

Workshop 3C

Applying ISO 55001 for Asset Management - The Magna Journey

Speaker: Yogesh Vadgama, Magna Housing & Craig
Demanuele, Complex Asset Management Solutions (CAMS)

Chaired by: Stephanie Lloyd-Foxe

Room: Surrey



NHMF
Maintenance
Conference
2020

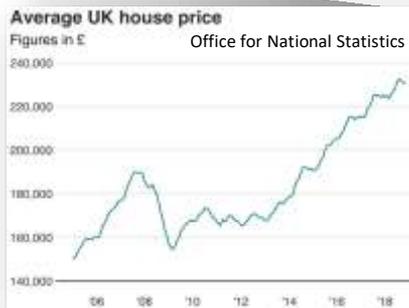
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Contents

- Our challenges and life at Magna Housing before ISO 55001
- The benefits we have realised by adopting ISO 55001
- What is best practice Asset Management- how might it differ from traditional approaches?
- Our journey, starting April 2018
- Way Forward

A summary of the challenges we face...

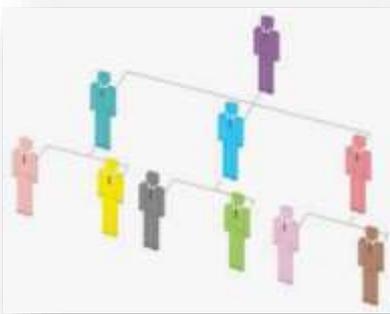


NET ZERO EMISSIONS BY 2050



NHMF Maintenance Conference 2020

A summary of the challenges we faced..



Forecast savings we have identified..



18% reduction in non-cyclic reactive costs through risk based maintenance planning



Optimum method of construction, to **decrease WLC costs by 20%**



Cost of time spent searching for, using and managing data- **to reduce by 25%** with Asset Information Strategy implementation

What does it feel like now?



The SAMP is the hottest topic being discussed



Increased awareness and purpose



We work together to deliver common goals



Our suppliers collaborate to achieve our objectives



Top down strategy aligned with bottom up reality



Visibly happy and more assured stakeholders

What is Asset Management?



“Asset Management is the coordinated activities of an organisation to realise value from its assets.”

* The IAM, 2012,
An Anatomy of
Asset Management

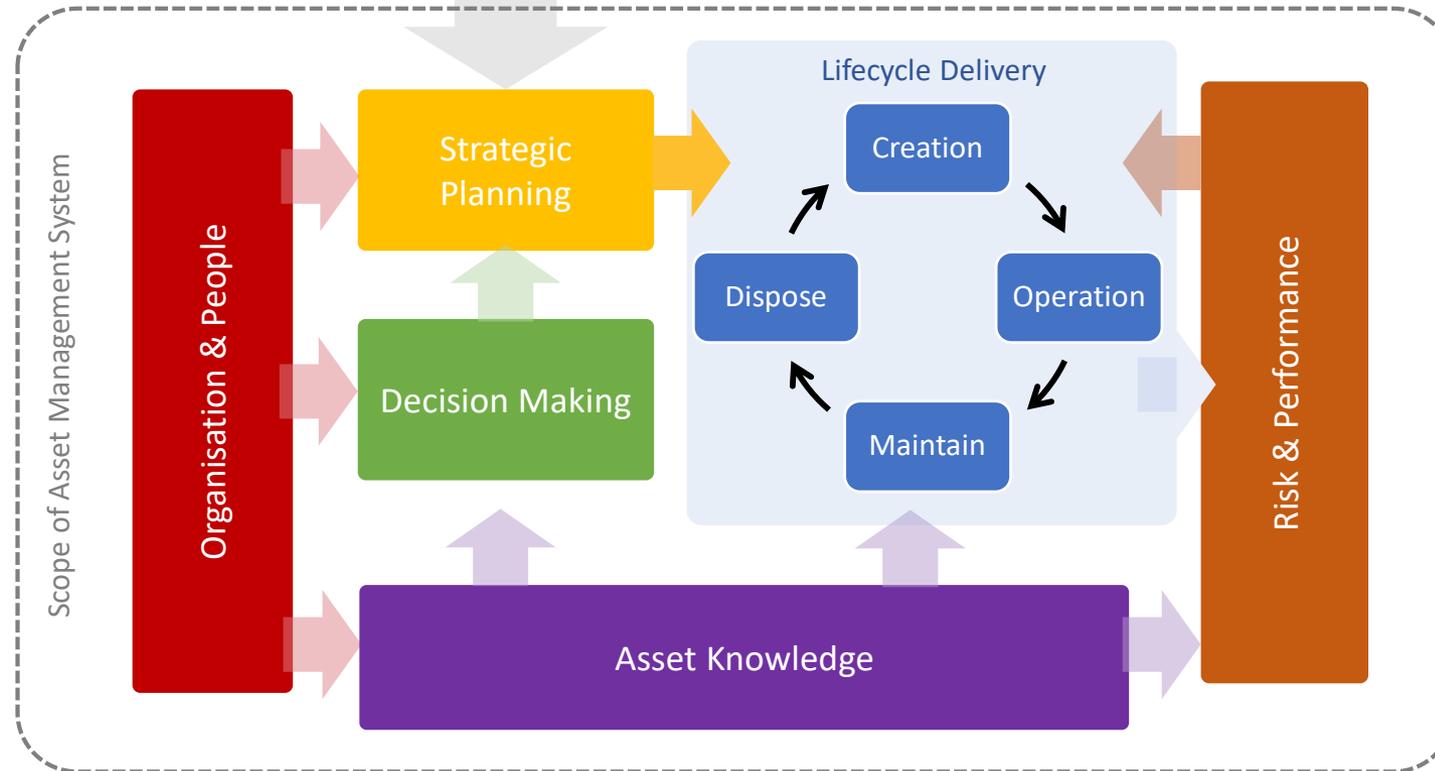
What is Asset Management?

Customers

Legislation

Investors

Commercial environment



Some basic principles...

1. **Aligns** with corporate objectives
2. Apply a **whole-life** perspective to asset related decisions
3. Embrace and manage **uncertainty** – we are planning for the future
4. **Optimise** decisions at every level from individual maintenance decisions to commercial and investment strategies to full business plan
5. Focuses on the right **information** to support decisions

Starting with maturity assessment

Assessment Details

Enter the following details: Company Name, Assessor Name, Date of Assessment. Click on the command button. 'Score PAM' to open the form.

Company Name: _____
 Assessor Name: _____
 Date of Assessment: _____
 Interviewee 1: _____
 Interviewee 2: _____
 Interviewee 3: _____
 Interviewee 4: _____
 Interviewee 5: _____

User Guide | Score PAM

DAM

Interviewee 1 | Interviewee 2 | Interviewee 3 | Interviewee 4 | Interviewee 5

Q No. Select Clause What has the organization done to establish an asset management system?
 Score

General requirements

Maturity Level 0
 The organization has taken no action to establish an asset management system.

