A MULTI-ACADEMY TRUST'S BIM STRATEGY

The Framework for a National Common Dataset

Speakers:

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Chief Operating Officer, Lift Schools
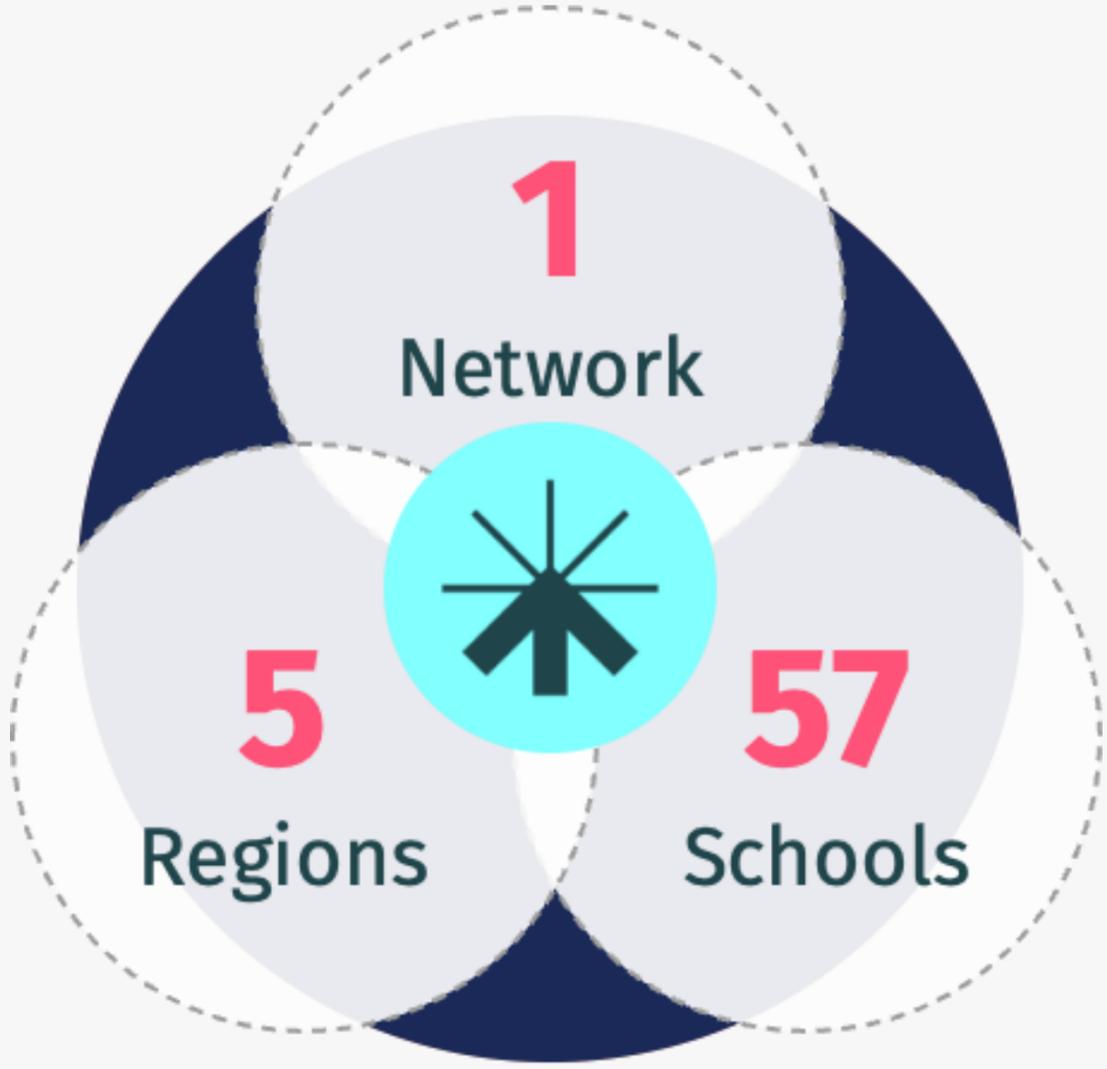

