Asset Intelligence

THE ASSET INTELLIGENCE FRAMEWORK

Asset Intelligence Definition

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One-line definition

> Asset Intelligence is the discipline that ensures the people responsible for buildings can find, trust and act on the information they need to keep them safe, compliant and performing.

Working definition

Asset Intelligence is what emerges when fragmented asset information becomes trusted intelligence for everyone responsible for the building's lifecycle. The discipline turns what an organisation knows about its assets into the decisions it needs to make about them, keeping buildings safe, compliant, and performing across decades of operation.

The Thesis established that the built environment's information problem is structural, not technological. The international frameworks exist. The practising discipline that delivers what the frameworks describe does not. Asset Intelligence is that discipline.

The rest of this document works from the outcomes back to the discipline: the outcomes Asset Intelligence enables, the decisions it informs, the information that supports those decisions, the discipline that produces and sustains that information, and the three-pillar relationship the discipline holds with ISO 55001 (the asset management standard) and ISO 19650 (the information management standard). Closing sections describe how the discipline depends on, serves, and is served by adjacent technology systems and methods, and define the boundary between Asset Intelligence and the categories it is sometimes confused with. This document is the framework's single source for the per-domain outcomes, the treatment of Information Governance and Resilience, and the crosswalk to ESG, Four Capitals, RIBA Sustainable Outcomes, and GRESB.

The outcomes Asset Intelligence enables

The discipline exists to produce outcomes the people responsible for buildings already need to deliver:

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- **Reduced operating cost** through accurate condition data, planned rather than reactive maintenance, and the avoidance of duplicated surveys, fragmented procurement, and information rediscovery.
- **Reduced carbon and improved environmental performance** through reliable baseline data on operational and embodied carbon, energy use, water, biodiversity, and circularity, against which interventions can be measured.
- **Compliance with safety and regulatory requirements** through governed, current information on building systems, fire-risk assessments, and the Golden Thread, giving accountable persons, who carry personal liability, an information record they can rely on.
- **Better and faster decision-making** through the structured availability of trustworthy information at the point where capital allocation, refurbishment, disposal, compliance reporting, and day-to-day operational decisions are made.
- **Sustained workforce capability and organisational continuity** through a workforce equipped with the information it needs to do its job, and an organisational record that does not collapse with each contract change or staff turnover.
- **Asset value preservation across the whole life** through evidence-based capital planning, lifecycle cost modelling, and disposal decisions made on what the asset actually is, not on assumption.

These outcomes are felt differently by different stakeholders. Asset owners and investors carry the long-horizon outcomes (asset value, capital allocation, ESG reporting). FM contractors carry the operational outcomes most directly (engineer productivity, first-time fix, planned maintenance shift). Constructors carry the handover outcomes (reduced remediation, lower contractual risk, competitive differentiation). Supply-chain participants carry the procurement-quality outcomes (consistent obligations, scoring, fair competition on information delivery). Per-stakeholder articulation sits in the Value Realisation Model.

The decisions Asset Intelligence enables

The outcomes above are produced through decisions that asset-responsible people make every day. The decisions span time horizons:

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- **Strategic, board-level decisions:** capital allocation across the portfolio, disposal timing, major refurbishment, M&A and stranded-asset risk, ESG and net-zero pathway commitments.
- **Operational decisions:** maintenance prioritisation, fault diagnosis, supplier oversight, compliance reporting cycles, energy interventions, fit-out programmes.
- **Day-to-day decisions:** which procedure applies, which certificate is current, which asset is installed where, which contractor is responsible, what condition this thing is in.

Each decision class has the same structural dependency: it requires structured, current, accountable information about the asset and the right of the person making the decision to access and rely on it. The discipline of Asset Intelligence makes these decisions reliably possible at scale, across decades, regardless of how or when a building was built.

The information that supports those decisions

What is an asset

The discipline concerns physical assets within the built environment: buildings, the systems within them (mechanical, electrical, security, fire, lifts, BMS, envelope, structure), and the components that compose those systems. Spaces and locations are not assets but provide the spatial context within which assets are managed. The asset is the unit of accountability: every asset has an identity, a location, a condition, a documentary record, and a set of relationships to other assets and to the spaces it occupies.

