



NBS

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Digital Construction Report 2025



Digital Construction Report 2025


Stephen Hamil, Hubexo

Myself

Dr Stephen Hamil
Innovation Director at NBS

- (Way back) studied engineering at Durham, then...
- 25+ years working on NBS products
- Part of original software team at Uni of Newcastle that wrote ‘SpecMan’ and digitized CIS and RIBA Product Selector
- Led plan of work and classification streams of Level-2 BIM for UK Government
- Led specification stream of Golden Thread Initiative reporting into BRAC
- Director focussing on strategy and roadmap for spec+product businesses globally as part of Hubexo (NBS parent company)





Stephen Hamil 

Innovation Director at NBS


County Durham, England, United Kingdom · [Contact info](#)

4,035 followers · 500+ connections

NBS

Durham University

Experience

NBS

22 yrs 3 mos





- Innovation Director**

Full-time

Feb 2011 - Present · 13 yrs 10 mos

Newcastle Upon Tyne, England, United Kingdom · Hybrid

Research and Innovation at NBS, part of Hubexo, to improve our existing digital platforms and bring new solutions to market. Existing digital solutions include NBS Chorus, NBS Source, Glenigan, Uniclass, Arc ...see more


- Head of Software Development**


Sep 2009 - Feb 2011 · 1 yr 6 mos

Responsible for the software development of the NBS software products and services including NBS Building, NBS Contract Administrator, NBS Scheduler and NBS Plus.
- Software Development Manager**

Jul 2005 - Sep 2009 · 4 yrs 3 mos

Responsible for the software development of the NBS software products and services including NBS Building, NBS Contract Administrator, NBS Scheduler and NBS Plus.

Show all 4 experiences →

Software Developer

University of Newcastle

1999 - 2002 · 3 yrs

We produced the software for RIBA Enterprises as part of the University of Newcastle. In 2002 we left the university to be part of RIBA Enterprises.

Connected construction

FAULKNERBROWNS
ARCHITECTS



STRIDE
TREGLOWN

AECOM

WOODS
BAGOT

RAMBOLL

ATKINS

KIER

reiden
Clegg
Bradley
Studios

Ryder



RIDGE

oberlanders

arc
partnership

ARUP

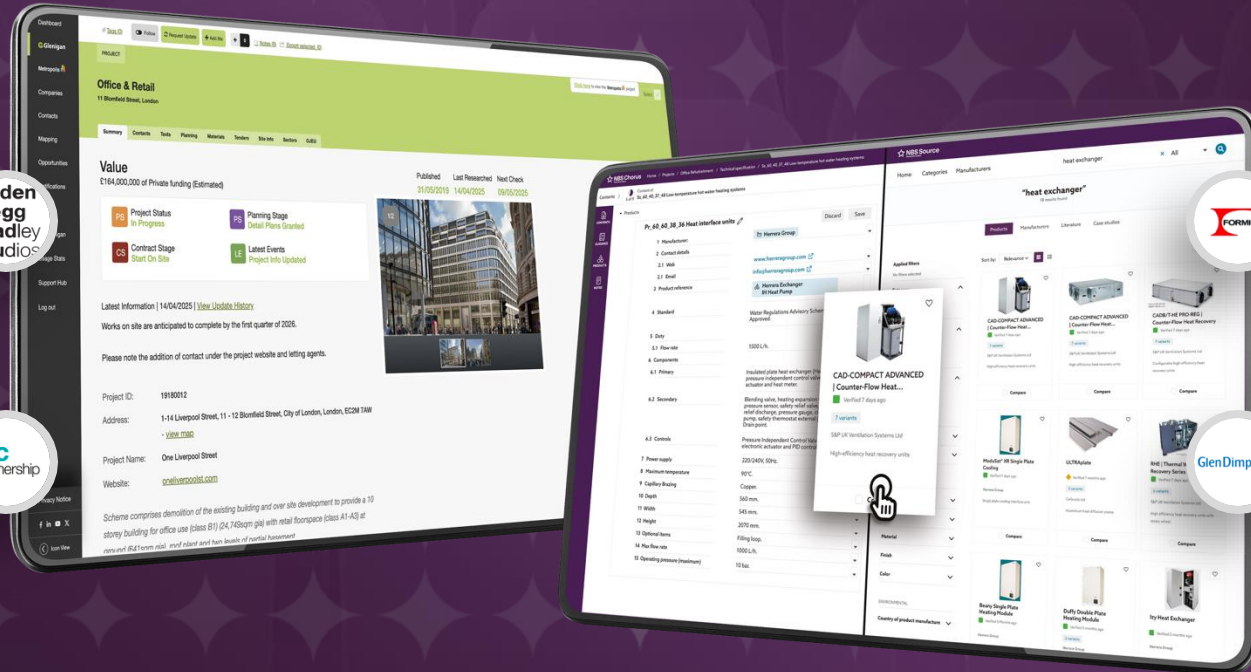
3D
REID

BDP.

ALLFORD
HALL
MONAGHAN
MORRIS

M
MOTT
MACDONALD

BOWMER
KIRKLAND



siniat

ROCKWOOL

Kalzip

British Gypsum

comar



RETANOL
SCREED

HILTI

VELUX

BAUDER

ideal

knauf INSULATION

IBSTOCK
BRICK

Forbo
FLOORING SYSTEMS

Dulux
let's colour

Kalzip

SOTECH

JOHNSTONE'S
TRADE

External drivers

Building Safety



Building Control Approval Application for a new Higher-Risk Building (Gateway 2)

Guidance Suite



Provide door schedule (including fire rating, clear opening width and vision panels), door ironmongery including security access control measures. Please note that test certification for the complete fire rated door sets will be required to verify compliance, reference should also be made to ironmongery specification.

Internal Doors

2.15.1 - Internal Door Schedule
2.15.2 - Internal Door Typical Details

2.15.3.1 - Internal Fire Door Manufacturer - Typical Details
2.15.3.2 - Internal Fire Door Manufacturer - Specification

Provide construction details for fire rating to walls, shafts, ceilings to staircase enclosures in line with the fire strategy.

Architectural Specifications

0.4.2 - Dry-lining Specification
2.1.2 - Fire Strategy Plans
2.14.1 - Internal Wall Type Drawings
2.14.2 - Typical Wall Type Sections, Junction Details and Schedule

Plans, sections & elevations

Dry-lining

Provide details of cavity barriers in floor, ceiling and cavity voids (including in wall cavities at door and window thresholds).

External Walls

2.8.1 - External Wall Type Drawing
2.8.2 - External Wall Details

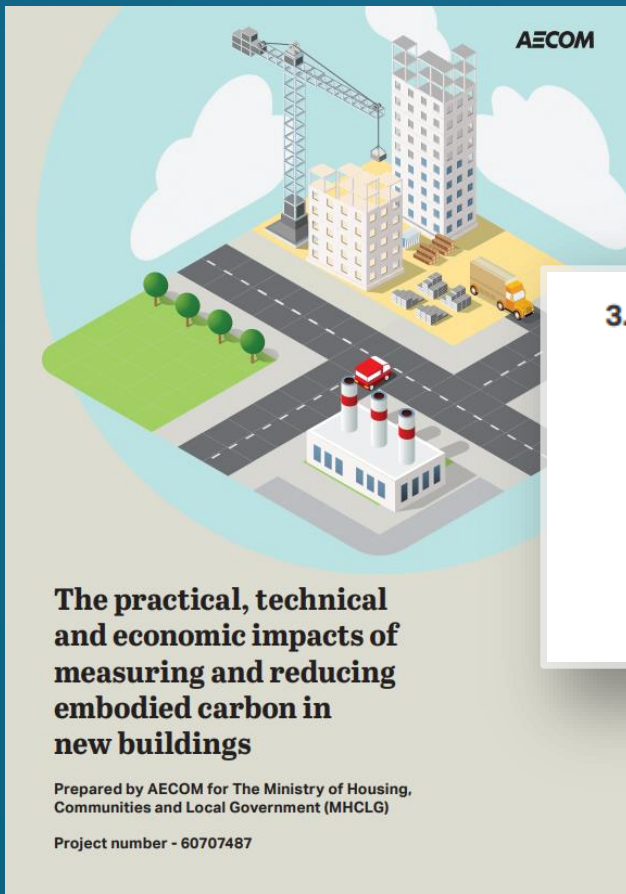
2.8.3.1 - External Wall Fire-stopping - Specification
2.8.3.2 - External Wall Fire-stopping - Test Data



