

Sennaatti

Senate Properties

Perinteisestä omistajuudesta strategiseen työympäristökehittämiseen
ja suorituskyvyn mittaamiseen

Kaj Hedvall, johtaja, strategia, kehittäminen ja tiedonhallinta

Sennaatti
Space for success

GOVERNMENT WORKING PREMISES STRATEGY

28

m²/fte

Average space
efficiency of
government offices
in 2014



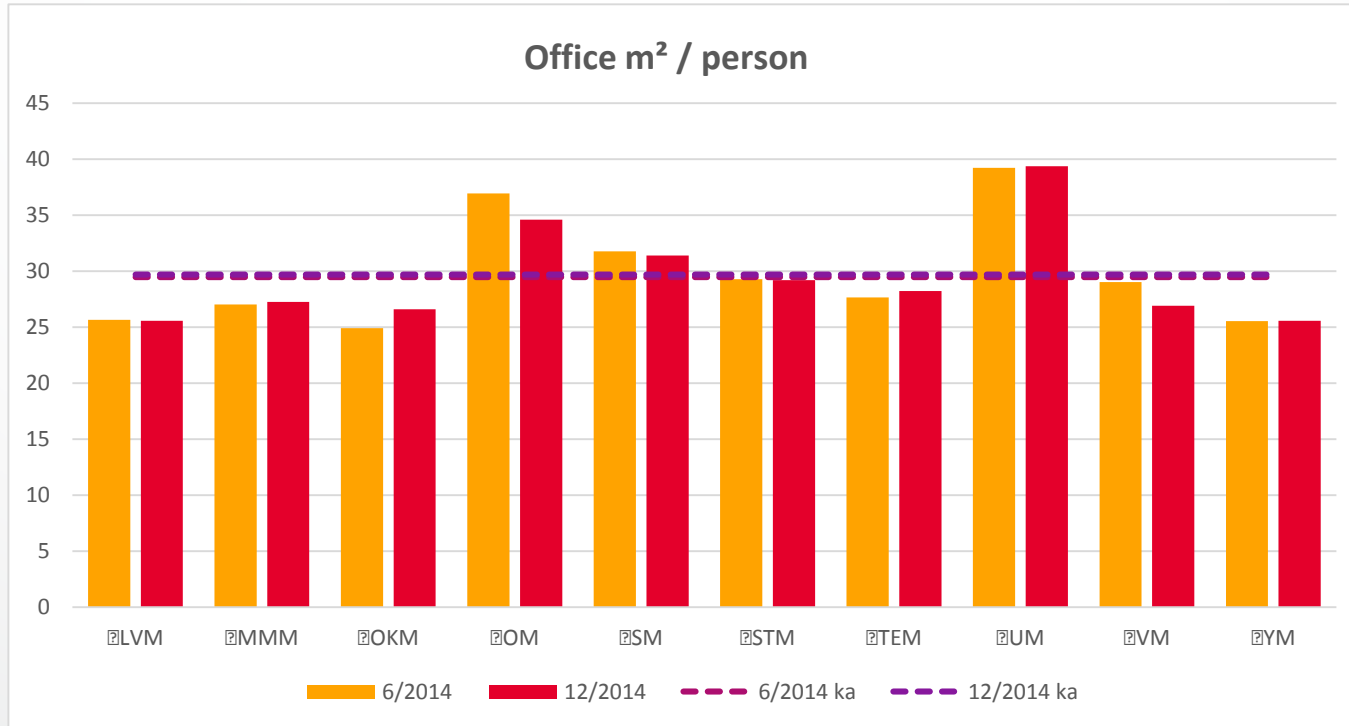
18/15

m²/fte

Government
objectives for
effective use
of office space

Specialised premises
(such as laboratories,
barracks, court houses)
have been given their
own space efficiency
objectives.

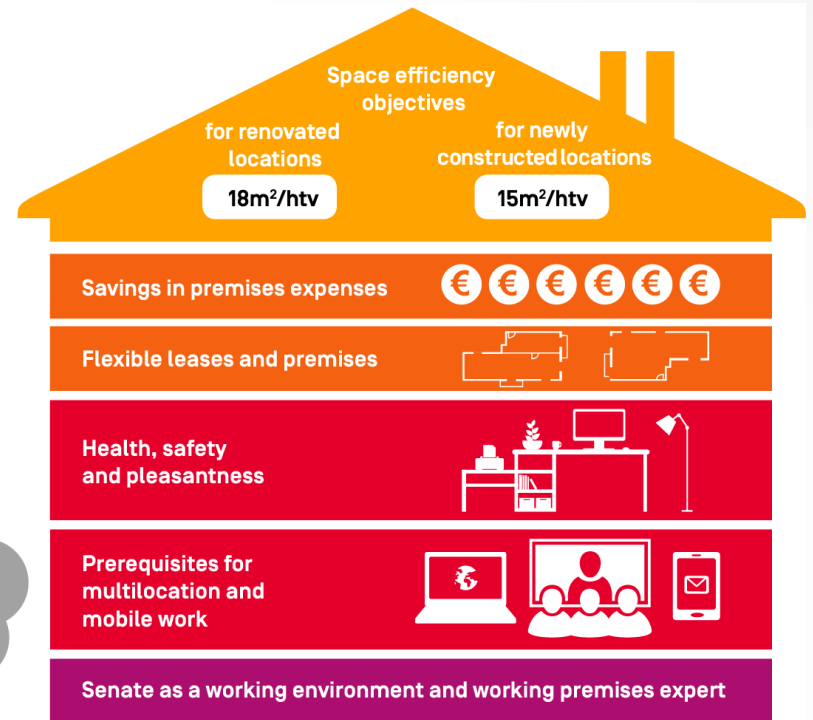
SPACE EFFICIENCY OF GOVERNMENT USED PREMISES



