

Office (Work) Future(s) ISF-Demand Workshop

Lancaster University 22th June 2016



Future Offices and Office Work

A 6-7 month mini-project within Demand Centre programme

Demand themes are implicitly futures-orientated and this workshop and mini-project will make the orientation explicit with regard to:

- **work** as a practice or set of practices;
- offices and other **workspaces** as infrastructures that shape and are shaped by them and;
- **technologies** and devices as intrinsic to work practices.

Purpose of the workshop is to:

- scope the topic;
- refine the work package;
- lay the ground for potential future proposal.



Identifiable trends of change

Demand project 3.2 data (n=57)

- 17 architects
- 11 Mechanical & Electrical engineers
- 8 letting agents
- 9 developers
- 12 stakeholder reps and consultants – valuation, construction and property, offices, occupier

Interviews were queried for segments coded for 'Future' and a variety of other codes e.g. Working arrangements, IT use, Temporal work, Fit-out, Fads and fashions. Segments organised thematically produced 10 themes which were extended to provide the structure of the background paper.



Themes of change

Office *interiors*:

- Space planning and budgeting (and third-space as model)
- Domestic/work blurring, more amenities at work
- Different fashion/trends in design and fit-out

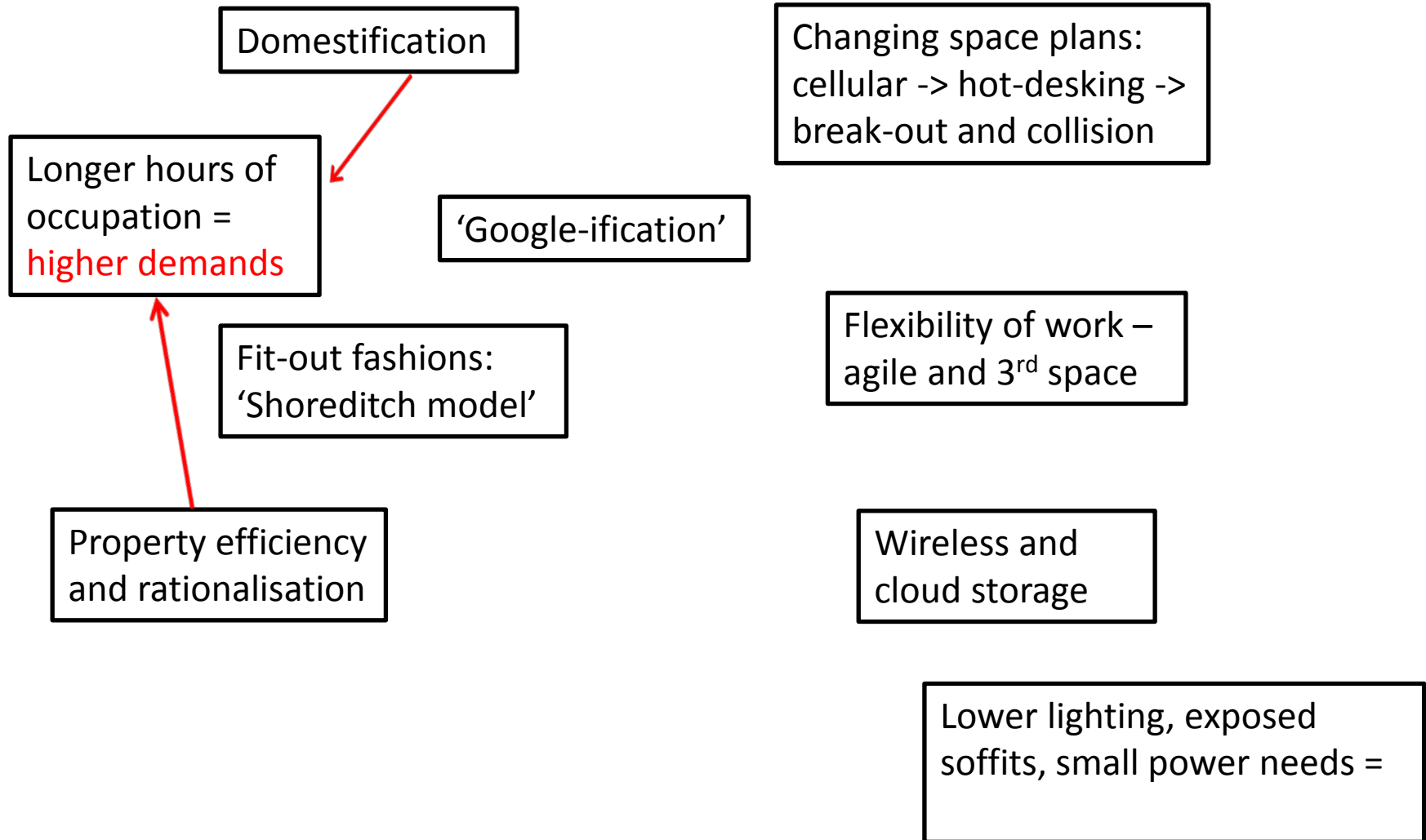
Office *work*:

- Work/life (part-time, flexible, gig economy, self-employed etc)
- Informality/de-hierarchical/work as collaborative and team-based
- Different sites of work – the importance of ‘third-space’
- Different times of work
- Agility in the office and flexibility to work out of office
- Technologies and devices