Jeremy Pilgrim

Managing Director, Building Spatial Intelligence

Lift Schools: Educating at Scale

1 Network

5 Regions

57 Schools

Primary
Secondary
Special

North

Midlands

East

London & South

South West

Our Mission and Strategic Ambition

One mission: excellent education in every classroom, every day

What We Exist to Deliver:

Excellent teaching in every classroom

Ambitious academic outcomes for all

Strong sense of identity and ability to thrive

Agency, choice, and opportunity for every pupil

Amplifying impact beyond our own schools

Strategy on a Page: What Enables Success

Lift Schools

Mission

We will provide an excellent education to every child, in every classroom, every day.
With excellent leadership and teaching in every school, we will help children go on to lead successful and happy lives.
We will work with others beyond our network to create capacity in the sector to benefit more children and communities.

Ambition

Teaching	Academic	Self	Pathways	System collaboration
490	Close the disadvantage gap	Excellence in SEND	Above average progress	Every school rated good or outstanding		Attendance	Pupil safety, wellbeing & relationships	Sustained destinations	Parent satisfaction	Teacher engagement		

Strategic pillars

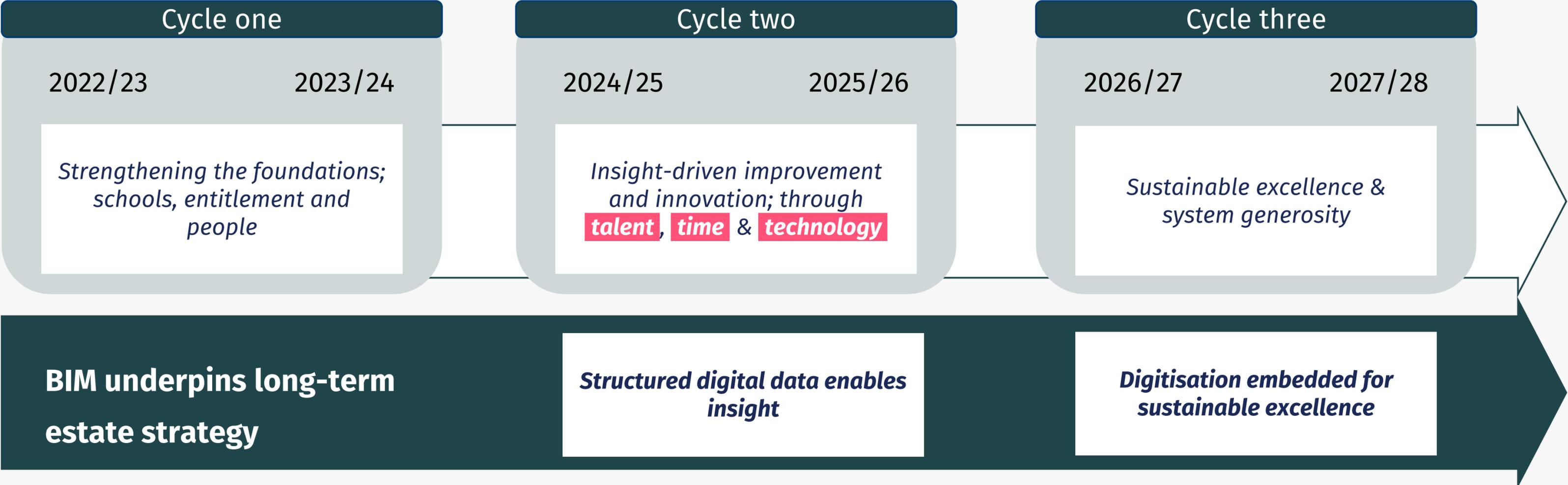| Teaching	Academic	Self	Pathways	System collaboration
Excellent teaching in every classroom	Ambitious academic outcomes for all	Strong sense of identity and ability to thrive	Agency, choice and opportunity	Amplify Lift Schools' impact within the system

