

Commercial Property

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Never before has technology offered so much potential to change lives



Delivering tomorrow's world class infrastructure

BY WILLIAM PEAKIN

The clues and catalysts for tomorrow's infrastructure are already here; it is what we do with them that matters. It is by any measure an exciting and important time to be involved in the infrastructure sector. Never before has technology offered so much potential to change all our lives. Applications are emerging with pace at the international, national and local scale – changing and improving how we develop and deliver infrastructure and helping to make the buildings we use more efficient and effective. People are integrating these technologies in the fabric of their lives, interacting with the built environment, embedding them in their homes and where they work, in new and innovative ways.

Today, the public sector in Scotland has an opportunity to embrace these new ways of working and be a catalyst for change. A key part to seizing these

opportunities is how digital data is managed and utilised.

The Scottish Futures Trust, is working in partnership with Scottish Government on a programme that is set to push forward the union between data and technology within infrastructure.

Significant progress has already been made and momentum is building. Since September 2015, the BIM (Building Information Modelling) Programme for Scotland has been driving forward an ambitious programme of capacity building and adoption of BIM across the public sector. The adoption of these approaches will help to create a platform for the opportunities in front of us - helping us move faster and more informed towards better outcomes.

"A practical platform has been established from which we can build the capability to embrace and deliver the innovative opportunities emerging with infrastructure technology," said Paul Dodd, of the Scottish Futures

Trust and the BIM Delivery Group Scotland.

So, what is BIM? BIM is the process of accurately creating, managing and exchanging digital information within the built environment and is underpinned by a suite of British Standards. It is fundamentally a collaborative process involving the key players in the development of a project for generating and managing a 3D digital representation of a building. It is about managing data and uses technology to improve the sharing and analysis of data over the life of an asset. It is also a new capability - data and technology - for improving the management of assets in use.

Several public-sector organisations are now using BIM on their construction projects, including schools, health projects and transport. Others are using it to enhance the management of their existing estate, such as Historic Environment Scotland.

In April 2017, the Scottish Government published policy on BIM. This

requires BIM to be adopted where appropriate on all relevant public sector construction projects above £2m. This was supported by the launch of the innovative BIM Guidance portal for public sector procurers developed by the Scottish Futures Trust on behalf of Scottish Government. The BIM portal is designed to support upskilling and adoption of BIM by public bodies involved in infrastructure.

The programme has also worked collaboratively with industry. A national network of working groups have been established involving infrastructure providers, academia, technology providers and the public sector to support Scotland's journey in adopting BIM. There is a continuing growth in the adoption of BIM across Scotland, but there is a need to grow the capability and maintain a focus on good data management to realise the full benefits.

Critically, developing the use and capabilities associated with BIM technologies will enable Scotland

to support and realise the adoption of a raft of applications from smart cities to the 'internet of things'. Digital tools are exploding across sectors and geographies - virtual /augmented reality, sensors, drones, automation of construction, robotics and artificial intelligence to name but a few.

Scotland is in a good position. Scotland's BIM programme has attracted interest both nationally and internationally enabling collaborative working with Germany, Ireland, Singapore, UK and New Zealand.

There is a growing trend of global technology firms developing new infrastructure technologies. This has attracted billions of investment and examples can be found within Scotland. A consortium led by Scottish based organisation Sublime, are working with leading industry organisations to develop the "Augmented Worker". The consortium received

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Commercial Property is an independent publication by Canongate Communications

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THE TIMES
SCOTLAND

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Innovate UK funding to develop the technology to link data to the real-world environment. Through augmented reality technology, this will provide a “heads up and hands free” solution to improve construction and maintenance stages.

The Construction Scotland Innovation Centre are supporting and enabling industry to experiment with and adopt new technology applications. Growth in the use of such infrastructure technology will enable innovation, growth and investment across the supply sector.

Tomorrow's infrastructure will be shaped by the imaginative use of data. The connecting of new and emerging technologies on a foundation of information will change what we do, how we do it, and the outcomes achieved. To seize this moment, we must build our capacity, our capability and our motivation, and give ourselves the means to adapt and embrace the changes ahead.

“We will continue to drive the ambitions for BIM, build capability and ensure the foundations are in place to embrace evolving infrastructure technology,” added Paul Dodd. “We see significant opportunities in exploiting emerging technologies - supporting their early adoption and realising their benefits sooner.”