Directory of Guidance

This document brings together a suite of guidance notes for Building Control Approval Applications for a new Higher-Risk Building (Gateway 2). All guidance notes and wider information are summarised in the table below. Links are provided for all content, and further information can be accessed via the [CLC website](#).

| No | Guidance | Description | Pg |
|----|---|---|----|
| 01 | The Building Safety Regime for a New Higher-Risk Building | Summary process map of the building safety regime process for a Building Control Approval Application for a new Higher-Risk Building. | - |
| 02 | Sufficient Level of Design | Approach to the sufficient level of design detail for a Gateway 2 Building Control Approval application. | 1 |
| 03 | Building Control Approval with Requirements | Approach and management of the use of Approval with Requirements for a Gateway 2 Building Control Approval application. | 5 |
| | Application Information | Baseline design information to be submitted for a Gateway 2 Building Control Approval application. Includes an example schedule. | 11 |
| | | the use and submission of an Application | |



The practical, technical and economic impacts of measuring and reducing embodied carbon in new buildings

Prepared by AECOM for The Ministry of Housing, Communities and Local Government (MHCLG)

Project number - 60707487

3. **There are large gaps in the availability of both product specific EPDs and generic data:** Across a variety of carbon tools, there are gaps in the availability of generic data among common building elements and materials. An assessment of data availability was conducted for a sample of common building materials to identify gaps in EPD data availability. The results of the sampled exercise showed that External Works, Services and Furniture, Fittings, and Equipment (FF&E) building elements exhibited the poorest EPD data availability, possibly due to product complexity and a fluctuating supply chain for building services elements. One third of materials and products sampled lacked UK based EPDs.



5. Digital solutions for enhanced traceability

xxi Advancing technology offers an opportunity to improve transparency and traceability in the construction products sector. The introduction of Digital Product Passports offers the potential to provide vital information regarding the safety, composition, and potential hazards associated with each product. By being accessible via a digital medium, stakeholders can instantly verify critical product details, track the product along its supply chain, and ensure compliance with safety standards. Alongside, stronger traceability systems will allow for easier identification of issues when safety concerns arise and fosters accountability among manufacturers. Such systems will also aid regulatory bodies in monitoring compliance more effectively.

A DIGITAL FUTURE



Industry findings



Rise of AI



NBS and digital

A DIGITAL FUTURE



Industry findings



Rise of AI



NBS and digital

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Industry findings



Rise of AI



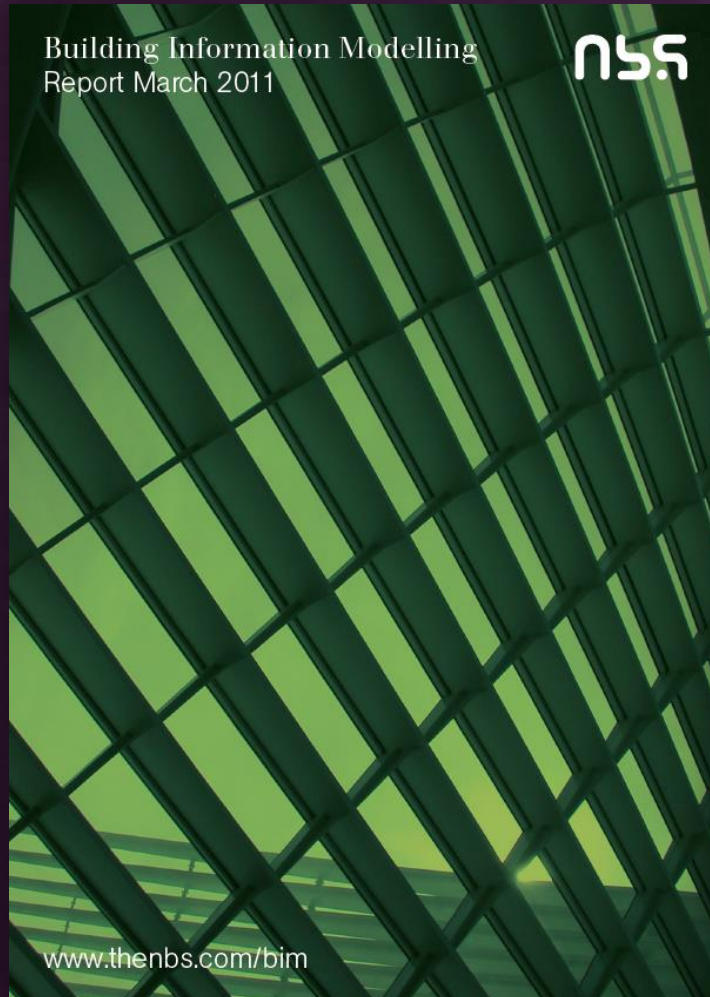
NBS and digital

NBS Digital Construction Report 2025

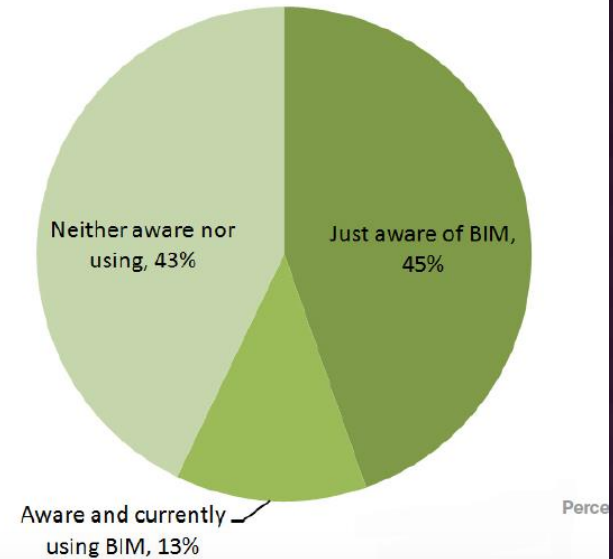
- Over 550 respondents
- Building designers, manufacturers, contractors
- 72% UK
- Age 35-44 – 30%
- Now in its 15th year



15 years of digital reports






Awareness and use of BIM








'I have heard of it, but have forgotten what it is... at least I'm honest!'

'Building Information Modelling is the process of creating and using electronic data models of buildings to facilitate a co-ordinated understanding of a broad range of real world building issues, both as a design/specification tool and as an analytical tool for achieving statutory approvals or client driven performance requirements.'

Understanding of BIM evolved

United Kingdom - English  [Contact Us](#)

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Achieve effective information management using ISO 19650 BIM principles

Buy the standard, find a training course, and get certified to ISO 19650.

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Buy the BS EN ISO 19650 standards

Get your BS EN ISO 19650 standards or subscribe to get all the standards you need.

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[Start Training](#)

ISO 19650 training courses

Browse our BIM training courses and professional qualifications which cover ISO 19650 Parts 1 to 5 and other aspects of BIM practice.

[Find a course](#) >

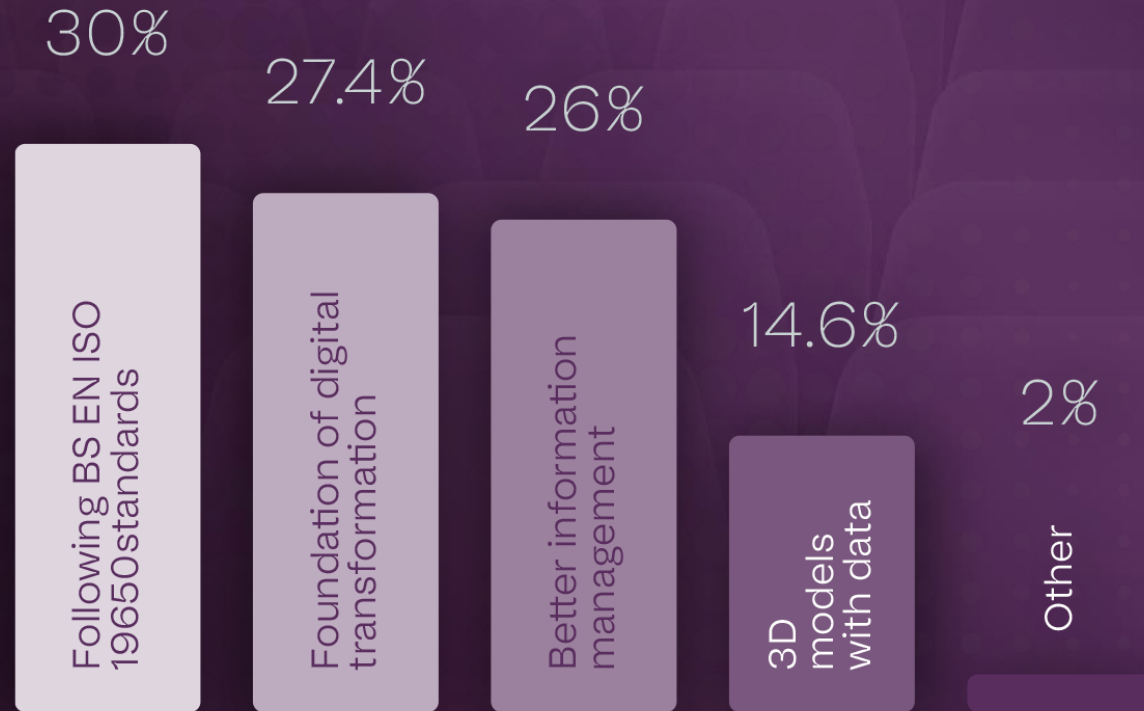
[Get Certified](#)

