FM Leadership Group

11th May 2023

Attendees: Alfie Austyn (SCSS), Lynne Good (SCSS), Mark Turner (SCSS), Holly Hansen-Maughan (SCSS), Glynn Mitchell (Suez), Jane Whittingham (EMCOR), Nathan McNamara (DB3 Group), Ross Hamilton (DB3 Group), Dave Farebrother (Bouygues), Wilhelmina Magness (Suez), Melanie Richardson (Vinci), Jonathan Johnson (Iko), Anthony Heaton (BAM), Nassia Roditi (DB3 Group), Jason Roberts (Mitie), Rachael Burn (Mitie), Glyn Matthews (Sunbelt Rentals), Matt Nokes (Ground Control), Matt Ganley (DB3 Group), Tony Hedley (Ground Control)

Performance Update

Mark Turner gave the group an overview of the statistics of the Schools' impact on business performance. The School now has 5,503 active organisations, 24,160 active users, and 194 partners.

As part of the School's ambitious target of 50,000 active individuals by 2025, it has set targets for 22,000 active individuals for 2022/23 and 35,000 for 2023/24. The School is also growing its' Partner Relations and Delivery Teams in order to account for this projected growth.

In addition to this, the group was shown the updated FM E-Learning modules. They are as follows:

- Local and SME Spend in FM
- The Business Case for Sustainability in FM
- Responsible Waste Management in FM
- Building Management for FM
- People, Skills and Labour Practices in FM

DB3 Group Presentations

- **Nathan McNamara, CEO, DB3 Group – Light touch, big Impact: Leveraging drone technology to drive efficiency, safety and savings**

Nathan McNamara was invited to the Leadership Group meeting to talk about how the FM industry is utilising advanced sensor-equipped drones to efficiently evaluate asset integrity, address maintenance needs, and promote safety across the built environment.

By using drones in building management, companies can minimise worker exposure to hazardous environments, save on inspection costs, and ensure compliance with industry regulations.

Formation 3D provides the use of drones for a range of purposes, namely to capture videography, undertake inspections, detect hazardous environments in the cases of incidents like gas leaks, and carry out digital mapping of sites.

Formation 3D uses drones across a range of sectors, including construction, FM, energy and infrastructure, security, commercial and property, search and rescue, conservation and heritage.

The use of drones streamlines the maintenance process as it doesn't require people or access to buildings. Additionally, difficult environments can be accessed quickly. Within health and safety, drones can:

- Identify structural vulnerabilities
- Monitoring sites for safety compliance
- Accident prevention and reduction

Formation 3D can provide data and a report to the client giving, for example, an overview of weaknesses in the building structure. Furthermore, clients can be issued an advisory service to inform you what the next steps should be.

The benefits of the use of drones in comparison to using people are:

- Faster induction site visit reporting and mobilisation – no need to prep anything
- Reduce risk at height by 81% – e.g. roof inspection
- 58% reduction in cost due to reduction in time and manpower
- A reduction in CO2 emissions in the process

Action

Partners to contact Nathan McNamara at Nathan.McNamara@db3group.com if they are interested in Formation 3D's service.

- **Matt Ganley, Associate Director MEP Building Services, DB3 Group – A simplified strategy to make progress towards the goal of net-zero energy and carbon consumption in existing buildings**

This involves a combination of measures that address the building envelope, energy-consuming systems, occupant behaviour, and the implementation of smart building technologies. Matt Ganley discussed how MEP Building Services are currently assisting operators and local Councils with advice on Light and Deep retrofit strategies to existing building stock.

When it comes to reaching Net Zero, the Energy Hierarchy approach breaks the challenge of energy reduction down into four stages:

- Be Lean: Use less energy – Building fabric and passive design. Reducing the overall energy demand required to operate the building
- Be Clean: Supply Energy Efficiently – Systems efficiency & energy management. Increasing the energy efficiency of the building systems. Improvements include highly energy efficient building systems – HVAC, lighting, vertical transport
- Be Green: Use renewable energy – Renewable technology implementation – retrofit photovoltaic, solar thermal, heat pump replacing boilers etc
- Offset – Offsetting frameworks. A last resort where replacement or reduction is not possible through on site of offsite means

Implementing an Energy & Carbon Reduction strategy in an existing building requires a comprehensive approach that includes several steps, such as:

- Conducting an energy audit
- Setting achievable reduction targets
- Implementing energy efficiency measures
- Utilising renewable energy sources
- Encouraging occupant behaviour changes
- Monitoring and reporting progress

Potential Retrofit interventions that could be applied to existing buildings to reduce the building's energy use and carbon emissions in line with the net zero aspirations:

Light Retrofit
This strategy prioritises simple bolt-on measures such as installing a new building management system (BMS) or changing the lighting to LED allowing savings to be generated which can fund more costly measures which include whole system replacement moving into Deep Retrofit.