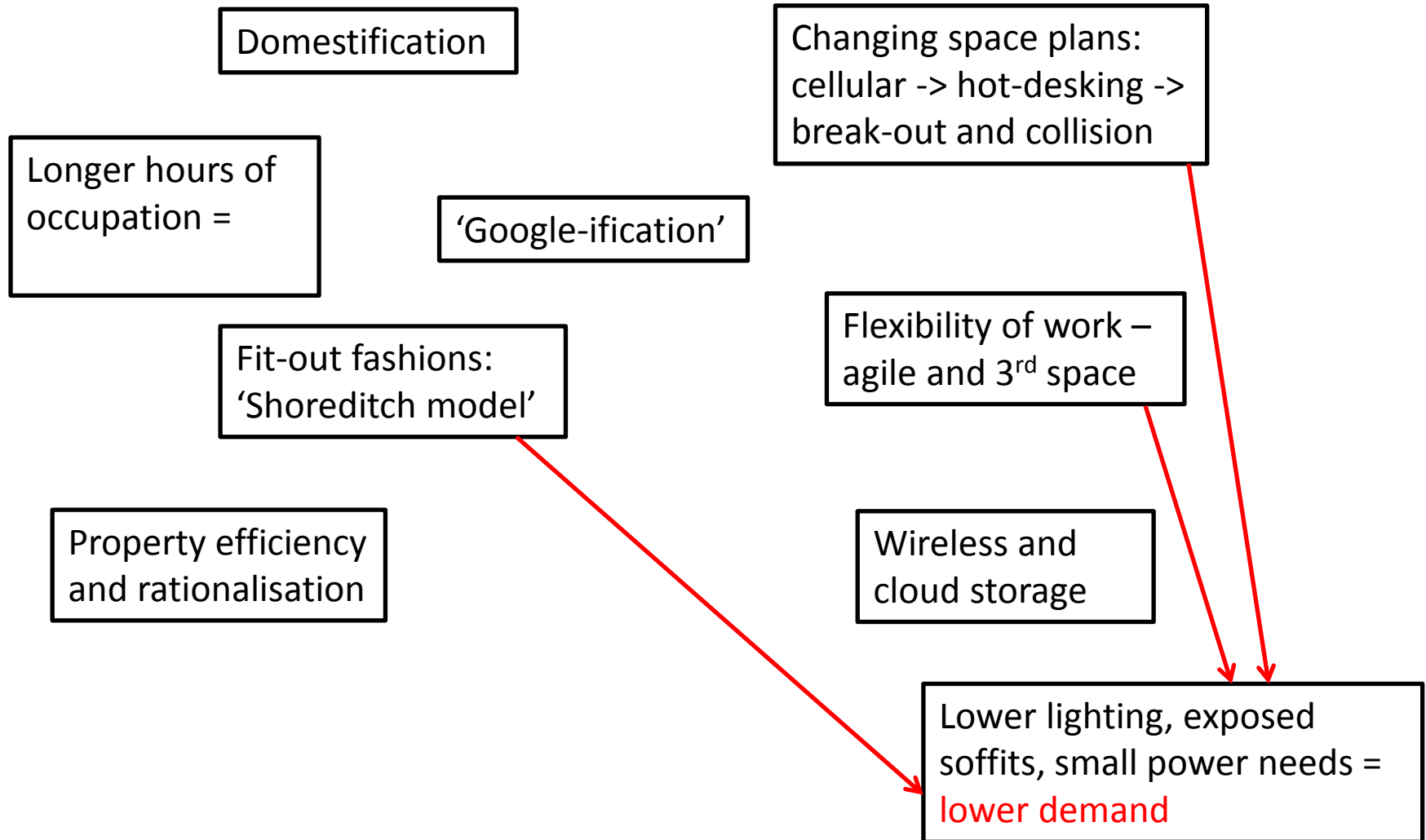
Office *buildings*:

- Smart systems - interlocking
- Different understandings of office ‘use’ – buildings not necessary, rental space and third-spaces etc.
- The future adaptability of office buildings

