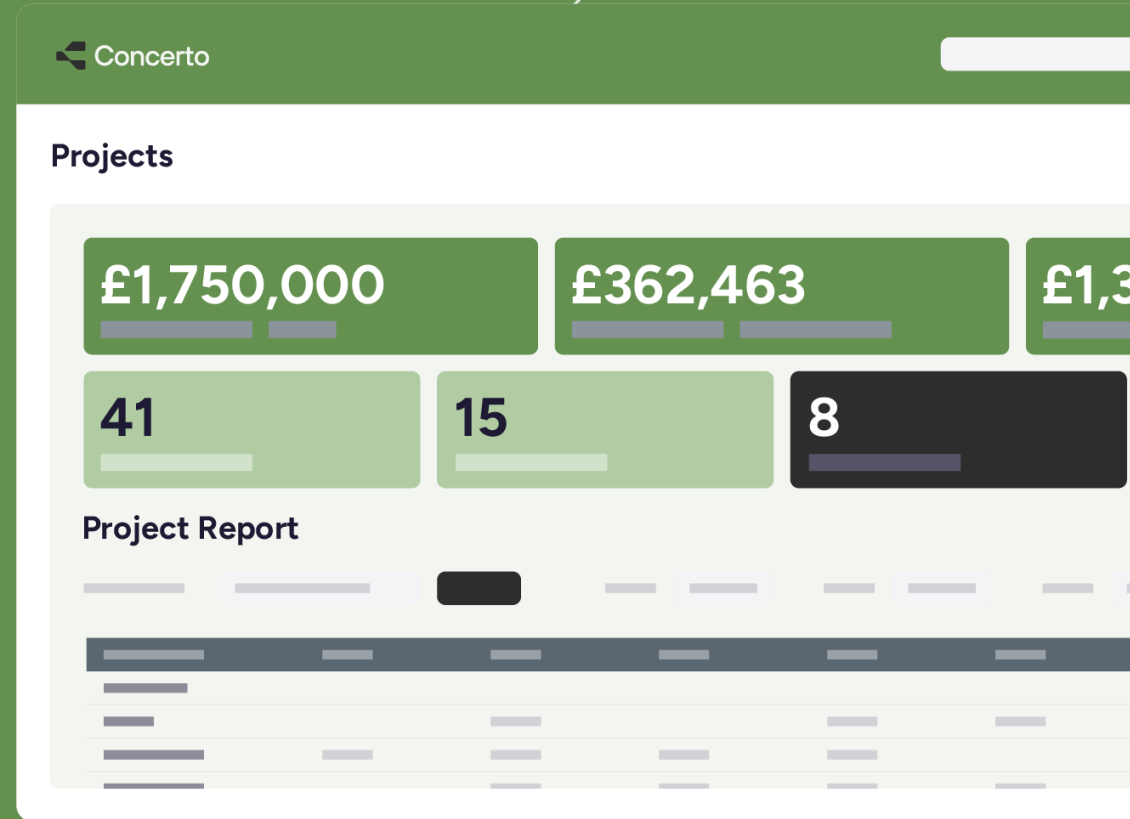Concerto

Our Award-Winning Technology Platform

Concerto

IWMS with CAFM

Core Asset/Property Data Record Management

A single centralised platform for recording and managing all facets of land, property and asset information.
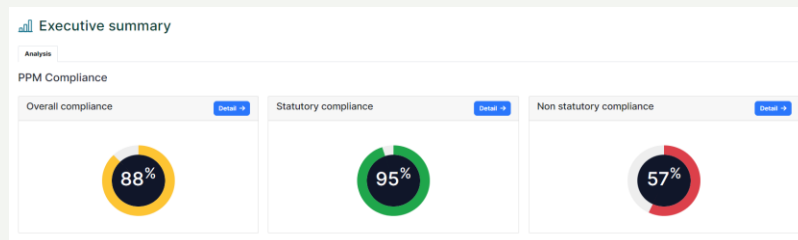
Concerto

Features

- Manage multiple portfolios
- Record master site records
- Manage building/land assets
- Integration with AutoDesk
- Area/space management
- Document management
- Energy/sustainability KPI reporting
- Occupancy Management

Benefits

- A single, modern, interconnected platform
- One version of the truth
- Report on fundamental portfolio information, e.g. number of assets by class, number of ownerships vs leased, underperforming sites

CAFM

Real time facilities management. Manage all aspects of FM and any FM delivery model.