Key enablers

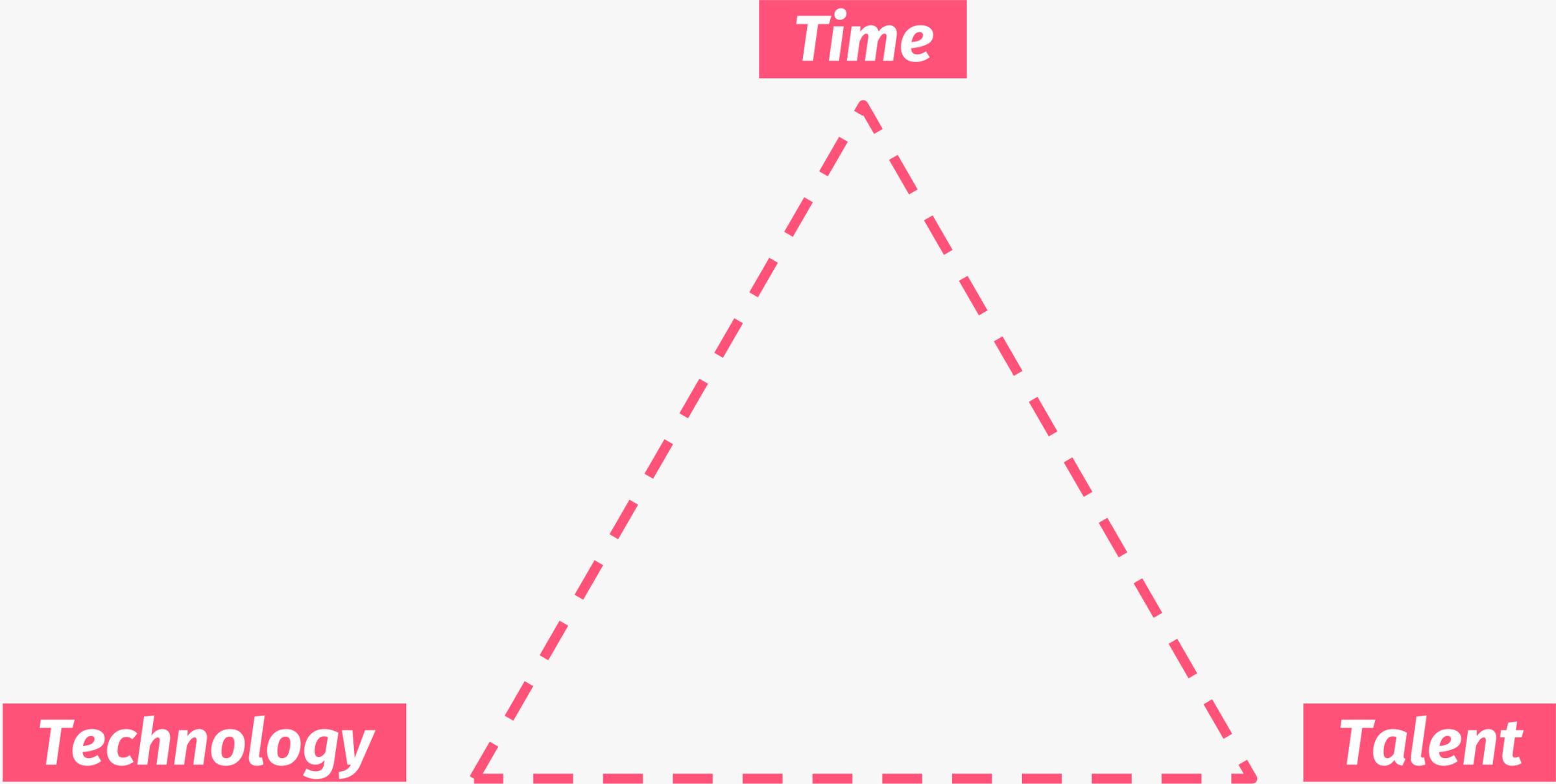| Operations	Finance	People & culture	Strategy & insights	Structures & processes
High quality operational service	Healthy finances which support investment in education	Employer of choice; attract develop & retain our people	Clear, focused strategy based on meaningful insights	Aligned operating model with robust governance