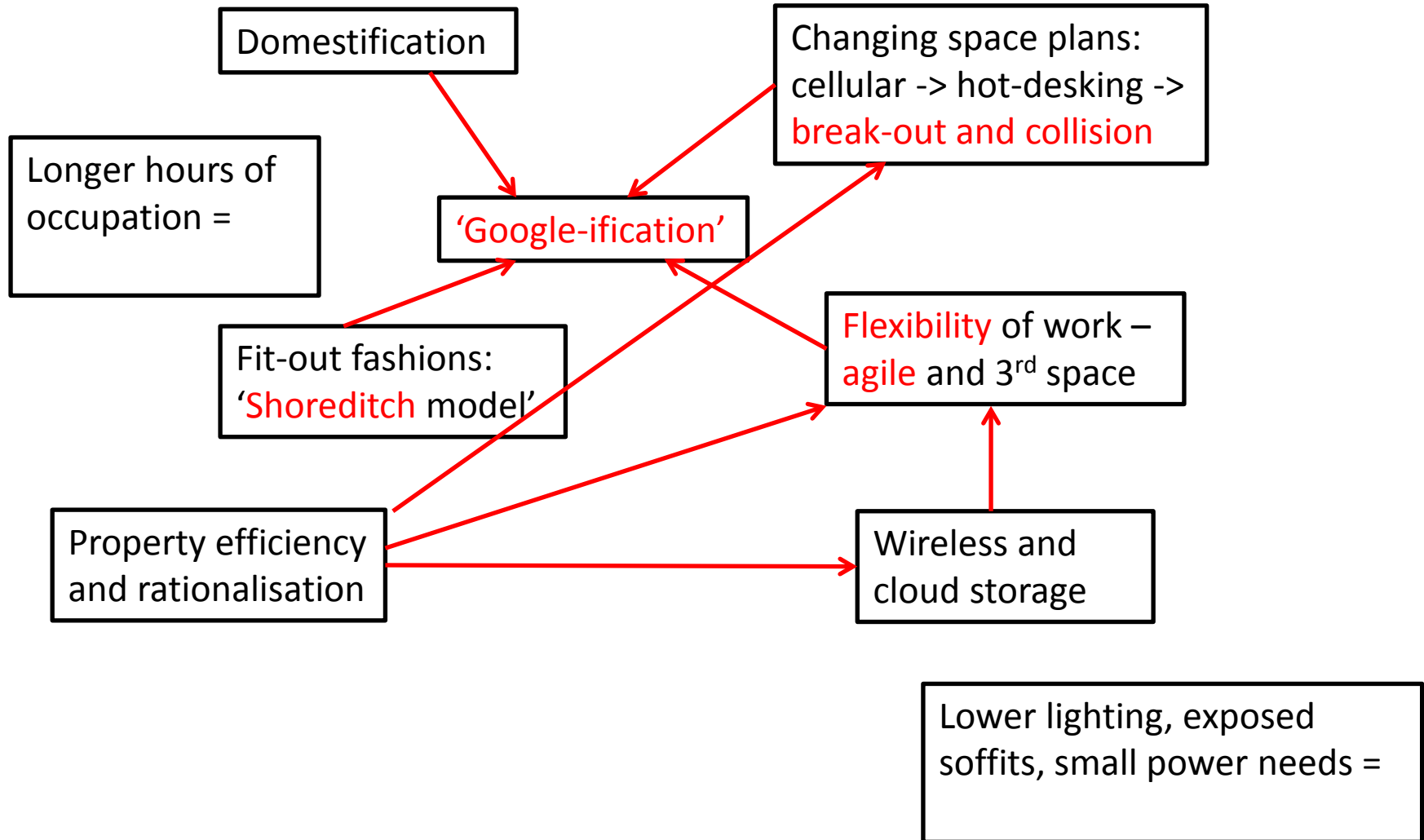
Trends in office fit out and work

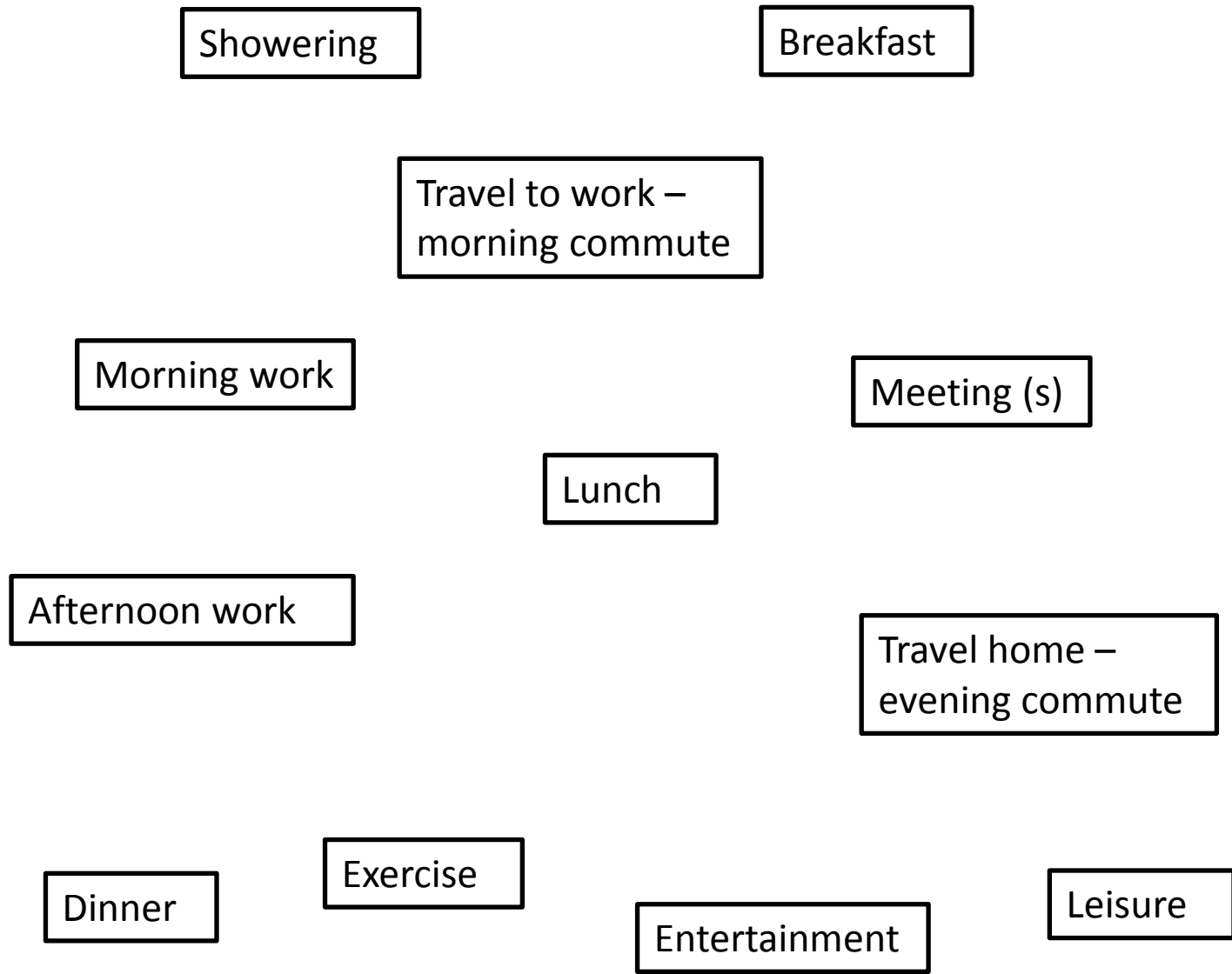