Unique Asset Identifier

Every asset within scope of the discipline carries a unique, persistent identifier, the Unique Asset Identifier (UAID). It links the asset's structured records (data), documentary records (manuals, certificates, drawings), spatial position (location, and geometry where available), and operational history. UAID is what makes the discipline operable at scale. Without persistent identification, fragmentation closes only superficially: the same equipment appears under different reference numbers in different systems, the same compliance certificate cannot be reliably attached to the asset it covers, and operational records cannot be aggregated into the building-level or portfolio-level intelligence the discipline exists to

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produce. The operational specification for UAID sits outside this framework. The Definition names UAID as the linking concept.

The five domains of information

Asset Intelligence covers five domains of information, each with operational consequence.

Asset identity. Knowing what assets exist, where they are, and what they are. The structured asset register is the authoritative record of an estate's physical composition. Identity is the precondition for everything else. If the asset is not on the register, no other information about it can be governed.

Asset documentation. The specifications, compliance records, manuals, warranties, drawings, and operational data associated with each asset, linked to the asset rather than filed in a folder. Documentation is what makes the asset legible: who installed it, what it can do, what it is certified against, what its operating envelope is.

Asset condition. Current state, maintenance history, remaining useful life, defect records, and inspection findings. Condition is the dimension of the asset record that supports evidence-based maintenance and investment decisions. It is the dimension that decays fastest without governance.

Asset relationships. How assets relate to spaces, systems, buildings, and each other. Relationships are the operationally most consequential dimension of structured information. A boiler that serves a zone is two records joined by a fed-from / flow-to relationship, and that relationship shapes maintenance, fault diagnosis, capacity planning, and capital decisions. Asset relationships include containment (this asset sits within this space), supply (this asset feeds that one), dependence (this asset relies on that one to function), location (this asset is here), and governance (this asset is accountable to this party). The richer the relationship layer, the more decisions the information can support directly without manual reasoning.

Asset accountability. Who is accountable for information accuracy, currency, and accessibility. ISO 55001 requires it. ISO 19650 provides a framework for it. Asset Intelligence ensures it is sustained in operation. Of the five information domains, accountability holds all the others together. Identity, documentation, condition, and relationships all degrade without accountable ownership and change control.

The financial dimension of the asset record (procurement cost, replacement value, insured value, depreciation schedule, lifecycle cost projections) sits within asset documentation and

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asset condition. Per-stakeholder treatment of financial information lives in the Value Realisation Model.

The scope of Asset Intelligence extends beyond creating and governing information to ensuring it reaches the people whose decisions depend on it. The discipline succeeds when the people responsible for buildings, from strategic estate leaders to operational staff walking plant rooms, can find, trust, and act on what their estate's information tells them.

The discipline that produces and sustains the information

Discipline, not software category

Asset Intelligence is a discipline, not a software category. It describes what is required for the people responsible for buildings to find, trust, and act on the information they need, across the entire lifecycle of a building, from design intent through decades of operation, modification, and eventual disposal.

The Thesis makes the case that the built environment does not lack knowledge of what good asset information management looks like. It lacks the practising discipline to deliver it. The word discipline is deliberate. The industry has the standards. It has the technology. It does not have the sustained, governed, accountable practice of determining what asset information is needed, structuring and maintaining it across the lifecycle, and connecting it to the decisions it exists to support. Asset Intelligence is the discipline that delivers it.

Software enables the discipline at scale. The discipline exists independently of any particular platform. An organisation that determines what asset information it needs, structures and governs it over time, and uses it to drive decisions is practising Asset Intelligence. An organisation that deploys sophisticated technology without addressing information requirements, quality, governance, or lifecycle continuity is not.

The distinction positions Asset Intelligence as something the entire market needs to adopt, not as a product category that one vendor occupies. It creates space for multiple platforms, services, and approaches to enable the discipline, and it makes the discipline itself the benchmark against which all of them should be measured.

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Two pathways

Asset Intelligence is established through two complementary pathways, both treated as first-class routes into the discipline.

Recover. Establishing structured asset information for estates where such information was never created, has been lost, has fragmented beyond trust through uncoordinated change, or exists but cannot be found and used in the volume it sits within. This involves survey, capture, extraction, and structuring of information from physical inspection, legacy documents, and operational knowledge. The Recover pathway addresses three of the four conditions. Information never created describes the majority of operational buildings, which were never given a structured information foundation. Information fragmenting through operational life exists across multiple systems but cannot be trusted, reconciled, or acted on with confidence. Information buried in the volume is present and correct but unusable in the noise it sits within.

