

## Improving asset management in one of Europe's largest urban development projects, King's Cross, London

# King's Cross Development

### The Challenge

- Manage assets across a 67 acre site over a long development period
- Share information about 100s of adjacent infrastructure and construction projects

### The Benefits

- Clear, accurate asset data accessible online to employees, consultants and contractors working on site
- Improved decision making at business level, as well as project delivery level
- Better planning and identification of potential clashes



### The Customer

Argent is a leading property development company. In 2008, it joined forces with London & Continental Railways Limited and DHL Supply Chain to form the King's Cross Central Limited Partnership (KCCLP) and embarked on one of London's largest ever mixed-use development projects.

### The Challenge

In the heart of London, adjacent to busy King's Cross and St. Pancras rail station lies 67 acres of brownfield development. By 2020, the area will accommodate 50 new and reused buildings, up to 2,000 homes, 20 streets and 10 public squares, providing a modern environment where some 45,000 people can work, live and study.

Argent is responsible for the development and asset management of this ongoing transformation. Over twenty project managers are working together with a wide range of contractors and consultants, using shared services and facilities in close proximity.

One of the challenges faced by Argent and KCCLP was how to manage large amounts of asset information – and indeed how to communicate this information to different stakeholders within KCCLP and Argent, as well as external partners, contractors and stakeholders.

### The Solution

Argent called in consulting firm GeoEnable for advice on how to overcome its asset and project management spatial challenges, as part of a wider initiative to improve information management. GeoEnable identified how geographic information system (GIS) technology could play a key role in the solution, alongside new internal business processes.

Argent had a basic desktop GIS solution, which no longer met the needs of the business. Director of GeoEnable, Steven Eglinton, says: "Argent possessed asset maps and plans, but needed the technical capability to share this asset information and the ability to keep pace with constant changes in asset data during the many project phases."

GeoEnable deployed Esri's ArcGIS Desktop solution in conjunction with ArcGIS Online for Organisations, Esri's cloud-based GIS service. Used together, these GIS solutions allow Argent to create dynamic, interactive asset maps locally, and then share them with team members via the intranet. Users can view high level plans of the entire site, or drill down to individual roads, pipelines or buildings and click on the maps linked to the project management database.

Most Argent employees use a web browser to access ArcGIS Online from their desktops. However, a small but growing number employ customised web apps to access the same capabilities from their smart phones and tablets, while away from the office.

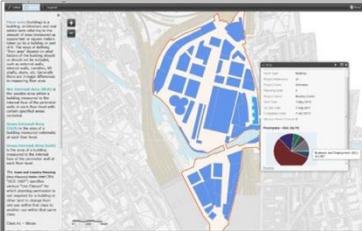
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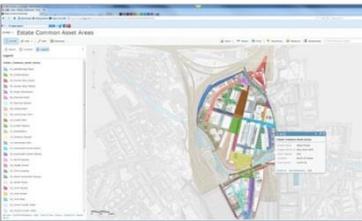
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“GIS is a strategic asset management tool for business planning as well as site management.”

Lilia Wydra, GIS Manager, Argent



Floorspace Usage map – enabling users assess the floorspace usage for all buildings on site.



Estate Common Asset Areas map helps estate management team identify areas they have to clean and maintain.

**SCAN to find out more:**



### Benefits

ArcGIS Online provides a complete, accurate record of all assets involved in the King's Cross development, both installed and planned, and this information is accessible to everyone in the organisation from planners and surveyors to board members. Every week, projects progress and new contractors arrive; all this data is regularly updated in the GIS, so everyone has access to the same accurate information. “It is easy for everyone to get asset information instantly, whenever they need it,” says Argent's GIS Manager Lilia Wydra.

ArcGIS Online includes a ‘phasing tool’ that enables users to look forward and see how the site might look at different points in time. This feature plays a critical role in helping Argent to make high-level business and financial decisions, as well as project-level decisions. “The asset information that is accessible via ArcGIS Online influences many decisions we make, from how to plan on-site logistics to when to start marketing new homes, offices and retail outlets,” says Wydra. “GIS is a strategic asset management tool for business planning as well as site management.”

At present, the web-based GIS solution is accessible to Argent and KCCLP employees and a limited number of consultants to KCCLP. The company is also working with external consultancies and construction firms on the development site. GIS has significantly improved KCCLP's ability to collaborate with third parties and helps to ensure that everyone involved in the King's Cross development is properly informed.

One of the key advantages of having instant access to shared asset information is that it helps to improve record keeping and phasing. By accessing time-aware information users can easily access what is proposed, when contractors are working on site and clearly see when projects are due for completion. This allows better planning and identifies potential clashes. This is a particularly important issue on large projects like the King's Cross development, where many different organisations

### GeoEnable

GeoEnable was formed by like-minded Geospatial Information Management and Process Improvement Professionals, who are passionate about enabling everybody's world, with integrated mapping, geospatial solutions and Location Analytics.

GeoEnable specialises in consultancy and solutions for all aspects of mapping, GIS and information management where location is central. Their team is experienced in improving business efficiencies with lean, Geo-Enabled business processes.

GeoEnable's vision is to see geography and the power of map visualisation embedded in mainstream ICT and business processes – this is what they call Geo-Enablement.

GeoEnable are Esri Partners, specialising in Web GIS and Information Management.

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