



Creating a Single Source of Truth for &Soul's Asset Estate

&Soul Asset Intelligence Project

Overview

LitmusFM partnered with &Soul to deliver a comprehensive asset survey across its Southall and Shoreditch estate, creating a single source of truth for both hard services assets and residential inventory data. By consolidating data from multiple sources into one structured asset register, the client gained complete visibility of its asset portfolio and a strong foundation for future facilities management and procurement decisions.

Our survey captured detailed information for every asset, including condition, installation age, location, manufacturer details and key maintenance attributes. This enhanced dataset now enables &Soul to better understand asset performance, forecast future capital expenditure and develop evidence-based lifecycle replacement programmes.

To support long-term maintenance planning, LitmusFM applied SFG20 Facilities-iQ standards to every applicable asset. This provided a comprehensive schedule of maintenance activities, frequencies, labour requirements and competency requirements, whilst clearly identifying statutory maintenance obligations and critical compliance tasks.

By combining verified asset data with maintenance and lifecycle intelligence, &Soul now benefits from:

- A single, trusted source of asset information
- Improved lifecycle and capital investment planning
- Enhanced compliance visibility
- Clear identification of statutory maintenance requirements
- Detailed labour loading and resource planning
- Improved readiness for future maintenance tendering and mobilisation

The result is a data-driven asset management strategy

that provides greater control, improved budgeting accuracy and stronger operational resilience across the estate.

Scope of Services

LitmusFM provided a complete asset intelligence and maintenance planning service across the &Soul estate, including:

- Comprehensive survey and verification of mechanical and electrical assets across communal, amenity and plant areas.
- Capture of asset condition, age, installation dates, location data and key asset attributes.
- Integration of existing residential room inventory information into a consolidated asset register.
- Creation of a single, structured asset database to support future CAFM integration and estate management.
- Asset tagging and photographic records linked to individual assets.
- Identification and classification of assets using recognised asset management principles.
- Lifecycle planning data to support capital forecasting and replacement budgeting.
- Application of SFG20 maintenance standards to surveyed assets.
- Development of planned maintenance schedules, frequencies and compliance requirements.
- Identification of statutory maintenance obligations and critical compliance tasks.
- Labour loading analysis, including maintenance hours, skill sets and resource requirements.
- Data validation, quality assurance and project governance throughout the survey programme.
- Delivery of a comprehensive asset register and maintenance dataset to support procurement, tendering and long-term asset management strategies.

Scale of Delivery

- 2 sites surveyed
- 22,000 assets captured
- Coverage: Purpose-Built Residential and Co-Living Developments

Delivery Approach

LitmusFM adopted a structured and risk-managed delivery approach designed to minimise disruption to residents while ensuring the capture of accurate and consistent asset data. The project commenced with the review of existing asset and inventory information, enabling the survey team to establish a clear asset hierarchy and agree data collection requirements before mobilising to site.

A comprehensive survey of communal areas, amenity spaces, plant rooms and building services infrastructure was undertaken, capturing asset condition, age, location and key technical attributes. Asset information was collected digitally using the Mobiless platform, ensuring consistency of data capture, photographic records and quality assurance throughout the project.

Recognising the repetitive nature of the residential accommodation, LitmusFM implemented a representative sampling methodology, whereby selected residential units were surveyed in detail and the validated asset information was applied across equivalent accommodation types. This approach delivered a cost-effective and efficient solution whilst maintaining data integrity.

All captured data was subjected to a robust validation and quality assurance process before being consolidated into a single asset register. The resulting dataset was enhanced through the application of SFG20 maintenance standards, providing lifecycle intelligence, maintenance frequencies, statutory compliance requirements and labour-loading information to support future asset management and procurement activities.

Outcomes & Value Delivered

The project provided &Soul with a fully validated and centralised asset register, creating a single source of truth for the management of building services assets across its residential portfolio. By bringing together hard services asset data and existing residential inventory information, the client now has a complete and reliable view of its asset estate.

The survey captured detailed information on asset condition, age, location and technical attributes, providing the foundation for improved decision-making across maintenance, compliance and capital investment planning.

By enhancing the asset register with SFG20 maintenance standards, statutory compliance requirements, labour loading and competency requirements, LitmusFM transformed the dataset from a simple asset list into a strategic asset management tool.

Key Outcomes

- Creation of a single source of truth for asset and maintenance data.
- Consolidation of multiple data sources into a structured and validated asset register.
- Improved visibility of asset condition, age, criticality and lifecycle position.
- Enhanced lifecycle replacement planning and long-term capital forecasting.
- Clear identification of statutory maintenance requirements and compliance obligations.
- Detailed labour loading, maintenance frequencies and engineering skill requirements.
- Improved procurement readiness through the provision of accurate asset intelligence.
- Robust data foundation to support future CAFM integration and estate growth.
- Greater confidence in budgeting, forecasting and asset investment decisions.

Values Delivered

The completed asset register provides &Soul with far more than an inventory of assets. It delivers a strategic framework for managing the estate, enabling informed investment decisions, improved compliance management and more effective maintenance planning.

Through the combination of verified asset data, lifecycle intelligence and SFG20 maintenance standards, &Soul is now better positioned to optimise operational performance, forecast future expenditure, support maintenance tendering activities and maintain a safe, compliant and sustainable estate.

Client Statement

●●● *"LitmusFM provided a comprehensive asset survey across our estate, helping us establish a single, reliable source of truth for our asset data. Their team captured detailed asset information, including condition, age and maintenance attributes, whilst successfully integrating data from our existing residential inventory.*

The final asset register has given us greater visibility of our estate, enabling more informed lifecycle planning, budgeting and procurement decisions. The inclusion of SFG20 maintenance requirements, statutory compliance activities and labour resource information has provided valuable insight for our future maintenance and tendering strategies.

The project was delivered professionally, with a high standard of data quality and clear communication throughout. We would recommend LitmusFM to organisations looking to improve their asset management capability and create a robust foundation for long-term estate planning." ●●●

Fathi Mohamoud - Chief Operating Officer - &Soul



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

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