Executive summary

Analysis

PPM Compliance

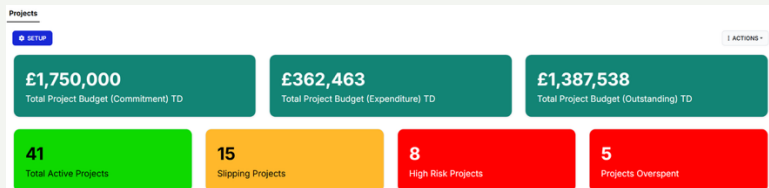| Overall compliance	Statutory compliance	Non statutory compliance
88%	95%	57%

Features

- End to end RM management
- Connected to primary asset record
- Contract management
- Works Ordering/Applications for payment/Invoicing
- Supply-chain procure to pay interaction
- Internal workforce management

- PPM Scheduler
- Estimates/Quoted Works
- Customer self-serving portal
- Mobile apps
- Compliance dashboard
- Remedials management

Benefits

- Central view of compliance KPIs
- Reduction in administrative costs

- Mitigate commercial risks
- Manage asset lifecycle

Concerto

Project & Programme Management

Manage the entire lifecycle of projects and programmes.
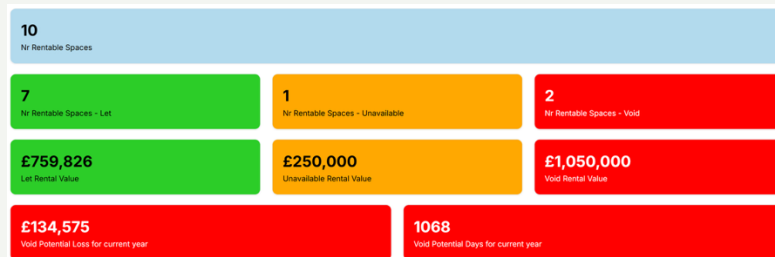

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Features

- Project Governance management
- Contract administration
- Budget management
- Contract management
- Contract event management (NEC/JCT)
- Document management
- Risk management
- Issue management

- Planning (Interactive Gannt charting)
- Cost planning
- Assumption/Dependency log
- Resource planning/management
- Time recording
- Health and safety management
- Sustainability
- Works Ordering/Invoicing
- Architects Instruction/Variation Certs

Benefits

- Underpins PMO governance processes
- Manages project commercial

- and regulatory risks
- Interconnected with CAFM for soft-landings

Real estate

Manage ownerships/occupation record for operational and investment portfolios.

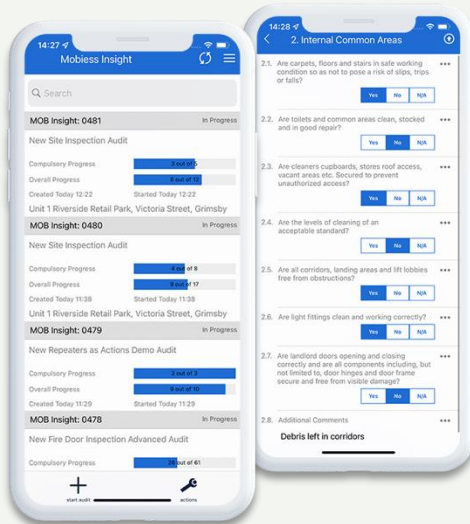|		
10 Nr Rentable Spaces		
7 Nr Rentable Spaces - Let	**1** Nr Rentable Spaces - Unavailable	**2** Nr Rentable Spaces - Void
£759,826 Let Rental Value	**£250,000** Unavailable Rental Value	**£1,050,000** Void Rental Value
£134,575 Void Potential Loss for current year	**1068** Void Potential Days for current year	