ISO 19650 certification

Whether you're new to BIM or looking at transitioning from your current PAS 1192-2 certification to the new ISO, we can help you through your journey.

[Start now](#) >

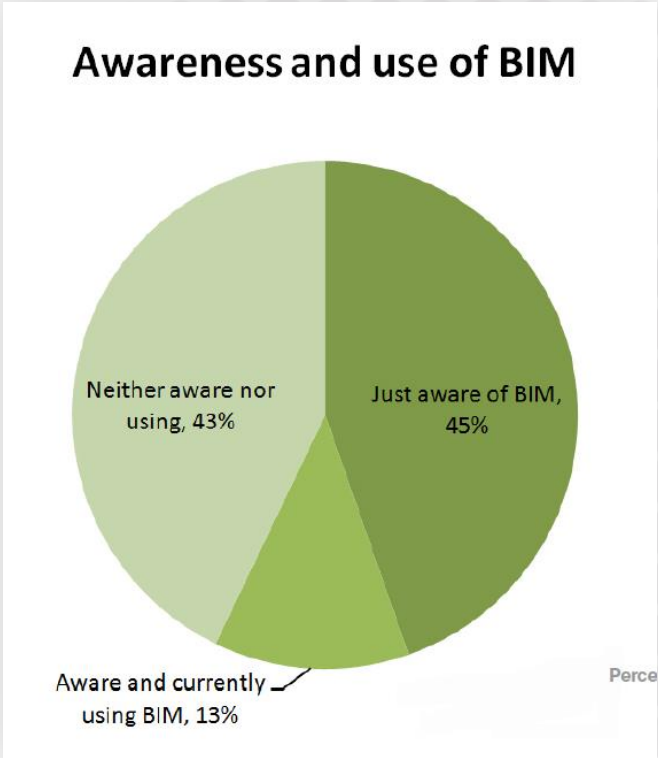
2025 findings



How would you describe BIM in 2025?

“The industry is in the process of moving beyond a basic definition to a more comprehensive understanding of BIM as a sophisticated process and methodology.”

BIM adoption over the years



Based on your previous answer, have you adopted BIM?

15.7%

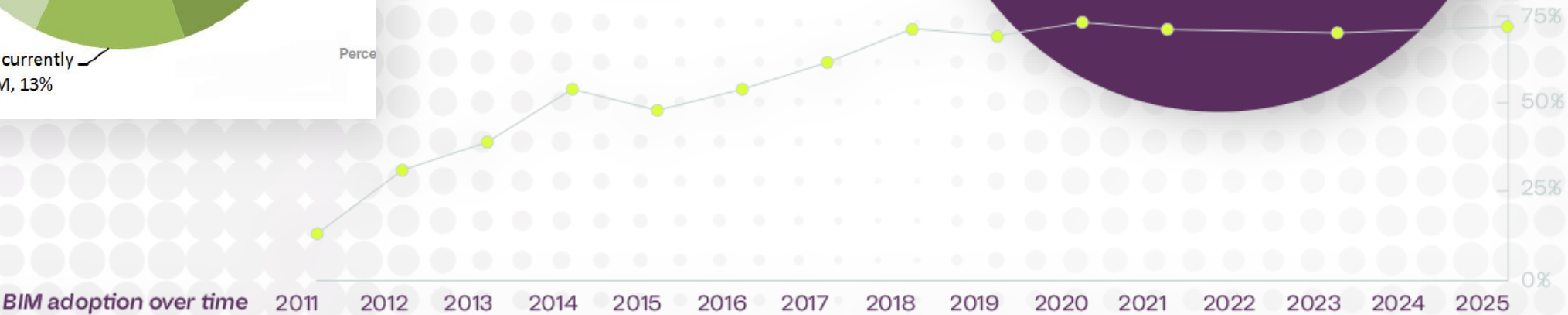
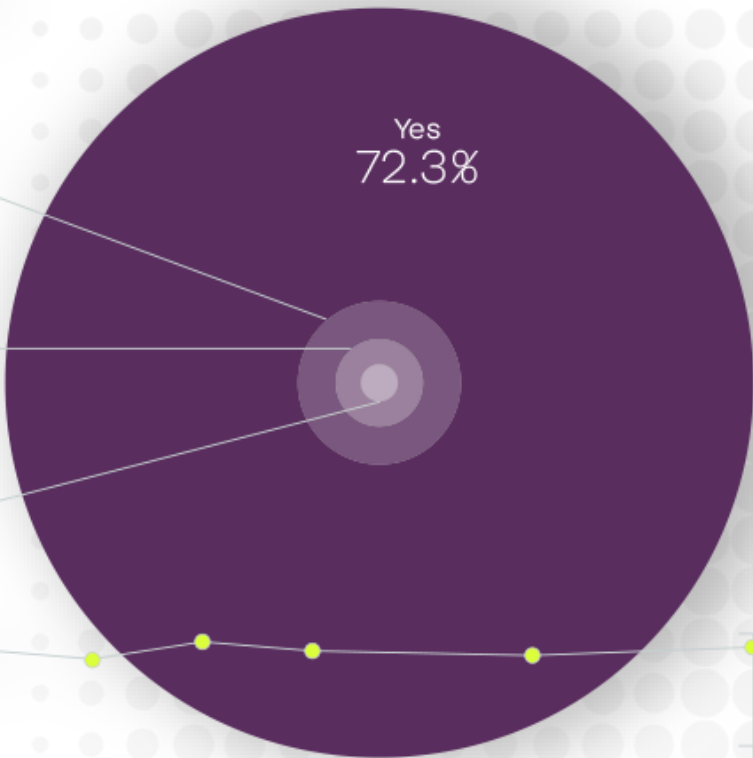
Plans to adopt