The forthcoming revision of ISO 19650 is expected to acknowledge the need for existing-asset information acquisition. Neither standard yet provides the structured methodology for recovery at estate scale. This is where the greatest volume of unmet need exists, and where the gap between the standards' ambition and the industry's capability is widest. The Recover pathway directly challenges the construction-project assumption by establishing a credible route to structured information without a capital project as the starting point.

Create. Capturing structured asset information from new capital projects. This means ensuring information is produced during design and construction in a form that serves the building's operational life, not just the project's close-out requirements. The Create pathway addresses the handover problem: the persistent failure to transfer usable information from those who build to those who operate. It aligns with the PIM-to-AIM transition defined by ISO 19650 and supports the information requirements of ISO 55001, but extends accountability beyond handover into sustained operational use.

In practice, the Recover pathway represents the dominant condition. The overwhelming majority of operational buildings will never go through another capital project that could establish structured information from scratch. The framework holds both pathways as equal first-class routes, but it is read with the understanding that most organisations enter through Recover.

Information requirements: pragmatic, not precondition. Both pathways begin with the same starting point: determining what asset information the organisation needs and specifying it clearly enough for supply chains to deliver against. For Create, requirements

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can be specified against a known scope: a defined project with identifiable assets, design information, and contractual relationships. The output is a structured Exchange Information Requirement.

For Recover, requirements determination is fundamentally a discovery exercise. The organisation is working from incomplete knowledge of what assets exist, what condition they are in, and what documentation survives. The starting point is not a brief but an assessment of what the organisation does not know. Recovery requirements are specified iteratively, scoping what can be established, at what confidence level, and in what sequence, rather than defined comprehensively upfront. The framework's pragmatism is structural: requirements are central to the discipline, but they are not a precondition to value. Organisations on the Recover pathway begin where the estate is, not where a project would have started.

Supplementary "create" events. The Create / Recover binary is a useful structural distinction at discipline level. In practice, supplementary events sit between the two and require the same Create-pathway discipline applied within an operational estate. Fit-outs, equipment replacements, tenant works, regional installations of innovative technology, supply-chain capacity additions: each generates new information that, if not governed at the point of creation, becomes a Recover-pathway problem despite originating as a Create-style activity. The Architecture and the Adoption Model treat supplementary events directly. The lifecycle information layer is exposed to creation events throughout operations, not only at the originating capital project.

The three pillars: ISO 55001, ISO 19650, and Asset Intelligence

The framework organises its relationship to international standards as three pillars. The "three-pillar architecture" is this framework's own claim, held on its merits. The relationships it captures are recognised across the standards community.

The two standards are not parallel. They sit at different levels and serve different purposes. Naming that asymmetry is what makes the third pillar intelligible.

ISO 55001 is the international management system standard for asset management. It is generic in scope, applying to any asset class from energy networks to fleets to manufacturing systems to buildings. It follows ISO's harmonized structure for management

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system standards (formerly the High Level Structure), shared with ISO 9001, ISO 14001, and ISO/IEC 27001. ISO 55001 specifies the auditable requirements for an organisation's asset management system: the policy, plans, controls, competence, and management review that the organisation must hold in place if it is to manage its assets coherently. ISO 55000 sits alongside it as the principles and terminology document.

The discipline of asset management is broader than the management system standard. It covers the body of knowledge, methods, roles, and competencies practitioners exercise. It is codified by the Institute of Asset Management (IAM) and the Global Forum on Maintenance and Asset Management (GFMAM), most visibly through the IAM Asset Management Anatomy and the GFMAM Subjects. ISO 55001 specifies the management system through which an organisation operationalises that discipline.

ISO 19650 is the international standard for information management about the built environment using building information modelling (BIM). Its BIM heritage is structural, not incidental: the standard specifies how information about buildings and civil engineering works is produced, exchanged, and governed through BIM-rooted processes (Common Data Environments, Exchange Information Requirements, BIM Execution Plans, Information Delivery Plans). It is domain-specific to the built environment and originally built around delivery-phase information management, with Part 3 extending into the operational phase.

