Right-sizing campus real estate at a leading London university

Royal Holloway applies EverSmart Space occupancy data to rationalize demolition and future expansion plans

Identifying obsolete and underused space, the university will pull down an 600m² building to save on energy costs, carbon footprint and make way for the future.

It's a problem facing many Facilities and Real Estate Portfolio Managers around the world: Is our building mix fit for purpose in the new remote/hybrid world?

According to the university's Head of Strategic Space, "We needed data to justify the demolition of an old modular building and to move forward with our three-year plan for expansion and optimal utilization." EverSmart Space data helped identify the building's true value so demolition could begin.

ROYAL HOLLOWAY UNIVERSITY OF LONDON

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The challenge

To serve 11,000 students and over 1,800 staff on its 135-acre campus west of London, Royal Holloway needs to rationalize every square meter. To accommodate expansion and reconfiguration plans, they sought data on underutilized assets before conducting a cost-benefit analysis.

The solution

With a campus-wide deployment of 350 occupancy sensors, EverSmart Space gives the Royal Holloway team an empirical, real-time view of which buildings were chronically under utilized and had higher than average energy costs or low functional suitability.

The outcome

The team identified an inefficient classroom space costing £50,000 annually. The cost-benefit analysis justified demolition, with a full payback of all costs in just under three years. Future phases will look at classroom and office space as the university seeks to house its ever-expanding student body.

Know exactly when, where and how intensive usage and traffic is within real estate your portfolio

EverSmart Space provides insights into to the occupancy, usage, density, traffic patterns and ultimately the value of your real estate assets.

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About Royal Holloway: Royal Holloway is one of the UK's leading research-intensive universities, with 21 academic departments and schools spanning the arts and humanities, sciences, social sciences, management, economics and law.

Learn more at www.royalholloway.ac.uk