8.4%

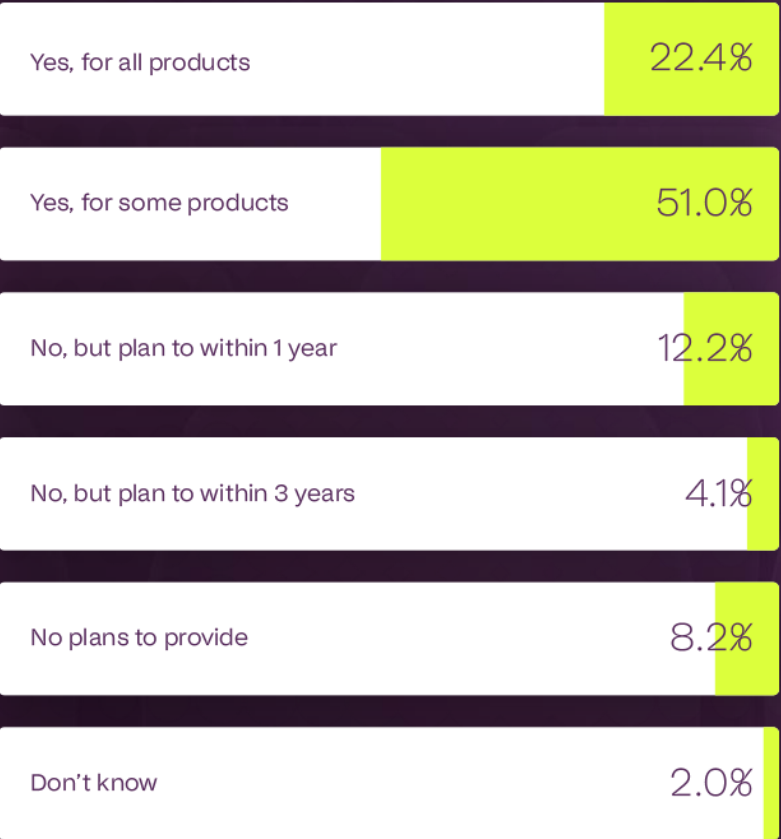
No plans to adopt

3.6%

Don't know

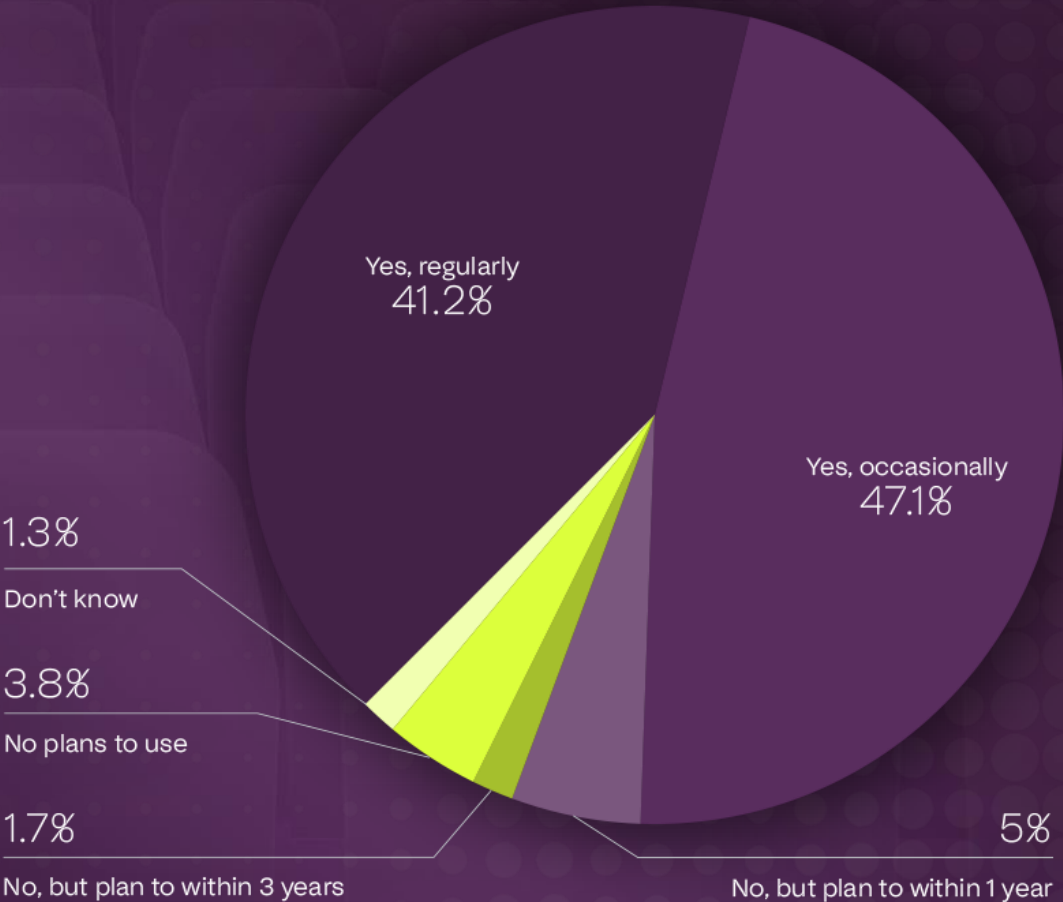


BIM 'objects'



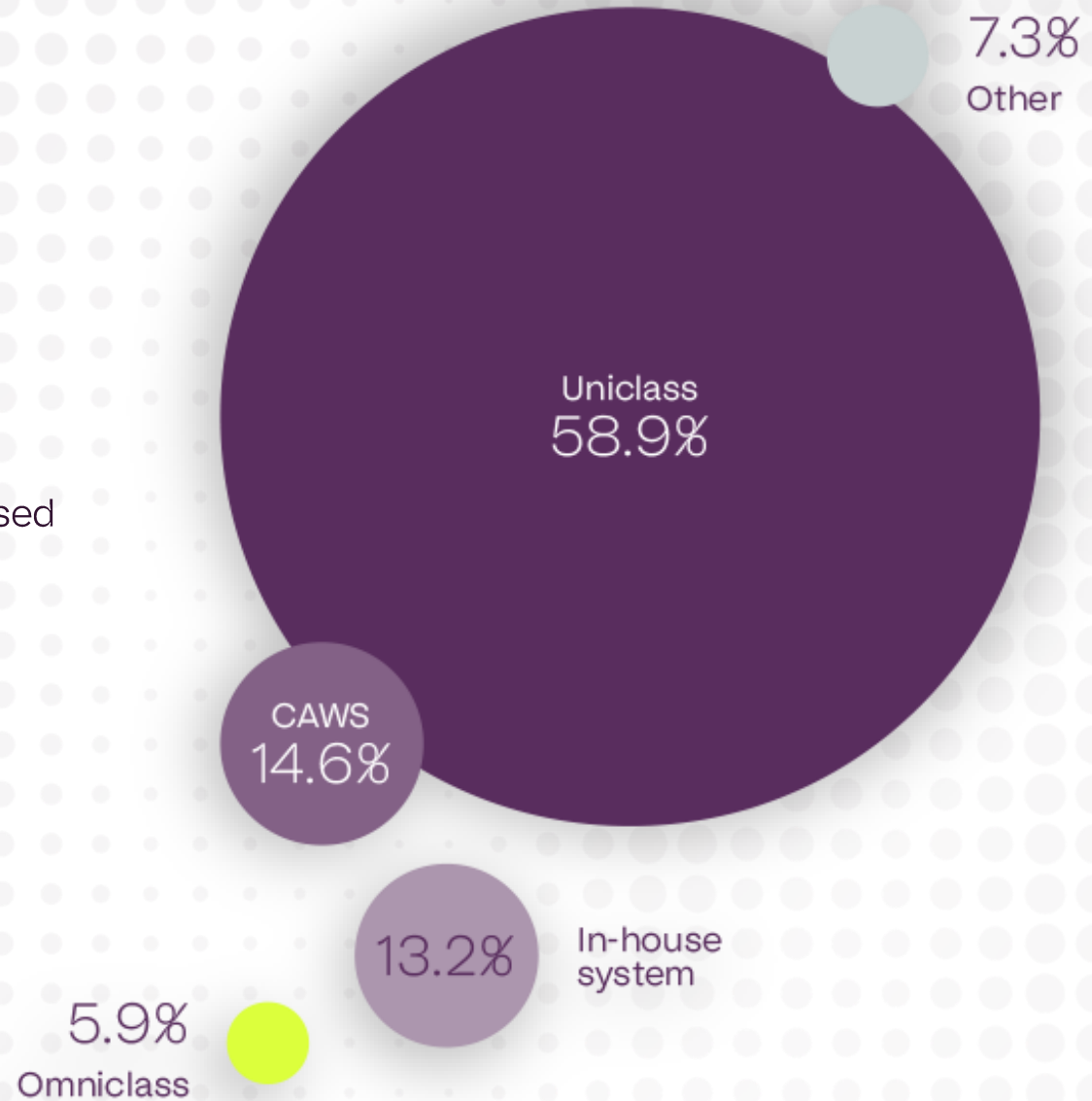
Do you currently provide information about the materials, products or systems that you supply, in the form of BIM or digital objects?

Do you currently use BIM or digital objects provided by manufacturers when modelling your projects?