The standard's forthcoming revision is expected to move from a parts-based delivery-and-operations split toward a consolidated whole-lifecycle treatment of information management for the built environment. The framework aligns to the direction of travel. Its wording will follow what the published standard contains.

The two standards are therefore asymmetric. ISO 55001 is a generic management system standard above the built environment. ISO 19650 is a domain-specific information management standard inside the built environment, rooted in BIM. They meet on the question of asset information. ISO 55001 requires the asset management system to specify and manage the information it needs to support asset management decisions, without prescribing how. ISO 19650 prescribes how, for the built environment, through BIM-rooted processes. The two standards are complementary by design, but they describe different layers of the work.

Asset Intelligence is the practising discipline that operationalises both layers in the built environment. It is the third pillar in this framework. ISO 55001 specifies the management system within which asset information must be defined and managed. ISO 19650 specifies the BIM-rooted process by which built-environment information is produced, exchanged,

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and governed. Asset Intelligence is the sustained, governed, accountable discipline that delivers what both standards describe across the lifecycle of an operational estate.

The discipline draws on both practitioner lineages, distinct from the standards themselves. From the asset management side, practitioners bring the strategic-asset, lifecycle-cost, and risk-based decision-making competencies codified by IAM and GFMAM and exercised within the management system frame ISO 55001 specifies. From the information management side, practitioners bring the structuring, exchange, and governance competencies codified through BIM-rooted practice and standardised by ISO 19650. Asset Intelligence does not collapse into either lineage. It is the discipline that holds both together at lifecycle scale, applied specifically to the built environment.

The three pillars are complementary, not competitive. Asset Intelligence does not replace either standard. It does what neither standard alone delivers: a sustained, governed, asset-centric information layer for buildings in operation. Both standards exist and are recognised internationally. In several asset-heavy sectors, including utilities, transport, and defence, ISO 55001 is operationalised at scale through mature asset management functions. In UK construction, ISO 19650 has been adopted at scale during delivery. The gap the discipline addresses is specific: across the operational estate of the built environment, neither standard is being operationalised at scale today.

Outcome domains

Asset Intelligence enables measurable outcomes across four domains: **Environmental, Social, Safety, and Economic**. These correspond to the vocabulary already used by boards, regulators, investors, and operators in the built environment. A fifth concern, **Information Governance**, is treated in this framework as an enabling function (see Architecture) rather than as an outcome domain. The relationship between the four outcome domains and the Information Governance function is made explicit in the crosswalk below.

Environmental

Performance against the building's environmental design intent, across operational and embodied dimensions.

- **Sub-components:** operational carbon, embodied carbon, energy performance, water use, biodiversity, circularity.

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- **Measurement anchors:** SECR, TCFD / ISSB IFRS S2, EPC / MEES, Biodiversity Net Gain (Environment Act 2021; development plus 30-year post-completion obligation), GRESB Performance, CRREM, the UK Net Zero Carbon Buildings Standard, RIBA 2030 Climate Challenge (voluntary performance target framework).

Social

Performance against the building's human and community outcomes. The Social domain covers both the building's outcomes for occupants (the people who use it) and for the place it sits within (the community it serves).

- **Sub-components:** occupant wellbeing, occupant productivity, community value, social value, accessibility and inclusion.
- **Measurement anchors:** Public Services (Social Value) Act 2012; PPN 026 and the Cabinet Office Social Value Model (2026); National TOMs framework; Equality Act 2010 (Public Sector Equality Duty) and Building Regulations Part M for accessibility; WELL and Fitwel (voluntary occupant wellbeing standards); the social aspects of GRESB Performance.

Safety

Performance against the building's safety, compliance, and risk obligations. The domain aligns with the Building Safety Act, the Golden Thread, HSE language, and the post-Grenfell legislative environment.

- **Sub-components:** structural safety, fire safety, regulatory compliance, incident prevention, information assurance in support of safety (Golden Thread).
- **Measurement anchors:** Health and Safety at Work etc. Act 1974 (foundational primary legislation); Building Safety Act 2022 and the Golden Thread regime for higher-risk buildings; Regulatory Reform (Fire Safety) Order 2005 as amended by the Fire Safety Act 2021 and Fire Safety (England) Regulations 2022; the statutory inspection regimes (LOLER, PUWER, Pressure Systems Safety Regulations, Electricity at Work Regulations, Gas Safety (Installation and Use) Regulations, Control of Asbestos Regulations 2012, Legionella ACOP L8); RIDDOR for incident reporting; CDM 2015 for construction-phase safety and the Health and Safety File; Awaab's Law for housing-sector estates.