◀ Concerto

Features

- Acquisition management
- Disposal management
- Occupations granted
- Occupations taken
- Commercial billing
- Building/Land valuations

- Case management
- Strategic forecasting
- Insurance valuations
- EPIMS/KEL/RAMs Export/Import
- Investment KPI management
- Occupancy risk management

Benefits

- Manage commercial risks
- Understand debtors

- Rationalise portfolio value

Surveys

A single centralised platform for managing all asset related surveys.
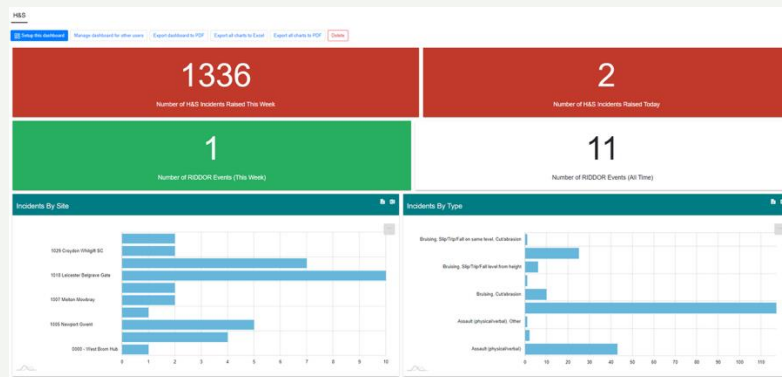

Features

- Condition assessment surveys
- Lifecycle assessments
- Asbestos management & re-inspection
- Fire risk assessments
- Site H&S audits
- Suitability surveys
- Net-Capacity surveys

- Water hygiene surveys
- Accessibility surveys
- Space occupancy survey
- Customer satisfaction surveys
- Customisable surveys
- Survey analytics/dashboards

Benefits

- Suite of surveys required to manage statutory and commercial risks
- Connected to the core asset, building and space records

Concerto

Health & Safety

Record and manage health and safety incidents and events.
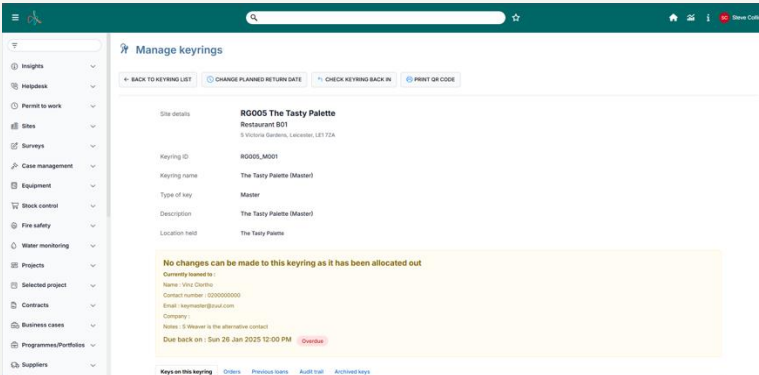

Features

- Configurable health and safety incident and event workflow

- Record near-misses

- Interactive injury mark-up

- Flag HSE (RIDDOR) notifiable events and KPIs

- Customisable automated alerts and notifications

- Manage non-property related incidents and events, e.g. Fleet

- Remedial/Follow up actions management – Produce connected corrective action remedials, e.g. repair trip-hazard works order.

