Asset Intelligence

THE ASSET INTELLIGENCE FRAMEWORK

The Asset Intelligence framework: a summary

SUMMARISES	**The six documents of the Asset Intelligence framework: Thesis, Definition, Architecture, Maturity Model, Adoption Model and Value Realisation Model**
EDITION	**Edition 1**
PUBLISHED	**18 November 2026**
PERMANENT ADDRESS	**https://assetintelligencediscipline.org/framework/summary**
CREATED BY	**Glider Technology Limited**

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

The Asset Intelligence framework: a summary, Edition 1, 18 November 2026

The Asset Intelligence framework, created by Glider Technology Limited.

© Glider Technology Limited 2026. Some rights reserved.

This document is licensed under the Creative Commons Attribution 4.0 International Licence (CC BY 4.0). You may copy, share and adapt it, including for commercial purposes, provided that you credit Glider Technology Limited as the creator, link to the licence and indicate if you have made changes. The full licence is at https://creativecommons.org/licenses/by/4.0/legalcode.en.

How to credit this document: "The Asset Intelligence framework: a summary, Edition 1, from The Asset Intelligence framework, created by Glider Technology Limited. Licensed under CC BY 4.0. Available at https://assetintelligencediscipline.org/framework/summary."

If you adapt this document, you must say so, for example: "Adapted from The Asset Intelligence framework: a summary, Edition 1, from The Asset Intelligence framework, created by Glider Technology Limited, licensed under CC BY 4.0. Changes have been made." Glider's published edition is the reference edition of the framework. You must not present an adaptation as Glider's, or as approved or endorsed by Glider.

What the licence does not cover. The licence applies to the text of this document. It does not cover the Asset Intelligence mark or the Glider logo that appear on it. It also does not give you any right to use the names, logos or trade marks of Glider Technology Limited, including the phrase "find, trust, act", as a trade mark or brand, or in a way that suggests your work comes from or is endorsed by Glider. You are free to quote that phrase, and the rest of the text, under the licence.

No warranty. This document is reference material. It is provided as is, without warranties of any kind, as set out in section 5 of the licence, and it is not professional advice.

Questions about this licence or the framework: info@glidertech.com.

This summary covers the six framework documents. The six documents are the reference edition.

1. The problem and the discipline

The built environment has an information problem, and it is structural. Every building generates information across its life, most of it during decades of operation. The people responsible for the building hold information they cannot confidently act on. That is the Performance Gap, and it takes four forms.

Fragmenting through operational life. Information is at its most complete on the day a building enters operation. Every fit-out, replacement and FM re-procurement then creates information that is rarely reconciled with what exists. These events recur for the life of the building, so this condition does the most cumulative damage.

Never created. Most of the UK's operational estate predates digital information management and was handed over with lever-arch files, if anything. It is the dominant condition by share of the estate.

Buried in the volume. The information exists, is correct and was handed over properly, and still no one who needs it can find it in the volume. An organisation can hold every record it needs and still be unable to act, which is why the discipline's word is intelligence. More storage does not close that gap, and neither does more search.

Lost at handover. Data structured for project close-out does not translate into operational use. Even the best-executed handover produces models that rarely survive into operations. It is the largest single loss event, and the only one that happens just once.

ISO 55001 is a generic management-system standard above the built environment. It requires an organisation to manage the information its asset management decisions need, without prescribing how. ISO 19650 is a domain-specific information standard inside the built environment, rooted in BIM. It prescribes how built-asset information is produced, exchanged and governed. Neither is adopted at scale in building operations. ISO 19650 increasingly describes what should happen across the lifecycle. It does not make it happen. What the industry lacks is the practising discipline.

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

> 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.

It is the third pillar alongside the two standards, complementary to both and replacing neither. It draws on both practitioner lineages, Information Management and Asset Management. Two claims sit under everything that follows. The discipline covers the whole life of a built asset, from design intent to disposal. It is something an organisation practises, enabled at scale by software and existing independently of any platform.

