

Foreword



With the operation of built environment assets having such a significant effect on energy usage and greenhouse house gas emissions, through direct energy consumption and embodied carbon during maintenance and retrofit. It is critical that the sector takes advantage of innovations in AI, data and technology as assets are handed over and used. RICS applaud BETAs work in this area to raise awareness and drive adoption of the technology that is already able to deliver a sustainable built environment.

Andrew Knight Global Data and Tech Lead

RICS

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Operations and Maintenance

The construction industry, historically known for its reliance on traditional methods and manual labour, is undergoing a profound transformation fuelled by the adoption of cutting-edge technology.

As the demands for efficiency, sustainability, and safety continue to escalate, construction companies are increasingly integrating innovative solutions to streamline processes, enhance productivity, and mitigate risks. From advanced robotics and drones to Building Information Modelling (BIM) and Internet of Things (IoT) sensors, the sector is witnessing a paradigm

but also offers unprecedented opportunities for collaboration, cost optimisation and quality assurance throughout the construction lifecycle. As technology continues to advance at a rapid pace, the construction industry must adapt and embrace these innovations to stay competitive and meet the evolving needs of society.

This transformation not only revolutionises how

projects are planned, executed, and managed



shift towards digitisation and automation.

With the support of Procore, Build UK, RICS and other established industry partners, we intend to answer these questions.

on different areas of the RIBA asset cycle. Each paper provides a thorough list of technology providers within each section of the asset cycle, a list of industry "trailblazers" which have been independently judged on accessibility and advice

We have created 4 distinct papers which focus

and guidance for leadership on which products will best suit their organisation's needs. Our intention is to raise awareness of the outstanding businesses within each category and ensure leaders have the information they require to improve digital adoption in a positive way for their business.



Methodology

all areas of the asset cycle. Consequently, we have decided to use these as the framework to base our 4 papers. As some technology providers span multiple stages, we have grouped the design stages into 4 critical areas:

The RIBA design stages are the most widely recognised steps throughout

(RIBA stage 5); and Operations and Maintenance (RIBA stages 6-7). The RIBA Plan of Work organises the process of briefing, designing, constructing and operating building projects into eight stages and explains the stage outcomes, core tasks and information exchanges required at each stage.

Briefing and Design (RIBA stages 0-2); Pre-construction (RIBA stages 3-4); Manufacture and Construction

Guidance in the RIBA Plan of Work is based on nearly seven years of feedback, gathered by the RIBA, from the construction industry. We can therefore confidently use this framework to inform our own EcoSystem. Briefing and Design (RIBA stages 0-2)

Pre-construction (RIBA stages 3-4)

Manufacture and Construction (RIBA stage 5) Operations and Maintenance (RIBA stages 6-7)

The Operations and Maintenance phase covers RIBA 6 (Handover) and RIBA 7 (Use). These stages, collectively known as the "Handover and Closeout" phase, are crucial for

Operations and Maintenance (6-7)

ensuring that the completed building meets the client's requirements, regulatory standards and quality benchmarks. Together, these stages mark the culmination of the architectural journey, culminating in the successful delivery of the project to the client and the community. **Asset Performance**

appfolio AssetW**O**RKS

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buildings 107 fu3e. ■ GBuilder

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Datum360

iTwin.js

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twinzo

Property Management

AkitaBox

CREMSOLUTIONS

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VTS

SEARCH ACUMEN

SightPlan A SmartRent Company **YARDI**

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fm:systems **HELIX**intel

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☼ UpKeep

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OFFICE SPACE

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ALASCO

Ark **FlowPath** CAALA
UNLOCKING SUSTAINABILITY

deepki

demand logic

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Green Badger

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METRY

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TURNTIDE*

. Labs

zutec

Handover **O** OPERANCE **強dokkit**



OmTrak №PLEXA

Trailblazers

AkitaBox

Akitabox offers a robust facility management solution that empowers organisations to efficiently manage maintenance tasks, track assets, and enhance overall facility performance through intuitive software tools and data-driven insights.