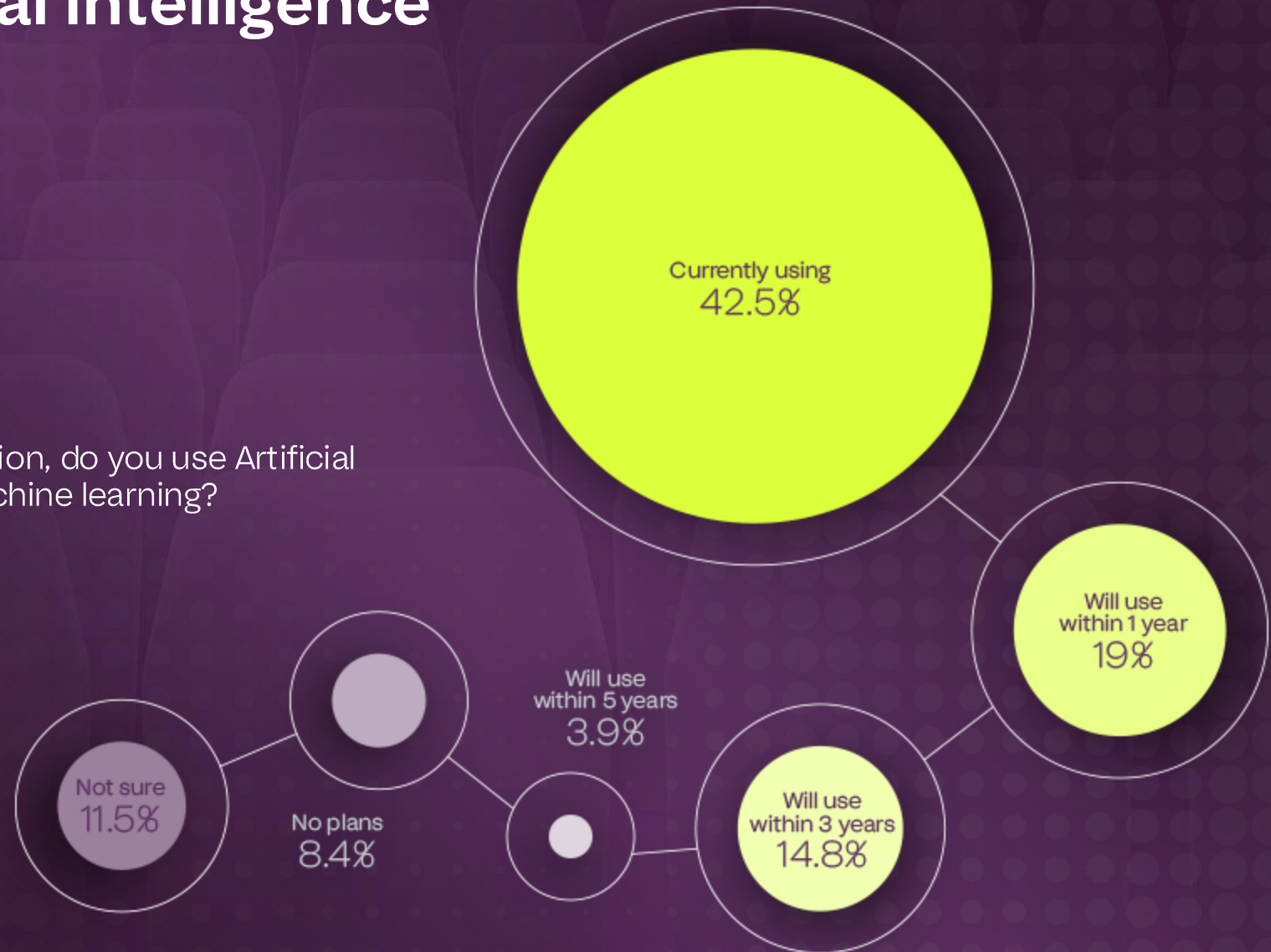
Uniclass as the glue

What type of classification is most commonly used on the projects that you work on?

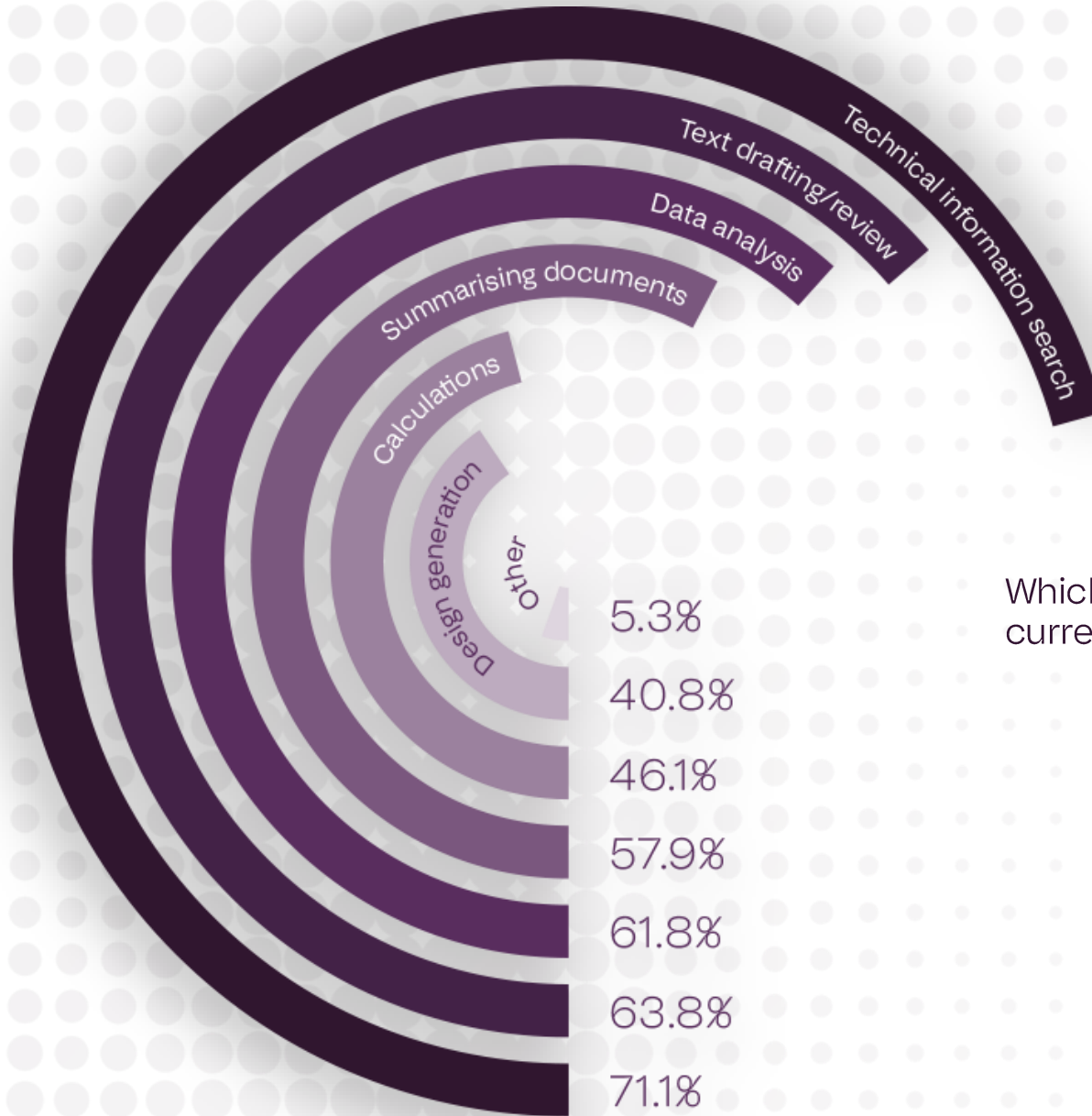


The rise of Artificial Intelligence

Within your organisation, do you use Artificial Intelligence (AI) / machine learning?



Primary AI workflows



Which of these workflows does AI currently assist you with?