To deliver world class infrastructure for tomorrow, advanced technology will be a key enabler for change. Improved data, processes and leadership will unlock this opportunity.

bimportal.scottishfuturestrust.org.uk

Get ready for 2020

Sector should prepare for ‘large scale tech adoption’, says report

BY WILLIAM PEAKIN

The property sector has less than two years to prepare for “major transformative technologies”, according to a report published by legal practice Osborne Clarke.

Research conducted on its behalf by FTI Consulting surveyed more than 550 European technology experts to gauge their opinions on the scale of challenges, disruption, and opportunities that technological innovations will bring to the property industry in the 2020s.

In its report *Future proof real estate - is the property sector ready for the 2020s?* respondents deliver a clear message to the sector; that it should be prepared for key technology trends – big data (73% agree), 3D printing (70% agree), wearable devices (69% agree) – to be ready for large scale adoption by 2020.

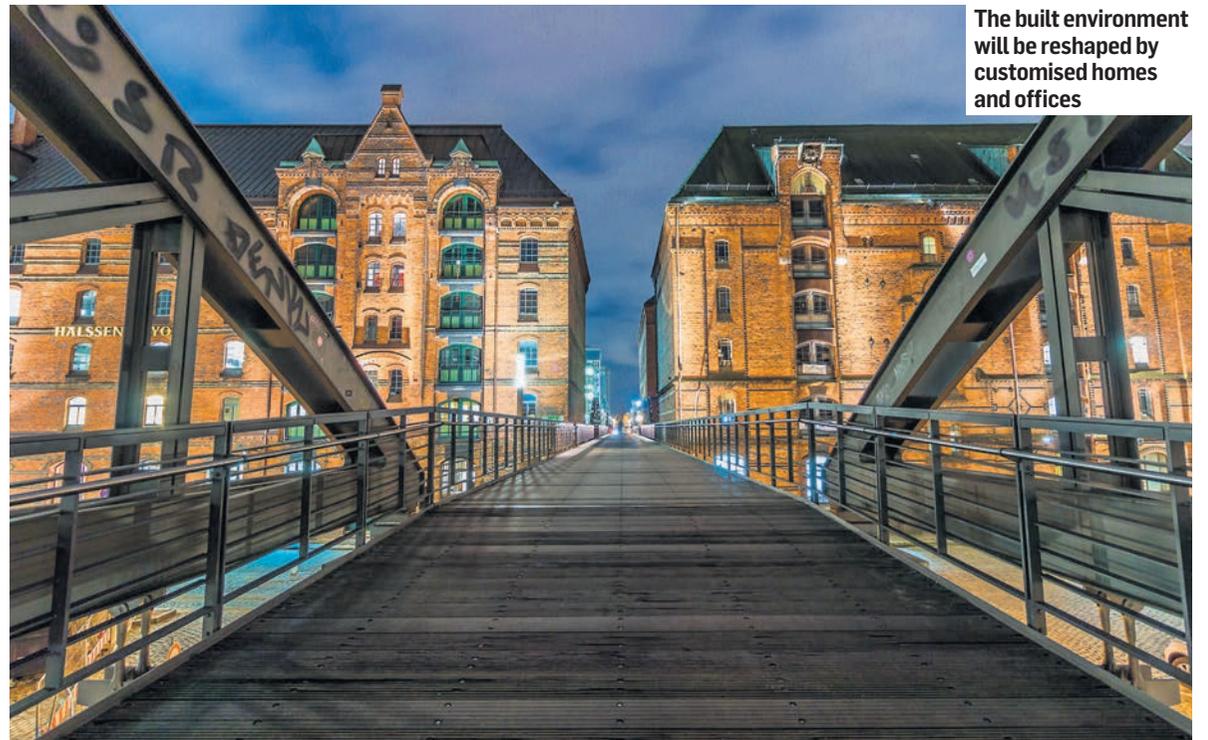
“This research gets to the source of the transformative technologies that are set to reshape our cities; the technology experts themselves,” said Conrad Davies, partner and head of real estate and infrastructure at Osborne Clarke.

“This gives us an unprecedented understanding of the pace and depth of the changes ahead and what the property sector, across all asset classes, should be doing to stay aligned.

“When viewed as a whole, the research provides a fascinating insight into the 2020s when the built environment looks set to be re-written thanks to the likes of autonomous vehicles, advanced logistics systems and customised homes and offices.