- Manage insurance related incidents and events

Benefits

- Underpin ISO 9001, ISO 14001, ISO 50001 or ISO 45001 certifications

- Manage corporate liability and risk

Concerto

Key Management

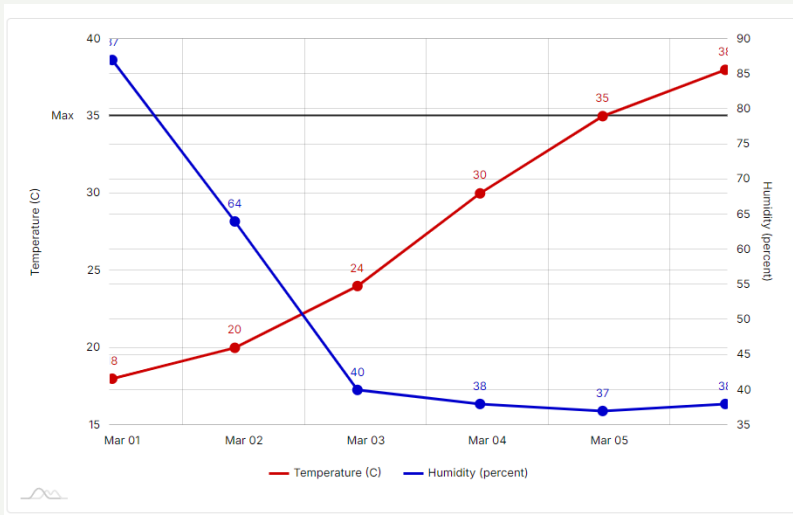Mitigate security risks by maintaining a digital inventory of keysets.

Features

- Record keys with barcode technology

- Assign keys to contractors

- Workflow for managing lost keys

- Reminders for overdue keys

- Penalty/Credit feature for lost keys related to works orders

- Full auditable trail of key assignment

- Configurable alerts and notifications

Benefits

Adopting an accessible and paperless key management system can allow your organisation to maintain a comprehensive and auditable 'chain-of-custody' inventory of keys, keysets and contactless fobs.

Concerto

Intelligent workplace

Connect external devices, systems and sensors to create actionable data insights.
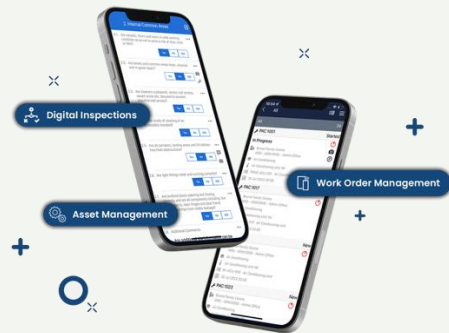

Features

Example Sensors:

- CO2
- Temperature
- Humidity
- Lux

- Vibration
- Sound/noise
- Occupancy/footfall
- Room/desk cleaning

- Legionella monitoring
- Connect to BMS/BEMS

Benefits

- Make non-smart buildings smart
- Create actionable data, e.g.

- autonomous alerts/jobs
- Realtime accurate asset insights

Concerto

Mobiess Insight

Enable efficient management of audits, inspections, and surveys via mobile devices, ensuring compliance with regulations and statutory requirements, with direct integration into Concerto for streamlined data and reporting.
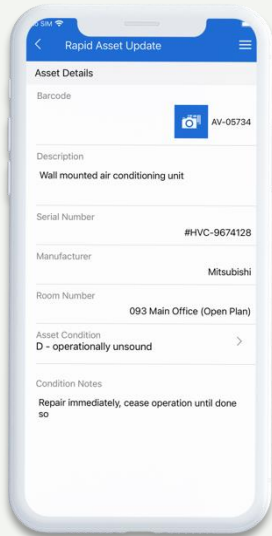
Features

- Over 50 out-of-the-box survey templates conforming to regulations and statutory guidance, including fire surveys (e.g. FRA, compartmentation), CDM, dilapidation, condition, snagging, and more