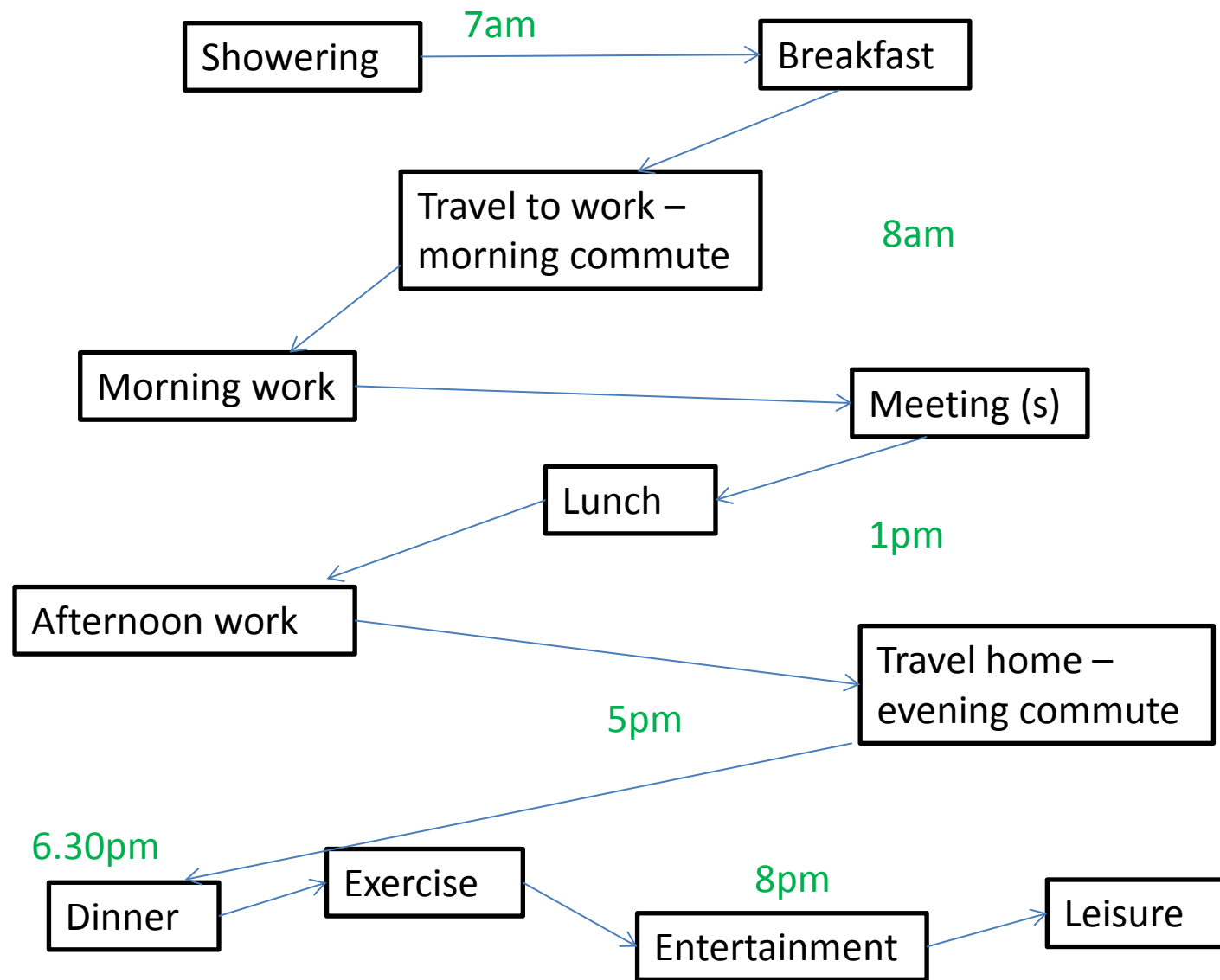
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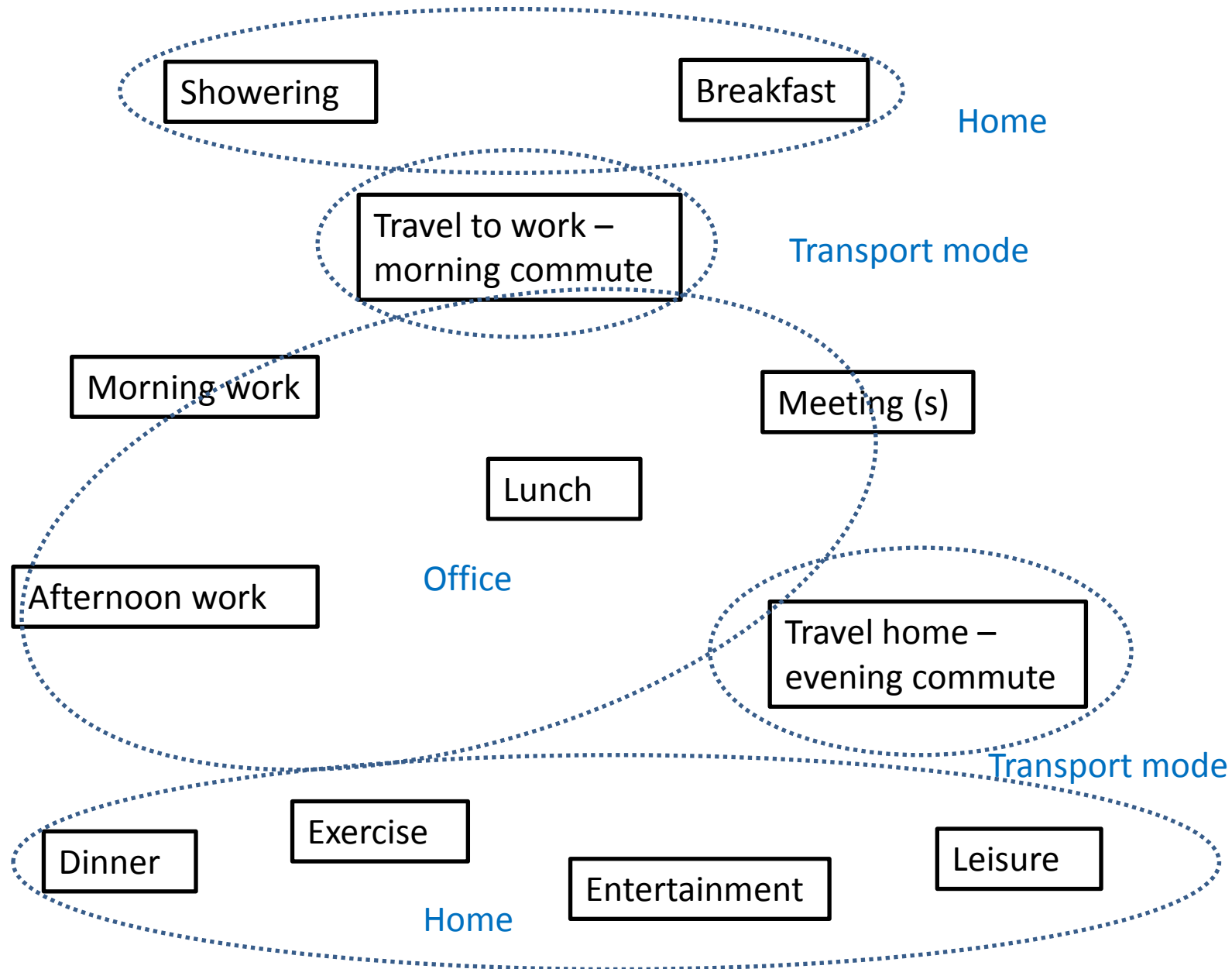