Two pathways lead into it, both first-class. **Create** captures structured information from new capital projects and major refurbishments so that it serves the building's whole life. **Recover** establishes it for estates where it was never created, has been lost, has fragmented beyond trust, or cannot be found in the volume. Recover is the dominant condition. The overwhelming majority of operational buildings will never see another capital project that could establish their information from scratch. Fit-outs and replacements inside an operational estate need the same Create discipline at smaller scale. Information requirements are central to both pathways and never a precondition to value. On Recover they are determined iteratively. The discipline starts where the estate is.

2. What the discipline is made of

The Architecture specifies organisational practice as five functions and fifteen capabilities. Requirements precede Capture, and Information Governance shapes how Capture, Delivery and Use operate. Delivery makes governed information accessible, and Use produces the outcomes. Information Governance is third in sequence and load-bearing, the function the others depend on. Full practice needs all five.

Function	Capability	What it does
Requirements	1.1 Information requirements definition	What information the organisation needs, why, and to what level, tied to the outcome domains
	1.2 Requirements specification	Requirements in enforceable terms: Exchange Information Requirements (Create); recovery briefs and survey specifications (Recover)
	1.3 Supply chain procurement	Requirements turned into supplier obligations, with information a scored deliverable

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

Function	Capability	What it does
Capture	2.1 Asset Information Production Management	Information creation orchestrated against requirements across supply chains and programmes
	2.2 Structured handover	Project information captured into operational use, accountable through to verified readiness, and the record handed between FM providers at contract transitions
	2.3 Retrospective recovery	Structured information established for existing estates by survey, extraction and reconciliation
	2.4 Operational update	The events of operational life captured into the governed layer under the same obligations
Information Governance	3.1 Information structuring	An asset-centric data model anchored on the Unique Asset Identifier
	3.2 Validation and assurance	Information verified as complete, accurate and current; progressively from zero on Recover
	3.3 Accountability and change control	Clear ownership of accuracy, currency and accessibility; who authorises change
	3.4 Data security	Classification, access control, audit and integrity of the information layer
Delivery	4.1 System integration	Two-way integration with CAFM, digital twin, BMS, IoT and workplace systems
	4.2 Information exchange	Standards-based sharing and reporting to people, regulatory to operational
Use	5.1 Decision support	Trustworthy information at the point of operational, compliance and investment decisions
	5.2 Performance intelligence	Outcomes measured and reported across the four domains, closing the loop to requirements

Intelligence must reach the people whose decisions depend on it. Accessibility is the measure of every function. Accountability cross-cuts every function, and the Information Governance function governs the layer itself.

The discipline depends on four organisational conditions it does not produce: competency, across the two practitioner lineages; culture and behaviour; leadership commitment; and governance authority. The Custodian is the asset owner, holding the asset and its information for life. Practitioners, from either lineage, administer the discipline for it. Recover and Create diverge at Requirements, Capture and parts of Information Governance and converge from information structuring onward.

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

Adjacent systems enable the discipline and are served by it. None competes with it.

System or method	Relationship	Boundary
CAFM and IWMS	Foundational	Execution tools for work orders and planned maintenance; they depend on accurate asset data and do not create, govern or assure it. Asset Intelligence feeds CAFM; CAFM does not produce it.
CDE	Complementary	Manages document and model workflows during design and construction; in practice its use ends at handover. Asset Intelligence serves the function ISO 19650 intends for the lifecycle CDE, asset-centric rather than document-centric.
Document management	Distinct	Repositories that store files. Document management preserves what exists; Asset Intelligence structures what matters, connecting information to the assets it describes.
Digital twin	Complementary	A visualisation and simulation layer. Twins consume Asset Intelligence; Asset Intelligence does not need a twin to be valuable. Without it, a twin is a 3D model over a void.
BMS	Complementary	Monitors and controls building systems in real time. A BMS tells you what is happening now; Asset Intelligence tells you what should be happening and why.
Artificial Intelligence and automation	Enabler	Methods that accelerate both pathways and both pillars: extraction, reading legacy documents at scale, search, quality checks, predictive condition and cost. The discipline makes Artificial Intelligence investment safe. Applied to fragmented information, Artificial Intelligence produces the wrong outcomes faster.

