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A Siemens Company

5 Asset Management and Operations Trends in Senior Living

Maximizing assets across senior living communities

Senior living communities are increasingly faced with finding innovative ways to balance rising operational costs, staffing shortages, and the demands of aging infrastructure while maintaining high standards of resident care and satisfaction. In addition, they are tasked with meeting ever-evolving regulatory requirements, ensuring the safety and well-being of residents, and addressing sustainability goals to reduce environmental impact – all with limited budgets and resources.

To succeed, senior living leaders must adopt data-driven strategies and modern technologies that enable more efficient asset lifecycle management and decision-making. These solutions not only improve operational efficiency, they provide a common language across the entire organization, from executive directors making financial decisions to maintenance and operations professionals overseeing repairs and keeping things running.

By centralizing information and streamlining communication, senior living communities can stay more aligned and informed on the needs of the residents and health of their assets, ensuring both immediate and long-term goals are achieved.

In this guide, we'll explore five key trends shaping the future of asset and facilities management for the senior living industry and show how with the right tools in place, these communities can more easily foster a safe, resilient, and responsive environment for residents and staff alike.

1 Improved compliance and risk management

Regulatory compliance remains a top priority in senior living communities, where the safety and well-being of residents are paramount. Non-compliance can result in significant fines, legal issues, and potential safety risks.

According to data from **the State of Healthcare Asset & Facilities Management report for 2025**, 95% of healthcare facilities leaders – including those in the senior living space – see improved compliance with the health of asset management software. That's because modern asset management solutions enable community leaders to more easily:

Automate compliance tracking to ensure necessary inspections are performed on time

Centralize documentation to quickly access information when needed

Set automated alerts to notify staff of upcoming deadlines

Easily schedule preventive maintenance to keep assets operating at peak condition

As technology evolves, predictive analytics will continue to support senior living leaders in spotting and addressing potential compliance issues before they become critical, minimizing disruptions and mitigating risk.

Alternatively, as regulatory standards continue to tighten, asset management systems will likely incorporate more comprehensive compliance frameworks, providing community leaders with the tools to stay aligned with the latest legal requirements. In this way, asset management software is increasingly becoming more than just a tool for managing assets – it is becoming an indispensable partner in maintaining safe, compliant, and efficient communities.

## 2 More effective and data-driven capital plans

Capital planning is vital for senior living communities, especially when dealing with aging infrastructure and rising operational costs. Asset management software can play a transformative role in the capital planning process by providing real-time data and insights that guide decision-making and ensure limited resources are allocated in the most effective way possible.

By tracking the performance and lifespan of equipment and facilities, asset management software enables administrators to more easily prioritize capital expenditures and plan for future replacements or upgrades. It can also align capital plans with long-term goals around things like sustainability or resident satisfaction.

Currently, 62% of senior living leaders have leveraged their asset data to create three-year capital plans, while 38% have extended those plans to five years – though these percentages could shift as technology allows for longer term planning.

Having a proactive and data-focused approach in place helps community leaders avoid unexpected costs and ensures that necessary funds are available when needed. Additionally, complete asset management software can provide forecasting capabilities to help predict future maintenance needs, greatly enhancing budgeting accuracy.

As senior living communities continue to navigate financial pressures and aging infrastructure, asset management software will play a key role in transforming capital planning. With the right capital planning tools in place, senior living communities can ensure that they remain resilient, cost-effective, and ready to meet the evolving needs of residents and regulations.
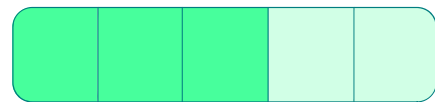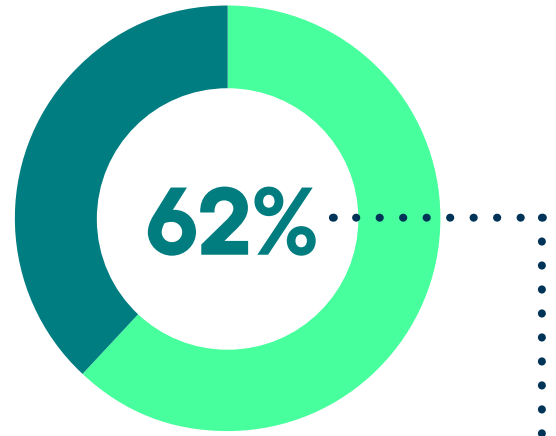
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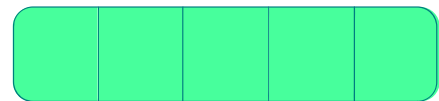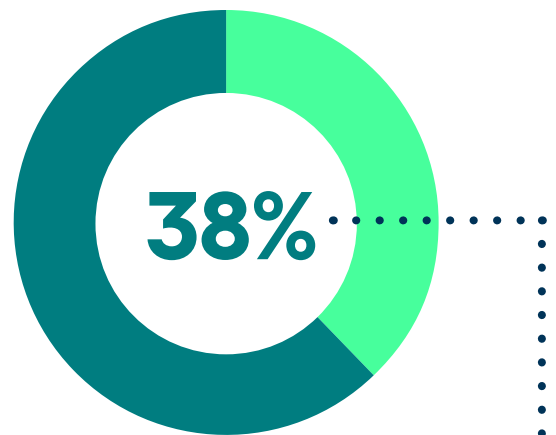
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3 Increased resilience with proactive and predictive maintenance

