

PRESS RELEASE - FOR IMMEDIATE RELEASE - Sept 10 2021

Chimni and xbim to 'Re-imagining' BIM for Housing

*Property Logbook company **Chimni** and Open BIM specialist **xbim** have been awarded an InnovateUK grant for a ground breaking project to 're-imagine' BIM use in the housebuilding industry.*

The Re-Imagining BIM (RiBIM) project was prompted by concerns about the low take up of BIM in housebuilding. The project will examine how to link the data and intelligence created within BIM during design and construction to the emerging generation of property logbooks. Most importantly it will examine ways to turn the construction data created during housebuilding into useful homeowner info and services.

The project will attack the presumption that there is no use for BIM data in housing after construction. Chimney's MD Nigel Walley said *"Our project makes the case that the homeowner should be viewed as a 'Facilities Manager' and could use the data if made available to them in consumer friendly ways"*.

The project therefore intends to subvert the normal process of BIM model creation and start with consumer research into the homeowner. Nigel Walley said " We will look at activity around DIY, maintenance, operation and upkeep of a range of property types and examine where this can be supported with better data from construction or refit." The project will create a series of user cases with accompanying data models that can be incorporated into an Asset Information Model.

We will also look at the apps and services being used by homeowners and test the project assumption that property 'logbooks' or 'passports' provide a way to deliver construction and product data to homeowners in a meaningful and usable format. Andy Ward of xBIM commented:

"Creating a homeowner friendly way to expand the uses of BIM data has to benefit the whole of the new- build and retrofit housing industries. Linking BIM data to consumer friendly web apps like property logbooks means we can expand the potential of the OpenBIM approach and dramatically increase the ways in which BIM data can be shared amongst users. "

The project output will be a series of case studies, with supporting data models and software examples, plus recommendations for data creation in new build and retrofit housing.

Background On Chimni?

Chimni is one of the small number of digital Property Logbook companies that has emerged in the UK in the last three years to change the face of residential property management. It was a spin-out company from digital innovation lab Decipher and crystallised 20 years of innovation around digital services in the home. Chimni offers cloud-hosted and templated property logbooks to residential property owners. They have pioneered the idea that data created about a home should be viewed as part of the asset and that the homeowner should have full access and control of all data sets. This ethos has driven the thinking behind the RIBIM project and ensured that Chimni's code was set up to be 'BIM friendly' from inception. Chimni were one of the founding members of BIM4Housing in 2014.

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Background on xBIM

xbim are world-leading experts in the technologies behind open and interoperable forms of BIM. Their corporate philosophy is to 'liberate building (BIM) data so it can be used by all users'. The project will use the xBIM Flex product to host the Information Models planned for the second stage of the project.

xbim Flex was specifically developed to host BIM models in an open, interoperable format and to aid the sharing of BIM data between previously unconnected systems. They have pioneered processes that allow both 3D and 'semantic' (i.e. data) building information to be managed and exchanged with other open data systems (including logbooks such as Chimni). For the RIBIM project, this will allow data models to be created that move data easily into interoperable formats like JSON and XML supported by property logbooks like Chimni.

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