Maturity Level 1
 The organization understands the need for an asset management system and a few components are in place but there is no structure linking them.

Maturity Level 2
 The organization has more than half of the components of an asset management system in place and the linkages between them are established and properly documented. In addition action is being taken to develop the remaining components.

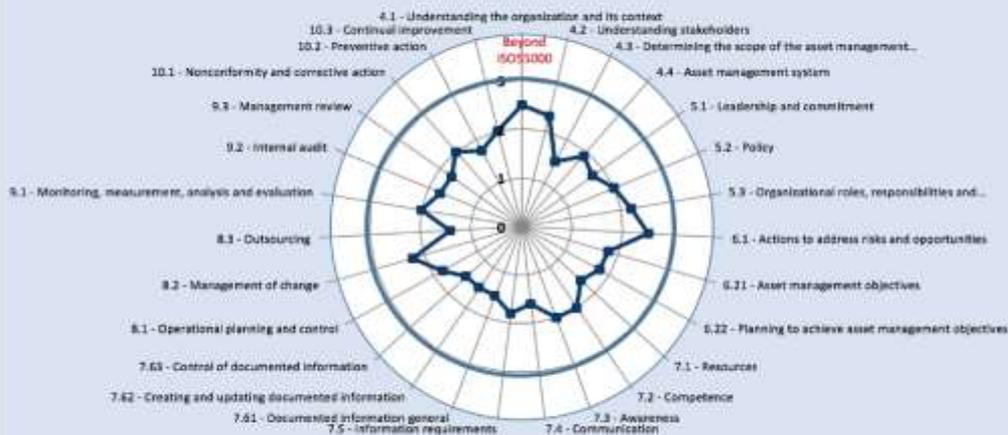
Maturity Level 3
 The organization has an established and documented asset management system with all necessary components and linkages in place.

Maturity Level 4
 The organization's process(es) surpasses the standard required to comply with PAS 55 requirements. The assessor is advised to note in the Comments section why this is the case and evidence seen.

- Click an arrow button to move to the first question and question sets.
- Enter or select above according to achieving all aspects of a particular Maturity Level.
- To filter the clauses if required, click in 'Filter Clause' and use 'Select Clause' List Box to select appropriate clause. To remove filter, click again in 'Filter Clause'.

MAGNA Organisation Level

The Radar chart shows the average score range per clause.

