

# BIM for housing associations

Asset management in the 21st century

**This joint project between leading associations and industry specialists seeks to enable housing associations large and small to learn from best practice and digitise development and asset information. Its outputs will provide an opportunity for associations to innovate and lead, showing the housing sector how to use Building Information Modelling (BIM) as a tool to deliver safer, better-managed buildings.**

Housing associations are among the nation's largest property developers and landlords, some with £1bn development programmes. Regardless of size, they retain new assets and manage significant portfolios. The sector has led practical innovation by constructing according to the Code for Sustainable Homes and was among the first to address ACM cladding post Grenfell.

Soon a new Building Safety Regulator will place challenging requirements on building owners to use a digital record to demonstrate buildings are safe to occupy. No other sector is so well positioned to lead the agenda to evidence safety as well as secure the cost and quality benefits.

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# What is BIM?

Building Information Modelling (BIM) isn't just about 3D models or software. It's about the managed scoping, production, checking and delivery of digital asset information, no matter what form it takes (models, reports, schedules etc), so that it can support the asset lifecycle.



Image: Southern Housing Group / Child Graddon Lewis



Image: PRP

## The Building Safety Regulator

Legislation expected by spring 2021 will require the owners of residential buildings of over 18m or six storeys to thoroughly evidence that their buildings are safe. The regulator will be empowered to halt planning, construction or occupation; any owners that fail to meet requirements can be fined and even jailed. Although the precise details are not yet defined, it is known that evidence must be digitally maintained throughout the development process, and during the life of any building in scope.

# How BIM can help

By digitising asset information, BIM can help associations meet and maintain a building safety case, but it will also bring other benefits. An accurate and reliable information model will ease procurement and handover, assist asset management and reduce cost and waste.

A digitised estate offers housing associations the opportunity to implement best practice, create efficiencies and prepare your estate for the 21st century.



## About the project

This collaborative project has brought together leading housing associations and consultants to discuss and develop best practice for digitising asset information and to put forward the business case for BIM. The result is a suite of documents, applicable to new and existing buildings, together with realistic plain-language guidance on how to gather and structure information and how to maintain it in your existing systems.



Image: Clarion/Activeplan



# About BIM for housing associations

## Project participants

### Funded by

A2Dominion  
Notting Hill Genesis  
Optivo  
Peabody  
Southern Housing Group

### Contributors from

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BPTW Architects	Optivo
BSi	Origin Housing
Building Better	Patrick Wilson Architects Ltd
Buro Happold Engineering	Peabody
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L&Q Group	UK BIM Alliance
London Borough of Hammersmith and Fulham	University of Salford
Levitt Bernstein Architects	Watford Community Housing
Max Fordham	WYG Group
Metropolitan Thames Valley Housing	

## Publication

Our first suite of documents will be published by NHF towards the end of 2020.  
To find out more register interest with NHF at [BIM4HA@housing.org.uk](mailto:BIM4HA@housing.org.uk)

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