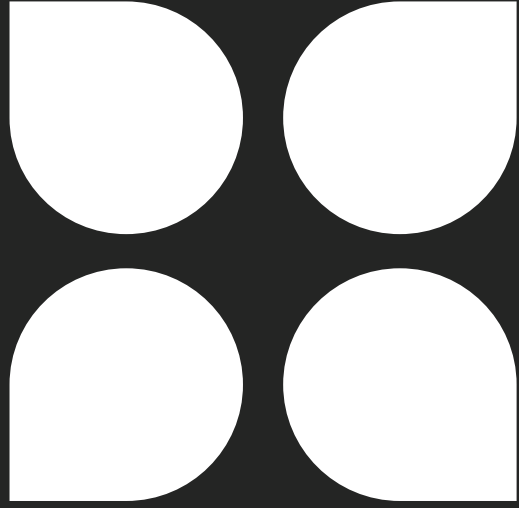


# Strategic Estate Management Services



Data-driven,



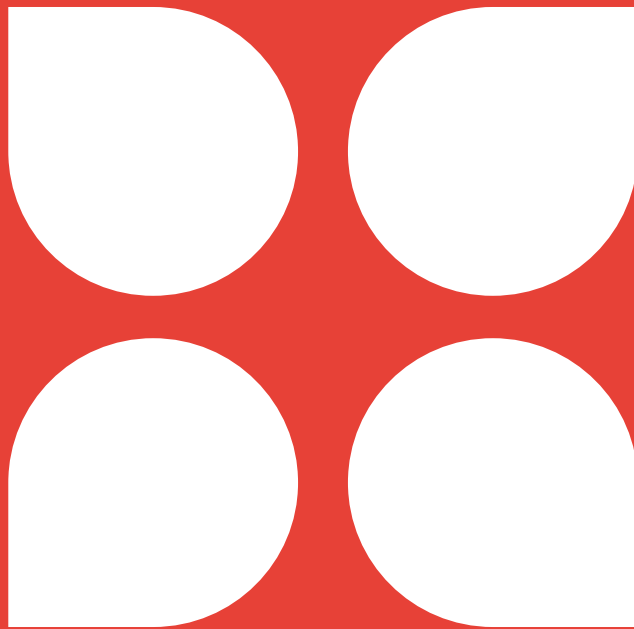
Fundable,

Capital, condition and  
energy planning for  
the education sector



Deliverable

Warneford Consulting  
Services Overview



# Strategic Clarity Across the Education Estate Lifecycle

**‘Our approach is strategic rather than transactional’**

Warneford Consulting supports Responsible Bodies to plan, fund and deliver estate investment with confidence. Our integrated approach brings together strategic estate management, energy and decarbonisation planning, procurement assurance and programme delivery under a single framework, so decisions are evidence-led, fundable and aligned to long-term outcomes.

With extensive experience across academy trusts and (on selected commissions) FE colleges, we help executive teams and boards move from reactive projects to proactive estate stewardship. We connect condition, compliance, energy performance and capital planning into one coherent

strategy, supported by consistent data and a transparent methodology.

We are trusted by sector partners and specialist providers who share our commitment to quality, compliance and measurable outcomes. Whether developing a 3–5-year asset management plan, preparing for standards led reporting, improving energy performance, or delivering complex procurement and renewal projects, we provide clarity in a challenging, fast-changing landscape.

Our approach is strategic rather than transactional. We focus on long-term value, risk mitigation and delivery confidence - not just winning funding or placing contracts.

## DfE Strategy Readiness

### Standards-led governance & evidence

Board-ready estate vision, strategy & asset management planning with dashboards and an evidence pack.

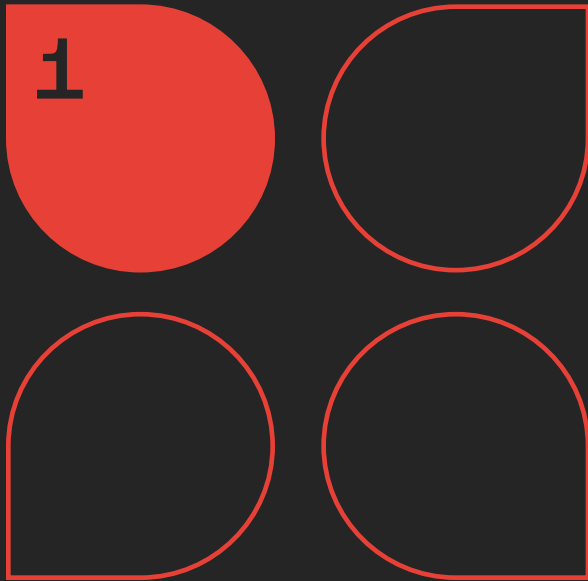
### Data & digital readiness

Consistent condition, compliance & energy datasets and tool readiness to meet common minimum standards.