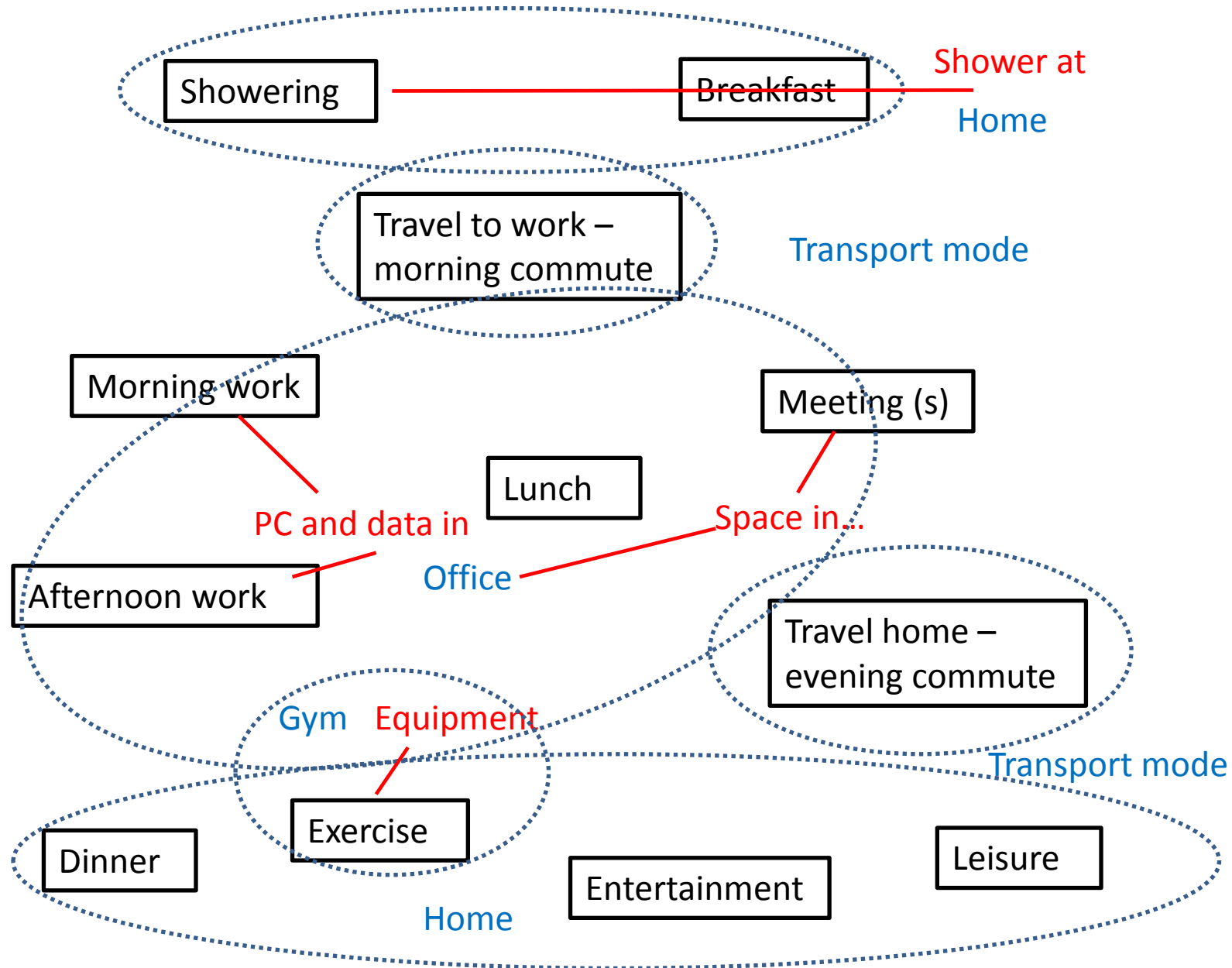
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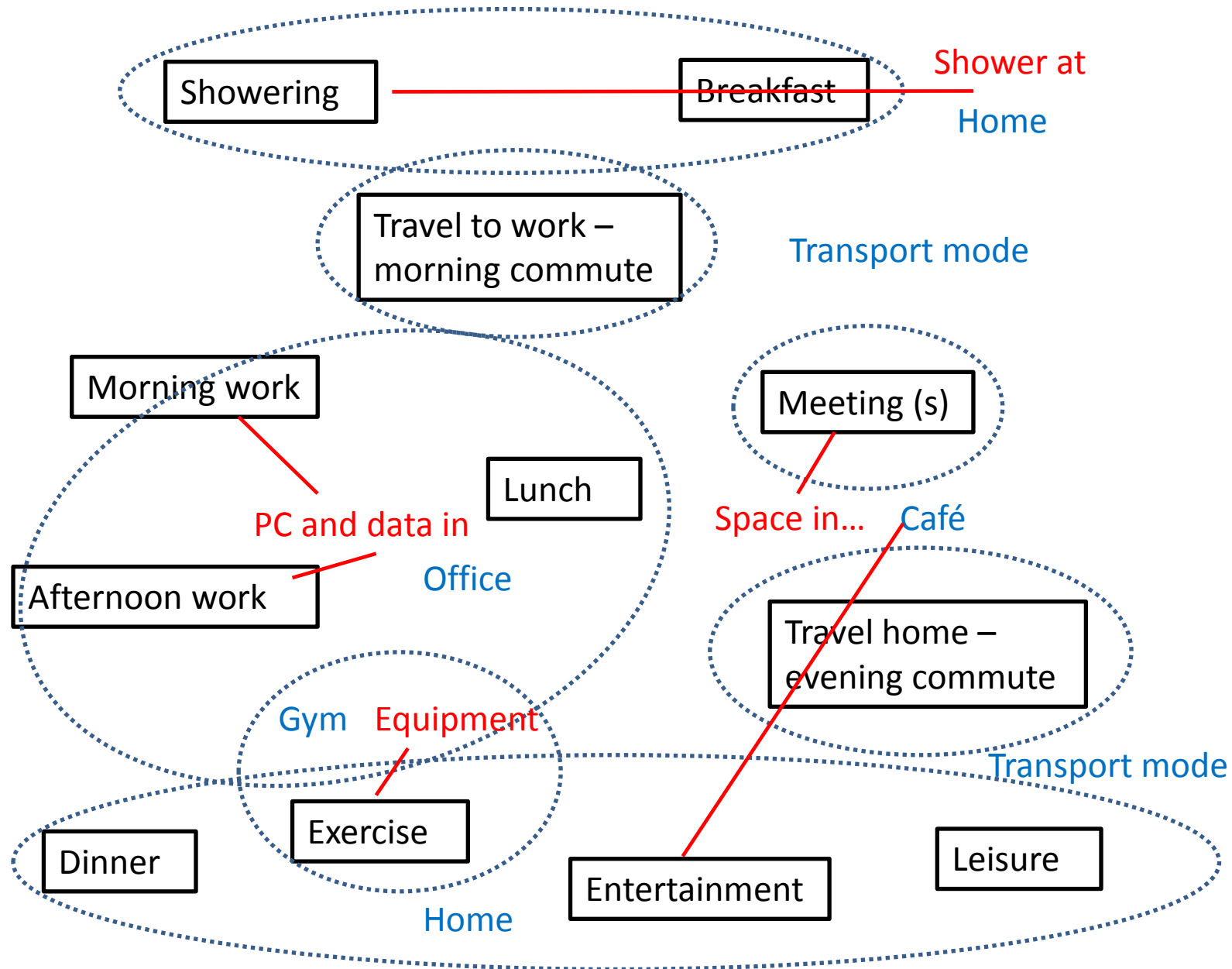


