

Smart Construction Dashboard

Transforming housing

Benefits case

A guide for developers, housebuilders,
and the public sector



Construction
Leadership
Council

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The CLC's mission is to provide sector leadership to the construction industry.

'The CLC is working with contractors, the supply chain and clients to build a dynamic, attractive industry delivering great outcomes for clients and society.

The Smart Construction Dashboard is a vital part of this journey; when clients have a broader but focussed range of metrics they can use to understand performance, and understand which levers create which impacts, then they can be critical partners in effecting change.

Contractors and the supply chain are not afraid of visibility of performance when the requirements, incentivisation and reward are clear; the Dashboard helps create this link, enabling clients to drive change, and creating a business case for construction companies to invest in quality, performance, skills and training, jobs and productivity.

We invite you to join us on the journey and be part of the change'



Mike Woolliscroft
CLC Housing champion

The goal of the CLC Housing Metrics, Demonstration and Business case group is to support and promote demonstrator projects to raise awareness with consumers, aid industry learning and demonstrate the benefits of smart construction.

We are proving the business case for change, and the ability to demonstrate benefits through in-use performance data, and creating evidence based case studies showing how improve the performance of the sector. We report ongoing measurement and reporting of progress against the targets, using aggregated and project data.

Our group is made up of approximately 50 individuals who span across the sector, including developers, builders, architects, consultants, MMC manufacturers, and enabling organisations like RICS, BRE, NHBC, MM, Low Carbon Journey, Future Homes Hub.



PLACE Ladywell,
Lewisham Council



Construction 2025

July 2013

Our mission is derived from the targets published in [Construction 2025](#)

Lower costs

33%

reduction in the initial cost of construction and the whole life cost of built assets

Faster delivery

50%

reduction in the overall time, from inception to completion, for newbuild and refurbished assets

Lower emissions

50%

reduction in greenhouse gas emissions in the built environment

Improvement in exports

50%

reduction in the trade gap between total exports and total imports for construction products and materials



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What is Smart Construction, and why do we need it?

About smart construction

Smart construction is designing, constructing and operating homes using:

- Industrialised manufacturing techniques (also known as Modern Methods of Construction, or MMC)
- Digital technologies
- Whole Life Performance



Why do we need smart construction?

- We need **more homes**. But we also need them to be better **quality**
- We need to reduce build cost without compromising quality. This means we need to increase **productivity**
- Homes need to be part of the solution to the climate crisis, meaning embodied and operational **carbon** need to be as low as possible
- We need to ensure high levels of **customer satisfaction**; and
- We need to ensure that **health and safety** in the construction sector is effective



This way of working can not only transform the industry, but also maximise the benefits of a home for the occupants and provide them with a better quality of life.

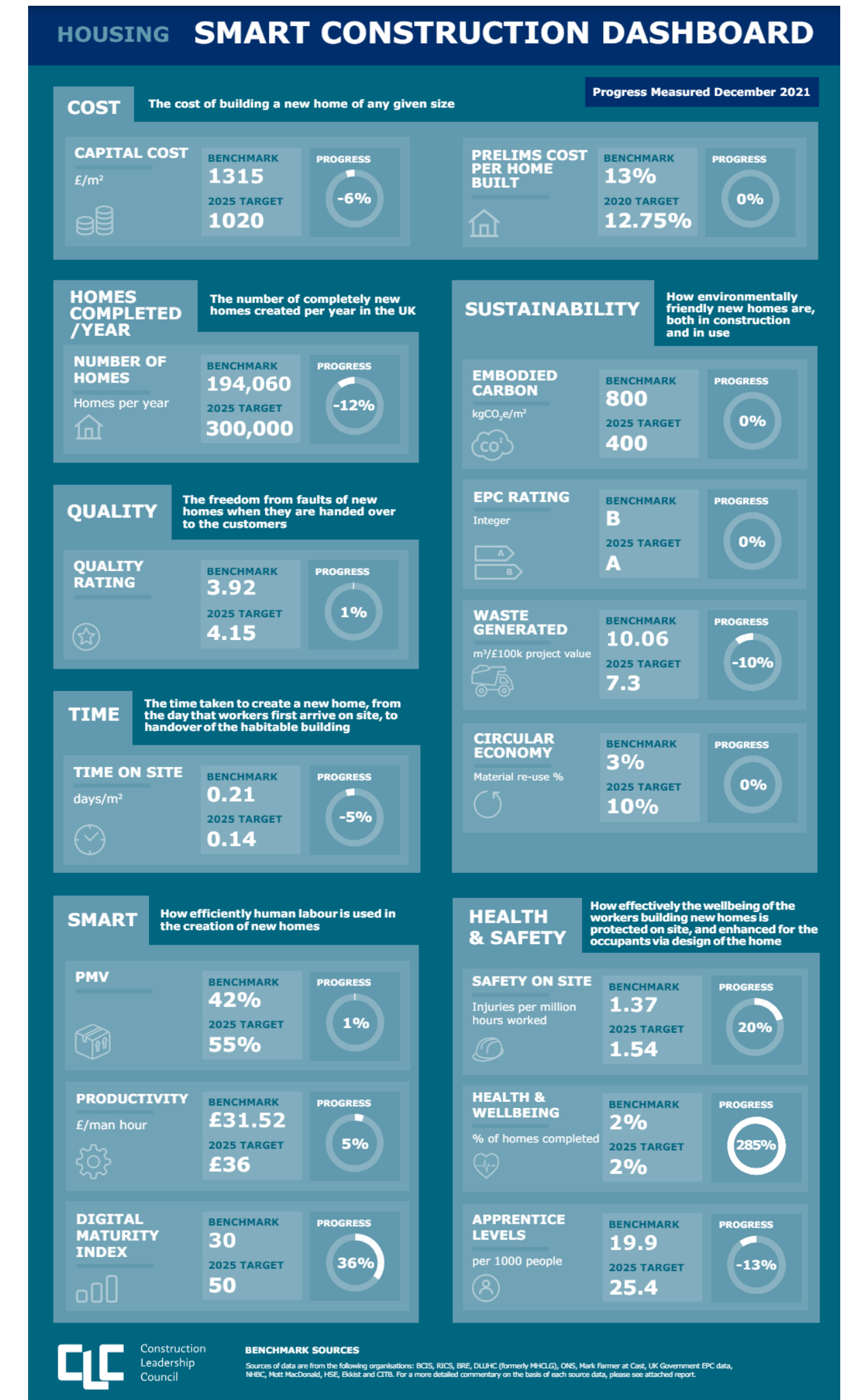
What is the Smart Construction Dashboard?