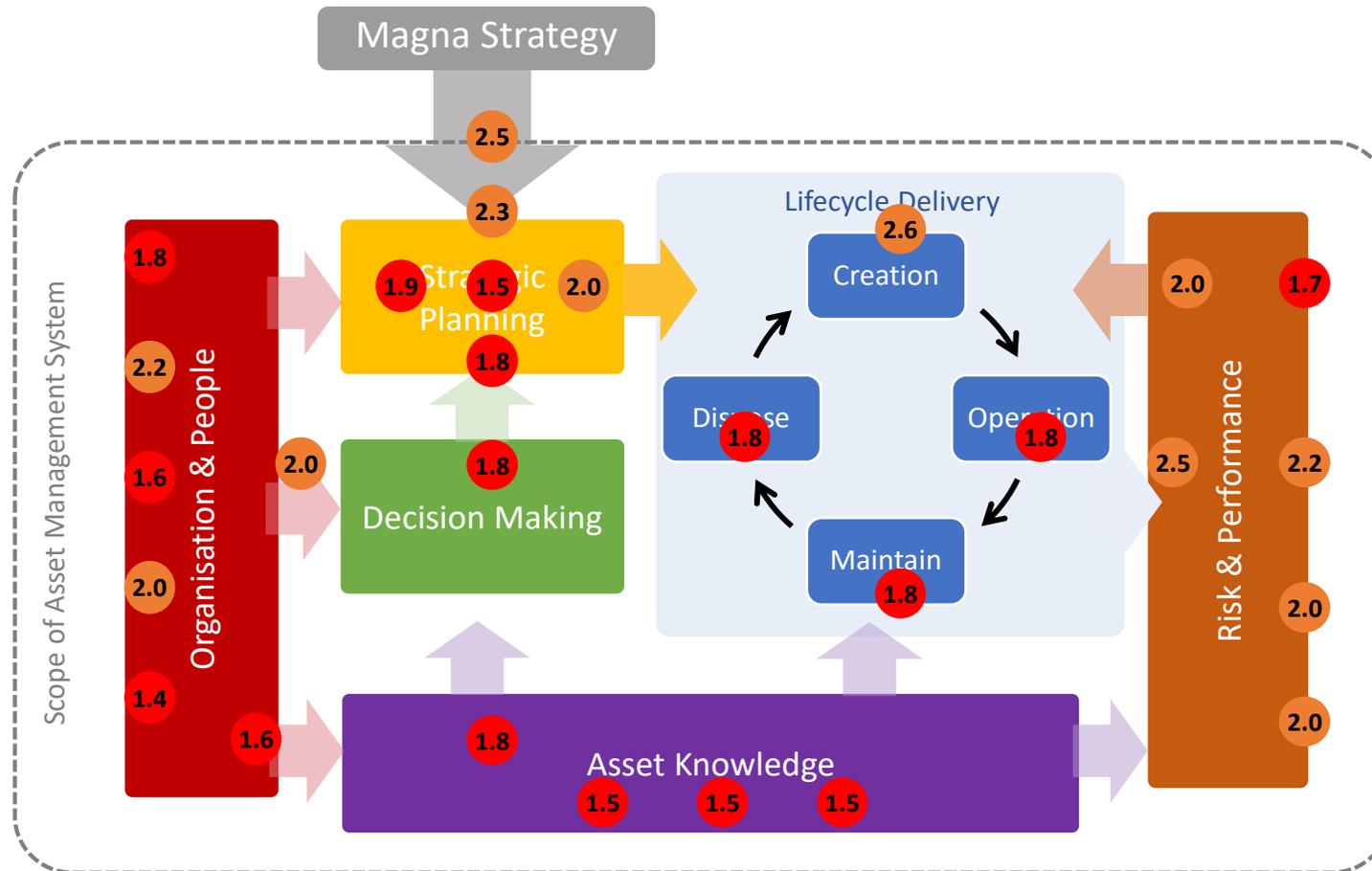


Level 3= required for ISO55001 certification

No. Improvement Initiatives

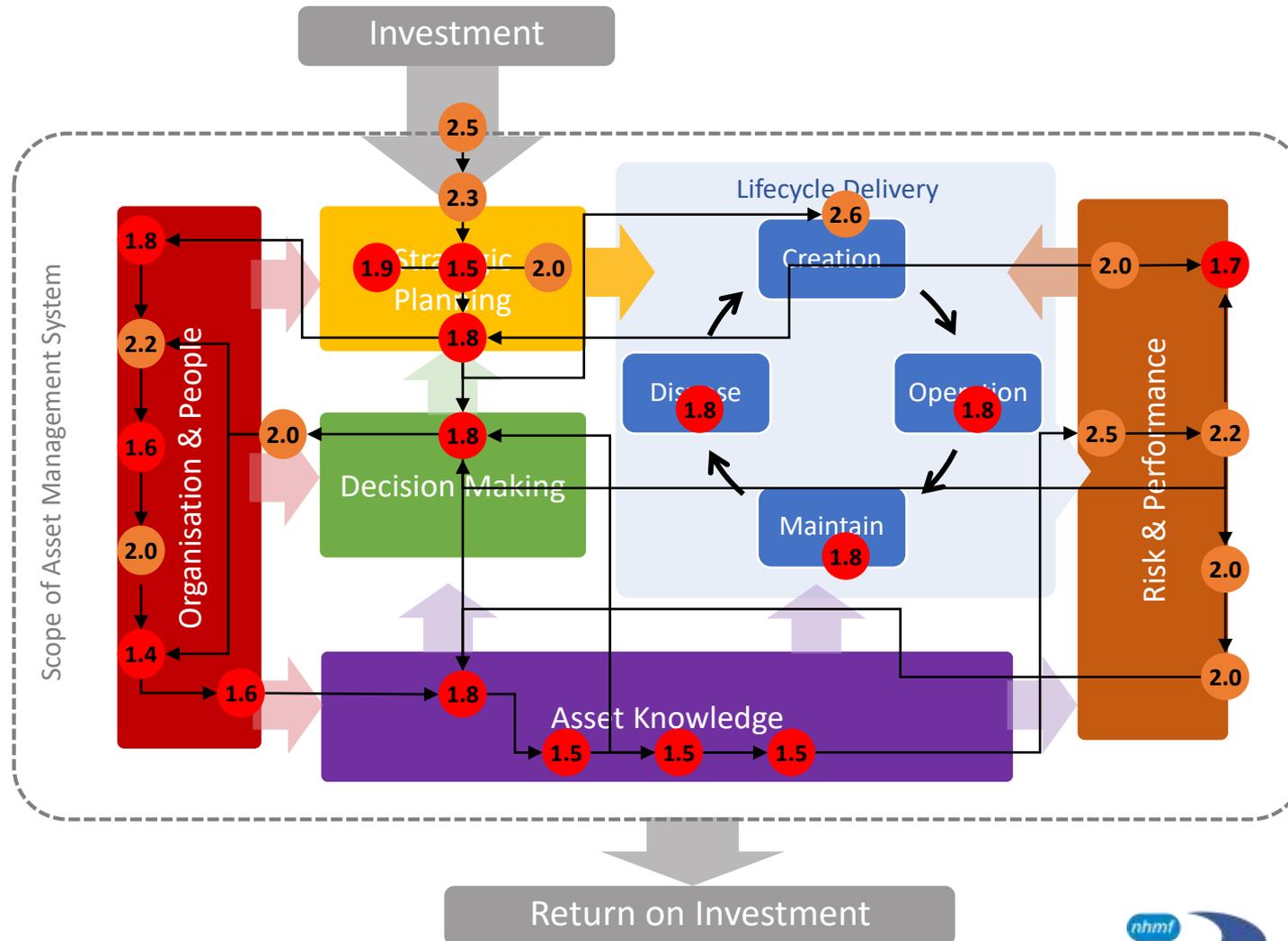


Starting with maturity assessment



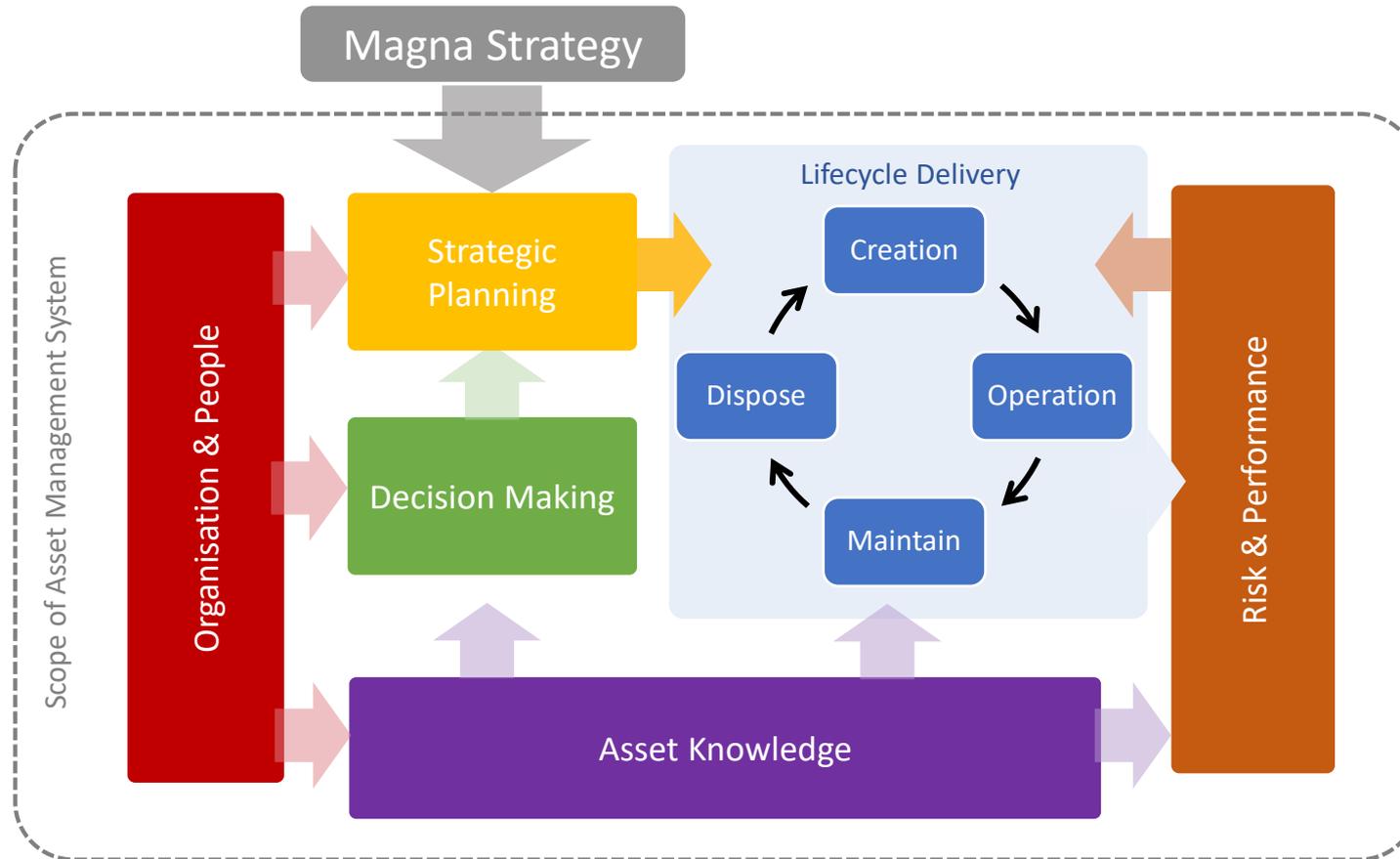
Each of the above areas consume time, effort and money!