“These profound changes have the potential to transform how we inhabit the land and how we design, deliver and manage the built environment.”

For the first time, the research explores the strength of the sentiment within Europe's technology com-



The built environment will be reshaped by customised homes and offices

munity around their sector's ability to address key challenges facing the property sector, including housing shortages and the rise of ecommerce and urban logistics.

Technologists view the technology industry as an increasingly important influence on the built environment, with 82% of respondents stating that their sector should play a key role.

A significant proportion of respondents (82%) believe that innovation can help solve housing shortages by accelerating delivery through greater utilisation of limited spaces (84% agree), delivering cost effective hous-

ing (78% agree) and delivering greater density at key locations (82% agree).

Technology should also support the anticipated reduction in home ownership by boosting the appeal of built to rent accommodation amongst the younger (73% agree) and older (70% agree) generations.

IN TERMS OF student accommodation, innovations that save students time and money will have the most impact; VR viewings (72%), energy consumption and cost appropriation (68%), and monitoring behaviour to improve overall management (68%)

are the elements which are most likely to improve.

Not only are technology firms shaping office design, technology experts also predict that these same companies are likely to become significant landlords with technology being expected to deliver real time pricing of offices (81% agree). They also predict that superior office technology will lead to occupiers being happy to pay a higher price for their space (83% agree).

European technology experts also expect significant changes to the logistics sector, with 92% agreeing that autonomous vehicles have the potential to significantly change the location of distribution warehouses, 85% agreeing that intelligent buildings will reduce the amount of warehouse space overall, and 79% agreeing that drones will be “the answer to the war on space for last mile logistics”.

<http://events.osborneclarke.com/future-proofrealestate/>

“These profound changes have the potential to transform how we inhabit the land and how we design, deliver, and manage the built environment” Conrad Davies

Dundee's public data hack releases first challenge

BY MATTHEW DAVIS

Wittin, a company dedicated to democratising data, is working in partnership with Abertay University and Dundee City Council, to host the Dundee Public Data Hack as part of DataFest18.

The event is a unique opportunity for the city council to explore open data in collaboration with entrepreneurial minded data scientists, games developers, and ethical hackers, and develop ideas that would benefit the running of the council.

It will be held at Abertay University's White Space on Saturday 17 and Sun-

day 18 March. The focus is on projects that look specifically at smart city data and improvements in sharing and understanding. These can range from games and visualisations, to infographics and storytelling.

But good ideas don't only live in the heads of those who've been through years of schooling in data wrangling. The event organisers hope that people with nothing more than a healthy dose of curiosity and a head full of good ideas turn up as well. We are planning a series of talks and workshops during the hack to help people connect their ideas with data even if they haven't

coded or wrangled in the past.

Last week, we released the first challenge in relation to substantial GIS (Geographic Information Systems) data. If you haven't seen that term before that's a fancy way of saying mapping data. Which in turn will allow us to map various aspects of Dundee's open data. We will also be issuing several data sets with emphasis on mobility, air quality and food trading standards.

Our aim is to encourage the ability for teams to design mapped visualisations of data across Dundee juxtapositioning layers on top of each other.

For example, wouldn't it be neat to see a 3D model of Dundee displaying traffic patterns as they link to air quality, particularly at high traffic areas, and then throw in some weather data to see the effect of wind and precipitation?

If we could inspire a bunch of newcomers to work through this even more the better.

Dr Matthew Davis is director of wittin.co.uk

Register for your free place at <http://bit.ly/2FDIHOG> www.datafest.global

Potential investments include a £137m opportunity in Glasgow's Bothwell Street



Scotland's real estate showcased

International investors hear benefits of a connected country

BY WILLIAM PEAKIN

Three of Scotland's biggest commercial real estate propositions this year were unveiled to investors in London at a business breakfast hosted by Derek Mackay, Cabinet Secretary for Finance and Constitution.

The potential investments were a £137m opportunity in Glasgow's Bothwell Street, the £150m Queen's Square in Aberdeen, and the Advanced Manufacturing Innovation District for Scotland, in Renfrewshire, which is seeking £250m in investment. They were presented last week to an audience of investors, intermediaries, and leading decision makers at Scotland House, the Scottish Government's headquarters in London.

