



TM

plus dane group

Breaking down the Silos!

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Agenda



- Plus Dane Group
- GIS uses at Plus Dane
- The silo effect
- How we can use GIS to breakdown the silos
- Any questions?

Plus Dane Group



- Formed by the merger of Plus Group and the Dane Housing Group
- Operates across Cheshire and Merseyside
- Employees 450+
- Asset Value of £500m+
- Combined development fund in excess of £210m
- Turnover of £45m+



Grounds
Maintenance

Neighbourhood
Profiles



Land
Terrier

Property
Photographs

Planned
Maintenance

The Silo Effect



“A lack of communication and common goals between departments in an organisation”

Wikipedia.com

The Silo Effect



- But even with a well implemented Housing system, information will still exist elsewhere in separate disconnected systems

The Silo Effect



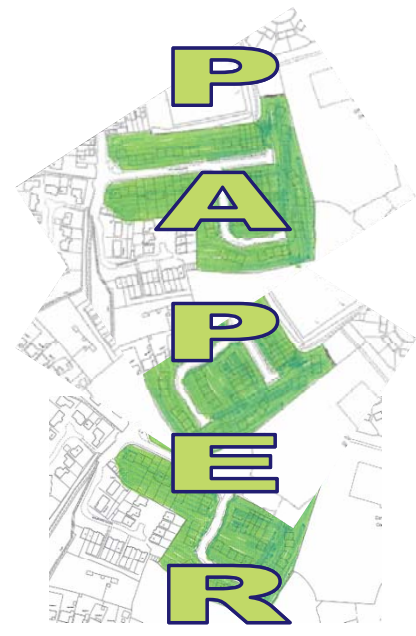
- This creates the potential for:
 - Inefficiencies
 - Errors
 - Lost Opportunities

Why does this occur?



- **Incompatibilities with existing system**
 - Some data is just not suitable for direct integration in a traditional housing information system:
 - i.e. *Grounds Maintenance, Land Terrier*
- **Additional modules can be costly**
- **User Ignorance**

Information Silos can be....



How do we break down the Silos?



- Loaded Question!
- 85 % of information in an organisation has a geographic component
- GIS allows organisations to bring together materials stored in disparate:
 - Locations
 - Applications
 - File Formats

How do we break down the Silos?



- **Creates a central "Clearing House"**
 - Maximises the benefits of the GIS
 - Increases ROI
- **GIS becomes a single interface.**
 - Gives intuitive access in an easy-to-use familiar interface: a map!
 - Turns data into knowledge
 - Users can also see what part their data plays in the overall picture

How do we break down the Silos?



- Results:
 - Time saved in requests for information
 - Potential savings in staffing costs
 - Data can be retrieved quickly when it is needed



Property Photos



- 16,000 Different Photographs
 - Variety of views of each property
 - Collected for various Planned Maintenance projects



Property Photos



- Before GIS
 - Largely inaccessible
 - Not widely used



Property Photos



- **After GIS**

- All photographs now very easy to access by all staff
- Gains in productivity - staff don't need to visit properties to answer simple questions

- **Examples**

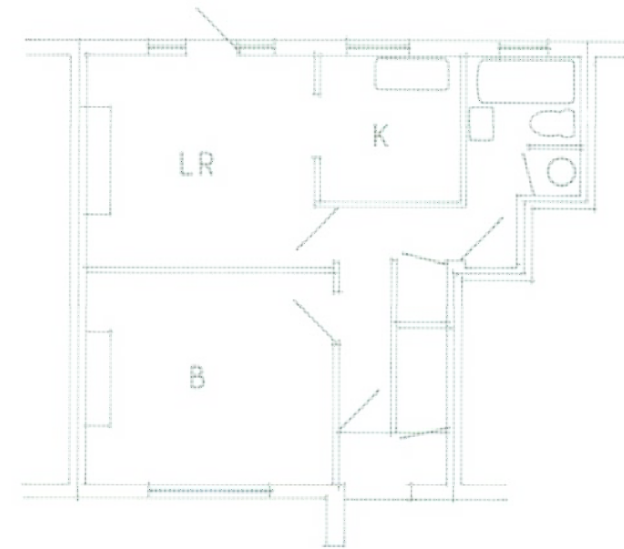
- Accessibility for Cherry Picker
- Location of Central Heating Vents
- Type of roof tiles
- Location of Aerial etc etc.....



Floor Plans



- Paper copies only of floor plans for 90% of properties



Floor Plans



- Before GIS
 - Difficult and potentially time consuming to relate to the correct property
 - Not easily accessible
 - Staff unaware of existence or their location



Floor Plans



- **After GIS**
 - Data easily accessible
 - More informed decisions can be made



Planned Maintenance



- Each contract managed by a supervisor
- Data held in Excel format

A screenshot of an Excel spreadsheet titled 'EVENINGTON INSTALLATION PROGRAMME - 1998 - 2004'. The spreadsheet is a grid with columns representing years from 1998 to 2004 and rows representing various categories or contracts. The cells are color-coded in a repeating pattern of yellow, red, and grey, indicating a schedule or status for each entry over time. The spreadsheet is viewed from a slightly elevated angle, showing the grid lines and the overall layout of the data.

Planned Maintenance



- Before GIS
 - Data not accessible by all
 - Comparison between different datasets difficult

The image shows a screenshot of a spreadsheet application displaying a large grid of data. The columns are labeled with years: 1999, 2000, 2001, 2002 PHASE 1, and 2003/2004. The rows represent various categories, with some cells highlighted in yellow, pink, or red, indicating specific data points or trends over time.



Any Questions?