Appfolio provides a comprehensive cloud-based

Hemlane offers property management software designed to simplify rental property management for landlords (H) Hemlane and property managers, providing tools for leasing,

appfolio

property management software platform, offering solutions for real estate professionals to streamline their operations, from marketing and leasing to accounting and maintenance management.

Maintain

₩Hestia

maintenance, rent collection, and tenant communication. Hestia specialises in providing home automation and

AssetWorks delivers innovative software solutions for assetintensive organisations, enabling efficient management of assets, facilities, and infrastructure through comprehensive maintenance, compliance, and lifecycle management tools.

smart energy management solutions, offering innovative technology to optimise energy usage, enhance comfort, and improve efficiency for homeowners.

BRIGHT

MaintainX offers a mobile-first maintenance management platform designed to streamline work orders, inspections,

and task management for frontline workers, enabling

efficient communication, tracking, and completion of

maintenance tasks in various industries.

Bright Spaces specialises in creating immersive virtual tour experiences for real estate, empowering property the leasing process.

measurabl

for commercial real estate companies, simplifying data

professionals to showcase properties with stunning visual presentations that enhance engagement and streamline

Measurabl provides sustainability and ESG reporting software collection, analysis, and reporting to help businesses track and improve their sustainability performance.

Buildertrend

Buildertrend is a cloud-based construction management software that offers comprehensive project management solutions, helping construction professionals efficiently

oversee projects, communicate with stakeholders, and

streamline workflows from start to finish.

operational performance.

for building occupants.

METRY

Metry offers energy data management solutions for real

estate owners and managers, providing tools to collect,

buildings (OT

BuildingloT provides cutting-edge Internet of Things (IoT) solutions tailored for the building industry, enabling seamless integration of smart sensors and data analytics to optimise building performance, energy efficiency,

O OPERANCE

analyse, and optimise energy usage data to improve efficiency and sustainability in buildings.

Operance is the world's first, Al-powered, purpose-built

golden thread platform, enabling users to easily define,

and occupant comfort. Demand Logic harnesses advanced data analytics

👸 stonal

curate, maintain and query building operations and building safety information. Stonal provides an Al-powered platform to better leverage

demand logic

to continuously monitor and analyse building systems, enabling precise optimisation for enhanced energy

efficiency, superior occupant comfort, and streamlined

Density provides occupancy monitoring solutions utilising

cutting-edge sensors and analytics to help organisations

sustainIQ

Real Estate data, enabling delivery of data quality at scale to preserve value, reduce risks, monitor ESG, protect liquidity and optimise return.

enertiv

∠ Density

understand and manage space utilisation in real-time, optimising facility usage, improving workspace efficiency, and enhancing workplace experience. Enertiv is an operational intelligence platform, combining

robust workflow automation with real-time monitoring

SustainIQ provides businesses with a platform to track, manage, and report their sustainability performance, helping them make informed decisions and drive positive environmental and social impact.

UpKeep is a CMMS solution offering maintenance

management software designed to streamline work

entrata

and data-driven insights to increase NOI and improve transparency into commercial real estate operations. Entrata offers a comprehensive suite of tools and features

designed to streamline operations, optimise leasing,

manage finances, and engage residents effectively for

UpKeep

orders, asset management, and preventive maintenance for businesses of all sizes, enabling efficient maintenance operations and improved asset reliability.

WiredScore assesses, certifies, and improves the digital

EQUIEM

multifamily properties. Equiem is a digital tenant engagement platform designed for commercial real estate, facilitating communication,

community building, and access to amenities and services

WiredScore

meet the connectivity needs of tenants and businesses. VTS offers a leading leasing and asset management platform for commercial real estate professionals, providing

connectivity of commercial buildings, helping landlords and

developers enhance their properties' digital infrastructure to

🔐 glider

GliderBIM offers a collaborative BIM (Building Information Modelling) platform tailored for the construction industry, enabling efficient project management, coordination, and data sharing to streamline workflows and enhance project delivery.

tools for leasing, tenant engagement, and portfolio analysis to streamline operations and drive better leasing outcomes. Yardi provides property management software solutions for real estate professionals, offering tools for managing

Helix Intel specialises in providing advanced analytics and cybersecurity solutions, leveraging cutting-edge technology to protect businesses from cyber threats, identify vulnerabilities, and enhance overall digital resilience.