Starting with maturity assessment



Lines are information channels...

The Strategic Asset Management Plan

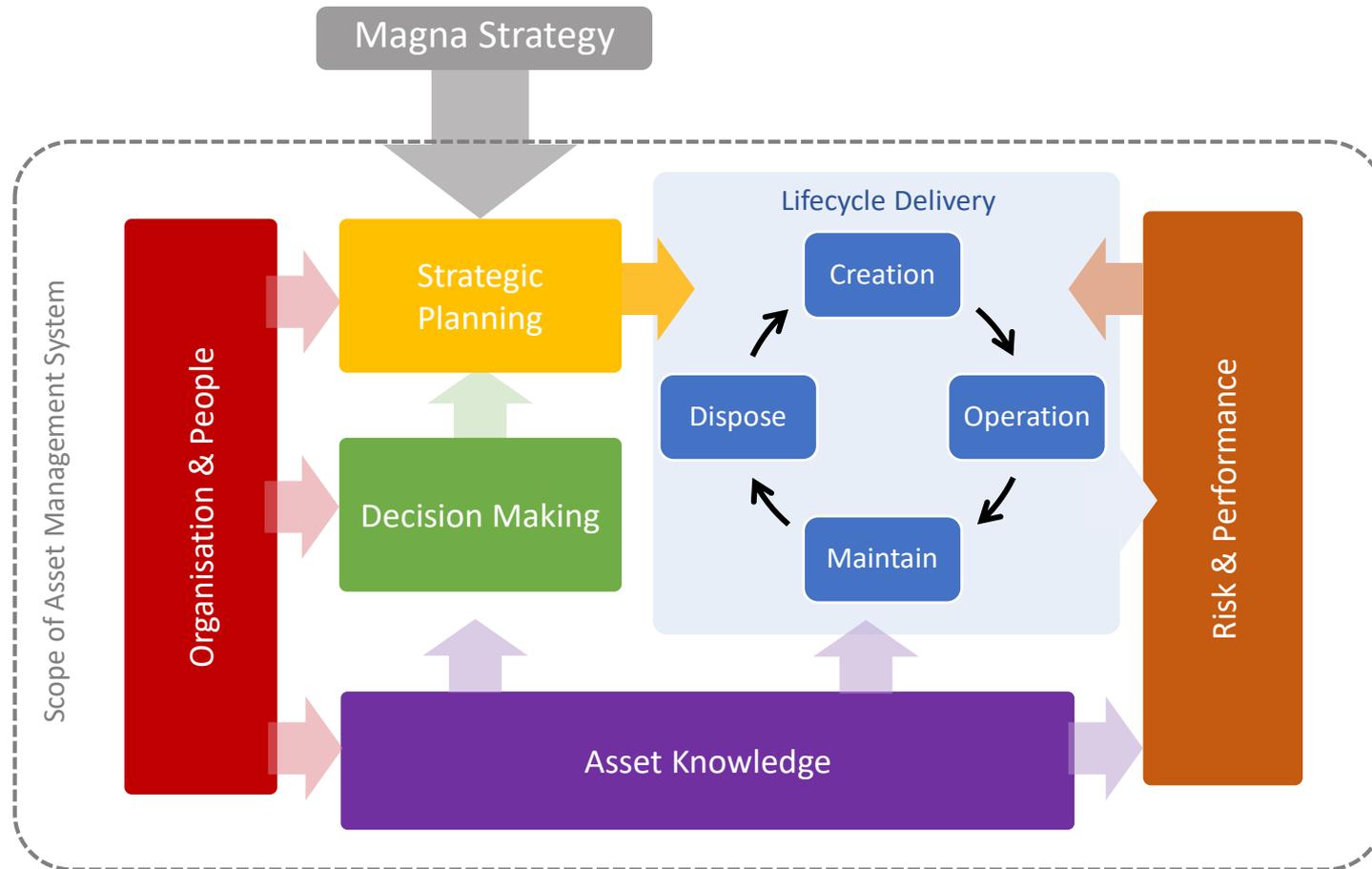


The Strategic Asset Management Plan

- Executive Summary
- Levels of Services
- Scope of the Asset Management System
- Strategic Planning (includes demand analysis)
- Decision Making
- Lifecycle Delivery
- Asset Information Management
- Organisation and People
- Risk, Review and Improvement

