



Case Study

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Helping Sainsbury's make best use of their existing assets through a digital estate



BCDE

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**Sainsbury's**



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## Overview

Like most large asset owners, Sainsbury's need to answer questions easily and quickly about their estate. GroupBC used their information management expertise to create a cloud-based digital estate, to ensure that initiatives across their stores made progress quickly and economically, empowering Sainsbury's teams to make better informed decisions.

## The background

Sainsbury's was founded in 1869 and has grown to become one of the UK's largest retailers. With '000s of existing 2D drawings of more than 300 petrol stations, nearly 800 convenience stores, and over 600 supermarkets, the project was vast and complicated. The goal was to enable Sainsbury's to make best use of these 2D assets to answer plain language questions – 'how many of these do we have, how big are they and where are they?' (previously this would have involved opening every drawing individually to find the necessary information). This would in turn ensure that initiatives across their stores made progress quickly and economically by empowering Sainsbury's teams to make better decisions.

## Key benefits

Provides Sainsbury's with the ability to make efficient use of their existing estate, incorporating new initiatives as the focus moves away from new stores

Latest store related documents, drawings and data available via single cloud-based location known internally as One Property incorporating secure access and version control on every file

Reduces the risk of errors by removing the need to manually duplicate information across systems as key systems are fully integrated and any changes are synchronised

Enables Sainsbury's to unlock insights about their existing estate and plan for the future as they now have confidence in the credibility of their information, so can make better informed business decisions

Integrates their current valued systems, allowing Sainsbury's to make the best use of their existing information and data

Future-proof system by using the right structure and industry open standards from the start will ensure Sainsbury's can expand their digital estate in the future, transfer or integrate other data and systems



## The brief

In the past, Sainsbury's would have refurbished a store maybe once in every ten years – but now, with the brand's growth and increasing development of existing stores to make the best use of space (for example fitting-out Click and Collect areas) and the acquisition of assets such as Argos, some store projects can require up to twelve interventions a year. This often involves costly surveys for each store.

Michael Barber, Sainsbury's System and Information Development Manager, explains, "The way the retail industry has changed over the last couple of years is we're no longer building as many new stores, extensions or refurbishments. So, we're concentrating on our existing estate – and that's consistent across the retail industry." With so much historical data about their assets having been kept in different places and in different formats, such as on microfiche or 2D drawings, Sainsbury's required a new 'single source of truth'.

*"We want to understand what's in our existing estate, but also what's in our future"*

## The approach

Sainsbury's were familiar with Building Information Modelling (BIM) when designing new stores, but they quickly realised that simply replacing their existing 15-year-old systems or converting 2D drawings of existing stores and assets to 3D wasn't viable in itself for their future aspirations.

Barber continues: "The challenge we've got is if we're building a store from scratch, all the consultants are working in 3D, and that's great, but we've got a massive existing estate and everything's in 2D. So, it moved quite quickly over to working in a 2D environment and in that area my perception of it has changed from 'Building Information Modelling' to 'Better Information Management'.

The benefits of BIM for designing, constructing and managing new assets are clear – however, Sainsbury's thought it logical that BIM, applied retrospectively, could bring equally large rewards by allowing them to unlock their existing asset data and systems. Barber adds: "We want to understand what's in our existing estate, but also what's in our future."

Sainsbury's searched for a solution which would integrate their current systems and allow them to make the best use of their existing information and data whilst incorporating BIM standards and processes.





## The solution

The BC platform from GroupBC was chosen to support the project, seamlessly integrating with their existing specification and standards system (ICON Systems) and ensuring information wasn't duplicated but was accessible from one place. With best practise advice from BIM consultants PCSG, this implementation of GroupBC's software (known locally by Sainsbury's as One Property) enables them to trust their data and make better informed decisions.

Sainsbury's digitised their legacy 2D drawings in order to extract and validate the asset information from them before adding this data into One Property.

The solution incorporates BC's standard document management functionality, document naming conventions, as well as enabling Sainsbury's to view their 2D drawings online, ensuring information is easy to upload, approve and find.

The benefits are about answering those plain language questions. If they want to report how many pizza counters they have, the Sainsbury's team can now simply search in One Property to find out where they are located, what size they are and click through to any related drawings and documents.

As a new Sainsbury's store is created or a new investment is allocated in Salesforce, One Property is now able to synchronise that data. This ensures individuals have faith in the data, saves money on surveys and saves time when searching for the correct version of a document. With the right structure and technologies in place, Sainsbury's can build on their Digital Estate programme and ensure future integration with other systems easily and more efficiently.

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