The event was the second of its kind at Scotland House in a push by Scotland's economic agencies – Scottish Development International and the Scottish Cities Alliance, the seven cities and Scottish Government working together to boost economic growth, along with the Scottish Property Federation, the voice of the country's real estate industry – working together to pool resources and maximise results.

The Finance Secretary said: "With more than 2,300 foreign-owned companies employing a total of 317,000 staff here and realising a combined turnover of £86 billion, foreign direct investment plays a vital role in Scotland's economy. A recent study reported that for every £1 spent

on attracting inward investment, £9 is generated for our economy.

"Attracting inward investment is a key priority for the Scottish Government – something which assumes even more importance in light of Brexit – and is one of the aims of our Trade and Investment Strategy. The events at Scotland House bring together senior investors, fund managers and decision makers to hear more about the benefits of investing in Scotland."

Neil Francis, interim managing director of Scottish Development International, added: "It was a real pleasure to chair our second Invest in Scotland: Capital Investment Opportunities at Scotland House with a targeted audience of investors – part of the Capital Investment Scotland group's joint approach to work together to boost economic development and inward investment for real estate and infrastructure projects."

The 2017 EY Attractiveness Survey highlighted that Scotland won a record number of investments from overseas in 2016, with 122 foreign direct investment deals done over the course of the year, up from 119 in 2015. EY's report showed that for the fifth year in a row, Scotland was the second most popular part of the UK to invest in behind London.

"A key driver of achieving these results is having a brilliantly connected country," said Francis, "drawing together a partnership across both the public and private sectors that is delivering a highly competitive business environment and location. Critical to maintaining this is to continue to attract investment into our real estate and ancillary capital opportunities to meet the market demand from occupiers."

A lynchpin for organisational change

ScotLIS: continually improving access to property information for Scotland

You might remember our article a few months ago on ScotLIS, Scotland's Land Information Service. That article (futurescot.com/scotlis-takes-shape/) was published in the final run-up to the launch of ScotLIS in late October 2017. Five months later and the service has grown in both new features and users.

Access to comprehensive digital land and property information

Registers of Scotland (RoS) is in the midst of a digital transformation, which will see the organisation change from being heavily paper-based to one that is digital first. ScotLIS is a lynchpin of this organisational change. It's an easy to use, map-based online land information service that for the first time allows both professionals and citizens to access comprehensive information

about any piece of land and property in Scotland.

ScotLIS has been developed in close collaboration with our stakeholders, and this has continued since the official launch day. RoS has liaised with professionals like solicitors, property information search companies, surveyors, plus the people of Scotland to understand how they use both the professional and citizen sides of ScotLIS respectively. Feedback like this is incredibly valuable, and RoS has used it to introduce a range of new features.

New features for property professionals

There are already thousands of professionals users of ScotLIS, and in the past months RoS have introduced several new features based on their feedback. One of the most popular characteristics of ScotLIS is its interactive map functionality. Many stakeholders use this tool to access information on large and complex property titles. To improve accessibility, the ScotLIS team introduced a full screen functionality, allowing users to see titles in more detail. They

also added new search capabilities, allowing users to search the land register not just by title number, but also by address, postcode, name, title number, application number and grid reference.

RoS compile and maintain 19 public registers, and ScotLIS is currently centred on our two main registers, the Land Register of Scotland and the General Register of Sasines. However we've already incorporated another register into ScotLIS, the Register of Inhibitions (ROI). The ROI is one of the Chancery and Judicial Registers, and its purpose is to publicise the names of parties who are unable to competently grant deeds in relation to property due to bankruptcy, diligence or insolvency. With ScotLIS, not only do users enjoy full access to this vital legal tool, but thanks to its intuitive, integrated interface, they can also access the Land Register of Scotland, the General Register of Sasines and the ROI all in one place.



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OUR TEAM OF EXPERTS CAN HELP WITH:

- Property work in connection with volume roll out of sites for operators.
- Advising landowners in respect of the sale or lease of sites.
- Advising network infrastructure providers in the purchase, sale and leasing of sites.
- All property related documentation.
- Dealing with disputes between operators and landowners.



The Land Information Service

ScotLIS is an easy to use, intuitive online tool that makes information about land and property in Scotland more accessible than ever, for both citizens and business users such as planning consultants, solicitors and surveyors.

For more information, visit

scotlis.ros.gov.uk

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