Proactive maintenance is crucial for ensuring that senior living communities can maintain reliable, efficient, and safe environments for their residents and staff. Asset management software is vital for shifting reactive to proactive repair schedules, which is key to enhancing asset resilience and dependability.

By centralizing data, asset management software enables senior living communities to track the condition, performance, and maintenance history of their critical assets. This data allows facilities leader to anticipate potential failures before they occur, reducing the likelihood of unplanned downtime or expensive emergency repairs.

Predictive maintenance capabilities further enhance this approach, using real-time data and analytics to identify early signs of wear or performance issues, ensuring that repairs are scheduled before problems escalate. This allows M&O teams to prioritize maintenance tasks based on the criticality of assets and their impact on operations, ensuring that resources are focused on the most essential equipment first, reducing the risk of disruptions to resident care and daily operations.

When it comes to the predictive capabilities of more advanced technologies, among the healthcare and senior living leaders who already implement AI technologies into their asset management approach, 89% say they use it for predictive maintenance insights while 94% use it to help integrate their asset management software with other business systems to streamline operations across their entire organization.

Comparatively, just 50% say they use AI for safety and security enhancements and only 6% use it to optimize supply chains, showing a potential for growth in these areas as advanced technologies continue to secure their place in asset lifecycle management processes.

Ultimately, asset management software should offer senior living communities a way to operate more efficiently, reduce the risk of asset failure, and improve the overall reliability of their facilities. And by continuing to implement proactive maintenance strategies, communities can do just that in a faster and more effective manner.

Brightly Software Helps Immanuel Communities Streamline Work and Keep Senior Residents Safe

"In several different ways, it gave us a better view into the communities than we could have otherwise."

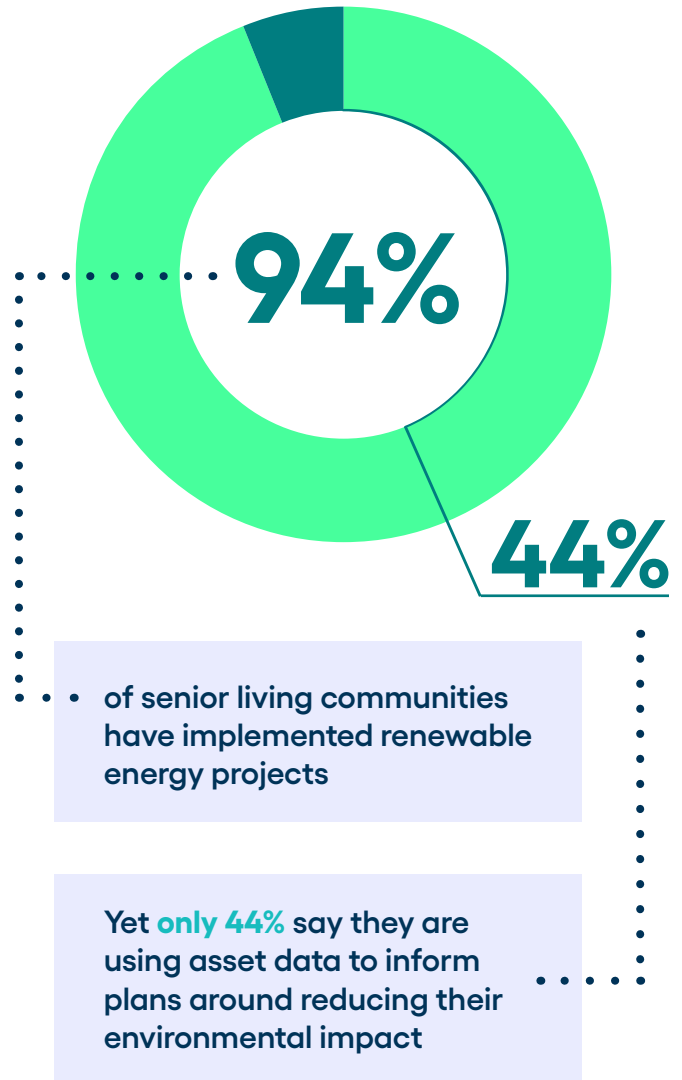**- Corporate Operating Engineer**
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4 Deeper insights into energy usage costs

Energy costs can be one of the largest operational expenses for senior living communities, and with rising energy prices, facilities must focus on reducing consumption while meeting sustainability goals. Asset management software is playing a crucial role in helping communities achieve these objectives by providing deeper insights into energy usage to guide decisions around sustainability efforts.