Our Pathway to 2028

A Phased, Insight-Driven Journey

To achieve our mission to provide every child with an excellent education, in every classroom, every day - we have set out some ambitious goals for 2028.

Our strategy is delivered in two-year cycles, each with a clear theme and building on the previous cycle.

Cycle one	Cycle two	Cycle three
2022/23 2023/24	2024/25 2025/26	2026/27 2027/28
Strengthening the foundations; schools, entitlement and people	*Insight-driven improvement and innovation; through* **talent**, **time** & **technology**	*Sustainable excellence & system generosity*

BIM underpins long-term estate strategy

Structured digital data enables insight

Digitisation embedded for sustainable excellence

Thematics in our current cycle

Why We Turned to BIM and Digitisation

Creating a Standardised Dataset Across the Estate

How do we manage operational complexity across 57 schools?

Need for	BIM adopted as	Enabling more efficient
Consistent, comparable estate data	A spatial database for estate information	Planned and reactive maintenance
A single, trusted spatial baseline	A single source of spatial truth	Capital investment prioritisation
Clear visibility across the entire estate	The foundation for a standardised common dataset	Trust-wide, evidence-led decision-making

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Building Spatial Intelligence

From Pathfinder to Business as Usual

Embedding a Sustainable, Data-Led Estate

Net Zero Accelerator (NZA) Pathfinder Project

- Early participation in the NZA Pathfinder Project
- Established a structured, trust-wide estate dataset
- Shift towards a more sustainable, evidence-led approach

Building on the adopted dataset

- Pathfinder dataset retained and evolved
- BIM used to provide spatial context and consistency
- Data structured for reuse, not one-off outputs

From compliance to capability

- **GEMS and SEMS embedded into business as usual:** Structured data supporting standards, governance, and consistency.
- **Estate data referenced across functions:** A shared common dataset supporting estates, finance, and planning.
- **Data driving operational and strategic decisions:** Informing maintenance, investment, and long-term strategy.

Preparing for a National Standard

Getting Ready for What Comes Next

Trust-level estate challenges increasingly reflect those emerging at national level, particularly around data quality, consistency, and decision-making at scale.
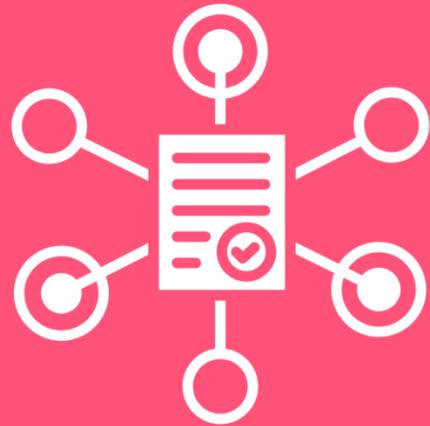
Preparing for a future where estates management depends on:

- **Standardised estate data** that can be compared across schools, trusts, and regions
- **Interoperable systems** that allow data to be shared and reused, not locked into silos
- **Common datasets** that support benchmarking, assurance, and strategic planning

Lift's journey highlights what effective preparation looks like:

- Investing early in structured, spatially linked data
- Moving away from bespoke, one-off approaches
- Building capability that can adapt to future standards

Collaboration with Building Spatial Intelligence

Who We Are and Why We're Here

Specialists in:

- **Estate digitisation using Reality Capture & BIM** as a spatial database
- **Spatial database structuring** to create consistent, comparable, and reusable estate datasets
- **Integrating estate data** across condition, compliance, capacity, energy, and carbon
- **Connecting IoT and performance** data to buildings and spaces for live insight
- **Trust-wide and system-level insight**, supporting strategic planning, investment, and sustainability

5,000+ Schools Surveyed

23 Years Experience

400+ Digital Twins Created

Our Role: Turning Data into Outcomes

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From Estate Data to Educational & Operational Impact

Helping Trusts move from:

- **Fragmented estate data -** Information spread across multiple systems, formats, and teams; no single, trusted view.