YARDI

residential, commercial, and investment properties, including leasing, accounting, maintenance, and reporting functionalities.

HELIXinte

Directory

PHYSEE Technologies

next-sense.com

PROCORE *Available on the Procore Marketplace

International **Accruent ACCRUENT** accruent.com/uk **AkitaBox** Alasco ALASCO alasco.com

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help@essensys.tech **Facilio** facilio facilio.com **Fixflo Fixflo** fixflo.com

FM:Systems

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mis

active

MAPMORTAR

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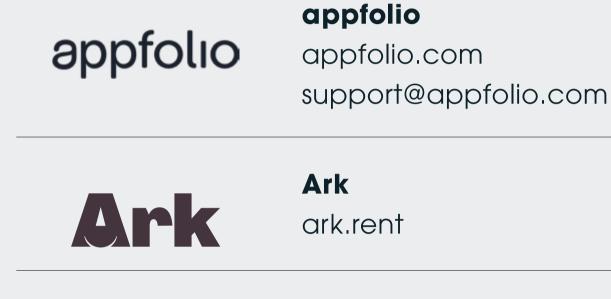
WiredScore

SEARCH

Sitedesk

sustainIQ

switchee



askporter

✓ AUTODESK

Grightly

A Siemens Company

CAALA
UNLOCKING SUSTAINABILITY

CIVICA

DALUX

deepki

Askporter

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Autodesk Tandem

brightlysoftware.com

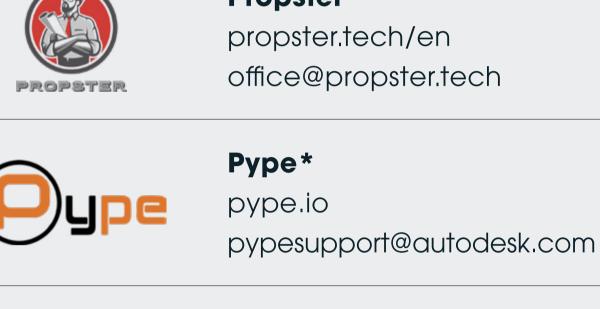
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Kode Labs

Lavanda

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getmaintainx.com

Matterport*

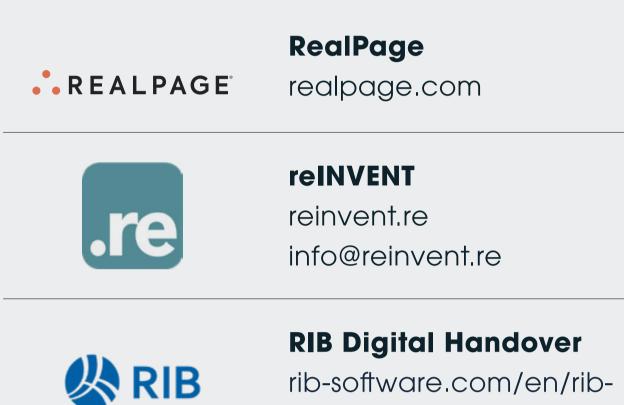
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MIS Active management

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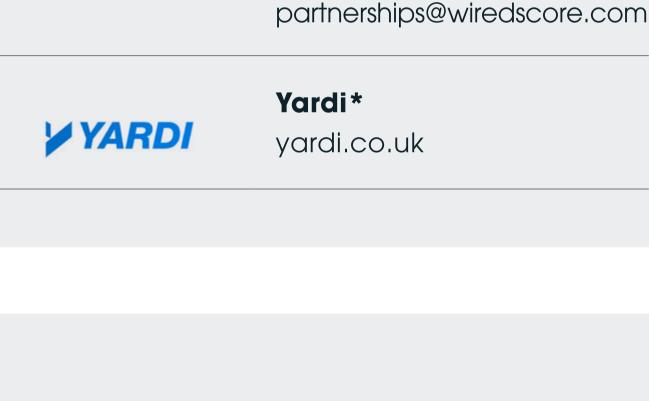
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Limble CMMS