- Will not achieve Net Zero Ready, but heads in right direction
- Easy Wins
- Least disruption to building operation
- Lower capital outlay generally

Deep Retrofit
A 'Whole Building' decarbonisation approach which follows the energy hierarchy, prioritising passive energy efficiency measures that reduce heat demand, followed by delivering fossil-fuel free heat and hot water, further active energy efficiency measures, and finally installing renewables where feasible.

- Achieve Net Zero Ready/Enabled
- Disruption to building operation
- Higher capital outlay
- Higher energy and carbon savings achieved

New School Groups

Holly Hansen-Maughan (SCSS) was invited to the call to give an overview of the new Working Groups in the School.

- Retrofit Group

The School's new Retrofit Group has been launched. The next Retrofit Group meeting will be taking place on 24th May 2023, and FM Partners are invited to join the group.

The School is creating an assessment for individuals working in retrofit which will assess their knowledge of the industry. Additionally, there will be an assessment on a business's capacity to deliver retrofit which will be circulated across all members of the School. This can benefit FM partners as they will be able to assess individuals in their organisation and their supply chain.

Please contact Holly@supplychainschool.co.uk if you are interested in joining the Retrofit Group and undertaking the Retrofit assessment.

- Future Workforce Group

The School is also creating a new Future Workforce Group which will bring together education providers so that we can upskill teachers and students, providing them with knowledge in sustainability. As a result, individuals will enter the workforce equipped with the knowledge they need in sustainability to have a real impact.

This will be beneficial for our partners as it will help them with their workforce planning, enabling them to influence the skills environment, getting connections into education institutions and embedding long-lasting social value.

Partners are encouraged to join this new Future Workforce Group. Please contact Holly@supplychainschool.co.uk if you are interested in joining or if you would like further information.

School Summit

The School is holding a Summit on the topic of 'Carbon and the Just Transition' on the 26th September in Coventry. Please find the registration link here. We will be having industry experts speaking on the topics:

- The Materials Challenge – Concrete, Steel and Glass
- The Retrofit Challenge
- The Housing Challenge – Net Zero Homes
- The Talent and Skills Challenge
- Constructing more efficiently with DfMA and Lean
- Science Based Targets
- Global and local perspectives of the Just Transition

Action

Partners to get in contact with Mark Turner at Mark@actionsustainability.com if interested in participating in the summit in any of the above sessions.

Welfare & Wellbeing Conference

The partners were informed about the School's upcoming virtual conference on 'Scaling Wellbeing & Welfare Improvement in the Built Environment' to make the launch of the #MakeItVisible Web Portal. The event is taking place on the 24th May from 12:00pm-2:00pm.

We have invited speakers from CITB, the Lighthouse Construction Industry Charity, Ripple & Co., Speedy Services, Canary Wharf Contractors, Lendlease, and L Lynch to discuss and debate how we can scale much-needed improvements to welfare and wellbeing in the built environment industry. Witness an industry first demonstration of the #MakeItVisible Web Portal and hear from experts about the benefits of creating an effective wellbeing strategy.

To sign up for the event for free, please register on the event page.

