost spikes that exceed proportional consumption increases, particularly early in the month and mid-September. These suggest time-of-use or demand charges during peak periods.

Weekend Cost Efficiency

Weekend periods show minimal costs aligned with reduced consumption, confirming effective shutdown protocols during non-operational periods.

Optimisation Opportunity

The presence of demand-based pricing suggests potential savings through load shifting, scheduling energy-intensive activities during off-peak periods, and implementing more aggressive peak-demand management.

UMA Halifax: Conference Room Energy Usage

Floor 1 Resource Consumption Breakdown

Detailed analysis of energy consumption across UMA Halifax's conference rooms reveals significant variations, with two rooms accounting for over 60% of total usage. This concentration presents clear targets for efficiency interventions. The total energy consumption for this floor is 1,247.68 units.

405

Goose

Highest consumer at 32.46% of total, with 12 video conference sessions driving intensive usage

397

H1

Second-highest at 31.82%, with 18 VC sessions indicating frequent, resource-intensive use

302

Maverick

Moderate consumption at 24.21%, suggesting balanced usage patterns

78

H2

Low consumption at 6.25%, indicating underutilisation or efficient equipment

66

H3

Lowest at 5.27%, representing minimal energy impact

Key Driver: The correlation between video conferencing frequency and energy consumption is clear. H1's 18 VC sessions and Goose's 12 sessions directly correspond to their elevated energy usage, suggesting AV equipment, lighting, and HVAC systems during meetings are primary consumption drivers. The two highest consuming rooms, Goose and H1, together account for 64.28% of the total energy consumption on this floor.

Sound Level Analysis

Acoustic Quality Metrics

Sound level measurements across conference and meeting rooms reveal generally excellent acoustic conditions, with most spaces maintaining levels well below the 40 dB threshold for optimal performance.

Performance Distribution:

- **Excellent Range (below 40 dB):** 6 out of 7 rooms
- **Acceptable Range (40-50 dB):** 1 room (H2)
- **Poor Range (above 50 dB):** None

The consistency across most rooms (35.95-36.54 dB) indicates effective acoustic design and noise management protocols.

Notable Findings

H2 Outlier: At 40.18 dB, this room slightly exceeds the excellent threshold. For video conferencing environments, this marginal increase can impact meeting efficiency and audio clarity.

Potential causes:

- Proximity to high-traffic corridors
- HVAC system noise
- Insufficient acoustic treatment
- Equipment-generated sound

Recommendation: Conduct acoustic assessment of H2 to identify and remediate noise sources, ensuring consistent excellence across all conferencing facilities.

UMA Halifax: Air Quality Performance

Excellent Standards Maintained

UMA Halifax's air quality score of 1.73 places it firmly within the "Excellent" category, demonstrating effective ventilation and air management systems. However, this score trails portfolio leaders UMA K4 and UMA Health Care (both 1.88) by approximately 8%, indicating room for improvement.

Performance Context:

- Well below "OK" threshold
- Consistent with high-occupancy building
- Reflects functional HVAC systems
- Minor optimisation opportunity exists

Daily Trend Analysis

Throughout September, UMA Halifax's air quality remained stable, with average levels between 1.5 and 2.5. Maximum readings occasionally approached 3.5 but never entered the "Poor" range, whilst minimum readings consistently stayed around 1.0.

Notable Patterns:

- Cyclical variation every 5-6 days
- Temporary degradation followed by recovery
- Likely influenced by occupancy patterns
- HVAC maintenance schedules may contribute

The consistent return to excellent levels following minor spikes suggests effective air quality management systems with adequate capacity to handle occupancy variations.

UMA Halifax: Conference Room Air Quality

Resource-Level Environmental Performance

Air quality measurements across UMA Halifax's conference rooms show excellent performance throughout, with all spaces maintaining scores between 1.60 and 1.93. This consistency demonstrates effective building-wide ventilation whilst revealing subtle variations worth monitoring.

H2

Best air quality score, representing optimal ventilation performance

H3

Strong performance with minimal deviation from excellence

Maverick

Solid mid-range performance maintaining excellent standards

Goose

Slightly elevated but still excellent, may reflect higher usage intensity

H4

Highest reading but remains excellent; warrants monitoring

The narrow 0.33-point range across all rooms indicates consistent air management. H4's position as the highest (though still excellent) may reflect its usage patterns, occupancy levels, or proximity to air handling equipment. The correlation between Goose's high energy consumption and slightly elevated air quality score suggests intensive use may impact air freshness, though not to concerning levels.