- Customisable drag-and-drop form builder

- Real-time data capture, including photos, remedials, actions, and non-

compliance

- Mobile app available for iOS and Android

- Offline functionality for use in areas without network connectivity

- Integration with Concerto for centralised reporting and action tracking

- Geo-tagging for precise location data

Benefits

- Simplifies compliance with statutory and regulatory requirements

- Reduces administrative overhead with digitised processes

- Improves data accuracy and accessibility with real-time reporting

- Ensures flexibility for any organisation with fully customisable forms

- Promotes proactive issue resolution by tracking remedials and actions

- Enhances operational insights with seamless data integration into Concerto

Mobiess

Mobiess
Asset Inspector

A native mobile app for Android and iOS designed to streamline mass asset capture, condition surveys, and asset replacement processes, directly integrated with Concerto for centralised management.
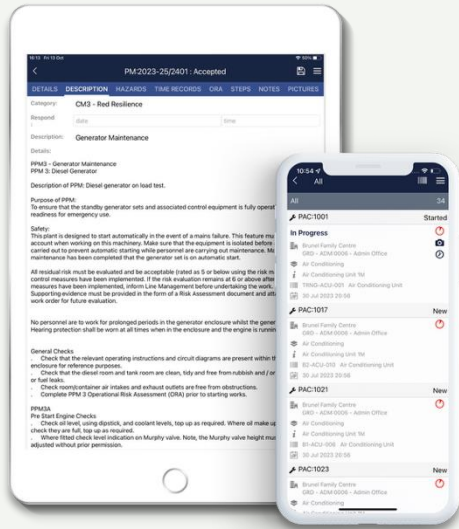

Features

- Seamless mass asset capture for new or existing estates

- Support for conducting detailed condition surveys and asset replacement assessments

- Real-time data entry, including photos, condition ratings, and comments

- Barcode and QR code scanning for efficient asset identification and tagging

- Direct integration with Concerto for centralised reporting and asset management

- Integration with Mobiess ServiceMaster for enhanced workflow efficiency

- Offline functionality for use in remote or network-restricted areas

- Customisable templates to meet diverse organisational needs

- GPS-enabled asset location tracking for precise mapping

Benefits

- Simplifies large-scale asset capture and condition assessments

- Enhances accuracy and reduces manual data entry errors

- Speeds up asset replacement planning with real-time data integration

- Ensures consistency and compliance with standardised asset templates

- Provides transparency and traceability with geolocation and audit trails

- Improves efficiency by linking directly with Concerto for end-to-end asset management

- Supports proactive maintenance by linking condition surveys to actionable tasks

Mobiess ServiceMaster

A versatile mobile app for Android and iOS, designed to empower internal and external operatives to send, receive, and raise jobs or works orders efficiently, fully integrated with Concerto for seamless workflows.

Mobiess

Features

- Seamless job creation and assignment for internal and external operatives
- Real-time updates on job status, including progress tracking and completion
- Ability to raise and interact with reactive and planned works orders
- Integration with RAMS (Risk Assessment and Method Statements) for compliance at the point of work
- Time recording and on-site check-in/check-out functionality

- Evidence capture, including photos, notes, and digital signatures
- Support for geo-location and QR code scanning for asset and site validation
- Capture of geolocation data for precise operative and task tracking
- Operative access to job sheets, hazard information, and remedial logs
- Offline functionality to enable operatives to work in areas with limited connectivity

- Integration with Mobiess Insights forms for task completion, enabling e-certification (e.g., FGAS, Emergency Lighting, etc.)
- Stock integration allowing operatives to select and record consumables or parts used on a job
- Direct integration with Concerto for centralised reporting, asset management, and compliance tracking

Benefits

- Streamlines communication between operatives, contractors, and managers
- Reduces administrative burden with real-time job tracking and updates
- Enhances compliance by enabling RAMS and safety documentation at the point of work

- Improves efficiency with offline capabilities for remote or inaccessible locations
- Provides transparency and accountability through robust audit trails
- Supports proactive maintenance by enabling operatives to raise remedial actions on the go

- Simplifies certification processes with integrated Insights forms for regulatory compliance
- Tracks and manages job-related inventory usage to ensure accurate stock control
- Enables seamless data flow with Concerto for enhanced operational visibility

Permit and Authority to Work

Ensure safe and compliant work execution by controlling permits and authorities to work across all activities and sites.