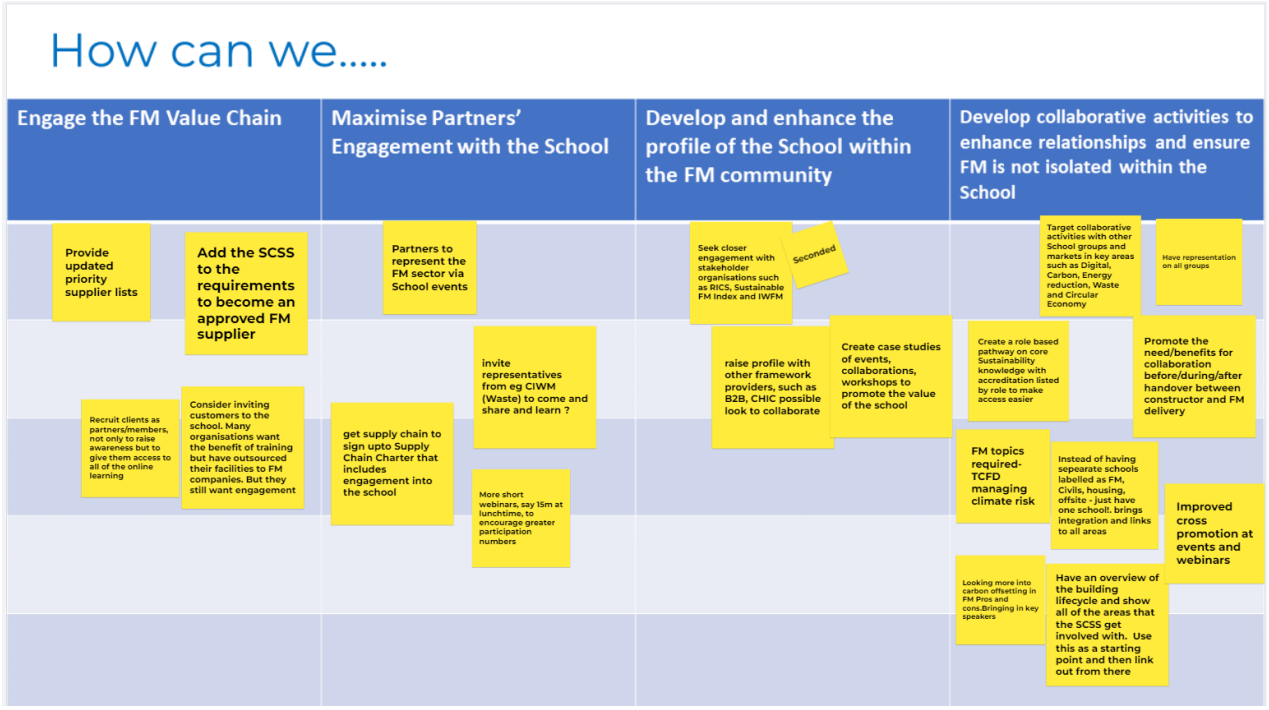
Action

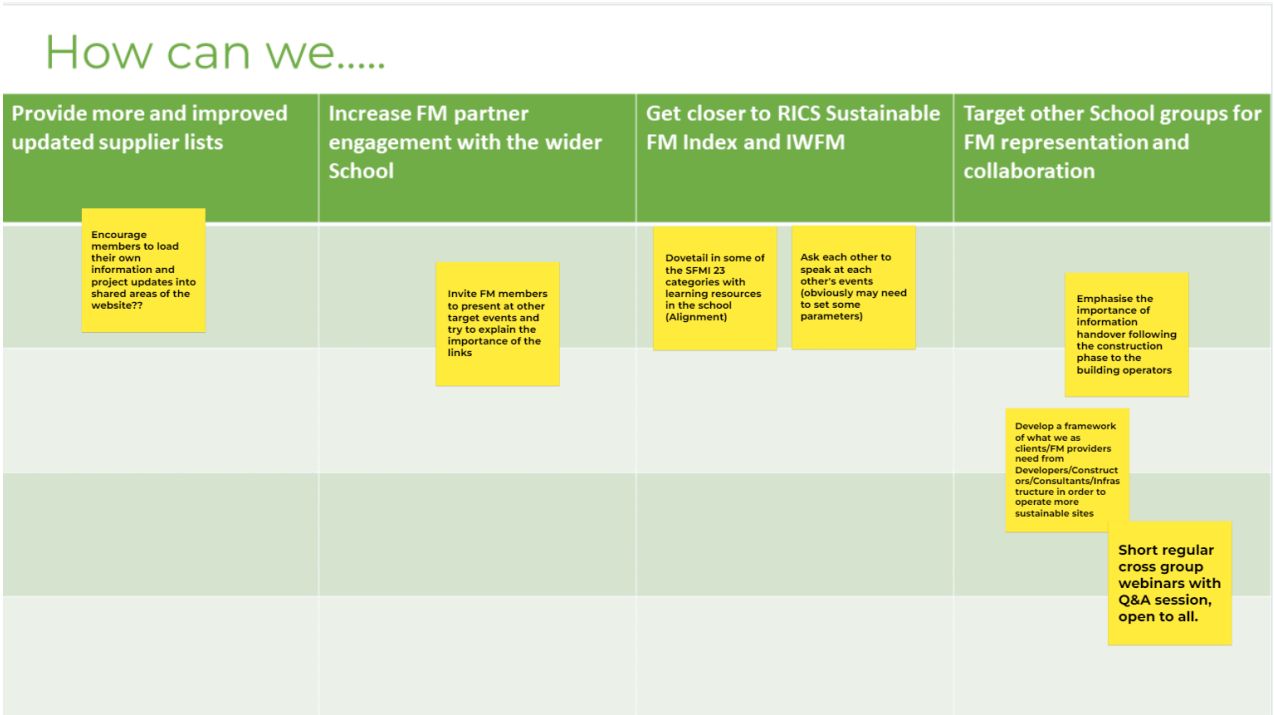
If partners wish to know more about the event, please contact Alfie.Austyn@supplychainschool.co.uk.

Business Planning

The partners were taken through the school's priorities regarding continuous engagement, maximising partner value, engaging the supply chain, and developing collaborative activities. Partners were also directed to the Partner Pack for any information regarding their partnership with the school.

The partners were asked to discuss how they could engage their suppliers, increase their own engagement in the School, and enhance the profile of FM in the School. The suggestions can be seen in the Jamboard image below:





Action

Partners to contact either Mark@actionsustainability.com or Alfie.Austyn@supplychainschool.co.uk if they have any further ideas for the above.

AOB: The next leadership group meeting is taking place on the 19th September – **10:00am -12:00pm on Microsoft Teams.**