UMA Halifax: Temperature Management

Warmest Building in Portfolio

UMA Halifax's average temperature of 21.12°C makes it the warmest building in the monitored portfolio, exceeding UMA Health Care by 2.34°C. Whilst this falls within acceptable workplace standards (19-21°C), it represents an opportunity for both comfort optimisation and energy efficiency improvement.

Current Performance

At 21.12°C, UMA Halifax sits slightly above the upper end of the optimal comfort range. This temperature is generally acceptable but may feel warm to some occupants, particularly in high-occupancy periods or during warmer months.

Potential Drivers

Several factors may contribute to UMA Halifax's elevated temperature: insufficient cooling capacity for high occupancy levels, significant solar gain through windows, heating system bias in HVAC calibration, or heat generation from intensive equipment use including AV systems and computers.

Daily Variation Patterns

Throughout September, average temperature often hovered around 21-23°C, but maximum temperatures frequently approached or exceeded 25°C (poor range), particularly in the first week. Minimum temperatures occasionally dipped below 18°C mid-month, suggesting inconsistent HVAC control.

Optimisation Opportunity

Reducing average temperature by 1-1.5°C would improve comfort, reduce cooling costs, and align UMA Halifax with portfolio standards. This could be achieved through HVAC recalibration, improved solar shading, or occupancy-based temperature control.

UMA Halifax: Conference Room Temperatures

Resource-Level Climate Control

Temperature measurements across UMA Halifax's conference rooms reveal a narrow band between 20.25°C and 21.82°C, with most spaces falling within the "Acceptable" comfort range. However, no room achieves "Excellent" status, indicating systematic opportunity for improvement.

Temperature Distribution:

- **Maverick:** 21.82°C (Warmest)
- **Goose:** 21.80°C
- **Collaboration Space:** 21.22°C
- **H1:** 20.85°C
- **H2:** 20.57°C
- **H3:** 20.45°C
- **H4:** 20.25°C (Coolest)

Key Observations

High-Usage Correlation: Maverick and Goose, which show the highest temperatures, also demonstrate elevated energy consumption and frequent video conferencing use. This suggests equipment heat generation and occupancy levels directly impact room temperature.

Uniformity Achievement: The 1.57°C range across all rooms indicates reasonably consistent climate control, though the systematic bias towards the upper acceptable range suggests HVAC calibration could be optimised building-wide.

Comfort Implications: Rooms approaching 21.8°C may feel warm during high-occupancy meetings, potentially impacting comfort and productivity, particularly during extended sessions.

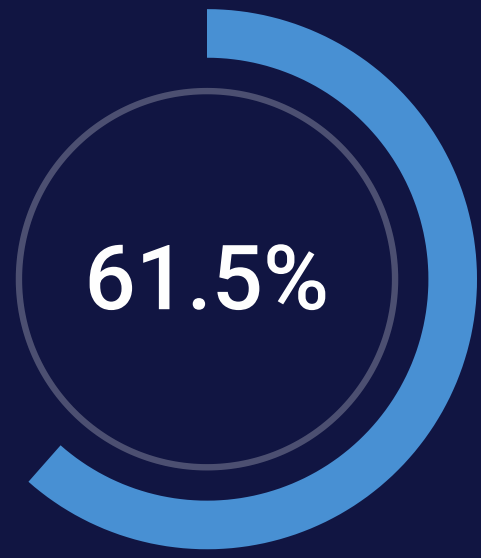
UMA Halifax: Humidity Control

Lowest Humidity in Portfolio

UMA Halifax's average humidity of **59.4%** represents a very good level, sitting comfortably within the optimal workplace range of 40-60%. This performance suggests effective dehumidification systems or HVAC characteristics that prioritise moisture control.