ESG frameworks cover safety mainly as occupational health and safety, within Social. The framework treats safety as a discrete outcome domain because the built environment is uniquely exposed to safety obligations that ESG reporting under-represents: structural, fire,

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statutory inspection, the post-Grenfell regulatory regime. The domain anchors in the UK regulatory regime, with equivalent regimes acknowledged for non-UK geographies.

Economic

Performance against the building's whole-life economic outcomes.

- **Sub-components:** lifecycle cost, capital efficiency, net operating income stability, void risk, asset value preservation.
- **Measurement anchors:** RICS Whole Life Costing guidance and RICS NRM (New Rules of Measurement); RICS Red Book (RICS Valuation – Global Standards) for asset value preservation; IAS 40 Investment Property and IAS 16 Property, Plant and Equipment for balance-sheet treatment; ICMS (International Cost Management Standard) for cost reporting and benchmarking; ISO 41001 for facility management; NOI reporting and MSCI Real Estate Index benchmarks for portfolio performance.

Information Governance: enabling function, not outcome domain

Information Governance is treated in this framework as a function in the Architecture, not as an outcome domain. The rationale is structural: Information Governance is how outcomes are achieved reliably, not an outcome in itself. This choice is deliberate. Together, the four outcome domains and the Information Governance function cover the ESG triad plus the operational compliance regime the ESG triad under-represents.

Resilience: cross-cutting attribute, not separate domain

Resilience (climate, operational, and information resilience) is a cross-cutting attribute of all four outcome domains rather than a separate domain. A building that is high-performing Environmentally, Socially, Safely, and Economically, but fragile under stress, is not a building managed through Asset Intelligence.

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Crosswalk to external frameworks

Outcome domain	ESG	Four Capitals	RIBA Sustainable Outcomes	GRESB
Environmental	E	Natural	Operational Carbon, Embodied Carbon, Water Cycle, Connectivity and Transport, Land Use and Biodiversity (5 of 8)	Performance: Environmental aspects
Social	S	Social + Human	Health & Wellbeing, Communities & Social Value (2 of 8)	Performance: Social aspects
Safety	S (occupational health and safety only)	(cross-cuts)	(cross-cuts)	Partial: employee and on-site safety indicators (UK regulatory anchor)
Economic	(no direct)	Produced	Life Cycle Cost (1 of 8)	(no direct)
Information Governance (function, not domain)	G	(cross-cuts)	(cross-cuts)	Management

The crosswalk maps at domain level.

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Relationship to adjacent technology systems and methods

The discipline is enabled by adjacent technology systems and methods, and serves them in return. Each is named here to draw the boundary explicitly: what the discipline depends on, what it serves, and what it is not.

Adjacent system or method	Relationship	Boundary
CAFM / IWMS	Foundational	CAFM and IWMS systems manage work orders, planned maintenance, and operational workflows. They are execution tools. They depend on accurate, complete asset data but do not create, govern, or assure it. Asset Intelligence provides the structured information foundation that makes these systems reliable. Asset Intelligence feeds CAFM. CAFM does not produce Asset Intelligence.
CDE	Complementary	A Common Data Environment manages document and model workflows during design, construction, and (as the standard evolves) across the full lifecycle. In practice, CDEs are used almost exclusively during the project phase. The operational CDE the standard describes rarely exists. Asset Intelligence serves the function ISO 19650 intends for the lifecycle CDE, with an asset-centric rather than document-centric architecture. A CDE produces and manages project information that becomes part of Asset Intelligence at handover. In operation, Asset Intelligence provides the structured, governed information layer (effectively an AIM CDE) that the standard envisions but construction CDEs almost never extend into.
Document management	Distinct	Document management systems store and organise files. They are repositories. Asset Intelligence is asset-centric, not document-centric. It connects information to the assets it describes, maintains currency and governance, and ensures accessibility by context rather than by folder structure. Document management preserves what exists. Asset Intelligence structures what matters.