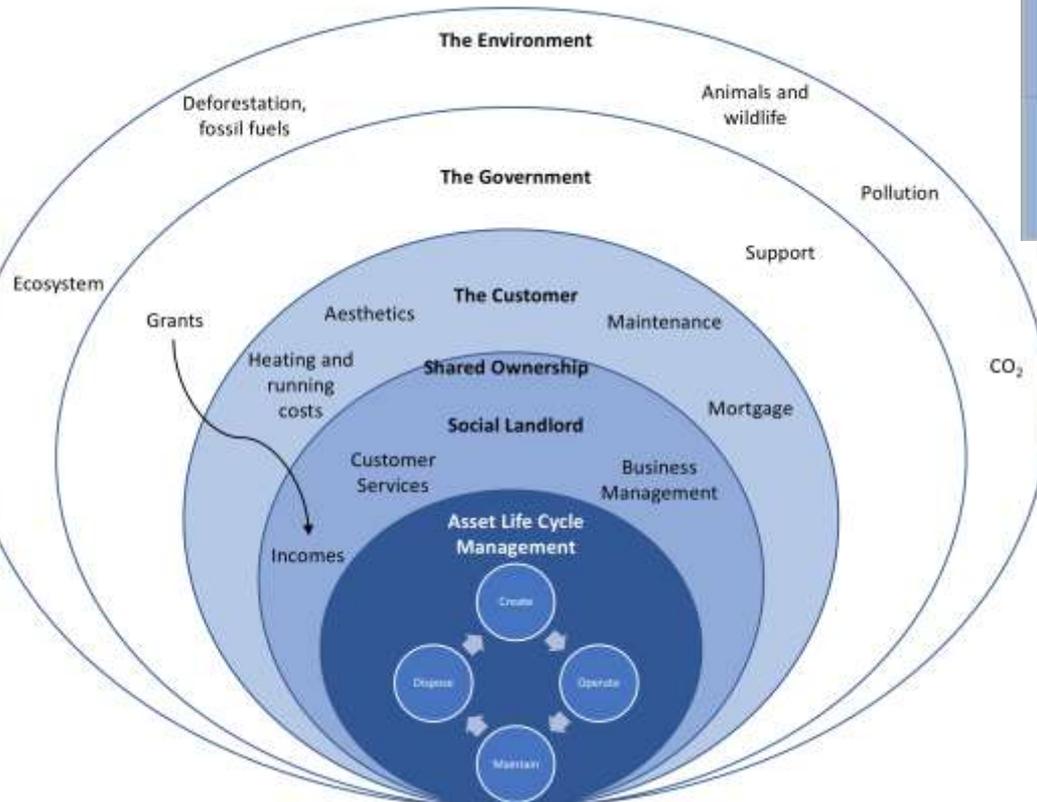
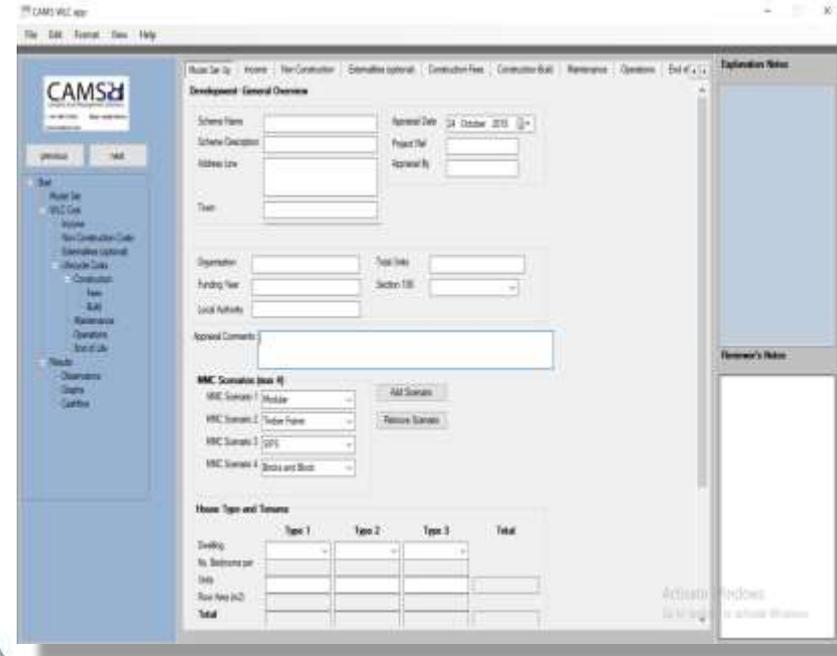


Lifecycle cost-risk based decision making

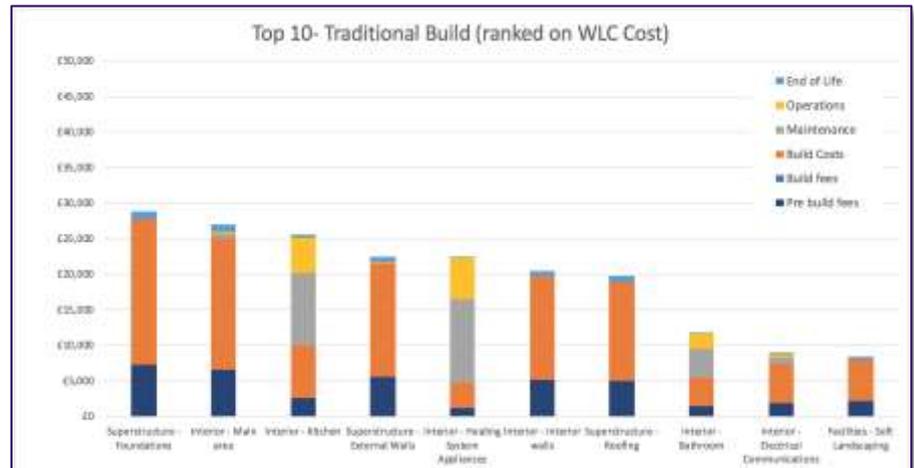
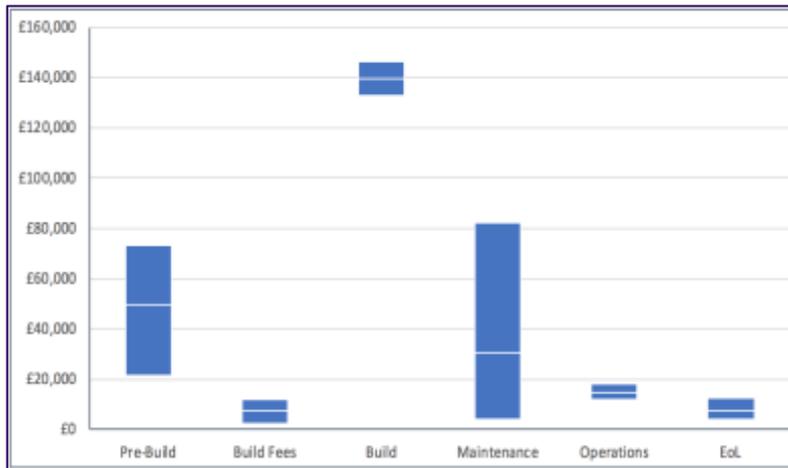
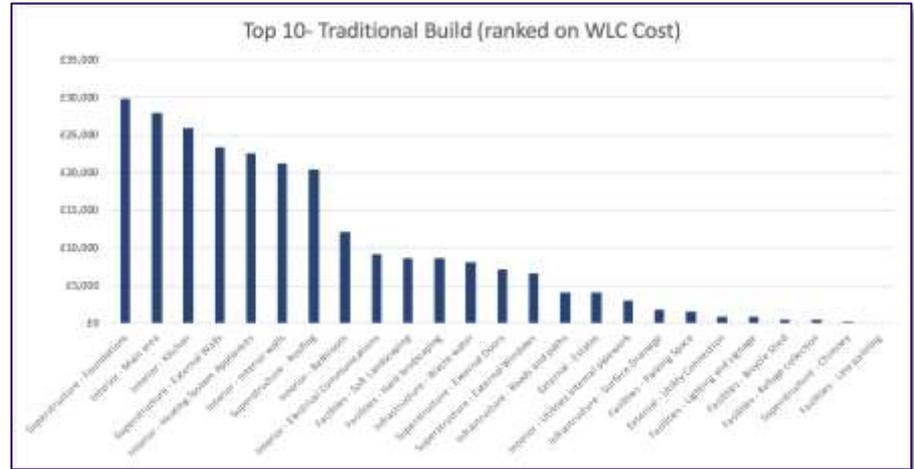
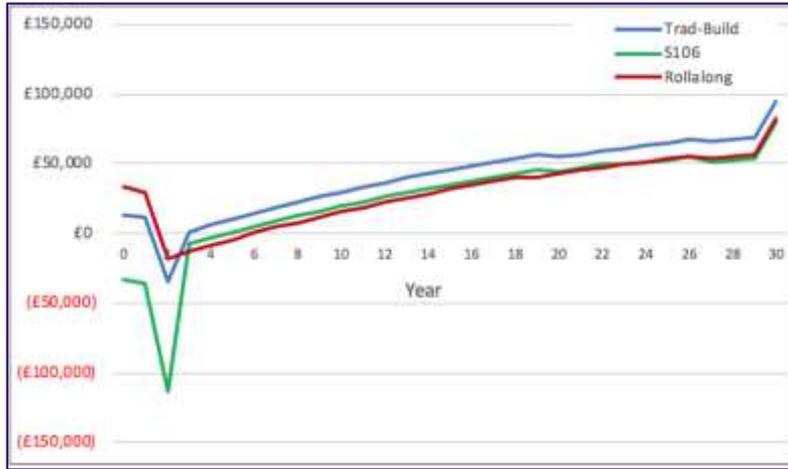