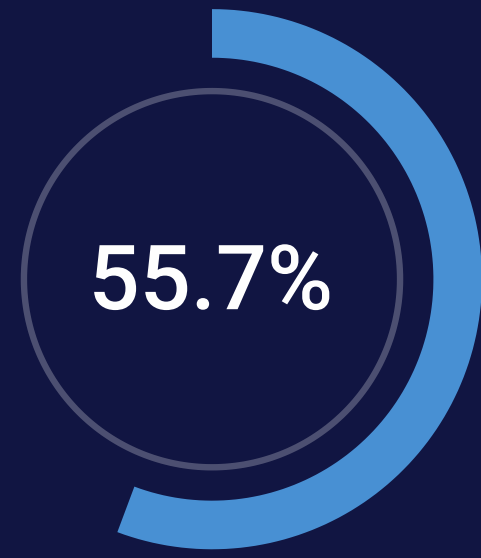
UMA Halifax Average

Excellent humidity level, **2.9** percentage points below portfolio leader UMA Health Care



H2 Peak

Highest room-level humidity, slightly above the optimal 60% threshold



Maverick Low

Lowest room-level humidity, well within optimal range

Daily humidity trends throughout September show the first half of the month frequently exceeded 70%, approaching or entering the "High" zone. After 20th September, levels dropped significantly, with minimum humidity occasionally falling below 40% (the "Low" threshold). This dramatic shift suggests either external weather changes, HVAC system adjustments, or increased ventilation rates. The variation indicates humidity control is reactive rather than proactive, presenting an opportunity for more consistent environmental management.

UMA Halifax: Conference Room Humidity

Resource-Level Moisture Management

Humidity levels across UMA Halifax's conference rooms currently range from 57.00% to 62.20%, generally remaining within or slightly above the optimal 40-60% workplace range. This consistency demonstrates effective moisture management, though H2's current position at 62.20% now explicitly exceeds the upper threshold and warrants close attention.

62.20%

H2

Highest humidity, now exceeding "High" threshold; immediate monitoring for comfort impacts needed

61.73%

H4

Second-highest, now slightly above acceptable range

61.07%

Collaboration Space

Moderate-high humidity, potentially uncomfortable for some occupants

59.45%

H1

Mid-range humidity, optimal for equipment and comfort

58.28%

Goose

Slightly below average, excellent for sensitive equipment

58.04%

H3

Lower mid-range, ideal for extended occupancy

57.00%

Maverick

Lowest humidity, optimal for comfort and equipment longevity

The 5.20 percentage point spread across rooms is relatively narrow, indicating consistent building-wide moisture management. However, with the increased levels, proactive adjustments may be beneficial. No clear correlation exists between humidity and room usage patterns, suggesting the HVAC system effectively manages moisture regardless of occupancy variations, but its overall effectiveness at maintaining optimal ranges has shifted.

UMA Halifax: Ambient Noise Environment

Elevated Noise Levels

UMA Halifax's ambient noise level of 31.22 dB positions it as the second-noisiest building in the portfolio, exceeded only by UMA Paris Office (34.85 dB). Whilst this remains within acceptable parameters, it's notably higher than quieter buildings like UMA Health Care (26.43 dB), reflecting UMA Halifax's role as a high-activity collaboration hub.

Noise Characteristics:

- 18% higher than UMA Health Care
- Consistent with high occupancy and traffic
- Reflects open collaboration environment
- May impact concentration in quiet work areas

Daily Noise Patterns

Throughout September, average ambient noise remained stable between 31-34 dB (Excellent range). However, maximum noise levels showed significant variation, typically hovering around 40 dB (Acceptable) with a dramatic spike to nearly 60 dB (Poor) on 25th September.

25th September Spike: This outlier likely represents a specific event such as maintenance work, an internal gathering, or external construction. The isolated nature suggests it's not representative of typical conditions.

Minimum Noise: Consistently between 28-31 dB, indicating quiet overnight and weekend periods when the building is minimally occupied.

UMA Halifax: Conference Room Acoustics

Sound Level Performance Analysis

Sound level measurements across UMA Halifax's conference rooms reveal generally excellent acoustic conditions, with six of seven rooms maintaining levels below the 40 dB threshold for optimal performance. This consistency demonstrates effective acoustic design, with one notable exception requiring attention.

Excellent Performers (35.95-36.54 dB)

H1, Maverick, H3, Goose, H4, Collaboration Space all maintain sound levels within the excellent range, providing optimal conditions for video conferencing and focused meetings. The narrow 0.59 dB range indicates consistent acoustic treatment.