What is the Smart Construction Dashboard?

The Construction Leadership Council's Smart Construction Dashboard demonstrates housing sector performance using a set of KPIs, targets and benchmarks:

Metrics include:

- Productivity
- Waste
- Quality
- Speed Of Build
- Energy
- Carbon
- Health, Safety
- Wellbeing
- Cost
- Digital maturity



What are the benefits of the Smart Construction Dashboard?

Benefits matrix; all parties

Performance	Decision-making	Marketing & communication
<ul style="list-style-type: none">• The Smart Construction Dashboard gives an overview of performance in the context of industry-recognised commercial, environmental, social and health & safety measures, via metrics located in one place. Users can gain insight into how their business, scheme or project is performing, meaning they can more easily and efficiently set targets, monitor performance and report impacts• Understand and demonstrate how different factors influence each other and relate to outcomes	<ul style="list-style-type: none">• Makes it easier and quicker to make data-driven decisions, building a robust understanding of what's going well and what needs improvement, both internally and in relation to external partnerships and frameworks• Use data to engage public and commercial stakeholders in decisions which may be more challenging, particularly relating to value and whole life cost, where proposals may be more unfamiliar and outcomes less immediately tangible	<ul style="list-style-type: none">• Communicate what you do well, where you need to improve, why and how to stakeholders across all areas of the business; Board, investors, client and supply chain partners, industry bodies• Sector engagement; what are the commitments and ambitions the sector can reasonably make, and what is needed from Government to enable transformation? How is the sector preparing for a value- and outcome-driven future? Contribute to internal and industry reviews• Demonstrable data for bids and partnerships• Demonstrate commitment to demands, other than lowest capital cost, which may be more significant to different audiences

Benefits matrix

*The simplest way that outstanding projects will be delivered is if clients demand outstanding projects, and to do this they need to know what an outstanding project is and how to demand it!"

Ann Bentley, in Reinvention (Ryder, 2018)

User group	Performance	Decision-making	Marketing & comunication
Housing clients (the organisation commissioning, or driving the commission of, housing sites, eg social landlords, Local Authorities, Homes England)	<ul style="list-style-type: none">• Understand performance across a wider range of metrics compared to a traditional reporting approach• Use measurement to support successful supply chain partnerships• Use data to set internal benchmarks, eg comparing developments• Capture learning; what's happening in key focus areas, eg cost, quality, H&S, sustainability	<ul style="list-style-type: none">• Gain insight into how these metrics interact and can be used to create housing outcomes that align with your organisational vision, mission and objectives• Efficiency; Indicators are in one place and contextualised, meaning it is easier to set targets, monitor performance and report impacts	<ul style="list-style-type: none">• Publicise success through your traditional marketing channels and via CLC Case Studies• Place yourself as a client that the supply chain want to work with

Benefits matrix

User group	Performance	Decision-making	Marketing & communication
Contractors (ie main contractors building out a site on behalf of clients)	<ul style="list-style-type: none">• Measure current performance levels against industry benchmarks across key business areas• Improve current performance by using industry-set targets• Demonstrate performance and ambition to clients• Demonstrable understanding of where there are opportunities for improvement in order to gain support for new initiatives	<ul style="list-style-type: none">• Develop partnerships based more on value and outcome than transaction• Determine long-term investment decisions in capacity, skills, innovation and outcome-focused capability	<ul style="list-style-type: none">• SCD is a more neutral method to talk to clients about performance and what levers you can help them pull more effectively• Show strategic partners and wider stakeholders your commitment to continually improve• Distinguish yourself in terms of culture and ambition, and how you are working to deliver great construction outcomes for clients

Would you like to get involved?

Please contact the Metrics and Demonstrators Working Group via
construction.enquiries@beis.gov.uk

Thank you

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