

Plenary 3

Can Data *Really* Transform Asset Management?

Speaker: Gary Bellenger, A2Dominion & Tommy Collins, (NHF)

Chaired by: Paul Flowers

Room: Queens



NHMF
Maintenance
Conference
2020

Sponsored by



A2Dominion in Numbers

- 38,000 Homes in management
- 7,600+ Homes in development pipeline
- 80+ Local Authority partners
- £372m turnover
- £9bn Asset Value





NHMF
Maintenance
Conference
2020

Building a Safer Future

Independent Review of Building Regulations and Fire Safety: Final Report

May 2018

Dame Judith Hackitt DBE FREng

Cm 9607

ADVICE NOTE 14 EXPLAINED



ELECTRICAL SAFETY RECALL

Ariston and Indesit Domestic Tumble Dryers sold in Australia from April 2004

MODELS: ASL700R(AUS), ASL700C(AUS), AQCF8518U(AUS), TCP8755H1(AUS), AQCB8FTT1(AUS), AS88VX(AUS), 1560V(AUS), AS880VX(AUS), IDV65(AUS), TVP75C2H1(AUS), IDW735X(AUS)

DEFECT: There is potential for lint/fuff to dislodge from the rear drum seal, fall near the dryer heater and become ignited.

HAZARD: If the dislodged lint/fuff is significant in mass and density, the ignited lint/fuff may result in fires that could lead to property damage.

WHAT TO DO: Consumers should check if their appliance is potentially affected and if so, contact the Australian distributor, Arist, so that arrangements can be made to modify the appliance at no charge. In the meantime, consumers should not leave appliances unattended whilst operating. Consumers should also carry out proper cleaning and maintenance, as outlined in the user manual.

CONTACT DETAILS: For more information about the recall, consumers are invited to visit the dedicated site (<http://www.indesit.com.au/safety>), or contact Arist on 1300762216.

See www.recalls.gov.au for Australian product recall information.

ONLINE VERSION
HM Government

The Building Regulations 2010

Fire safety

APPROVED DOCUMENT

B

VOLUME 2 - BUILDINGS OTHER THAN DWELLINGHOUSES

- B1 Means of warning and escape
- B2 Internal fire spread (linings)
- B3 Internal fire spread (structure)
- B4 External fire spread
- B5 Access and facilities for the fire service