Lifecycle cost-risk based decision making

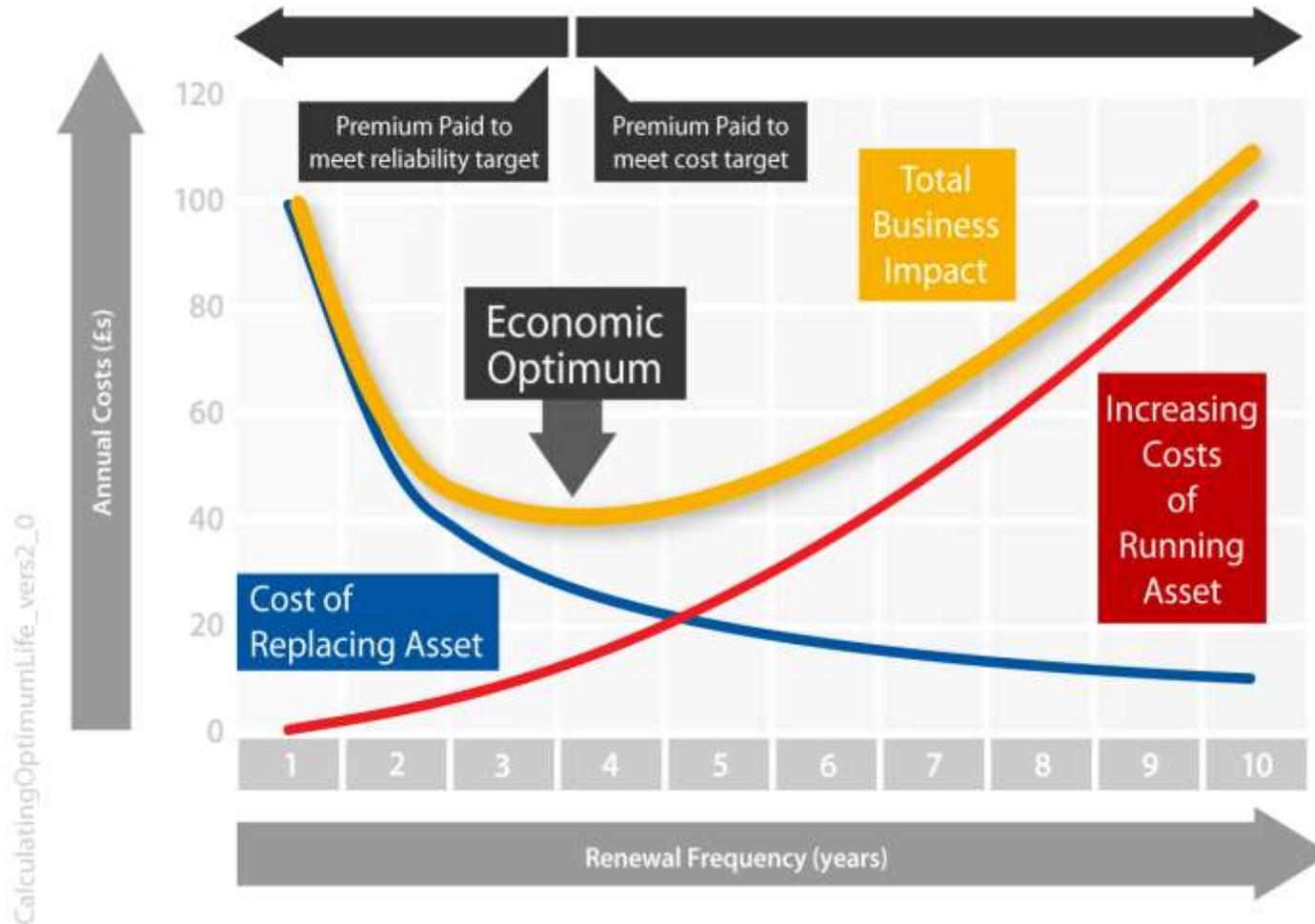
The DST was designed to be flexible when considering WLC costs form different perspective