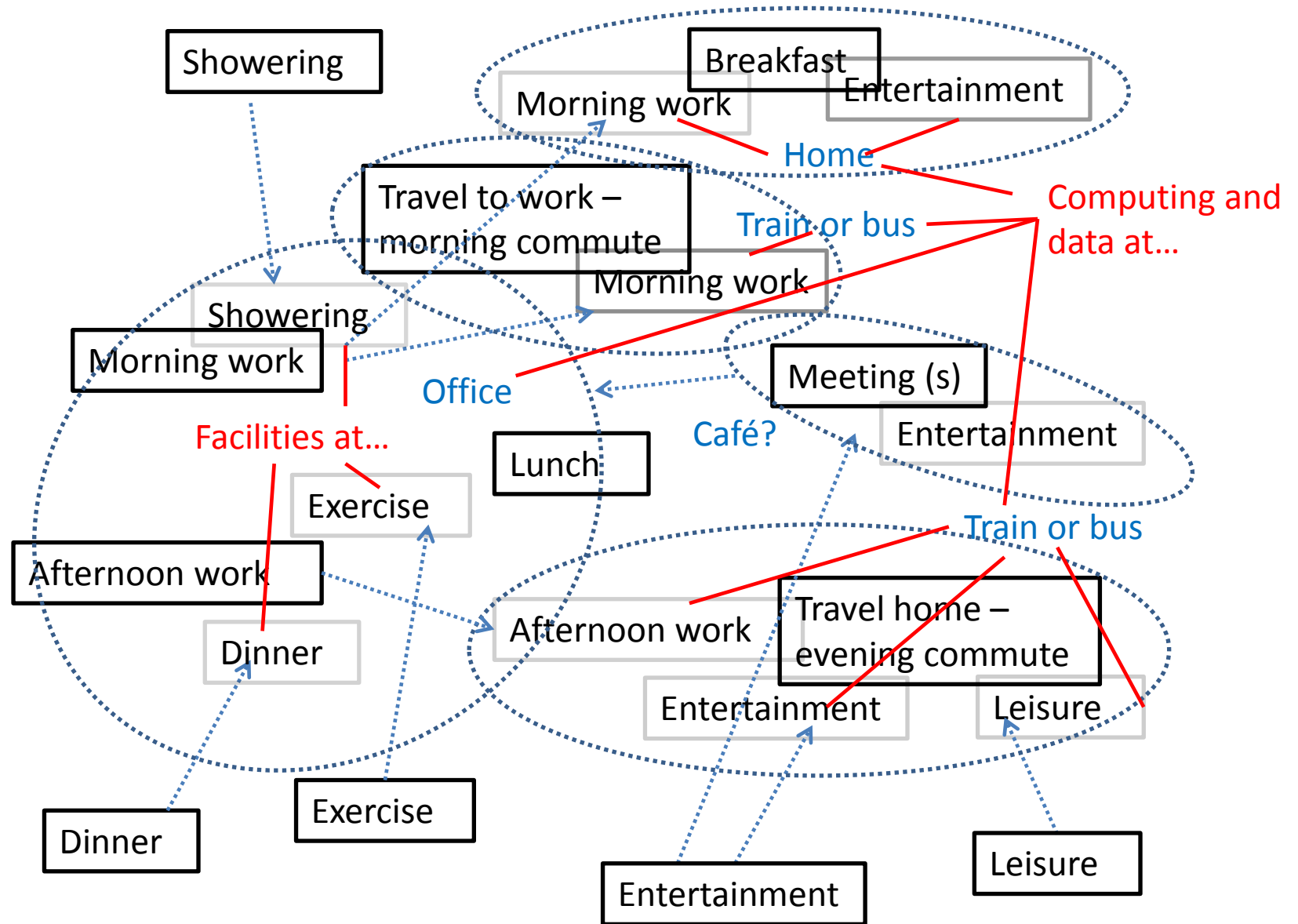






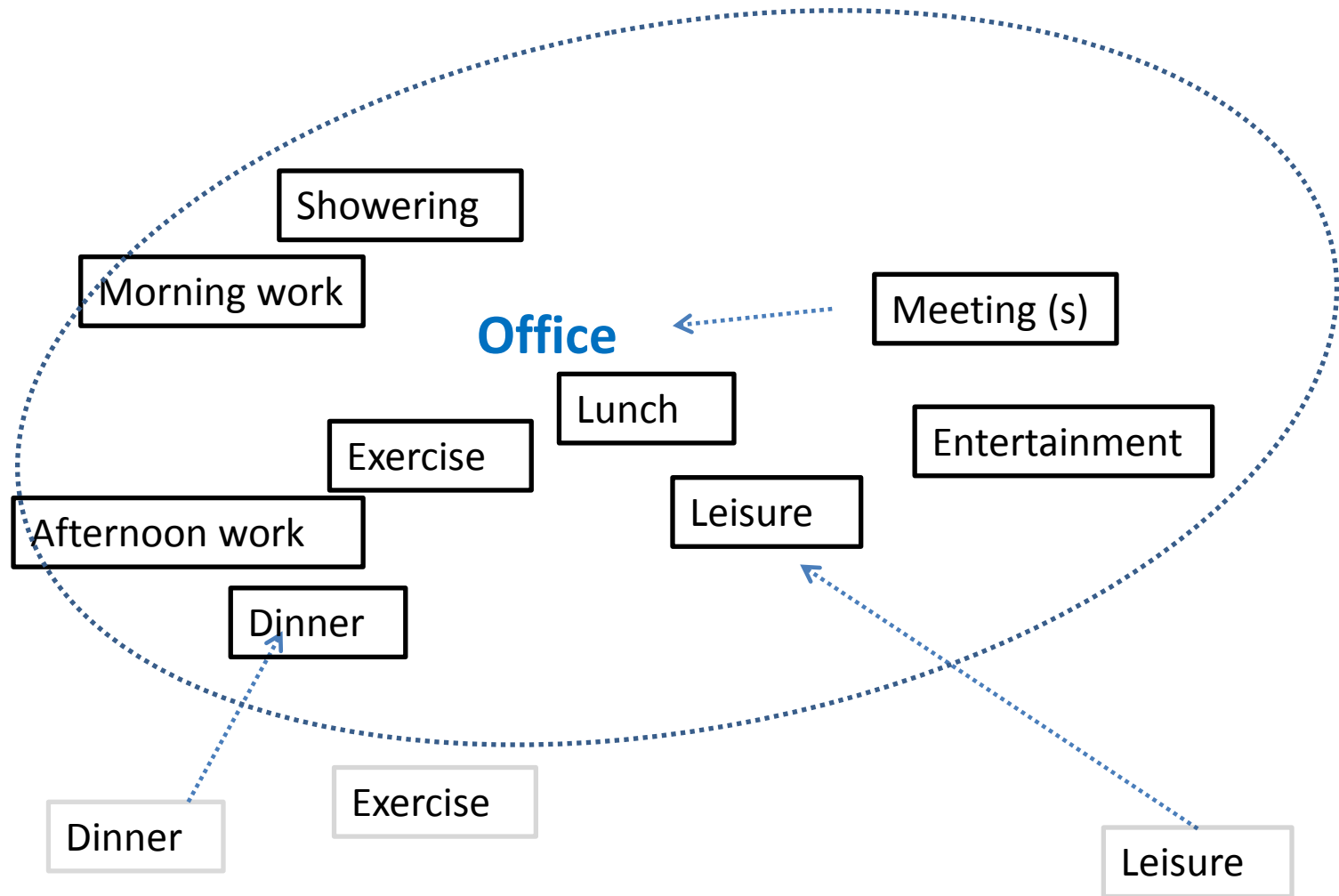


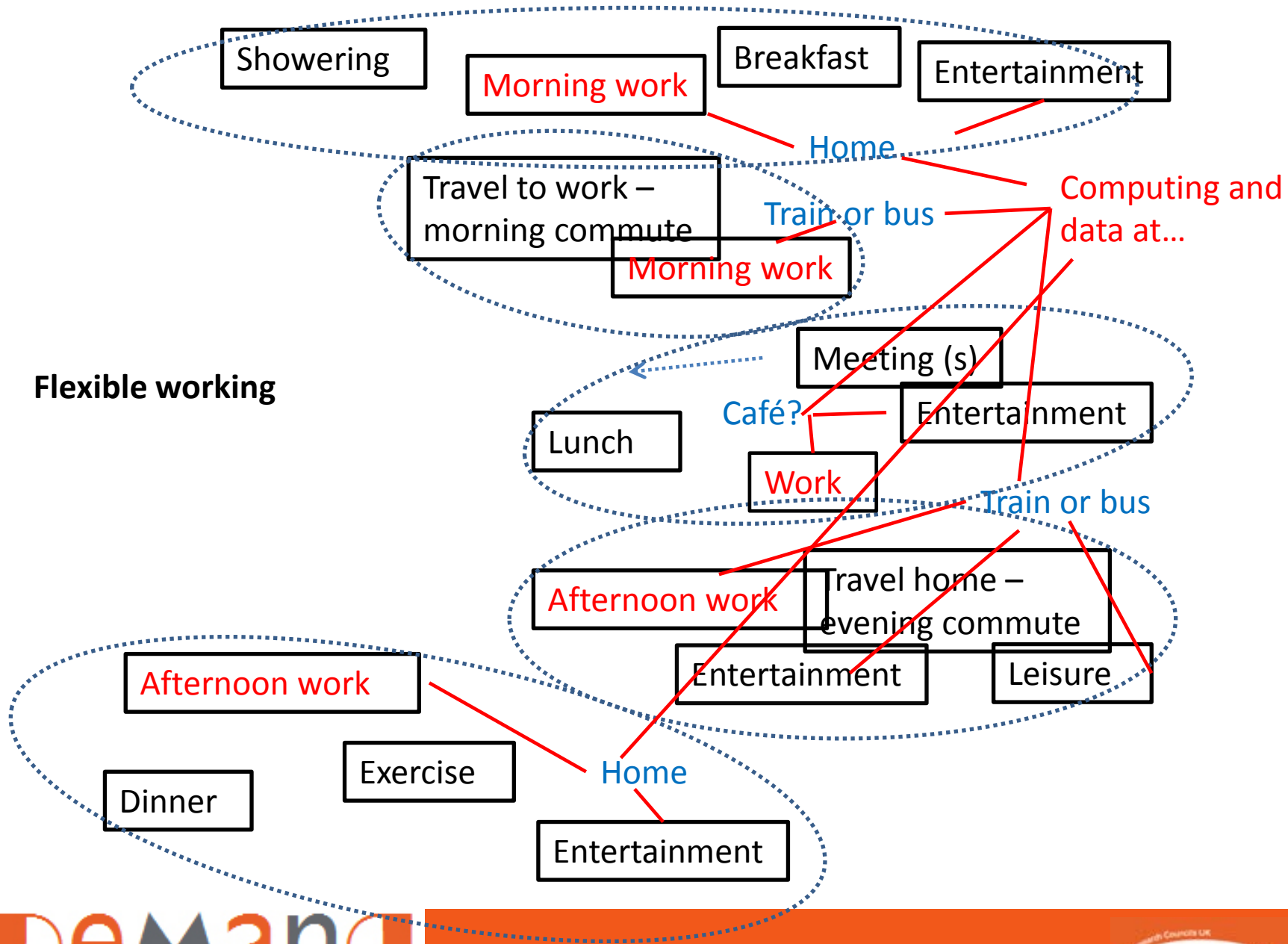