Came into effect April 2007



For use in England*

ONLINE VERSION



**NHMF
Maintenance
Conference
2020**

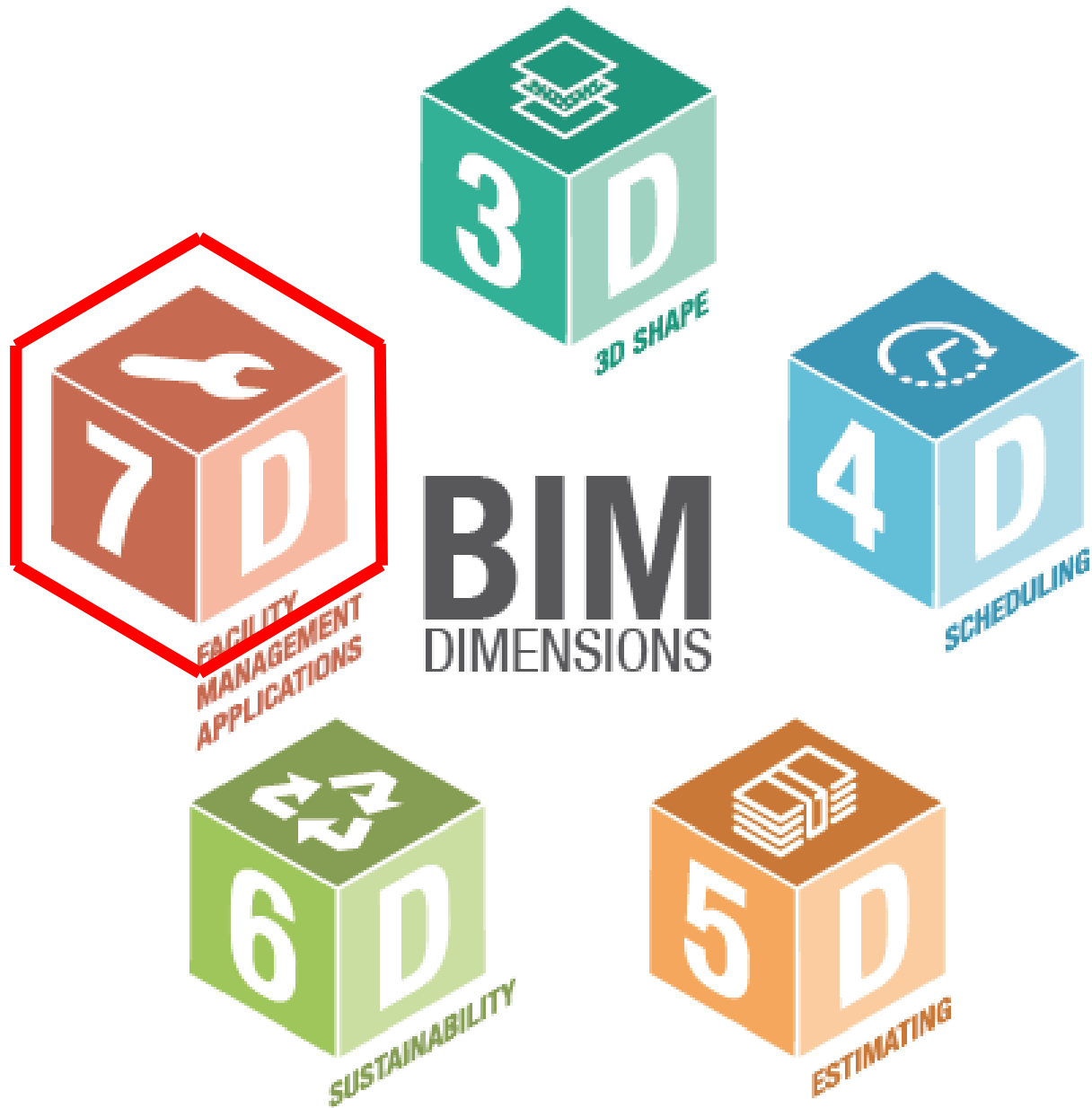
2006 edition
Incorporating 2007,
2010 and 2013
amendments