Future workflow forecasts



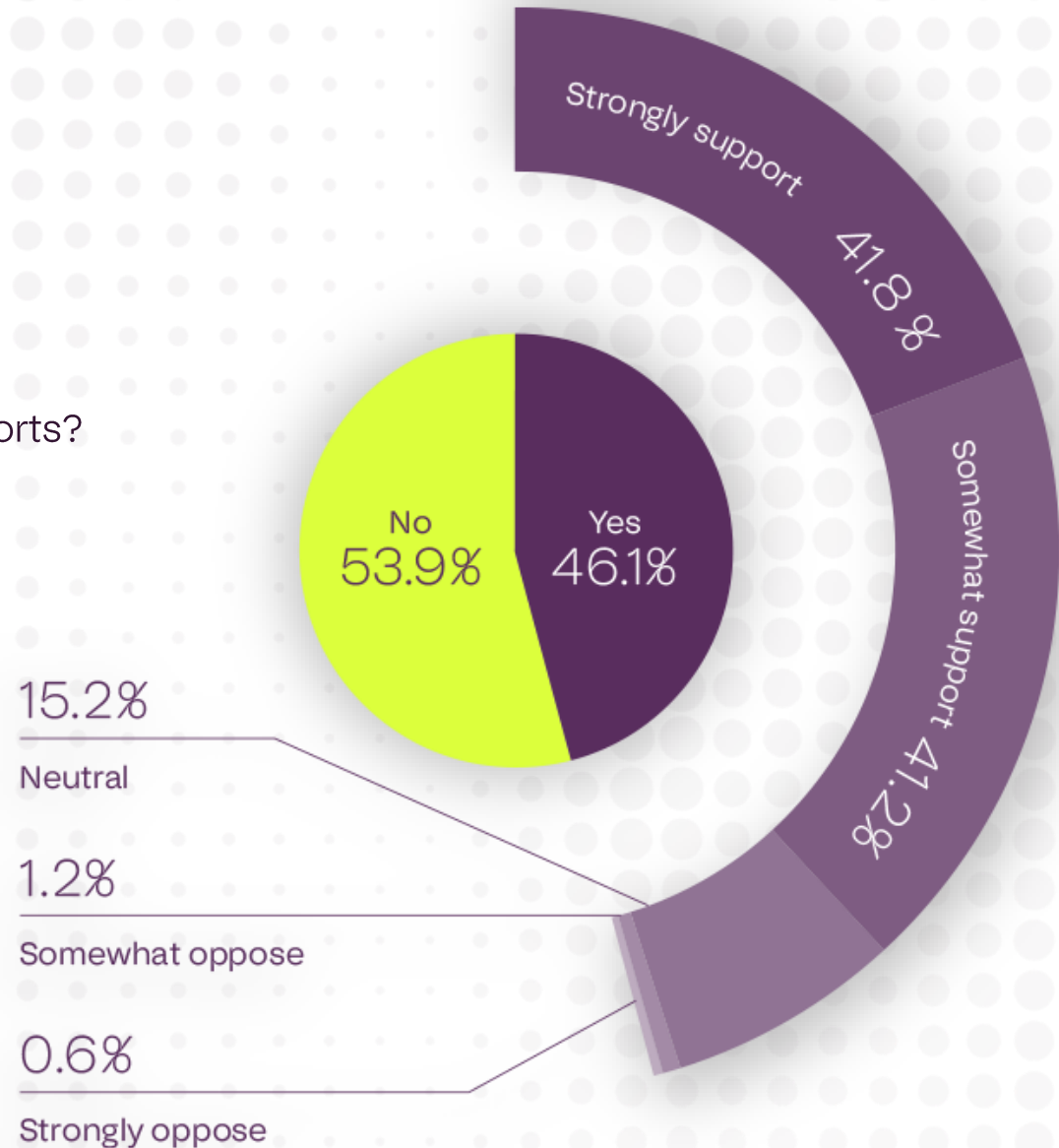
What AI tools are you currently using?



How do you expect AI to impact your own work over the next 2–3 years?

Digital Product Passports: The new regulatory wave

Are you aware of EU Construction Products Regulations 2024 and Digital Product Passports?
If so, do you support adoption in the UK?