Electrical permit

Permit number	00000144	Valid from	01-Aug-2024 2:10 pm	Valid to	08-Aug-2024 2:10 pm
Job number	123456		Order number	123456/1	
Associated permits					
Company name	ACME FM				
Who is carrying out work	Competent person in charge	Andrew Austerberry	Tel : 07841 055 061	Email : Andrew.austberry@concerto.co.uk	Other personnel involved in the work
Location work is being done	Luton Airport, Central Terminal Station, Airport Approach Road, Luton, LU2 9NE				
Details of work being carried out	Upgrade of distribution boards.				
PPE Required	Insulated gloves, safety helmet, insulated footwear				

Authorised by	Joe Bloggs	Joe Bloggs	Date	01/08/24	Time	15:00pm
Issued by	Sandra Jones	Sandra Jones	Date	01/08/24	Time	15:20pm
Completed by	Phil Smith	Phil Smith	Date	31/07/24	Time	08:42pm

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Features

- Comprehensive Permit to Work (PTW) solution
- Configurable RAMS (Risk Assessment and Method Statements)
- Point of Work risk assessment via mobile apps
- Workflow for approvals and authorisations
- Integration with contractor management and compliance dashboards
- Real-time visibility of active permits
- Escalation and notification of expiring or incomplete permits
- Audit trail for all permits and associated documents
- QR code-enabled on-site validation
- Mobiess Insights can be used to conduct mobile-based permit/authority assurance
- Capability to track internal and external staff accreditations and training
- Complimented by integration with Alcumus SafeContractor for automated contractor compliance verification

Benefits

- Enhance health and safety compliance
- Minimise risks associated with on-site activities
- Streamlined contractor workflows with real-time status tracking
- Reduce administrative burden with digitised permit processes
- Ensure readiness for audits with comprehensive documentation
- Proactively manage workforce compliance by tracking staff training and accreditations
- Strengthen contractor safety compliance with SafeContractor integration

Integration with Alcumus SafeContractor

Ensure contractor compliance by integrating with Alcumus SafeContractor, streamlining the verification of critical documentation and approvals.

SafeContractor Alcumus

Membership number 849384

Status — Verified

Accreditation expiry date — 12 Nov 2024

Sustainability rating — Gold

Concerto

Features

- Automated verification of contractor credentials through SafeContractor integration

- Real-time syncing of contractor certifications, insurance documents, and compliance status

- Alerts for expiring certifications or non-compliant contractors

- Integration with workflows to prevent unauthorised contractors from being assigned to jobs

- Centralised dashboard for tracking contractor compliance status

- Simplified onboarding of new contractors with SafeContractor-approved credentials

Benefits

- Reduces administrative burden by automating contractor compliance checks

- Ensures that only verified contractors are approved for works

- Enhances health and safety compliance across all operations

- Minimises risk by proactively identifying and addressing non-compliance

- Provides peace of mind with SafeContractor's industry-leading compliance framework

Carbon Architecture InMetriks

Deliver actionable insights and support sustainability goals through advanced data analytics and performance benchmarking across energy, waste, and carbon footprints.

Concerto   INMETRIKS

Features

- Advanced analytics for energy consumption, carbon emissions, and waste management

- Real-time performance monitoring and benchmarking against industry standards

- Integration with energy and building management systems for seamless data collection

- Customisable dashboards and KPIs to suit organisational priorities

- Predictive analytics to identify cost-saving opportunities and efficiency improvements

- Reporting tools to support compliance with environmental regulations and ESG goals

- Collaboration with Carbon Architecture consultants for tailored sustainability strategies

- Integration with other Bellrock platforms for a holistic view of estate performance

Benefits

- Drives cost savings by identifying inefficiencies in energy and waste management

- Supports compliance with environmental regulations and ESG reporting requirements

- Enhances decision-making with accurate, real-time data and predictive insights

- Enables benchmarking of sites and assets to identify underperforming areas

- Provides transparency in sustainability performance, fostering stakeholder trust

- Combines cutting-edge technology with consultancy expertise for maximum impact

Want more clarifications or information?

sales@concerto.co.uk

01925 989 500

Bellrock