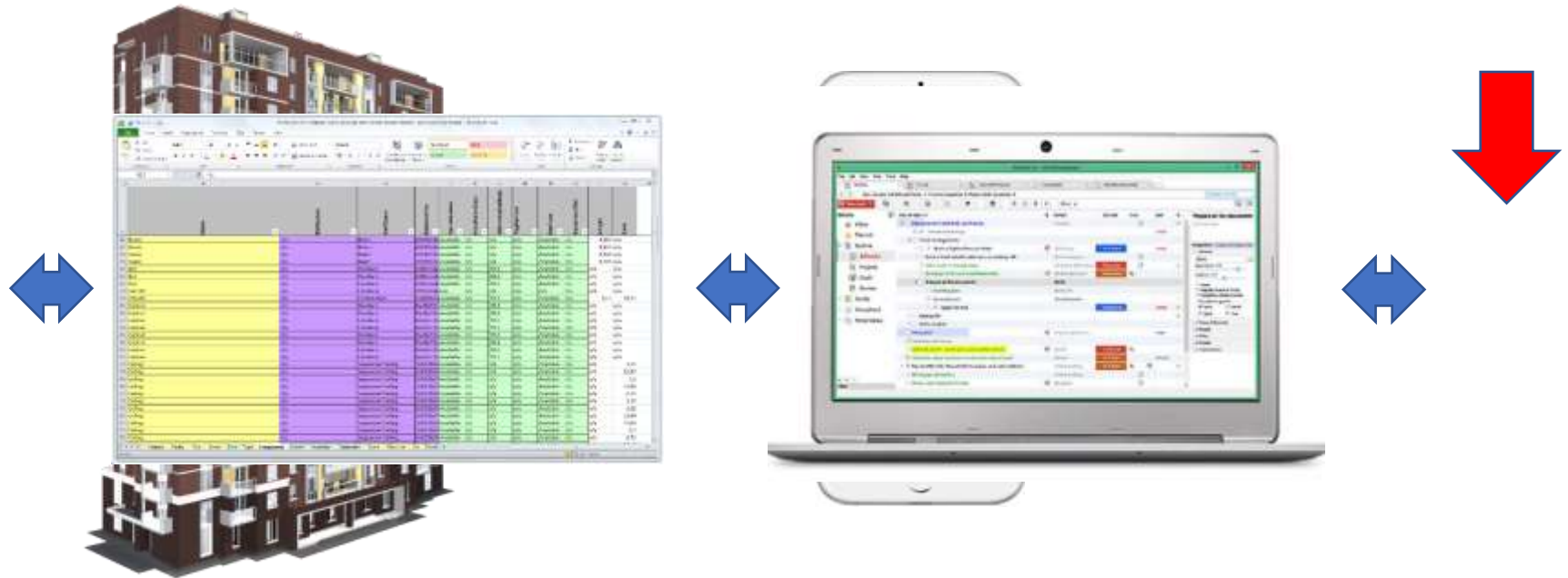






NHMF
Maintenance
Conference
2020

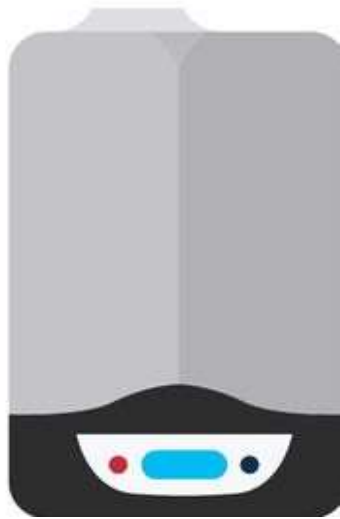




Full BIM 3d Model
BIM Asset Data

Data in the Field
Asset Management System

Giving Assets a Voice



I am a gas combi boiler

I have to be serviced every 12 months

I have to be repaired by a Gas Safe engineer

I will need replacement when I am 12 years old

I cost £1,200 to replace

Common to all gas
combi boiler
components

I live at 22 Acacia Avenue

A2Dominion is responsible for me

I am not under warranty

I am 5 years old

I was last serviced 31st May 2019

I have a repair outstanding

My service status is working

Specific to this
component

Our Data Future?

- The data landscape is changing – embrace it
- We don't have to invent anything
- The Asset Manager owns the data
- Data needs resource
- Sourcing data
- Board level buy-in





Definition of BIM

BIM = BUILDING INFORMATION MODELLING

BIM = BETTER INFORMATION MANAGEMENT

A **collaborative digital process** that delivers **value, efficiency and safety**, which is used to recognise the **whole lifecycle** of an asset and better information management.

Why am I talking about BIM?

- A new regulatory regime
- ‘Golden thread’ of building information and mandating BIM standards
- What do housing associations think?
- BIM and the transition to the new regulatory system

BIM4 Housing Associations

- Housing associations retain the majority of their built assets for the long term and are well positioned to benefit from integrating BIM level 2 processes into their development and asset management activities
- The group will help accelerate the adoption of consistent BIM 2 processes in the social housing sector
- If you would like to find out more about the group, please contact Tommy Collins, Policy Officer: tommy.collins@housing.org.uk 01179 529916

Thank you.

See you at the
next conference!



**NHMF
Maintenance
Conference
2020**