Asset Intelligence is not CAFM, a CDE, a document management system, a digital twin, a BMS, a BIM tool or Artificial Intelligence; it is not a single piece of software, a single vendor's product or a single phase of the lifecycle.

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

3. Where organisations stand and what moves them

Maturity is rated function by function at five levels: Absent (person-dependent silos), Fragmented (activity that depends on individuals), Structured (defined processes within scope, unconnected across the organisation), Managed (governed as an organisational discipline, with measurable outcomes) and Intelligent (information driving predictive decisions and board-level value). The result is a profile of five ratings, never a score. Uneven profiles are the norm and the diagnosis. Ratings are evidence-based, and a boundary is passed when its conditions can be evidenced. The public Maturity Indicator gives a directional profile, and the evidence-based Maturity Assessment is the diagnostic.

Most organisations sit at Level 1 or 2 across most functions. Requirements is almost universally Level 1. Capture splits by pathway, with Level 2 or 3 for Create under handover mandates and Level 1 for Recover. Operational update is almost universally Level 1. Information Governance is Level 1 to 2, and holding data in a CAFM without governing it is where most stall. Use is almost universally Level 1, and this is the most significant finding. Organisations cannot see the Performance Gap because they cannot measure it.

Three enablers are assessed at every transition. Competency may be held through employment, partnership or managed service, and through either lineage. Governance authority is the right to set and enforce standards, and it is the enabler most often missing when an organisation stalls. Its reference pattern is board accountability, executive ownership, named stewards and change control. Leadership commitment is the hardest to evidence and the most consequential.

The step change is Level 2 to 3, where most adoption stalls. There, competency goes from individual to organisational, authority from informal to formal and commitment from sponsorship to funded investment.

Seven mechanisms drive investment: contractual requirements, procurement scoring, regulatory compliance, competitive differentiation, commercial incentive, peer influence and market education, and, on Recover, evidence-led continuation.

Invest in the weakest link that blocks the most value. Put Requirements before Capture on any new programme. Information Governance is nearly always urgent, because ungoverned information is a liability. Use is the payoff, never the starting point. Close enabler gaps first,

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/

because they gate every boundary. Pitch each step at the next level, as simple as it can be for the outcome sought.

Scaling fails for four reasons: dependency on individuals, a business case that fails at escalation, authority that stops at the pilot, and technology before process.

4. Why it is worth investing

The discipline's economics are unfamiliar, which is why it is underfunded. Cost is front-loaded, and value is back-loaded across decades of operation. The party that funds the work is rarely the party that benefits. Value transfers at handover and, more often, at FM contract transitions, which recur every three to seven years and cumulatively move more value than handover. The strongest value cases are built across supply chain boundaries.

Four mechanisms produce the value. Risk reduction means fewer compliance failures, incidents and penalties, from the moment information is governed. Cost avoidance, including productivity, means planned rather than reactive maintenance and no duplicated surveys, and it is measurable within two years. Decision quality and speed means capital, prioritisation and disposal decisions made sooner on governed data. It is harder to measure and an order of magnitude larger. Outcome achievement is whether buildings perform as designed across the four outcome domains: Environmental, Social, Safety and Economic. Information Governance is a function rather than a domain, resilience cuts across all four, and the crosswalks sit in the Definition.

The model's central claim is that a governed information layer appreciates for as long as it is governed. It compounds through density, temporal depth and network breadth, provided there is a common data model. On Recover, the same loop is the funding loop. Evidence from each phase funds the next, if performance intelligence is established early.

The functions contribute unevenly. Requirements is low cost, high effect and underinvested. Capture is the highest cost and the most overemphasised. Information Governance protects everything spent on Capture and is neglected after setup. Use carries the lowest investment and the highest unrealised value.

The cost of inaction has a visible side (reactive maintenance, duplicated surveys, audit failures) and a larger hidden side (capital misallocated, asset value eroded).

© Glider Technology Limited 2026. The Asset Intelligence framework, created by Glider Technology Limited.
Licensed under CC BY 4.0: https://creativecommons.org/licenses/by/4.0/