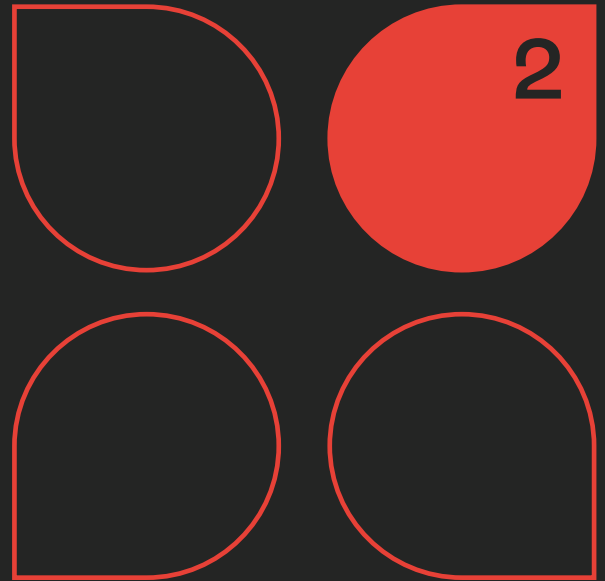
### Renewal & retrofit readiness

A costed, prioritised pipeline packaged into deliverable renewal projects (roofs, heating, electrical & resilience).

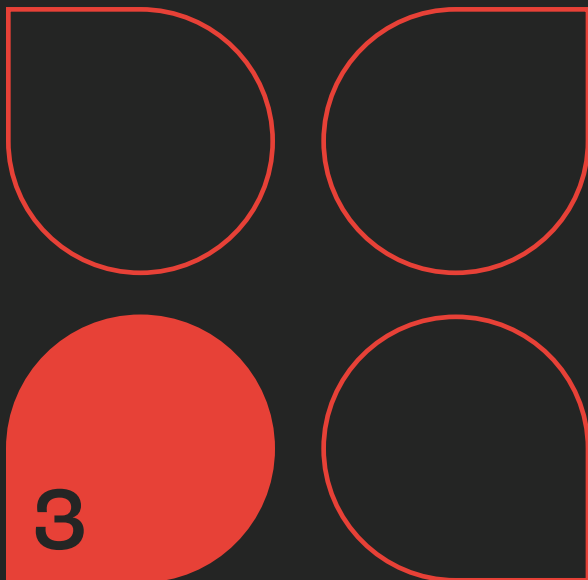
# Our Core Services



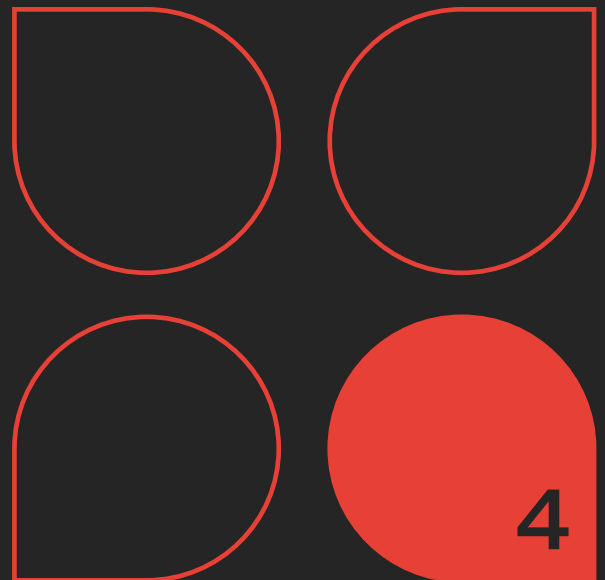
**1** Strategic Estate Management  
- GEMZ (Great Estate Management Zero) framework



**2** Energy Management Services  
- Specialist Consortium



**3** Procurement Services - Delta  
eSourcing & Dynamic Market Place



**4** Post-CIF readiness, evidence led  
pipeline & compliant finance routes

# Planning the Estate as a Strategic Asset

## ‘Strategic estate planning also unlocks opportunity’

Effective estate management requires more than condition surveys and compliance reporting. Warneford Consulting’s Strategic Estate Management service is built around GEMZ, a dynamic methodology that transforms estate data into an actionable, fundable investment programme.

We recognise the inextricable link between building condition, energy performance and sustainability.

By integrating these factors from the outset, we enable education organisations to make better-informed investment decisions, balancing

immediate priorities with long-term objectives such as decarbonisation, growth and income generation.