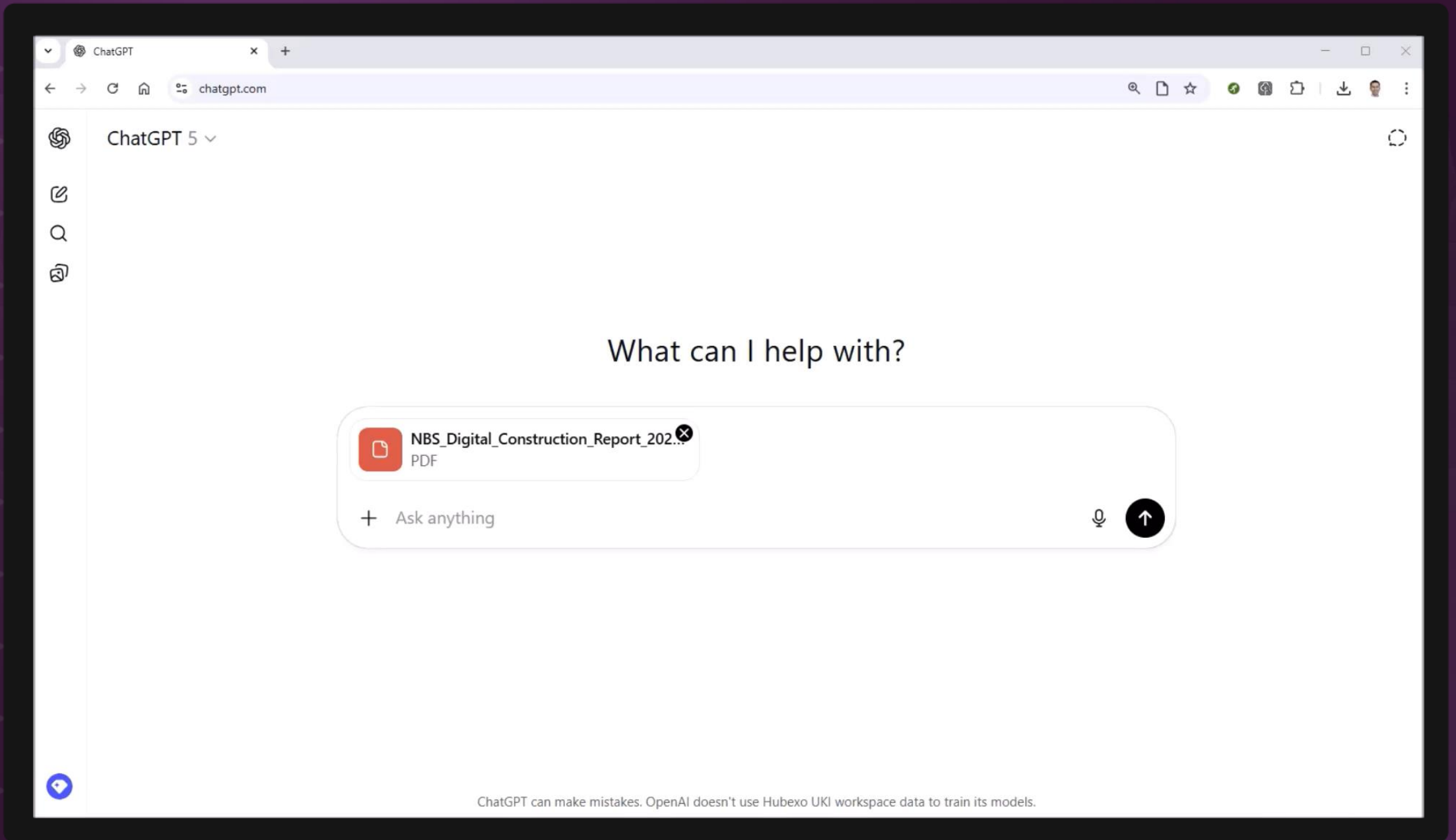


The measurement revolution

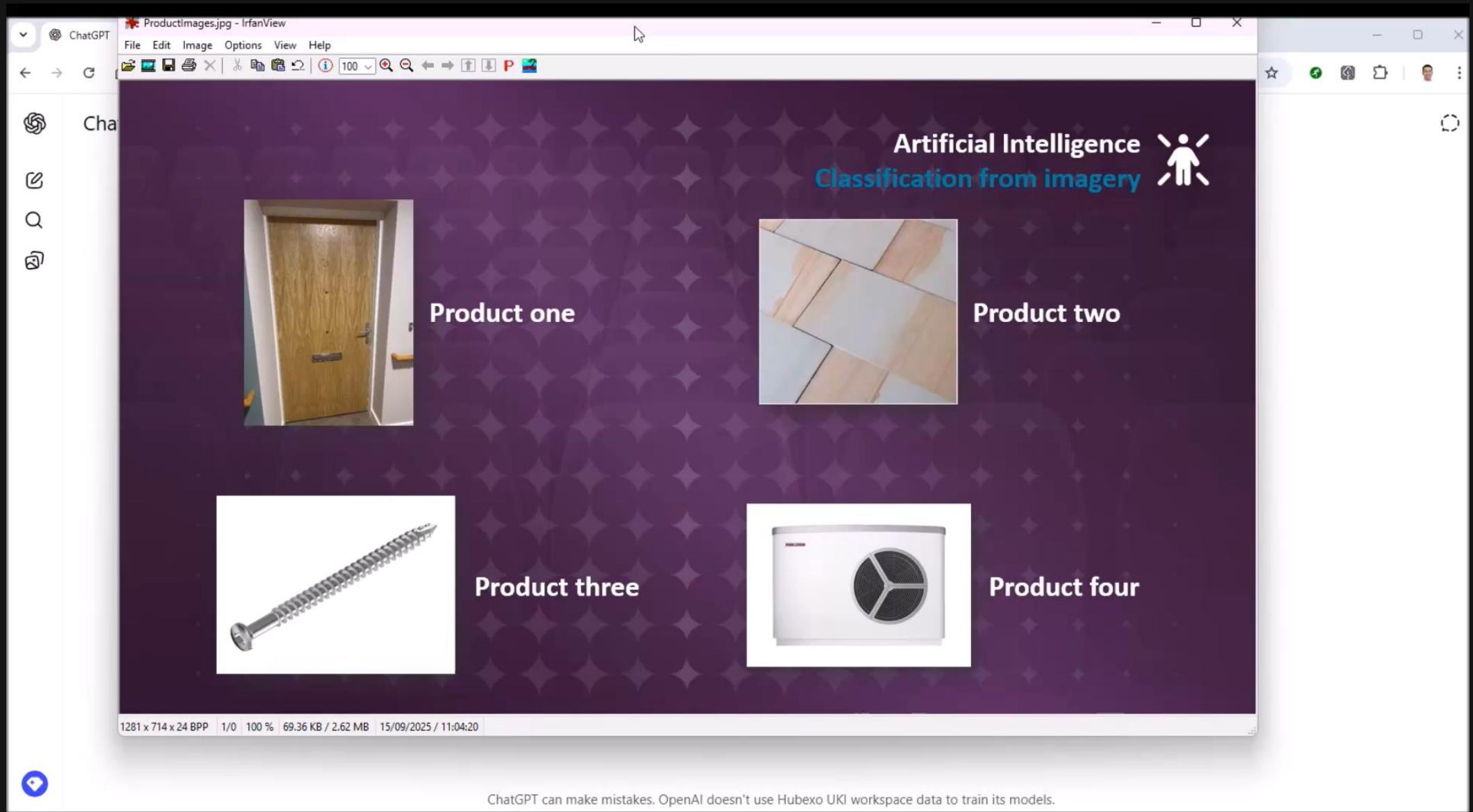
In the past 12 months, have you used digital technologies to help you assess the environmental impact of your projects/products by calculating any of the following?



