

# Housing Associations Data Dictionary

## BIM for Housing Associations Asset Management in the 21<sup>st</sup> Century

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v 1.0

### Introduction

BIM for Housing Associations is making a data dictionary for asset managers of UK housing. We have completed a pilot and are recruiting and fundraising amongst our housing association members to support this project.

### Why are we doing this?

- A vast amount of information is generated about the buildings in our control, but only a fraction of that is necessary for us to manage our assets.
- Many registered providers are structuring their data individually but collaborating on terminology would be much more efficient and cost effective for everyone.
- This project will create, evolve and maintain the first agreed subset of asset data specifically for registered provider asset management.



Powered by Housing Associations | Endorsed by HACT | Engineered by OSCRE

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## What have we done so far?

- BIM4HAs has already identified around 160 key elements of housing assets that are required to manage the assets safely and efficiently.
- This project will take these elements and confirm the specific detail (properties and attributes) of each of these key elements.
- We have completed a successful pilot featuring fire doors and doorsets which has been published.

## What is a Data Dictionary?

- A data dictionary is a dictionary of agreed terms (properties) for specific things in a building. By using the same terms, information can be machine readable and transferrable between software systems.
- A **Housing Asset Data Dictionary (HADD)** will mean that registered providers will be able to ask for and receive the information they need to manage their buildings safely in a standard, consistent format.
- A data template is a group of these agreed terms about a particular thing, such as a fire doorset. Templates can not only include industry standard names, definitions and units for a product, but also how that product relates to other products in the building.
- The Dictionary is a reference guide, aligned with data standards and cross referenced to other data dictionaries to enable interoperability.

## What can I do with the HADD?

- A collaboratively produced set of structured data for housing asset management will enable
  - Registered Providers to ask for a set of attributes from their supply chain
  - The supply chain to plan to provide this data to all registered providers as a baseline, saving everyone time and money.
  - Registered Providers to work with good data and provide good data to their customers.
- Structured data about your housing assets can inform decisions about:
  - Fire and structural safety information for the golden thread
  - Design standards
  - Sustainability
  - Lifecycle costing, and much more.

## How can we be sure this is a Valuable Project?

- The workshop sessions which produce the dictionary will distil the learning and expertise of asset managers across the sector, supported by subject matter experts from industry with housing experience.
- The Data Dictionary will be published by OSCRE, the leading international membership organisation for the development of real estate standards.
- The Data Dictionary will be free to use, accessible for all via the OSCRE Website.
- It will be governed by OSCRE Data Standards and in accordance with PAS 14191, allowing it to be interoperable with other data dictionaries developed in the construction sector.
- The project has support from OSCRE and HACT and the workshops will be run by OSCRE according to the UK Housing Data Standards, supported by HACT and the BRE's data team.

## When will the Data Dictionary be Published?

- Elements of the Data Dictionary will be published as soon as they are complete, providing registered providers with immediate knowledge to inform their information technology decisions.
- Our approach is to deliver a practical solution now, whilst evolving for future needs as required. For example, when the requirements of the Golden Thread have been determined, we will further update the dictionary to align with these.

## Can we see the Pilot?

- You can view the outputs from the 'Doors' workshop on the OSCRE website here: <https://www.oscre.org/idm?version=idm-main-wip&content=usecases/HADDDoor/Door&product=HACT>
- *NOTE: You will need to register as a **Guest** if you haven't done so already and accept a fairly simple Creative Commons license. Access is completely free.*

## What are the Benefits of Funding and Participating?

- **Cost Effective** - Investing in the HADD project will save Registered Providers money. By collaborating on relevant data, we will free up time and resource for other projects.

- **Risk Reduction** – Because it is made by housing associations for housing associations, the BIM4HAs HADD gives registered providers confidence they are choosing the right data to request.
- **Support Residents** – the HADD will support a process of transparency, enable better support for customers, reduce waste, better ‘right first time’ outcomes and more.
- **Learn** – Participants in the BIM4HAs HADD project will increase their digital literacy and gain a greater understanding of information management techniques and the requirement of the Golden Thread of Building Safety Information.
- **Simpler for Everyone** - The BIM4HAs HADD will empower registered providers to ask for the data they need. Working with structured data will allow seamless data exchange, saving the supply chain complexity and enabling RPs to import data direct into an asset information model.

## What is the commitment?

- We are recruiting 30-35 volunteer asset managers and building safety managers to participate in our dictionary development workshops. The commitment will be to attend one or more workstreams, which each comprise 3 x 2 hour workshops, all online via Zoom.
- Some asset manager volunteers will be invited to lead workstreams; a commitment of up to 5 workstreams over the 9-12 months of the project.
- We will promote and acknowledge Asset Manager Lead contributions on our social platforms. The CIOB recognises participation in the HADD project for CPD purposes. Contact us for more details.
- We are also looking for 5-10 Housing Associations to each donate £5-10k to pay for the set-up, administration and ongoing management of the project. Please note that providing a donation is *not* a requirement to take part, your time is equally important to the success of the project. Funds are required to deliver the project and we hope to raise these direct from our community.

## How can I help?

We hope that you'll agree to join us in this important work by contributing to and participating in the project.

To plan a donation, offer volunteer support or if you need more information, please contact Su Butcher, Programme Manager at [bim4has@ukbimalliance.org](mailto:bim4has@ukbimalliance.org).

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