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Adjacent system or method	Relationship	Boundary
Digital twin	Complementary	A digital twin is a visualisation and simulation layer. It represents the physical asset in a digital model. Asset Intelligence is the structured, governed information layer beneath any digital twin. Digital twins consume Asset Intelligence; Asset Intelligence does not require a digital twin to be valuable. Without Asset Intelligence, a digital twin is a 3D model over a void.
BMS	Complementary	A Building Management System monitors and controls building systems in real time (HVAC, lighting, access control). It operates on sensor data and control logic. Asset Intelligence provides the wider context: what equipment is installed, what its operational requirements are, what its maintenance history is, what its compliance status is. A BMS tells you what is happening now. Asset Intelligence tells you what should be happening and why.
Artificial Intelligence / Automation	Enabler	Artificial Intelligence and automation are methods, not the discipline. They accelerate work across both pathways and across both pillars: data extraction, structured reading of legacy documents, intelligent search, automated quality checks (information-management side); predictive condition assessment, lifecycle cost modelling, risk forecasting, capital-allocation insight (asset-management side). The discipline is what makes Artificial Intelligence investment safe. Artificial Intelligence applied to fragmented information produces the wrong outcomes faster.

What Asset Intelligence is not

The boundary statements above define the relationship between Asset Intelligence and the adjacent technology systems and methods. Each relationship is foundational, complementary, distinct, or enabling, not competitive.

Asset Intelligence is **not** CAFM. It is **not** a CDE. It is **not** a document management system. It is **not** a digital twin. It is **not** a Building Management System. It is **not** a BIM tool. It is **not**

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Artificial Intelligence. It is **not** a single piece of software, a single vendor's product, or a single phase of the building lifecycle.

It **is** the practising discipline that operationalises ISO 55001 and ISO 19650 at lifecycle scale, sitting as the third pillar alongside both standards.

Glossary of terms

Term	Definition
Asset Intelligence	The discipline that ensures the people responsible for buildings can find, trust and act on the information they need to keep them safe, compliant and performing. Sits as the third pillar alongside ISO 55001 (asset management standard) and ISO 19650 (information management standard); operationalises both at lifecycle scale.
Asset	A physical thing within the built environment: a building, a system within a building, or a component within a system. The unit of accountability for the discipline. Spaces and locations are not assets but provide the spatial context within which assets are managed.
Unique Asset Identifier (UAID)	The unique, persistent identifier carried by every asset within scope of the discipline. Links the asset's structured records, documentary records, spatial position, and operational history. The linking concept that makes the discipline operable at scale. Its operational specification sits outside this framework.
Asset relationships	The containment, supply, dependence, location, and governance relationships between assets and between assets and spaces. The operationally most consequential dimension of structured asset information.
Recover pathway	Establishing structured asset information for estates where such information was never created, has been lost, has fragmented beyond trust through uncoordinated change, or exists but cannot be found and used in the volume it sits within. The dominant condition in the operational estate. Directly challenges the construction-project assumption.
Create pathway	Establishing structured asset information through new capital projects, capturing information at source and ensuring it transfers to operational use. Aligns with the PIM-to-AIM transition described in ISO 19650 and supports the information requirements of ISO 55001.

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Term	Definition
Performance Gap	The persistent gap between what organisations hold about their buildings and what they can confidently act on. Takes four forms: information fragmenting through operational life, information never created, information buried in the volume (present and correct, but unusable in the noise), and information lost at handover.
Construction-project assumption	The implicit belief, embedded in the industry's standards and technology market, that structured asset information can only be established as a by-product of a capital project. Identified in the Thesis as one of four structural reasons the information problem has persisted.
Information layer	The structured, governed asset information foundation that sits beneath and serves adjacent technology systems (CAFM, digital twin, BMS). Forms the starting point for the Create pathway and the target state for the Recover pathway.
Three-pillar architecture	The framework's structural relationship to standards: ISO 55001 (asset management standard) + ISO 19650 (information management standard) + Asset Intelligence (the practising discipline that operationalises both). The pillars are complementary, not competitive.
Information management	The structuring, governing, and exchanging of information as defined by standards such as ISO 19650. One of the practitioner lineages the Asset Intelligence discipline draws on.
Asset management	The coordinated activity of an organisation to realise value from assets, as defined by ISO 55001. One of the practitioner lineages the Asset Intelligence discipline draws on.
ISO 55001	The international standard for asset management. Establishes asset management as a strategic discipline and requires effective information management as a core enabler. The first pillar of the three-pillar architecture.
ISO 19650	The international standard for information management across the lifecycle of a built asset. Establishes governance frameworks and processes. A revision consolidating delivery and operation into a single lifecycle treatment is forthcoming. The second pillar of the three-pillar architecture.
AIM	Asset Information Model. The structured information about an asset used during operation, as defined by ISO 19650. The operational output that Asset Intelligence creates, governs, and sustains.