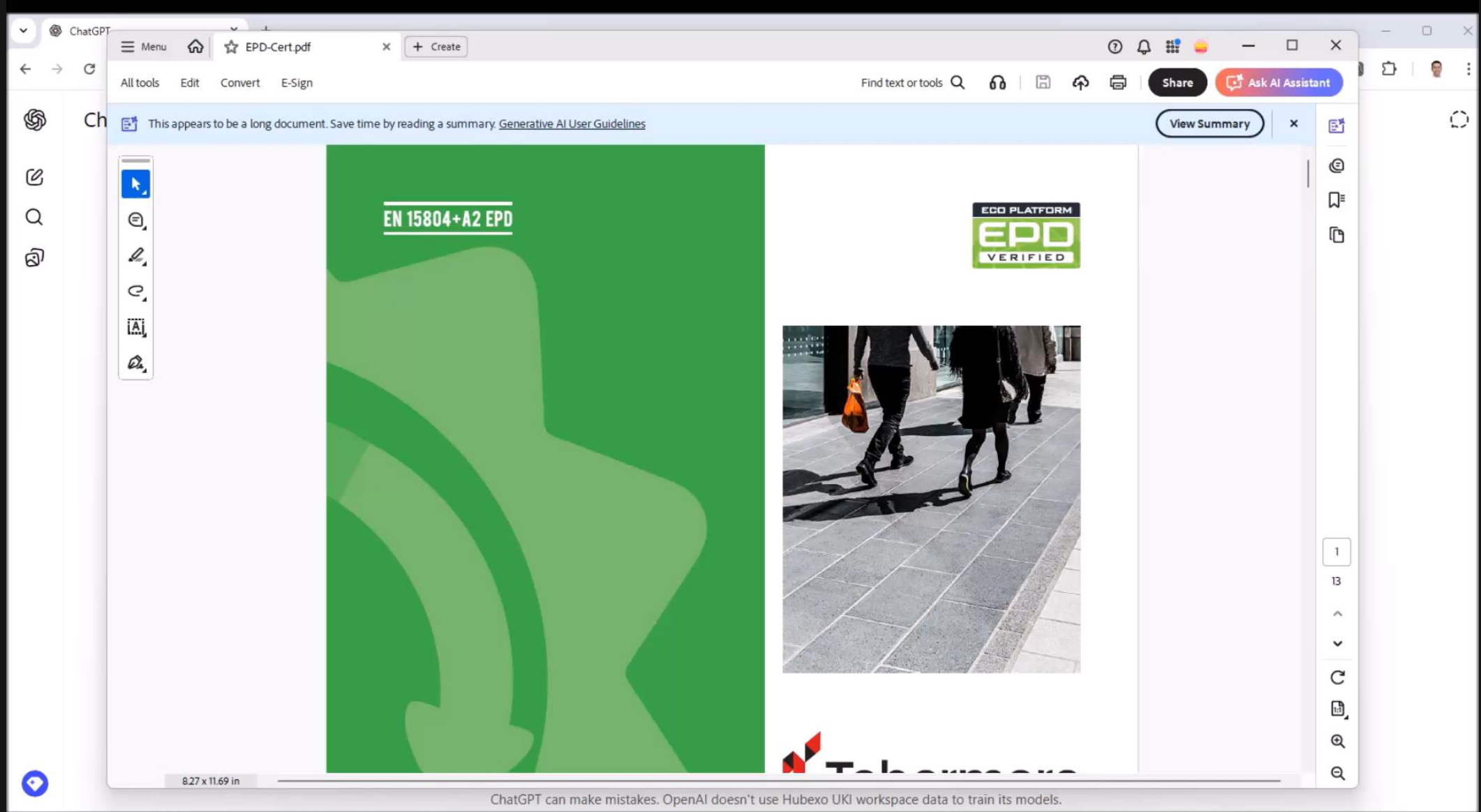
AI examples



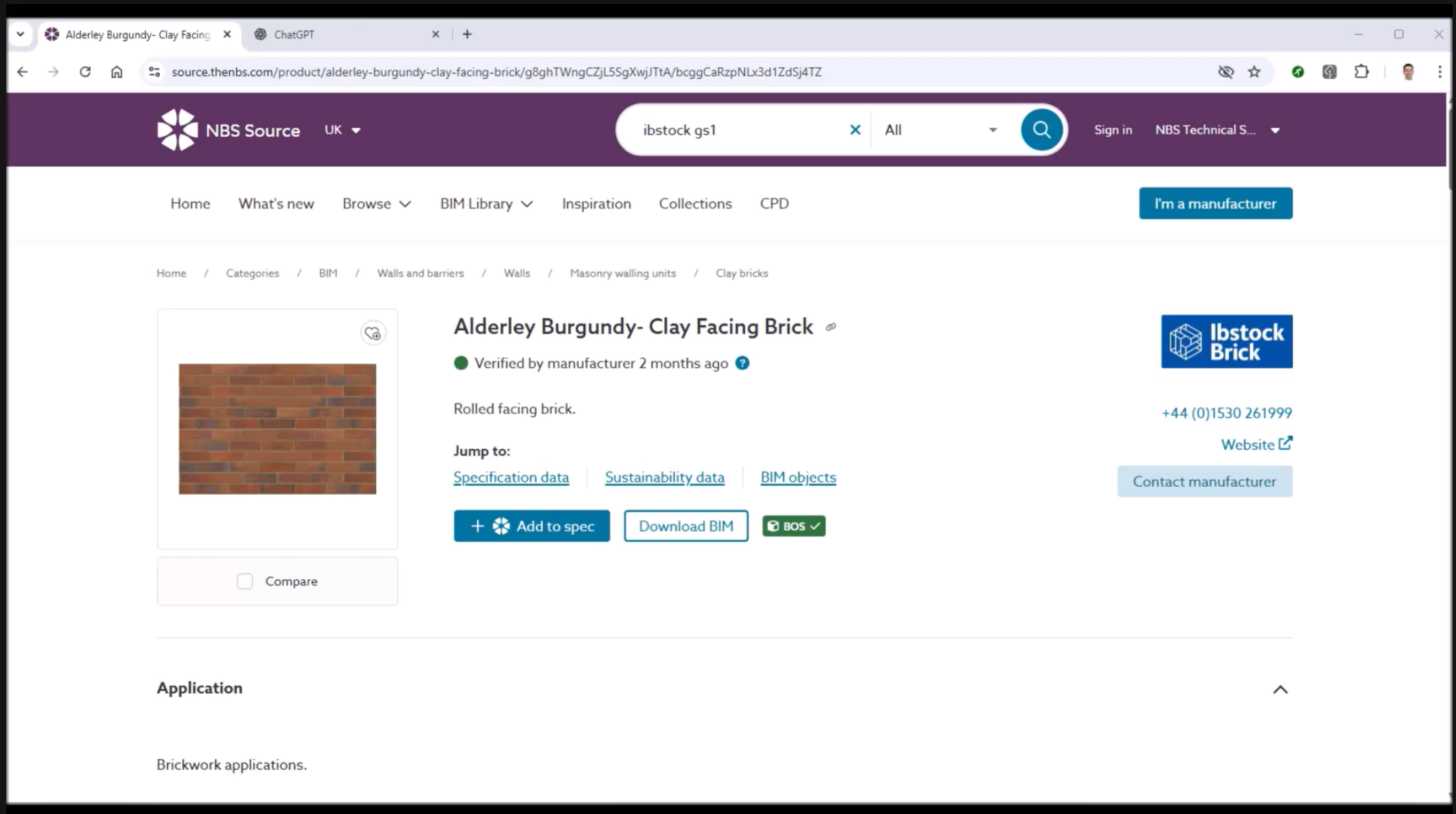
A digital future
AI for better understanding



A digital future
AI for structuring information



A digital future
AI for information extraction



A digital future
AI for information retrieval

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Industry findings



Rise of AI



NBS and digital

NBS Source

UK

NBS Technical S...

Home

What's new

Browse

BIM Library

Inspiration

Collections

CPD

I'm a manufacturer

NBS Source

Find, select and specify

A new way to find, select and specify construction products for your next project.

Search NBS Source...

All

Browse categories

Browse manufacturers

Products

Over 31,000

BIM objects

Over 28,000

Literature

Over 36,000

CPD materials

Over 1,200

NBS Source

Content quality

NBS Source

UK

NBS Technical S...

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Browse manufacturers →

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Over 28,000

Literature

Over 36,000

CPD materials

Over 1,200

FIND SELECT SPECIFY

Ss_25_10_30_35 Gypsum board

NBS Source

source.thenbs.com

NBS Source

UK

Sign in

NBS Technical S...

Home

What's new

Browse

BIM Library

Inspiration

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Literature

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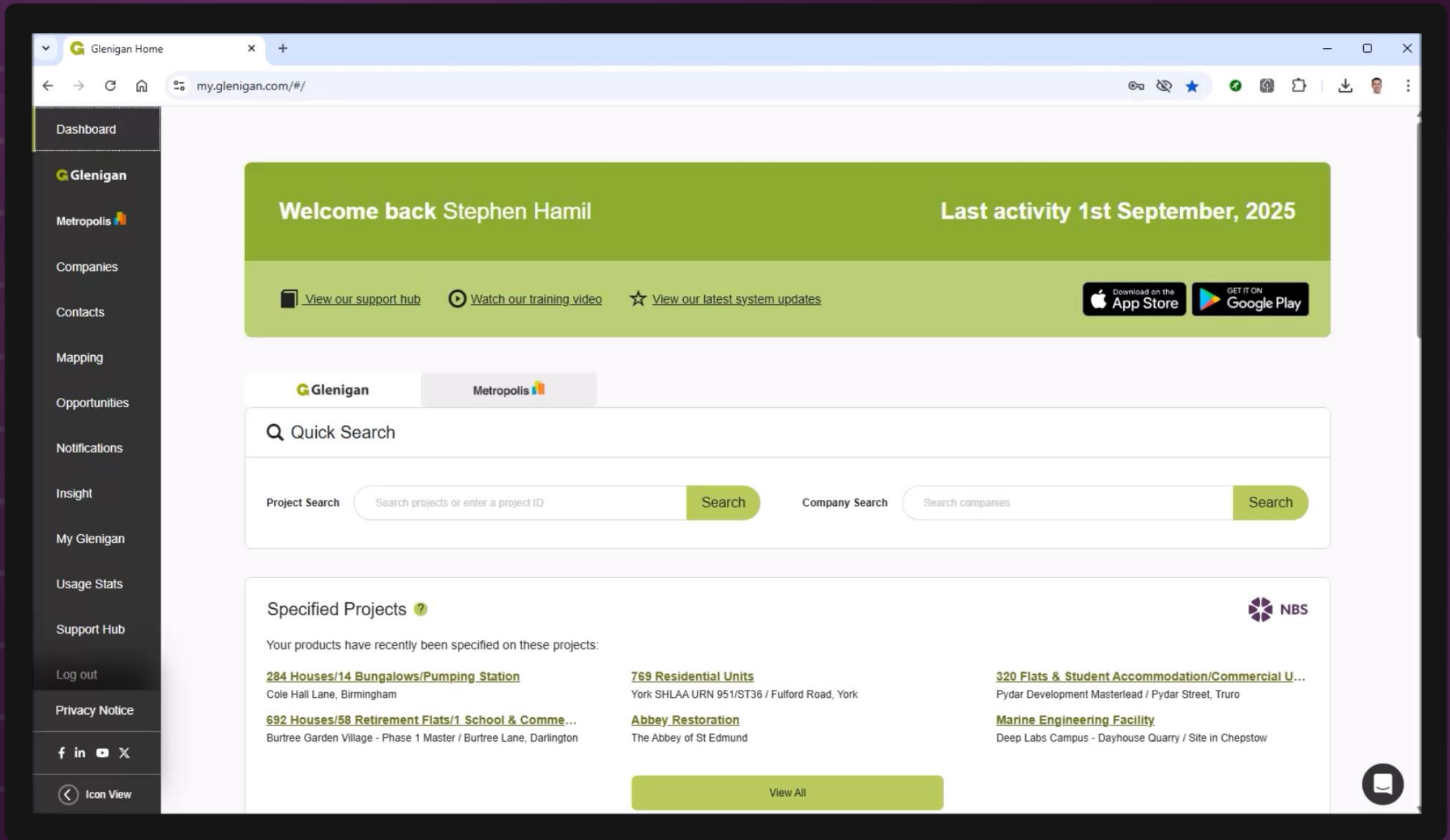
CPD materials

Over 1,200

FIND SELECT SPECIFY

NBS Source

Integrated CPD



Dashboard

Glenigan

Metropolis

Companies

Contacts

Mapping

Opportunities

Notifications

Insight

My Glenigan

Usage Stats

Support Hub

Log out

Privacy Notice

f

in

yt

X

Icon View

my.glenigan.com/#/project/20302584/summary

Back To Projects

Tags (0)

Follow

Request Update

Add Me

0

Notes (0)

Export selected (0)

PROJECT

Select

Hotel

Newcastle Helix

Viewing 2 of 6 results

Summary

Contacts

Texts

Planning

Materials

Tenders

Site Info

Sectors

OJEU

Value

£18,000,000 of Private funding (Estimated)

PS

Project Status

In Progress

PS

Planning Stage

Detail Plans Granted

CS

Contract Stage

Pre-Tender

LE

Latest Events

Project Status Update

Latest Information | 24/07/2025 | [View Update History](#)

Please note the amended project status.

Project ID: 20302584

Address: Plot 1, Building B, The Helix, Saint James Boulevard, Newcastle-Upon-Tyne, Tyne & Wear, NE4 5TF - [view map](#)

Project Name: Moxy Helix Newcastle


Website: [newcastlehelix.com/about/the-hotel](#)



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Next Check 15/09/2025


1/2





Glenigan

Really understanding a project



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Industry findings



Rise of AI



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