Redaptive

limblecmms.com

Limble

demand logic **∄** dokkit

US

🔔 actuate

Datum360

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Axxerion	Axxerion (SpaceWell) spacewell.us	FlowPath	Flowpath getflowpath.com sales@getflowpath.com	rentredi	RentRedi rentredi.com team@rentredi.com
b Buildertrend	Buildertrend buildertrend.com sales@buildertrend.com	FMX	FMx Limited gofmx.com	ResMan® by @ inhabit	Resman (Inhabit) myresman.com
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BUILDR	Buildr buildr.com support@buildr.com	HELIX inte	Helix Intel helixintel.com	SightPlan A SmartRent Company	SightPlan sightplan.com
CRYOTOS	Cryotos cryotos.com sales@cryotos.com	(Hemlane	Hemlane hemlane.com support@hemlane.com	(‡) UpKeep	UpKeep upkeep.com
↓ Density	Density density.io info@density.io	iTwin.js	Itwin itwinjs.org	VERGE SENSE	VergeSense vergesense.com hello@vergesense.com
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Rest of the V	Vorld				
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PROCORE

Procore Procore Technologies is an American

construction management SaaS

company with five distinct product lines - Preconstruction, Project Management, Financials, Resources and Data - that are designed to connect all stakeholders throughout the construction lifecycle. Procore serves all project stakeholders by building workflows that surface information, keep people safe and protect margins. Procore operates an open platform and can connect external solutions via its app marketplace.

Build UK is the leading representative organisation for the UK construction industry. By bringing together Clients,

Partner Acknowledgements

Build UK

Main Contractors, Trade Associations representing Specialist Contractors and other organisations committed to industry collaboration, Build UK represents more than 40% of UK construction focuses on three key industry priorities that can deliver change and enable the construction supply chain to improve the efficiency and delivery of construction projects for the benefit of the UK economy.

RICS As a globally recognised professional

body, everything RICS does is designed to effect positive change in the built and natural environments. Through its respected global standards, leading professional progression and its trusted data and insight, RICS promotes and enforces the highest professional standards in the development and management of land, real estate, construction and infrastructure. Its work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

Construction and Real Estate. With a track record of working with behemoths such as famous mall developer Unibail Rodamco

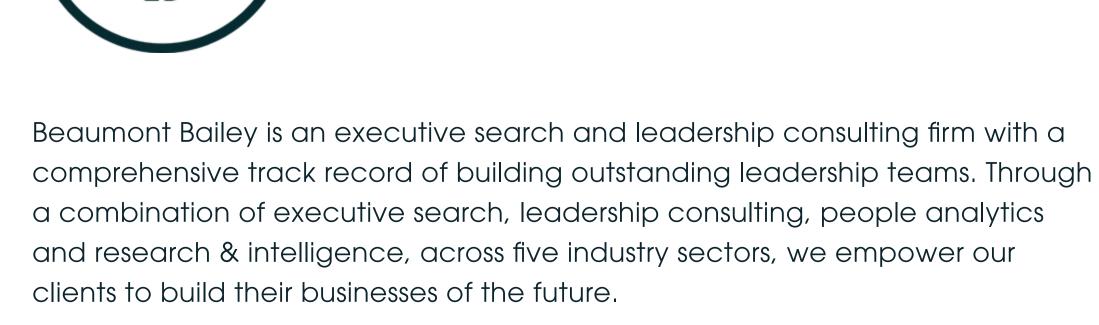
Implementation platform for

SEKTOR is a leading Tech

SEKT()?

SEKTOR

Westfield, MegaProject developer NEOM in the Middle East, and global contractors such as Ferrovial and Vinci, SEKTOR is leveraging Al technology to ensure seamless technology adoption, strong user engagement rates and substantial returns on investment.





(1) beta

sharing and networking, we help our members to build long-term, fruitful relationships throughout the built environment sector.