



LitmusFM
Consultancy | Asset Management



Asset Verification & Condition Survey

Bristol City Council

Overview

LitmusFM was commissioned to support Bristol City Council in developing a comprehensive understanding of its operational estate through a large-scale asset verification and condition survey programme. Working across a highly diverse portfolio, the commission required the establishment of a consistent, accurate and auditable asset dataset capable of supporting both immediate compliance obligations and longer-term strategic decision-making.

The Council's estate spans a wide range of asset types, including civic offices, libraries, parks infrastructure, depots and community facilities, each with differing operational priorities, access constraints and asset complexities. This diversity required a flexible yet highly structured delivery approach to ensure consistency of data capture and reporting across all locations.

Through this programme, LitmusFM provided more than a conventional survey exercise. We delivered a robust data foundation that enables the Council to transition from reactive maintenance practices to a more proactive, risk-based and investment-led asset management approach. By combining detailed site-based intelligence with standardised data structures, the project has created a clear and reliable basis for lifecycle planning, capital investment prioritisation and integration with digital asset management systems.

Scope of Services

- Asset verification, tagging and classification
- Condition grading and lifecycle assessment
- Data standardisation aligned to BCIS
- Supporting data collection (fabric, records, warranties)
- Consolidated reporting and lifecycle outputs

Scale of Delivery

- 287 sites surveyed
- 100,000+ assets captured
- Coverage: offices, libraries, parks, depots and community assets

Delivery Approach

LitmusFM adopted a structured mobilisation and pre-audit phase to establish a strong foundation for delivery. This included the collation and review of existing asset data, programme planning, and early stakeholder engagement to align expectations and access requirements. Clear data standards, asset hierarchies and survey methodologies were agreed at the outset, ensuring consistency in data capture across a large and diverse estate.

On-site surveys were delivered through experienced, multi-disciplinary teams deployed across the portfolio. Using digital tools, assets were captured in real time, including location, specification, condition and lifecycle data. The use of technology-enabled data capture ensured a consistent and efficient approach while enabling immediate visibility of risks, compliance issues and asset performance across all sites.

A centralised data validation and quality assurance process underpinned the programme, ensuring accuracy, consistency and completeness. Data was cleansed, structured and aligned across mechanical, electrical and fabric assets before being consolidated into a single asset register. Final outputs were configured to support CAFM integration and capital planning, providing the client with a robust, investment-ready dataset.

Outcomes & Value

The programme delivered a single, validated source of truth for Bristol City Council's asset base, significantly improving the quality, consistency and reliability of asset data across the estate. This provided enhanced visibility of asset condition, performance and risk, enabling a clearer understanding of compliance exposure and maintenance priorities. The structured dataset allows stakeholders to interrogate asset information at multiple levels, from individual components through to portfolio-wide insights, supporting more informed and evidence-based decision-making.

Crucially, the outputs created a robust foundation for long-term asset management and investment planning. By aligning condition, risk and lifecycle data, the Council is now able to prioritise capital investment more effectively, shift towards a proactive and risk-based maintenance strategy, and integrate asset intelligence seamlessly into CAFM and wider digital systems. This has strengthened the Council's ability to manage compliance, optimise lifecycle costs and plan future interventions with greater confidence and clarity.

●●● *"The LitmusFM team demonstrated a highly proactive and tenacious approach throughout the programme, successfully coordinating access to many sites encompassing a diverse range of building types spread widely across the city. Despite complex logistics and varying stakeholder requirements, the team maintained momentum and ensured consistent progress across the estate.*

Their ability to plan, adapt to changing circumstances and engage effectively with site contacts was instrumental in overcoming access challenges and minimising disruption. This level of organisation and persistence enabled the survey programme to be delivered efficiently, even within a demanding and operationally complex environment".



Tara Breen ARB RIBA Principal Building Surveyor
Growth & Regeneration



For more information about the services that LitmusFM provide, please get in touch:

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