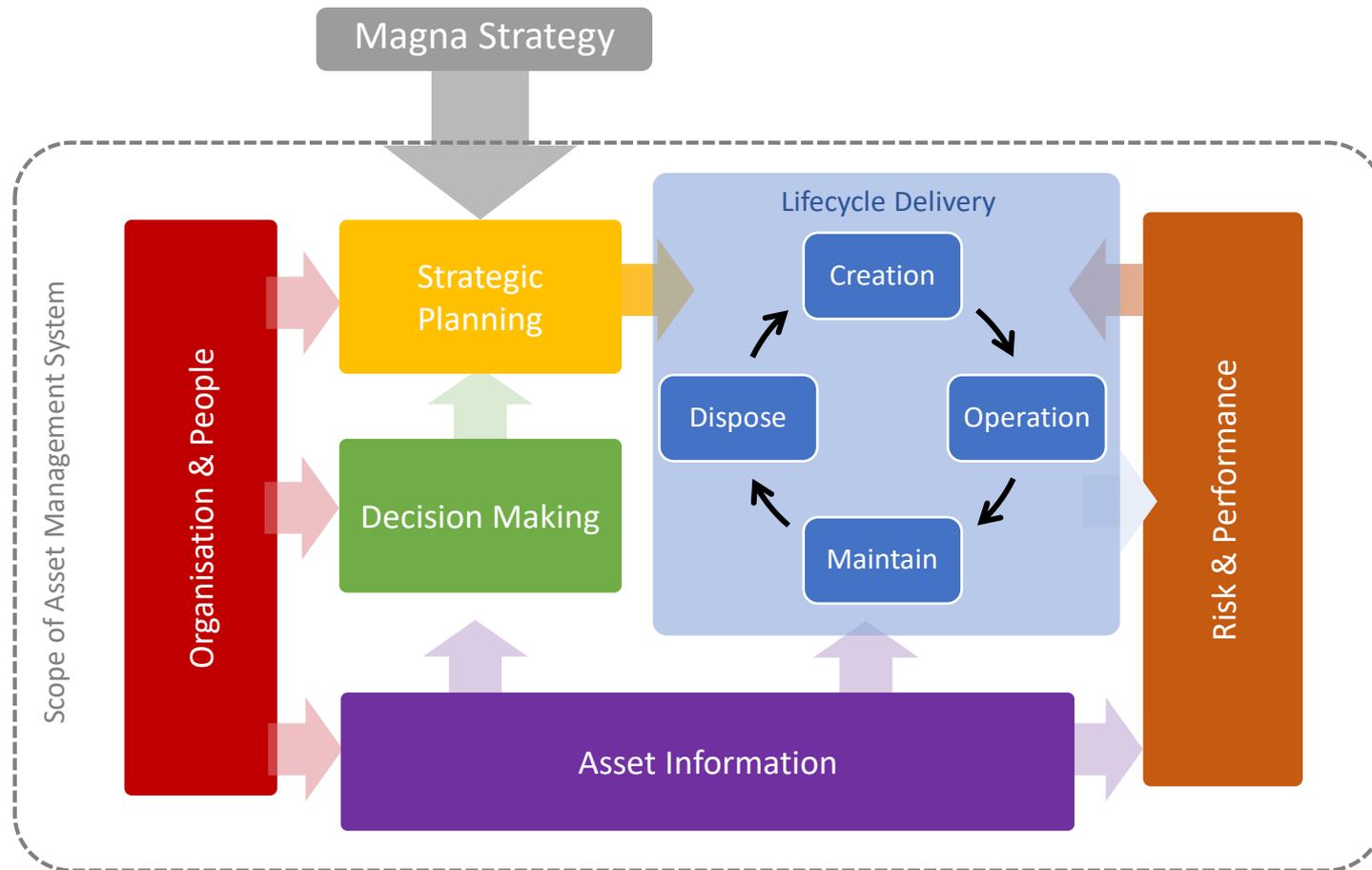
Lifecycle cost-risk based decision making



For planned and cyclic maintenance...



Delivering according to the SAMP

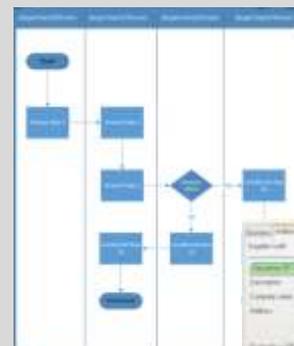
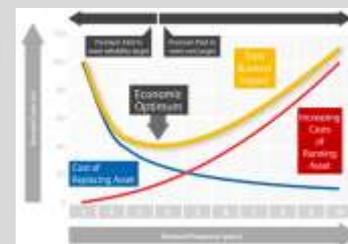


