Case Study

Building Spatial Intelligence



Redhill Academy Trust: Future-Proofing Estates

Project Overview

Redhill Academy Trust worked with Building Spatial Intelligence to capture accurate floor plans across 16 schools, creating a unified foundation for efficient estate management and future planning.

Services Delivered:

CAD floor plans for all schools
10 secondary schools
6 primary schools

Key Project Outcomes

- Unified, accurate floor plans for all 16 schools
- Significant time and cost savings in project planning
- Enhanced collaboration with contractors
- Improved IT infrastructure planning
- Foundation for future digital asset management

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The Challenge

Redhill Academy Trust, with its diverse portfolio of 16 schools, faced significant challenges in managing and planning their facilities due to outdated and inaccurate floor plans.



Marcus Robinson, the Facilities Manager at Redhill Academy Trust, explained the core issue: "We've been relying on historic information provided by local authorities, but many of those basic plans are outdated, making it challenging to use them effectively."

This lack of accurate information led to several key challenges for the trust:

- **Outdated and inaccurate floor plans for older buildings**
- **Difficulty obtaining information from local authorities and PFI providers**
- **Time-consuming process of manually measuring and drawing plans for projects**
- **Inconsistent formats and scales across different properties**
- **Inefficient collaboration with contractors, requiring frequent site visits**
- **Challenges in IT infrastructure planning and cable routing**

Our Solution

Building Spatial Intelligence delivered a comprehensive CAD floor plan project for Redhill Academy Trust, transforming outdated and inconsistent property data into accurate, reliable information, laying the foundation for smarter estate management across their entire school portfolio. The solution included:

- **Accurate digital floor plans: We created precise, to-scale digital plans for all properties in the trust, replacing outdated and inaccurate information.**
- **Consistent format: All floor plans were delivered in a unified format, ensuring ease of use across the organisation.**
- **Room schedules: Detailed schedules including exact dimensions and square meter measurements for each room were provided.**
- **Non-disruptive scanning process: BSI's team efficiently scanned all properties with minimal disruption to school operations.**
- **Comprehensive coverage: The project included all buildings on each site, such as leisure centres and caretaker bungalows.**

Marcus praised the implementation process, stating:

"The team were very thorough, they covered every possible nook and cranny that they could, including a number of leisure centres on our sites, and even caretaker bungalows".

The solution not only met the trust's immediate needs but also laid the foundation for future improvements in facilities management, project planning, and IT infrastructure development.

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Our Implementation Process

Redhill Academy Trust first connected with Building Spatial Intelligence in 2018, initially exploring the possibility of comprehensive floor plans. However, budget constraints delayed the project.

It was our approach that stood out to Marcus, he explains:

"The non-pushy approach worked really well. In education, funds are always tight. We first started discussions in late 2018, but I couldn't afford it at the time. Building Spatial Intelligence didn't push me; they simply said, 'we're here if you need us' and left it at that. I really appreciated not being badgered."

The onboarding process was smooth, with key aspects including:

- **Efficient contract initiation**
- **Weekly updates on school booking status**
- **Clear communication on project progress**

Once the project began, it stayed largely on track, with only minor adjustments needed due to a staff absence at one school. Throughout the project, the trust's site managers and operations teams were kept well-informed, ensuring minimal disruption to school activities.

The Outcomes

The implementation of Building Spatial Intelligence's CAD Floor Plan project has yielded significant benefits for Redhill Academy Trust, significantly enhancing their facilities management capabilities and operational efficiency.

Immediate Benefits:

- **Accurate and consistent floor plans: The trust now has precise, to-scale digital plans for all 16 schools in a unified format.**
- **Time and cost savings: "It eliminates the need for those initial visits, which is a significant advantage given how pressed everyone is for time. Since time is money, anything that helps expedite projects is incredibly beneficial." Marcus explained.**
- **Improved contractor collaboration: The trust can now send accurate information to contractors without requiring initial site visits, streamlining the tendering process.**
- **Enhanced IT infrastructure planning: The IT strategy manager and coordinator can now effectively map Wi-Fi points and cable routes across the trust's properties.**

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Long-term Benefits:

- **Foundation for future improvements: The floor plans serve as a starting point for integrating condition survey and capacity data into their bespoke dashboard.**
- **Versatile usage: The plans can be utilised for creating 'You are here' maps, fire escape routes, and mapping fire-fighting equipment.**
- **Competitive advantage: Accurate floor plans help the trust maintain and update their facilities more efficiently, allowing them to compete with newer schools in the area.**

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Marcus summarised the project's success, stating:

> **The plans are great. they are more than just drawings - they're a strategic tool for our trust. By providing accurate, consistent information across all 16 of our schools, we've created a foundation for smarter facilities management.**
>
> **Whether it's helping our IT team map Wi-Fi routes, supporting contractors with precise measurements, or preparing for future projects, these plans will save us significant time and help us compete with newer schools in the area.**
>
> **What started as a need for basic documentation has become a powerful resource for our entire organisation.**

The implementation of BSI's floor plans has not only met, but exceeded the trust's expectations, providing a solid foundation for improved facilities management across their diverse portfolio of schools.

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