According to the 2025 State of Healthcare Asset and Facilities Management report, 94% of senior living communities have implemented renewable energy projects. Yet only 44% say they are using asset data to inform plans around reducing their environmental impact. With aging infrastructure and increasing regulations posing challenges, asset management software can be a highly useful solution by offering insights with real-time data on energy consumption across facilities. This allows administrators to identify inefficiencies, track patterns, and make data-driven decisions to reduce waste and lower costs.

By leveraging energy usage data more thoroughly, senior living communities can implement more effective energy-saving initiatives such as optimizing HVAC systems, improving lighting, and using smart technologies to monitor and control energy consumption. Asset management platforms also help track the performance of renewable energy installations, ensuring they operate efficiently and meet sustainability goals.

With facilities slowly deteriorating and growing pressure to reduce environmental footprints, the groundwork is laid for more senior living communities to begin leveraging asset management software to enhance their sustainability efforts and ultimately find ways to reduce costs while contributing to a greener future.

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5 Stronger communication and collaboration from top to bottom

With so many shifting challenges and opportunities on the horizon, effective communication and collaboration will continue to be essential – if not even more important – for the smooth operation of senior living communities. As communities face growing demands to compete by finding innovative ways to ensure high-quality resident care and satisfaction, asset management software is the perfect solution to enhance coordination across all departments and ensure workflows are highly streamlined and effective.

By centralizing data from across the community, asset management software provides a unified platform where all stakeholders can access real-time information on asset performance, maintenance schedules, and capital planning, ensuring that everyone has immediate access to critical data when making decisions.

Asset management software also enables seamless communication between departments. Maintenance teams can easily update the status of repairs and share real-time information with administrators, allowing for better coordination when issues arise. This reduces communication gaps that can result in delays or overlooked tasks, ensuring that maintenance needs are promptly addressed.

When planning capital expenditures or sustainability initiatives, teams can also share insights, track progress, and ensure resources are allocated efficiently. By streamlining communication, senior living teams can better optimize their operations, reduce downtime, and improve the overall resident experience.

As asset management software evolves, its ability to improve communication and collaboration will empower senior living communities to work even more cohesively and ensure operations are smoother and more effective than ever.

Royal Oaks gets Organized, Streamlines Facilities Management and Maintenance

"We can easily see trends, such as we're now paying 3x as much for this item than we were paying last year..."

- Warhouse Supervisor and CMMS Administrator
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Conclusion

By providing real-time data, predictive insights, and streamlined communication, asset management solutions are poised to be the perfect partner in helping senior living leaders make more informed decisions and take proactive measures to optimize the performance of their facilities and assets.

The five trends explored in this guide demonstrate the crucial role that this technology will continue to play in the future of senior living. With asset management software in place, senior living communities can stay ahead of operational challenges, ensure a safe and responsive environment for residents, and meet sustainability goals while controlling costs.

Brightly Software understands the unique challenges faced by senior care leaders and facility managers. That's why we create intuitive solutions like TheWorxHub, designed to reduce deferred maintenance backlogs and optimize funding allocation. TheWorxHub is a comprehensive, cloud-based CMMS platform that integrates asset management, compliance monitoring, and safety rounding into one powerful solution. It helps senior living communities streamline operations, stay organized, and reduce costs, ensuring compliance readiness.

With real-time analytics and data-driven insights, our platform empowers facilities to adjust short-term budgets and plan for the future. It also offers automated work orders, compliance codes, and asset tracking, simplifying the management of assets and ensuring efficient operations. This all-in-one solution is rare in the senior care sector and offers a unique advantage in centralizing data and supporting sustainability efforts.

Brightly is positioned to help senior living communities stay ahead of industry trends, improve operational efficiency, and create safe, healthy environments where residents and staff can thrive.

About Brightly Software

Brightly Software, a Siemens company, enables organizations to manage the entire lifecycle of their assets, facilities and infrastructure. As the global leader in intelligent asset management solutions for more than 25 years, Brightly's sophisticated cloud-based platform is expertly designed to improve capital planning through smarter, data-driven decision making, empower technicians to predict, prioritize and manage preventative maintenance activities, and support organizations to achieve sustainability, compliance and efficiency goals. Combined with award-winning training, legendary support and managed services, more than 12,000 clients worldwide depend on Brightly to optimize their teams, operations and strategic planning initiatives. For more information, visit **brightlysoftware.com**

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