- **Reactive decision-making -** Actions driven by incomplete or inconsistent information rather than evidence.

- **Specialist-only access -** Critical estate insight locked within technical roles, limiting wider understanding and use.

- **Limited comparability at scale -** Difficulty comparing performance, risk, and need across schools and regions.

To:

- **Improved educational outcomes**

- **Sustainability and net zero delivery**

- **Operational efficiency and compliance**

- **Strategic estate planning**

BIM as the Foundational Spatial Database

One Spatial Database, Many Applications

Connecting and Structuring the Estate Dataset

From Silos to a Shared Common Dataset
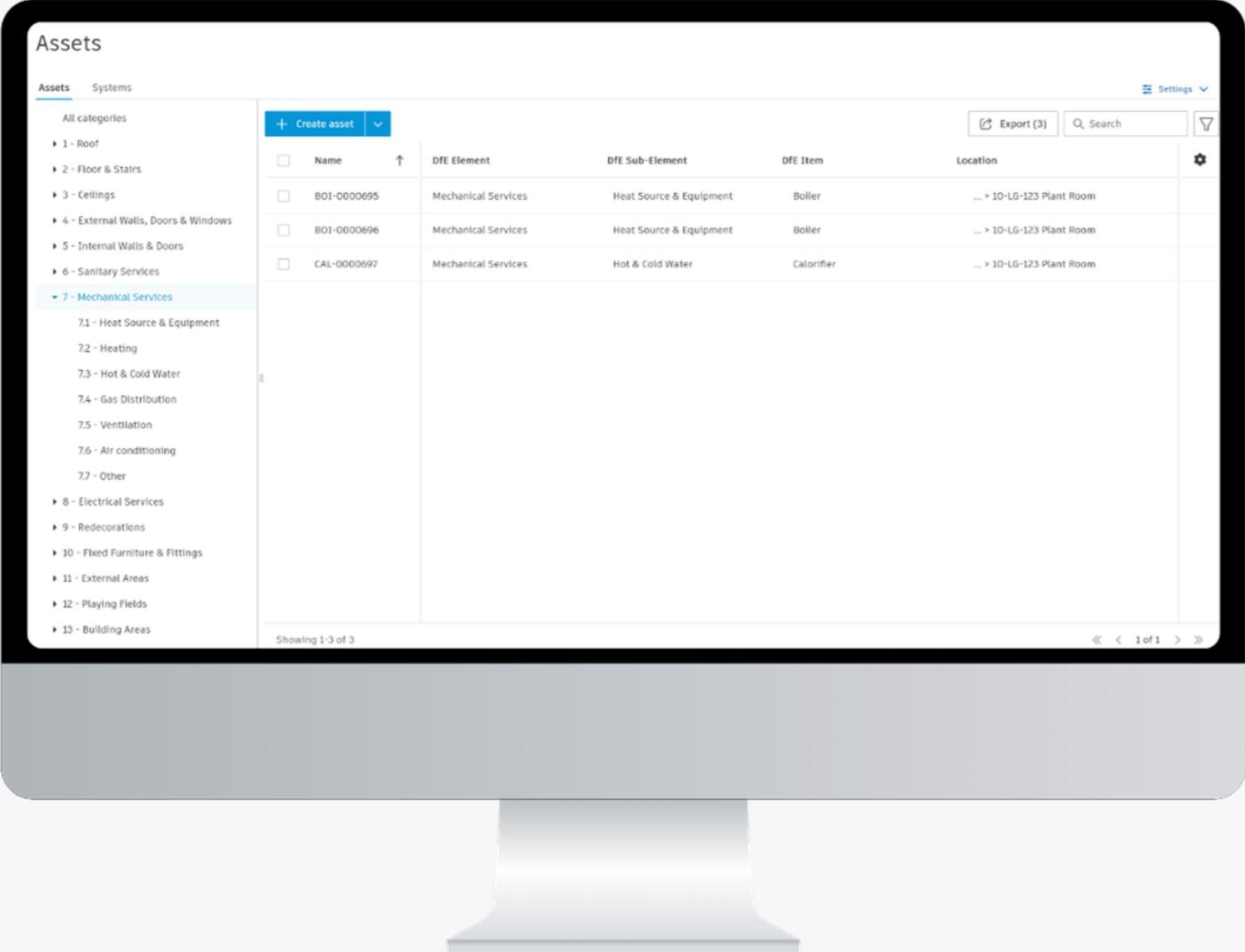
Cluster