Our approach allows clients to model the impact of change. Whether introducing new schools into a trust, re-prioritising capital works, or assessing the effect of energy upgrades, GEMZ demonstrates how decisions affect the wider five-year capital programme, before commitments are made.

Strategic estate planning also unlocks opportunity. From optimising facilities for community use to leveraging private finance, we help clients generate income and reinvest in their estates with confidence.

## The GEMZ Methodology

### Collect

Accurate Estate, condition & performance data

### Analyse

Risk, cost & opportunity assessment

### Prioritise

Evidence based investment decisions

### Programme

Integrated capital & energy plans

### Procure

Compliant, value-driven tendering

### Deliver

Controlled project delivery & assurance

# A Fundable Route to Decarbonisation

**Our work is underpinned by our [Stage 1 Decarbonisation Report](#), developed for the education sector.**

**It provides a structured, realistic and fundable pathway to reduce energy costs and carbon emissions, [grounded in qualified data and delivery planning](#).**

We maintain a fabric-first philosophy: improving building efficiency, reducing heat demand and optimising system performance before investing in renewable or low-carbon technologies.

This approach maximises financial return and carbon impact.

Crucially, energy strategy is aligned with condition and capital planning so projects are prioritised correctly, risks are understood, and funding options are assessed within the context of the wider investment programme.

Delivery is supported through a hand-picked consortium of specialist providers covering the full energy lifecycle - from procurement and fabric performance to renewables and funding models - with performance assurance and benefits tracking.



## Our Decarbonisation Methodology, **Seeds of Growth**

**1** Comprehensive data collection

**2** Options appraisal for optimum return on investment

**3** Public and private funding models

**4** Co-ordinated delivery and performance assurance

**The Procurement Act 2023 has fundamentally changed how education organisations manage procurement across the built environment. Warneford Consulting was quick to recognise the implications and has adapted its processes to ensure clients remain compliant, competitive and protected.**

We deliver procurement through the Delta eSourcing platform, embedded within our GEMZ estate management framework.

This ensures tenders, whether part of a long-term programme or one-off submissions such as CIF, comply with the Academy Trust Handbook and best practice guidance.

Our approach also supports trusts in procuring essential data services, including condition surveys, in line with the Department for Education's Good Estate Management for Schools guidance including commissioning condition surveys aligned to DfE common data standards and digital minimum standards.

Warneford Consulting maintains a robust, pre-vetted supply chain of consultants, contractors and system manufacturers.

Invitations to tender are tailored to client needs and can incorporate weighted evaluations, social value and sustainability criteria. Procurement is a key enabler of renewal and retrofit delivery at pace, with an audit-ready trail.

# Securing Capital Through **Quality,** **Not Volume**

**Warneford Consulting has secured capital funding for education clients for nearly a decade. Our success is built on the quality of submissions, not the quantity. Each application is underpinned by robust evidence, accurate data and a clear delivery plan.**

We work in partnership with schools and trusts to prepare submissions, develop supporting technical evidence and deliver awarded projects using our accredited, sector-experienced supply chain. The result is consistent success and tangible estate transformation.

Our experience spans Condition Improvement Fund (CIF), Urgent Capital

Support (UCS) and complex cases such as RAAC remediation, including successful negotiations to self-deliver projects where appropriate.

We also support access to private funding through Managed Service Leases (MSLs) and Power Purchase Agreements (PPAs), ensuring applications are grounded in accurate condition, performance and cost data.

# Our Client

## Phil Herriot

❖ National Education Area Director, Lloyds Bank

Having been immersed in the education sector for twenty years, I am extremely impressed by Tim's knowledge, passion and understanding of the roles and needs of the School Business Leader community and his support of them.

## David Harrison

❖ Chief Operating Officer

My legacy at this trust is one underwritten by the multiple (CIF) Condition Improvement Fund awards that Tim has secured for us.

Many of our school's estates have been transformed as a direct result of our partnership with Warneford Consulting.

# Testimonials

## Alison King

❖ CEO

Warneford Consulting has been an invaluable partner in helping the trust navigate the complexities of the Condition Improvement Fund application process. Their professionalism and attention to detail has been exemplary.

## Nicola Cullen

❖ Associate, Capital Law

Tim is highly knowledgeable in the education sector, with a clear understanding of its nuances, requirements and constraints, and how these make the procurement landscape both complex and challenging.

His strong working knowledge of the Procurement Act 2023 places him in an excellent position to support establishments as they navigate the transition to the new regime.



# Let's **complete your estate** together

Preparing for standards led reporting, data and digital readiness, and renewal and retrofit delivery?

## Contact

03332 249610 07970 466 010  
tim@warnefordconsulting.com  
warnefordconsulting.com