H2 Outlier (40.18 dB)

This room slightly exceeds the excellent threshold, entering the acceptable range. For video conferencing environments, this marginal increase can impact meeting efficiency and audio clarity, particularly during extended sessions or with sensitive audio equipment.

Potential Causes for H2: Proximity to high-traffic corridors, HVAC system noise, insufficient acoustic treatment, or equipment-generated sound. Recommendation: Conduct detailed acoustic assessment to identify and remediate noise sources, ensuring consistent excellence across all conferencing facilities.

UMA Halifax: Daily Occupancy Trends

September 2025 Attendance Patterns

Daily occupancy data throughout September reveals significant variability in workplace attendance, with maximum occupancy fluctuating dramatically whilst average occupancy remains relatively stable. This pattern provides insights into hybrid working behaviours and space utilisation efficiency.

Average Occupancy

Average daily occupancy remained remarkably consistent, fluctuating modestly between 2.5 and 5 persons throughout the month. This stability suggests a core group of regular office users maintaining steady attendance regardless of day or date.

Implications:

- Predictable baseline demand for services
- Consistent resource requirements
- Reliable energy consumption patterns
- Opportunity for right-sizing support services

Maximum Occupancy

Maximum occupancy showed dramatic swings, ranging from below 5 to above 20 persons. Notable peaks occurred on 2nd, 8th, 14th, 17th, and 29th September, whilst troughs appeared on 12th and 22nd September.

Peak Drivers:

- Scheduled team meetings or events
- Project deadlines requiring collaboration
- Return-to-office initiatives
- Specific departmental requirements

The inconsistent maximum occupancy suggests only a small group accounts for attendance spikes, possibly management visits or specific team collaborations.

UMA Halifax: Weekly Occupancy Patterns

Consistent Weekday Attendance with Friday Decline

Average occupancy by day of the week reveals a clear pattern: consistent attendance Monday through Thursday at 4 persons, dropping to 3 on Friday. This 25% Friday reduction reflects widespread hybrid working preferences and end-of-week remote work patterns.

Monday - Thursday: 4 Persons

Uniform occupancy across the first four weekdays indicates established in-office routines, scheduled meetings, and collaborative activities concentrated in the core working week. This consistency enables predictable resource allocation and service provision.

Friday: 3 Persons

The Friday decline to 3 persons represents a 25% reduction in physical presence, aligning with widespread flexible working arrangements where Friday is the most common work-from-home day. This pattern has become standard across many organisations post-pandemic.

Resource Capacity: Underutilised

The flat resource capacity line at zero suggests either no data or that capacity significantly exceeds demand. With maximum occupancy reaching 20+ on peak days but average remaining at 4, substantial excess capacity exists throughout the week.

Strategic Implications: The predictable Friday reduction presents opportunities for resource consolidation, maintenance scheduling, or energy conservation measures on this consistently lower-demand day.

UMA Halifax: Room Capacity vs. Attendance

Utilisation Efficiency Analysis

Comparison of room capacity against actual attendance reveals systematic underutilisation across UMA Halifax's conference facilities. Average attendance consistently falls well below capacity, whilst maximum attendance occasionally approaches or exceeds limits, indicating booking inefficiencies.

Chronic Underutilisation

Average attendance across all rooms falls 40-60% below capacity. For example, Goose (capacity 12) averages just 5 attendees, whilst H1 (capacity 18) averages similar numbers despite being 50% larger.

Occasional Overcrowding

Maximum attendance sometimes exceeds capacity, particularly in H1 where 22 attendees were recorded against an 18-person capacity. This suggests rooms are occasionally overbooked or capacity limits are not enforced. Current room booking percentage for Room Size 18 is 79.34%.

Booking Behaviour Issues

The pattern suggests users book larger rooms than needed, possibly for flexibility or availability reasons. This creates phantom demand, reduces availability for appropriately-sized groups, and wastes resources.

UMA Halifax: Booking Time Preferences

Morning vs. Afternoon Reservation Patterns

Analysis of booking time preferences reveals distinct patterns between automated system bookings and individual user behaviour. The Webex Booking system dominates overall activity, whilst individual users show varied preferences for morning or afternoon slots.

Webex Booking System

The automated booking system accounts for the highest activity with 20 morning and 16 afternoon bookings. This dominance suggests a large number of spaces are booked automatically or centrally, perhaps for recurring or default meetings.