GOVERNMENT WORKING PREMISES STRATEGY POLICIES WILL REQUIRE PRODUCTIVE WORK ENVIRONMENTS


In 2015, Senate worked together with each government office to draw up the following for the implementation of the government's working premises strategy

- baseline analysis*
- a scheduled action plan*

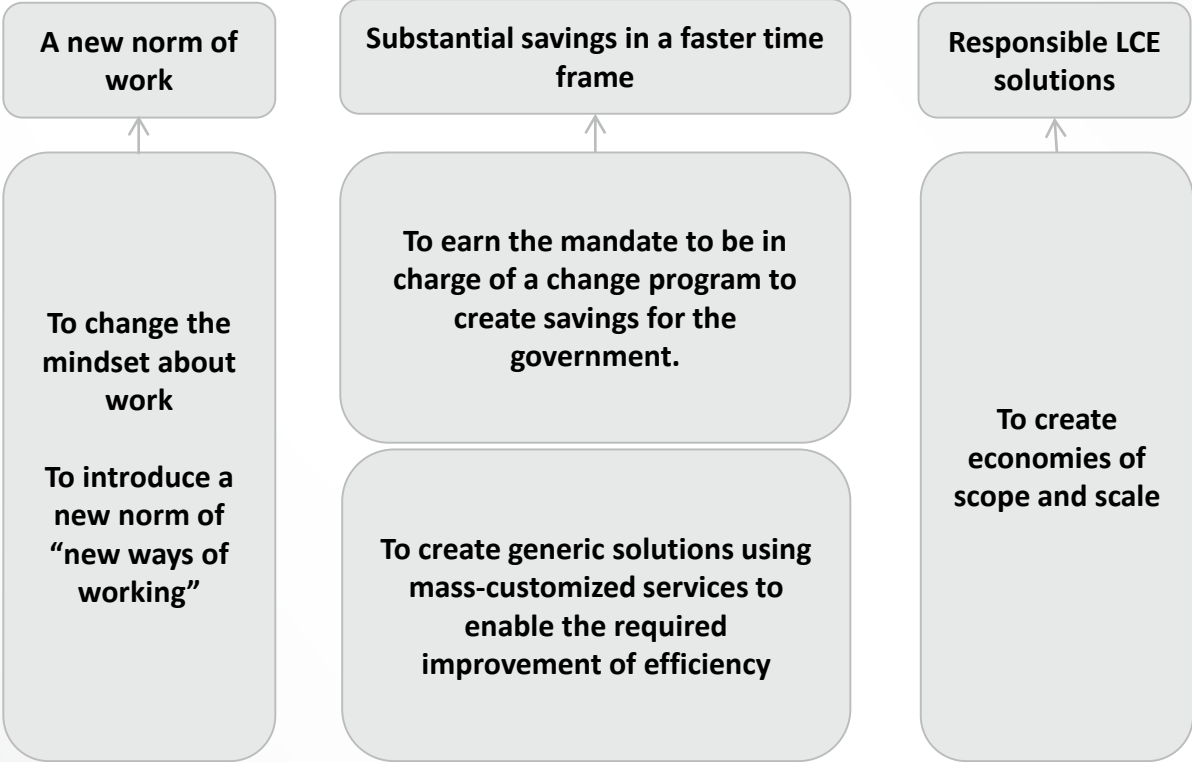


Senate Properties' strategy:

Focus on creating savings for our government clients

- **In practice:** to reduce total cost of occupation
- **KPI:** to increase the space-use efficiency
- **Our value proposal** is to create solutions that
 - reduce cost and
 - improve the way of working (WP+ICT+HR) 
- The **activity-based hybrid workplace** is the new norm.