School

Block

Floor

Space

Asset

Element

Democratising The Data

The Right Data at the Right Level

- **Structured estate datasets** made accessible through Power BI and integrated dashboards
- **One common dataset**, presented in different ways depending on role and need
- Information designed to **support day-to-day decisions** as well as **long-term strategy**

System & government level	• Standardised, comparable datasets • Benchmarking, assurance, and national-level insight
Trust Leadership Teams	• Sustainability performance, capital prioritisation, risk • Enabling informed, strategic estate decisions
Facilities & Estates Teams	• Maintenance insight, compliance status, space performance • Improving operational efficiency and proactive management
Classroom & Pupils	• Indoor air quality (CO_2), temperature, comfort • Supporting concentration, wellbeing, and learning conditions

BIM and IoT: Driving Active Behavioural Change

Lift Schools

Linking Air Quality to Learning Outcomes

What the data tells us:

Classroom CO_2 levels above 1,500 ppm are consistently linked to:
- Reduced concentration
- Slower decision-making
- Increased fatigue

Independent studies show 5–15% reductions in cognitive performance due to poorly ventilated classrooms

Many classrooms exceed recommended air-quality thresholds without teachers or estates teams being aware.

How BIM and IoT Enable Action

- Live IoT data at classroom level (CO_2, temperature, humidity)
- Data interfaced through Power BI (not specialist software)
- Information democratised:
  - Simple classroom views (any device)
  - Operational FM dashboards
  - Strategic executive and board insight

Enabling Active Behavioural Change

- This is where active behavioural change starts:
  - Teachers act immediately
  - Estates intervene early
  - Leaders see patterns and risk
- Insight flows from classroom → trust → national level
- Foundation for future AI-driven insight and automation

Building **Spatial** Intelligence

The Minimum Viable Dataset for Sustainable Estates

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A Practical Route to National Consistency

Start with your Minumum Viable Dataset

A focused, scalable foundation for sustainable, data-led estate management.

Accurate, up-to-date floor plans
- Structured layouts and areas supporting energy, space use, and retrofit planning.

Comprehensive asset registers
- Location-linked assets enabling lifecycle planning and carbon-aware decisions.

Capacity & accessibility analysis
- Insight to optimise space use and reduce reliance on new build.

Financial & operational datasets
- Energy, maintenance, and cost data informing investment and decarbonisation.

Enabling Consistent, Scalable Estates Data

- **A national common dataset is coming**

- **The priority is readiness, not compliance on day one**

Trusts that invest in...

- Structured datasets
- Spatial context
- Scalable foundations

...are best placed to adapt

OPEN DISCUSSION

Is estates data treated as strategic, rather than purely operational, at your organisation?

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Is estates data regularly discussed at board or executive level?

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Would you say your organisation is ready for national data standardisation?

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Does your organisation use estates data to inform educational outcomes for pupils?

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Q&A

THANK YOU

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