Implications:

- Automated scheduling plays key role
- Recurring meetings drive demand
- System may create phantom bookings
- Review automation rules for efficiency

Individual User Patterns

High-Activity Users:

- **Rajat:** 14 bookings (5 morning, 9 afternoon) - highest individual user
- **Daniel:** 9 bookings (evenly split)
- **Dean:** Notable engagement

Time Preferences: Some users show sharp preferences for single time slots (e.g., Nathan, Johny favour mornings), whilst others distribute bookings evenly. Very few all-day bookings indicate most users require spaces for partial-day use only.

UMA Halifax: Daily Booking Volatility

September 2025 Reservation Trends

Daily booking volumes throughout September display high variability, with significant peaks and troughs indicating inconsistent demand patterns. This volatility complicates resource planning and suggests booking behaviour is influenced by specific events or scheduling conventions rather than steady operational needs.

1 Peak Days

16th September: 39 bookings (highest)
8th September: 33 bookings
29th September: 32 bookings

These peaks likely correspond to key weekly meetings, project deadlines, or company-wide events encouraging in-office presence.

2 Trough Days

6th, 14th, 21th, 27th September: 7 bookings each (lowest)

These consistent low points suggest common remote working days, possibly Fridays or Mondays depending on the company's hybrid working policy.

3 Average Range

Typical Days: 20-30 bookings

Most active days fluctuate within this range, representing baseline operational demand when no special events or circumstances apply.

Strategic Challenge: The 5.6x difference between peak (39) and trough (7) days creates resource planning challenges. Capacity must accommodate peaks, leaving significant underutilisation during troughs.

UMA Halifax: Key Performance Strengths

Portfolio Leadership Position

UMA Halifax's capture of **38.24%** of all workspace reservations establishes it as the undisputed operational hub, demonstrating strong user preference and strategic importance to organisational activities.

Excellent Air Quality

Consistent air quality score of **1.73** and room-level performance between 1.60-1.85 demonstrates effective ventilation systems and air management protocols protecting occupant health and comfort.

Optimal Humidity Control

UMA Halifax humidity at **59.4%** indicates effective moisture management, creating comfortable conditions and protecting sensitive equipment from humidity-related issues.

Conference Room Acoustics

Six of seven conference rooms achieve excellent sound levels below 40 dB, with UMA Halifax demonstrating an average of **31.22 dB**, providing optimal conditions for video conferencing and focused meetings with minimal acoustic interference.

Large Room Utilisation

Room size 18 achieves **79.34%** booking usage, demonstrating strong demand for large collaboration spaces and effective accommodation of hybrid meetings and team activities.

Consistent Weekday Occupancy

Stable Monday-Thursday occupancy for UMA Halifax at **5** persons enables predictable resource allocation, service provision, and operational planning with reliable baseline demand.

UMA Halifax: Critical Improvement Areas

1

Temperature Management

As the warmest building at 21.12°C with maximum temperatures frequently approaching 25°C, UMA Halifax requires HVAC recalibration to improve comfort and reduce cooling costs. Target: reduce average by 1-1.5°C.

2

Small Room Underutilisation

Room sizes 6 and 7 show 71-72% usage compared to 79.34% for larger spaces, indicating potential mismatch with current working patterns. Consider repurposing or consolidating smaller spaces.

3

Conference Room No-Shows

H1, H2, Goose, and Collaboration Space each recorded 4 no-shows, representing significant wasted capacity. Implement automated cancellation reminders and release policies to improve efficiency.

4

10 AM Booking Concentration

Dramatic spike to 86 bookings at 10 AM creates capacity constraints whilst leaving other hours underutilised. Encourage meeting time diversity through scheduling guidelines or incentives.

5

Room Size Mismatch

Average attendance falls 40-60% below room capacity across all spaces, indicating systematic overbooking of larger rooms. Implement smart booking recommendations based on attendee count.

6

Energy Consumption Intensity

H1 and Goose account for 65% of conference room energy usage, driven by frequent video conferencing. Implement energy-efficient AV equipment and occupancy-based controls. Overall energy consumption increased to 1,247.68 units.

7

H2 Acoustic Performance

Sound level of 40.18 dB exceeds excellent threshold, potentially impacting meeting quality. Conduct acoustic assessment and implement targeted noise reduction measures.