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Term	Definition
PIM	Project Information Model. The information developed during design and construction of a built asset, as defined by ISO 19650. At handover the PIM transitions to the AIM; the quality of that transition determines whether project information survives into operational use.
EIR (Exchange Information Requirements)	The procurement document through which an appointing party specifies, under ISO 19650, what information must be delivered, by whom, in what form, and to what standard. The Create pathway's mechanism for making information requirements contractually enforceable.
Asset Information Production Management (AIPM)	The orchestration of asset information creation against defined requirements, across supply chains and programmes, with quality managed in flight. Applies on both pathways: project deliverables against work packages for Create; survey and data-collection programmes for Recover. Specified as Capture capability 2.1 in the Architecture.
CDE (Common Data Environment)	The managed environment through which information is produced, shared, and governed during delivery, as described by ISO 19650. In practice used almost exclusively during the project phase; Asset Intelligence serves the function the standard intends for the lifecycle CDE, with an asset-centric rather than document-centric architecture.
Golden Thread	The Building Safety Act requirement for accurate, accessible, up-to-date building safety information maintained throughout a higher-risk building's lifecycle. A statutory expression of the discipline's core claim: safety depends on information that can be found, trusted, and acted on.
Supplementary create events	Creation events that occur within an operational estate: fit-outs, equipment replacements, tenant works, technology installations, supply-chain capacity additions. Each requires Create-pathway discipline applied at smaller scale; ungoverned, each becomes a Recover-pathway problem.
Custodian	The owner-side role: the organisation that holds the asset and its information across the lifecycle. There is one Custodian per asset, the asset owner.
Practitioner	The trained, competent individual who administers the discipline within an organisation. Practitioners come from two valid lineages: Information Management (rooted in ISO 19650) and Asset Management (rooted in ISO 55001).

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Term	Definition
Enablers	The organisational conditions the discipline depends on but does not itself produce: competency, governance authority, leadership commitment, and culture and behaviour. Named in the Architecture. The Maturity Model assesses three of them (competency, governance authority, and leadership commitment), and the Adoption Model sequences them, with culture and behaviour as its enabling layer.
Maturity Indicator	The public, self-report tool that produces a directional five-function maturity profile in minutes. The lightweight entry point to the framework; directional only, and distinct from the evidence-based Maturity Assessment defined in the Maturity Model.
Outcome domains	The four domains across which Asset Intelligence enables measurable outcomes: Environmental, Social, Safety, Economic. Articulated in full in this Definition with sub-components, measurement anchors, and external crosswalks. Information Governance is treated as an enabling function rather than as an outcome domain. Resilience is treated as a cross-cutting attribute of all four.
Safety (outcome domain)	Performance against the building's safety, compliance, and risk obligations. Anchored in the UK regulatory regime (Building Safety Act, Golden Thread, fire safety regulation, statutory inspection regimes), with equivalent regimes acknowledged for non-UK geographies.
Information Governance (function)	The Architecture function that holds the load-bearing capabilities for governing the information layer (structure, validity, accountability, security). Distinct from cross-cutting accountability, which applies across all five Architecture functions, and from governance authority (the organisational enabler dimension that captures the right to govern).
Resilience	A cross-cutting attribute of all four outcome domains: climate resilience, operational resilience, information resilience. Not a separate outcome domain.
ESG / Four Capitals / RIBA Sustainable Outcomes / GRESB	External frameworks against which the four outcome domains are crosswalked in this Definition. ESG (Environmental, Social, Governance) is the investor-grade framework. Four Capitals (Natural, Social, Human, Produced) is the Capitals Coalition's value-creation framework. RIBA Sustainable Outcomes (eight outcomes, RIBA 2019) is the architectural-design framework. GRESB is the real-estate sustainability benchmark.

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