SENATE'S STRATEGY 2015-2018

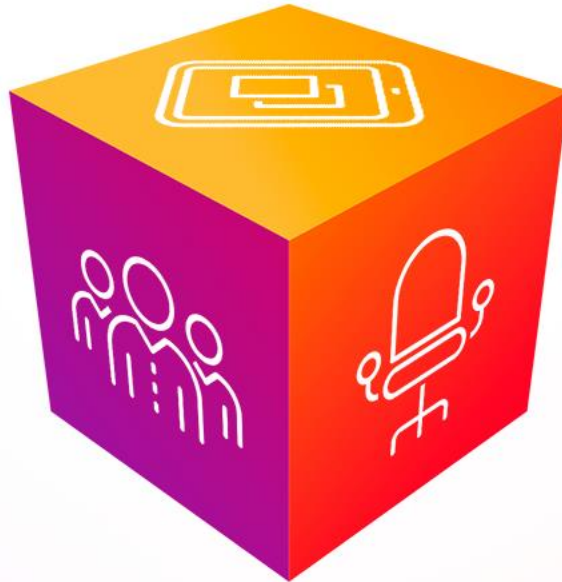


Senaatin palvelutarjoaman tasot ja kehitys:



WORK³

Virtual environment



**The individual and
the organisation**

Workplace



Jobs and working practices will change, but will management?

- Tomorrow's work will be knowledge-related
- Results will be achieved by sharing information
- Work will no longer be bound to a time and a place, which will increase an individuals freedom and responsibility
- When a clock card is not enough, new benchmarks are needed



The computer screen is an employees new desk

- Paperless activities mean that work is not anchored to a time and a place
- Information must be accessible from everywhere at all times
- Virtual work necessitates well-functioning work tools and versatile environments for digital interaction



The freedom to select the best work environment

- A space appropriate for the activity or job in question
- A mobile and multi-location work method minimises the need for space
- The rate of change will mean that premises must be flexible and easy to reorganise
- Customer service will be online

WORK³

Virtual environments

In cooperation with Government ICT
Centre Valtori



Management services

- Strategic facilities management
- Development of working environment
- Support for change management
- Facilities acquisition
- Security consultation

Physical environments

- Offices
- Campuses
- Special premises
- Hupi co-working spaces and other shared spaces
- Facilities management services



Our management services:

- > Strategic facilities management
- > Development of working environment
- > Support for change management
- > Security consultation
- > Facilities acquisition



SUPPORT FOR CHANGE MANAGEMENT

Needs

- You want to include working environment reform as part of strategic development
- The change will be implemented on a day-by-day discussion-by-discussion basis, and for this reason you want to
 - support supervisors in following through with this change and help them take a development-based approach to their work
 - include the personnel as active participants
- Change management services provide support for following through with change, while taking into account the organisation's needs and corporate culture

Benefits

- Controlled completion of change
- Inclusive change process
- Guaranteeing the organisation's performance throughout the change

Service content:

- Benchmarking and development of knowledge-based work performance
- Change management services for individual organisations and chain organisations
- Adoption of a new working environment
- Training in the use of new working practices



TYÖ³

Physical working environments

> Offices

> Campuses

> Specialised premises

> Hupi co-working spaces and other shared spaces

> Facilities management services



TYÖ³ PHYSICAL ENVIRONMENTS

FACILITIES MANAGEMENT SERVICES

Senate Properties' areas of responsibility:

- Survey of service requirements
- Tendering
- Acquisition
- Agreement management
- Quality control



In the words of our clients:



A SOLUTION FOR A NETWORK ORGANISATION

Customs

"Centralising and combining facilities increases cooperation and results in significant savings in property-related expenses."



A SOLUTION FOR SINGLE WORK POINTS

Population Register Centre

"From resisting change to a positive surprise"



A SOLUTION FOR A MERGING ORGANISATION

Finnish Competition and Consumer Authority

"New drive for a new office with an up-to-date working environment"



SERVICES PROVIDED BY SENATE PROPERTIES

- Development of working environment
- Survey of space requirements
- Subletting
- Monitoring of reconstruction work
- Interior design
- Facilities management services

Sennatti

FINNISH COMPETITION AND CONSUMER AUTHORITY

"New drive for a new office with an up-to-date working environment"

"Cooperation with Senate Properties was seamless, and we were given hands on help in how to gain the commitment of our employees and the design of a modern and functional working environment. Utilising the expertise offered by Senate Properties meant we saved time and can use that now on other merger-related larger projects,"

Starting point

- Merger of Finnish Competition and Consumer Authorities and an effort to create synergies
- Two locations, 4,900 m², 147 people
- Sectioned off offices, 33.7 m²/person, rent MEUR 0.9/year

Objective

- To get all personnel under one roof as quickly as possible
- 10 % savings in rent



JUHANI JOKINEN
DIRECTOR GENERAL, FCCA



VESA-MATTI PULLI
ADMINISTRATIVE DIRECTOR,
FCCA

Solution

- New premises for 147 people in Hakaniemi
- Space efficiency 22 m²/persons, rent savings 10% (MEUR 0.1) for the client
- Utilisation of the government's MEUR 2 option to reorganisation of leases



THANK YOU

Kaj Hedvall

www.senaatti.fi