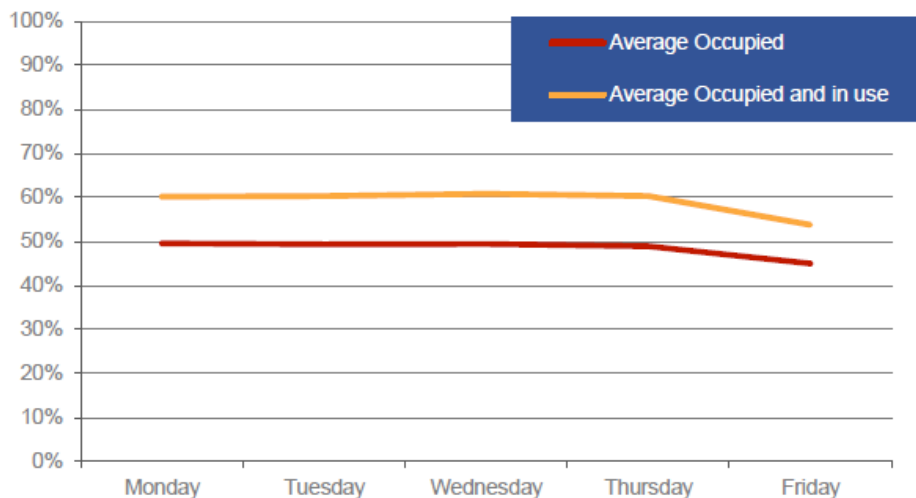


The amenitised destination office



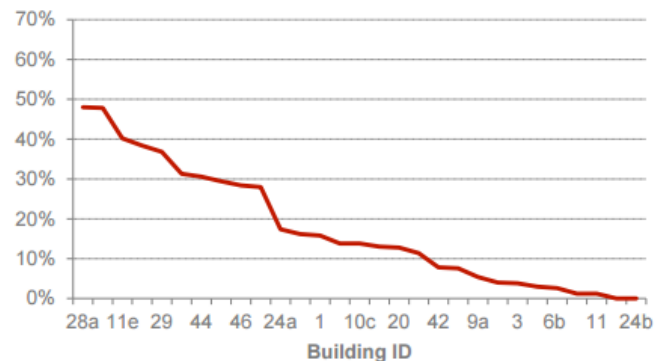


“The death of the desk”, hot or not...

