



Defining a niche for Facilities Management in Smart Cities

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Communities are impacted by current challenges in cities



Number of elderly has increased



Welfare services complicated



Maintenance backlog where the decay of public buildings

URBAN FM

Relationship
between public
and private
space

Community
management
to
professional
service
providers

Roberts, 2004



Involvement
of
communities
in the design
and
management
of services
and the urban
environment

Alexander and
Brown, 2006

Approach to student activities for FM in Smart Cities


February and March 2019,
3-day workshops with students of a refurbishment,
technology and management course.

Objective of the workshops was to gain student perspectives of further development and transformation of real case areas in two districts, Sluppen and Brattøra in Trondheim.

Students examined the concept of Urban FM linking to FM in a Smart City vision.

Students conducted a survey of 19 residents living near Sluppen

Likes	Dislikes
Quiet areas To live close to the city center Live close to school Live close to work Live close to the river Feeling of a nice neighborhood with good communication with each other	Lack of green areas Noise Poor public transport Poor maintenance of the area



Students took a view that Sluppen should be for “all ages”

Make it accessible for not only commercial activity but also residential and recreational activity

- Activities throughout the day, both at night and during the weekend
- Green and blue areas
- Multiple purpose building
- Connect Sluppen to Nidelva
- Sport facilities (preferably tennis courts), shopping malls, swimming pool, schools, day care, dentists, doctors, etc. ect. etc
- Public transportation needs to be upgraded
- Commercial activities are already there
- Round underneath ground

Students conducted on street interviews with 15 people in Brattøra

Likes	Dislikes
Nice architecture Not many cars as construction area Bike and walking paths good Good waste management in the area	Barriers is the railway Walking over the bridge People use the car “asphalt jungle” Very quiet after working hours No community life Coast is not taken advantage of in terms of social activities and accessing views of the fjord

LEISURE/REASON TO BE – Student perspective for Brattøra

Training, swimming, restaurant and park to kids



Conclusions

Built environment limits use and functionality

“Smart” is not just about technology

Space between buildings

Create connectivity between districts

Urban FM is an intermediary

links to function – use – development and
district service needs.