BLACKBIRD FOR TRAINING

Smart Buildings and PropTech Foundations Course

18 – 22 January 2027
London (UK)

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Smart buildings and PropTech in real estate asset management means using connected building systems, sensors and property technology platforms to run, monitor and value buildings with data rather than manual checks. This 1-week foundation course is for newcomers to property, facilities and asset teams, and delegates finish with a simplified digital transformation plan for one building or a small portfolio.

Introduction

The course rests on three building blocks. A Building Management System BMS is the central control software that runs heating, ventilation and air conditioning HVAC, lighting, energy and security equipment. The Internet of Things IoT is the network of sensors and connected devices that sends operational readings to that system and to cloud platforms. Key performance indicators KPIs are agreed measures, such as occupancy rate and energy use, that turn those readings into decisions. The level is introductory, with no technical background assumed, and teaching uses guided case studies from office, residential and retail buildings.

Course Objectives

- Define smart buildings, PropTech and digital transformation in real estate asset management in plain terms
- Distinguish traditional from digital approaches to property management and explain what each relies on
- Compare a Building Management System with an IoT platform and describe what each controls or reports
- Interpret basic operational data and asset KPIs such as occupancy, energy consumption and operating cost
- Select suitable digital solutions for a building according to asset type, business needs and organisational readiness
- Apply a simple step sequence to draft a digital transformation plan covering risks, priorities and return measures

Target Audience

- Early-career asset and property management staff who must judge which building data matters to asset value
- Facilities and operations coordinators new to smart systems who must decide which equipment alarms and readings need action
- Junior investment and development analysts who must judge how operating efficiency affects an asset's appeal
- IT and technology staff joining property teams who must choose how building systems and platforms should connect
- Sustainability and energy officers starting in real estate who must decide which consumption measures to track first

Course Outline

Day 1: Digital Transformation and Smart Building Basics

- Digital Transformation in Real Estate: Using Data and Technology Across Asset Management
- Traditional vs Digital Property Management: Manual Inspections Compared With Connected Monitoring
- Smart Building Components: Systems, Sensors and Software That Improve Building Performance
- PropTech Landscape: Core Technologies and Efficiency Examples Across Operations and Investment
- Adoption Challenges: Early Barriers to Digital Change Within Real Estate Organisations

Day 2: Building Management Systems, IoT and Control Systems

- Building Management System: Central Software Running Building Services, Schedules and Alarms
- BMS vs IoT Platform: Fixed Equipment Control Compared With Open Sensor Networks
- Sensors and Data Collection: Measuring Temperature, Occupancy, Energy and Equipment Status
- Digital Control Systems: Managing Energy, HVAC, Lighting and Security From One Interface
- Facility Management Platforms and System Integration: Linking Technical Systems Inside Buildings

Day 3: Asset Data, KPIs and Performance Dashboards

- Real Estate Data Types: Lease, Occupancy, Energy, Maintenance and Cost Records Explained
- Leading vs Lagging Asset KPIs: Early Warning Measures Compared With Outcome Measures
- Occupancy, Energy and Operating Cost Analysis: Reading Basic Operational Data Patterns
- Preventive vs Predictive Maintenance: Calendar-Based Servicing Compared With Data-Triggered Repairs
- Performance Dashboard Concept: Selecting Indicators and Reports for Monitoring Asset Performance

Day 4: Technology, Asset Value and Investment Decisions

- Operating Efficiency and Asset Value: How Lower Running Costs Affect Property Worth
- Digital Asset Review: Analysing Asset Data for Improvement, Development and Investment Decisions
- Digital Feasibility: Weighing Technology Costs and Benefits for Real Estate Projects
- Technology Risk vs Operational Risk: Data and System Failures Compared With Service Disruption
- Sustainability and Energy Efficiency: Digital Solutions That Reduce Building Consumption

Day 5: Case Study Practice: Drafting a Building Digital Transformation Plan

- Requirements Mapping: Applying Earlier Findings to List Technical and Operational Needs
- Off-the-Shelf vs Custom Digital Solutions: Matching Options to Asset Type and Needs
- Organisational Readiness and Implementation Phasing: Setting Priorities and Transformation Stages
- Return on Digital Transformation: Applying Dashboard KPIs to Measure Benefits Against Costs
- Plan Completion and Concept Review: Finalising a Simplified Plan for a Property

Skills You Will Gain

- Smart Building Fundamentals
- Building Management Systems
- IoT Sensor Data
- Asset KPIs
- Performance Dashboards
- Predictive Maintenance
- Digital Readiness Assessment
- Digital Transformation Planning

Why Attend This Course

- From treating smart building terms as jargon to explaining how a BMS, IoT sensors and platforms work together
- From reading utility bills in isolation to spotting occupancy and energy patterns in operational data
- From relying on calendar maintenance alone to recognising when data should trigger a repair
- From scattered ideas about technology to a simplified digital transformation plan for one building or a small portfolio

Conclusion

Smart buildings and PropTech, put simply, are the tools that let property teams see how a building is performing and act on what they see. The course makes three distinctions clear: a BMS versus an IoT platform, preventive versus predictive maintenance, and technology risk versus operational risk. It is the right starting point for staff new to property, facilities or asset roles who need the vocabulary and basic data skills before moving to portfolio-level analysis and investment modelling.

Course FAQs

What are smart buildings and PropTech in real estate asset management?

Smart buildings use connected systems and sensors to control and report on services such as HVAC, lighting and security. PropTech is the wider set of property technology platforms that use this data for operations, leasing, maintenance and investment decisions.

What is the difference between a BMS and an IoT platform in smart buildings?

A BMS controls fixed building equipment through a central interface, usually from one supplier. An IoT platform gathers readings from many independent sensors and devices, often over wireless networks, and can feed data to several applications beyond building control.

Which method does the smart buildings and PropTech foundations course follow?

It follows a data-to-decision method: equipment and sensors feed a BMS or IoT platform, readings become asset KPIs on a dashboard, and those KPIs support maintenance, energy and investment choices, ending in a stepwise digital transformation plan.

Is the smart buildings and PropTech foundations course right for a junior facilities coordinator?

Yes. Facilities coordinators new to digital systems gain the vocabulary of building control, practise reading sensor and energy data, and see how their daily readings connect to asset value and investment discussions.

What do delegates produce on the smart buildings and PropTech foundations course?

Delegates produce a simplified digital transformation plan for a building or small portfolio, listing requirements, chosen solutions, readiness findings, implementation phases, risks and the KPIs used to measure return, plus a dashboard concept drafted along the way.