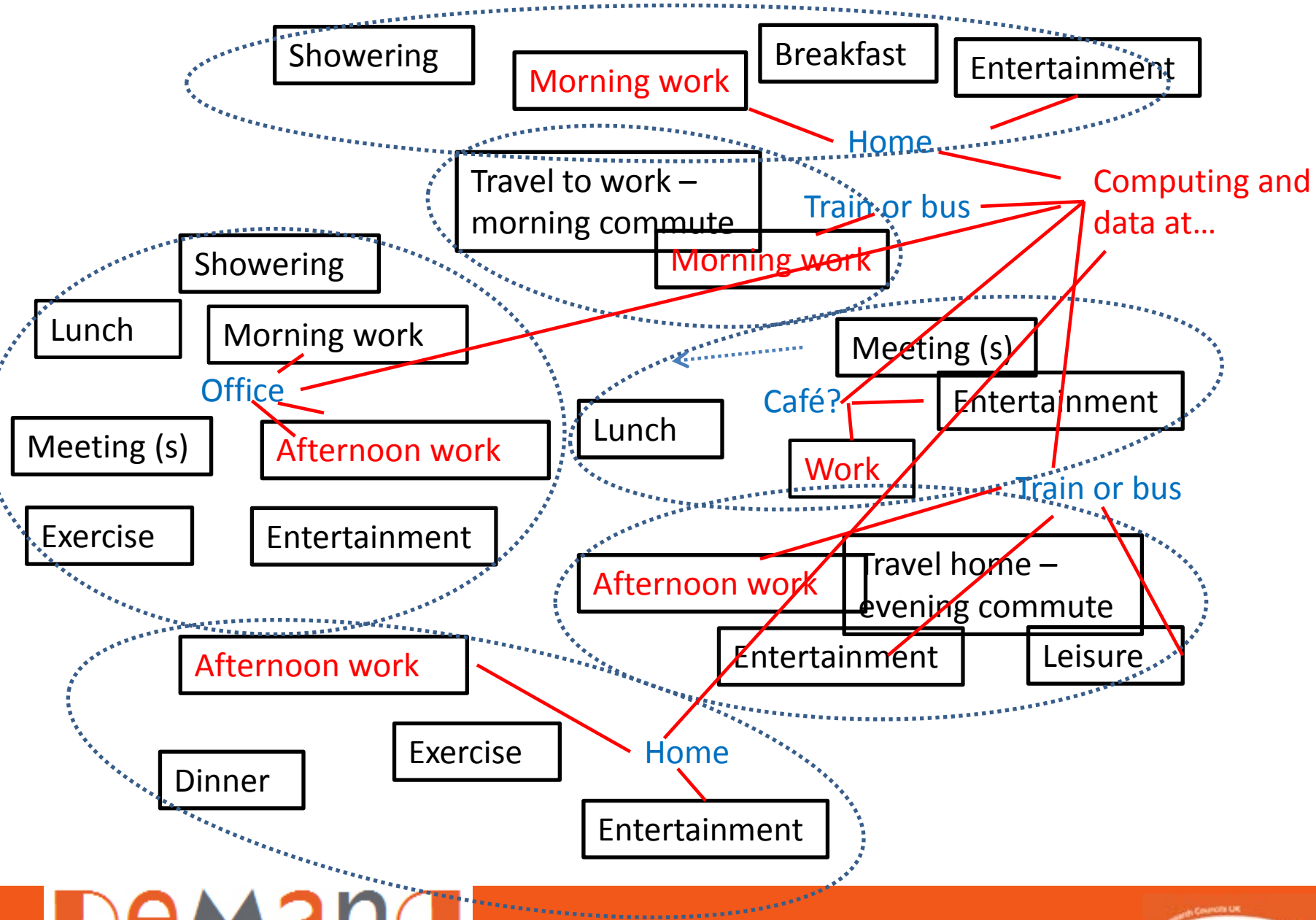


Daily Utilisation

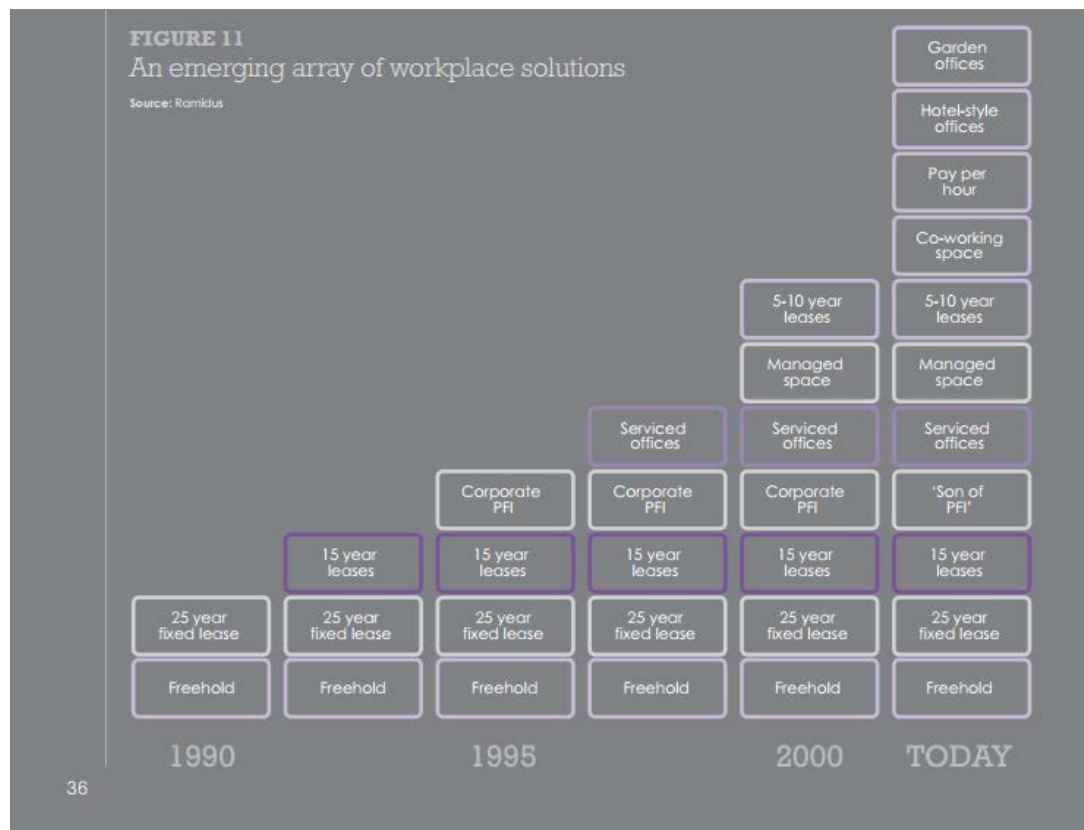
Traditional ‘Hot Desks’ Not so Hot



Overall Hot Desk Utilisation - Occupied



“Emerging arrays of workplace solutions”



Implications for energy demand

Ubiquitous device use, data storage, wifi etc

Ubiquitous 'coffee shop' expectations of domestic comfort, convenience and connectedness in *all* spaces *as* workspaces – more ratcheting of demand?

Increasing mobility? Substituted?

The flexible work building = higher or lower energy demands?
Is the energy demand simply out-sourced and off-shored?

The neo-liberal city = convergence of equalised service 24/7 and everywhere? The death of hub-network efficiencies?



Research potentials

- To what extent *is* office work casualising, becoming agile and flexible?
- Collect data on the workforce and the extent of TMT workstyles (e.g. Ramidus 2015)?
- Collate data on occupancy densities in different offices, office types, sectors?
- Identify empirical work on space budgets and fit-out: whose job are they? How closely are they followed?
- Energy and devices and lights: Is demand/consumption lowering (desk loads, LED lighting), what are the energy demand/consumption implications, is there rebound (e.g. greater numbers of devices)?
- Assess the 'spec' or working conditions of various *non-office work-spaces*? This might support an argument for lower spec office buildings?
- What are the 'metrics' of future (office) work? How will the efficiency or effectiveness of workspaces be assessed?



Research potentials

- What are the essential elements of ‘an office working space’: serviced offices, domestic office spaces, the train? Collate research on what different people want from offices?
- The ‘serviced’ office and neo-liberal urbanism – explore the organisational splintering and outsourcing of provision; of facilities and services in the office and of office space beyond?
- Other ‘office workers’ – cleaners, visiting clients, ‘campers’, with a different relationship to the workplace?
- What are the energy demand implications of the amenitised office, the flexible fragmentation of home and third-space work, and the mobility required to satisfy this all?

...thank you...