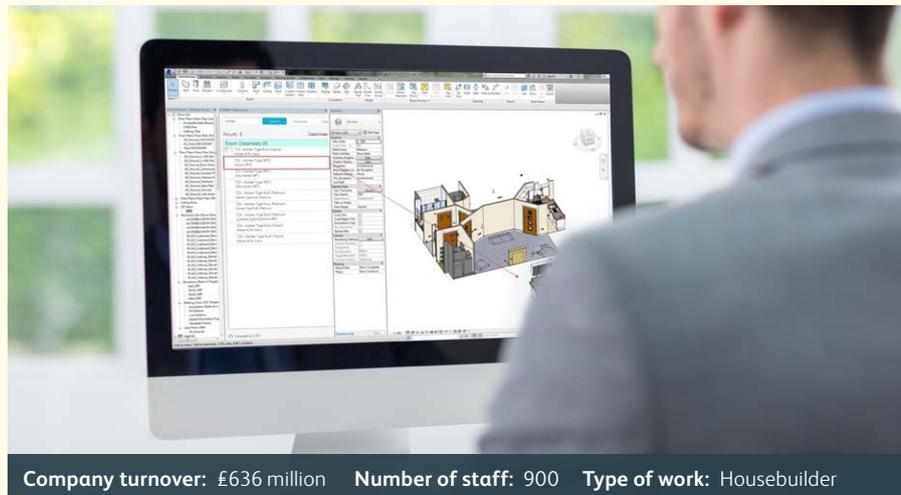




Digital Construction – Winner 2017

Datum: Single Source of the Truth



Company turnover: £636 million Number of staff: 900 Type of work: Housebuilder

Judges' comments

McCarthy & Stone's approach to digital construction has led to business transformation, allowing them to reap the business benefits from a whole life approach. They have embraced the importance of people to drive change, and their engagement with the supply chain is impressive. Ambitious to the core, this is only the first step for McCarthy & Stone as they forge ahead to meet their target to have all elements of the construction process pre-fab by 2020.

McCarthy & Stone are unlocking the true potential of BIM. Throughout 2016 they made enormous strides to improve the quality and flow of information throughout their business and supply chain. Partnering with key suppliers and delivering sustainable change has introduced an information management system to a sector of the industry that has been slow to adopt digital construction innovation. This marks them out as an industry leader who has fully appreciated the benefits of technology and applied them in an innovative way to produce high quality products that their customers are proud to call home.

McCarthy & Stone have created 'Datum', a digital information system for housing that manages and distributes information as part of a single source of the truth. Part website, database, building information model and digital cost tool they have knitted together a series of software and management systems to form one cohesive platform. Datum has been instrumental in driving increased product standardisation throughout the business. It helps to ensure a consistent and repeatable high-quality product whilst helping to increase margins. The process enables teams and partners to work more effectively together throughout a development's life cycle. Confident that they will be able to demonstrate multi-million pound savings in the coming months and achieve a significant increase in offsite pre-fabrication, this new way of working could revolutionise the efficiency and quality of House Builders, Affordable and Student Housing Providers to name but a few. Potentially it could help to solve the current housing crisis. **For more information contact:**

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Actions:

- Created a digital platform which can be accessed over the web using a browser or an app to allow staff, partners and supply chain to engage and collaborate easily and effectively.
- This common data environment (no license required), holds group-wide product standards and specifications, alongside key supplier, project specific and property information.
- Repeatable components have been defined to improve quality and efficiency.
- The business and suppliers given access to the library of generic information and specific project information including building models.
- BIM models shared and accessed without the need for specialist software. The viewer links directly back to the generic information store allowing swift identification of all repeatable elements. This feature is used by designers, buyers, surveyors, suppliers, sales and marketing staff.

Results:

- Accurate and trusted digital information improves the quality and flow of information and communication throughout the business.
- Better decisions are being made and issues rectified instantly through the supply chain.
- Renewed commitment to standardisation.
- Complete team collaboration – design consultant can access a standard layout, include it in project design and then share it with the rest of the team.
- Datum's feedback loop highlights maintenance costs and this has resulted in the specification of higher quality components that are better to maintain eg the replacement of a toilet roll holder resulted in an annualised saving of £21k in operational maintenance costs.
- A sustainable change to the business.

Lessons learned/recommendations:

- Information management driven by an in-built BIM agenda will improve business productivity and supports modern methods of construction.
- Visibility of the supply chain highlighted opportunities for consolidation and standardisation. Savings made through ordering large volumes of products from one source and rebates offered by supply partners have increased by over 600%.
- Providing Architectural partners with standard and repeatable models allows them to focus on designing high quality buildings rather than modelling repeatable elements. This has resulted in efficiencies in time and cost currently saving an average of 10% on fees.
- McCarthy & Stone have achieved successful business growth with improved lifecycle costs and increased margins – a shining example of the great things the industry could deliver with leadership, innovation and investment.