Delivering according to the SAMP

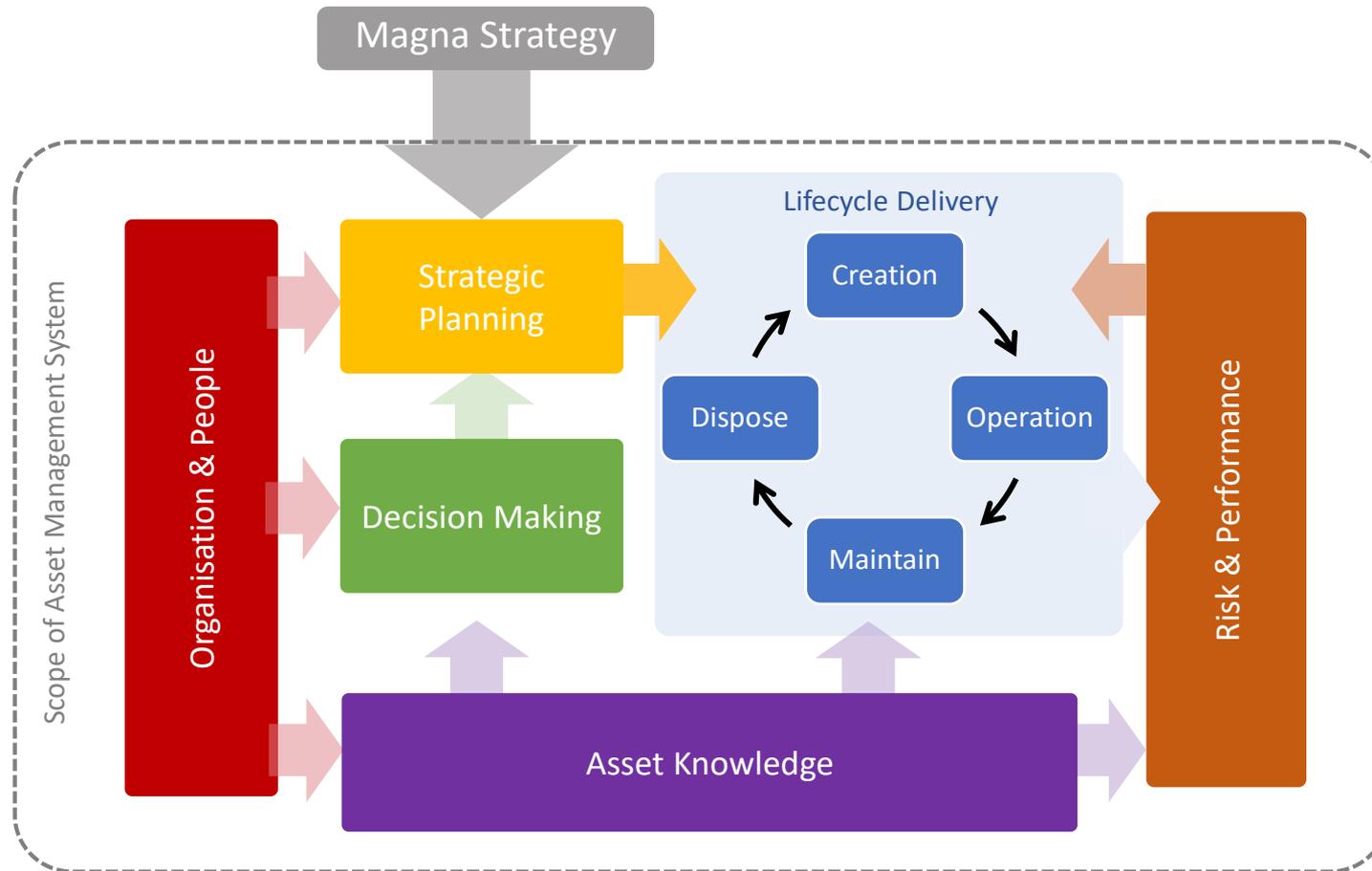
Asset Creation



Asset Maintenance and End-of-Life



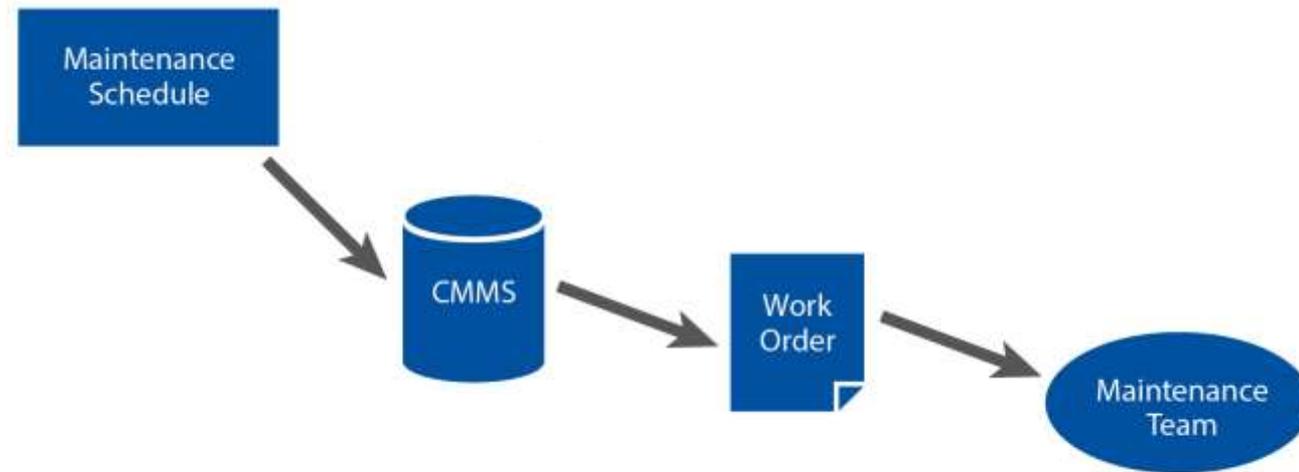
Data leads to information, to knowledge



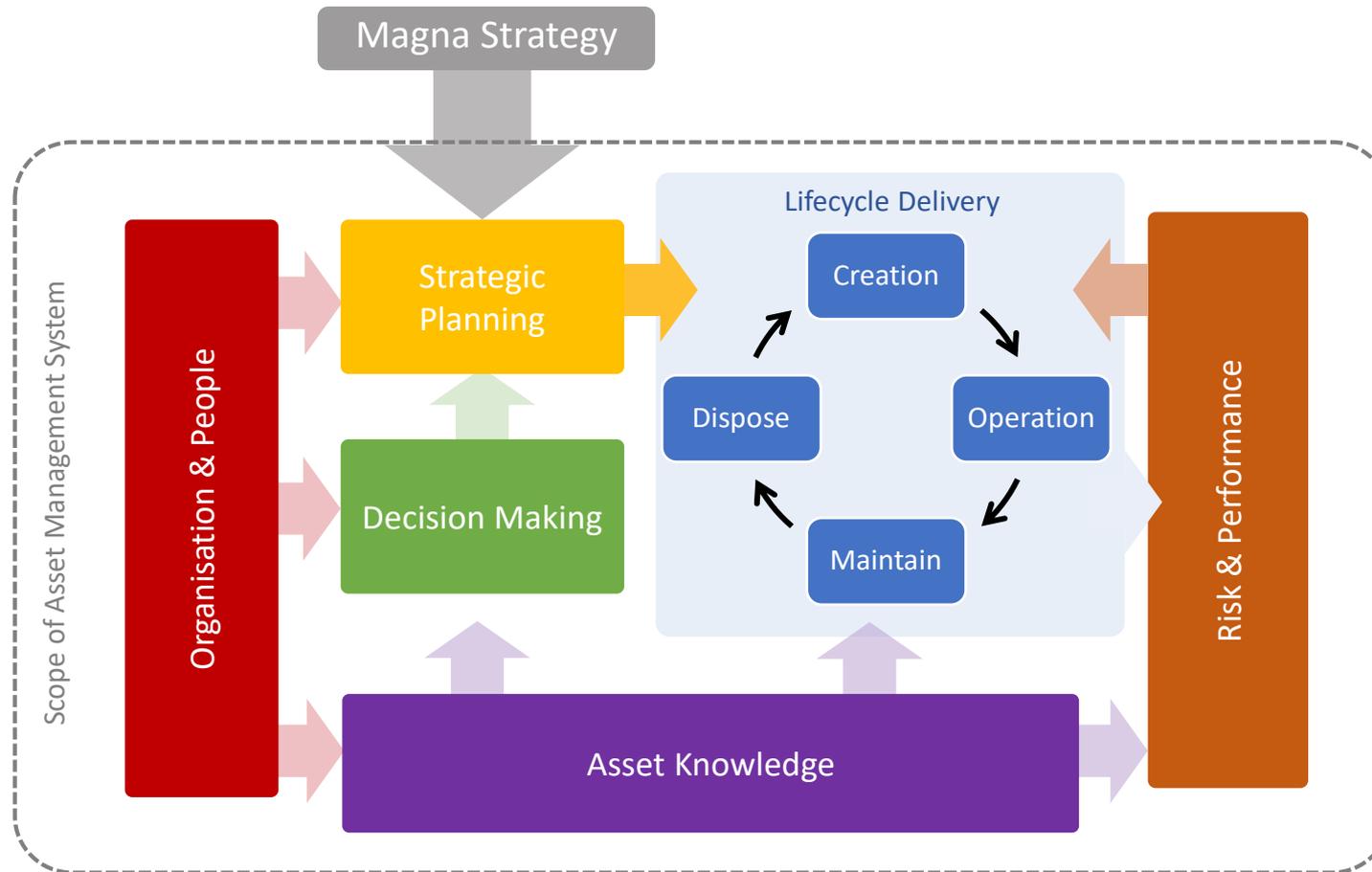
Transferring information across life stage



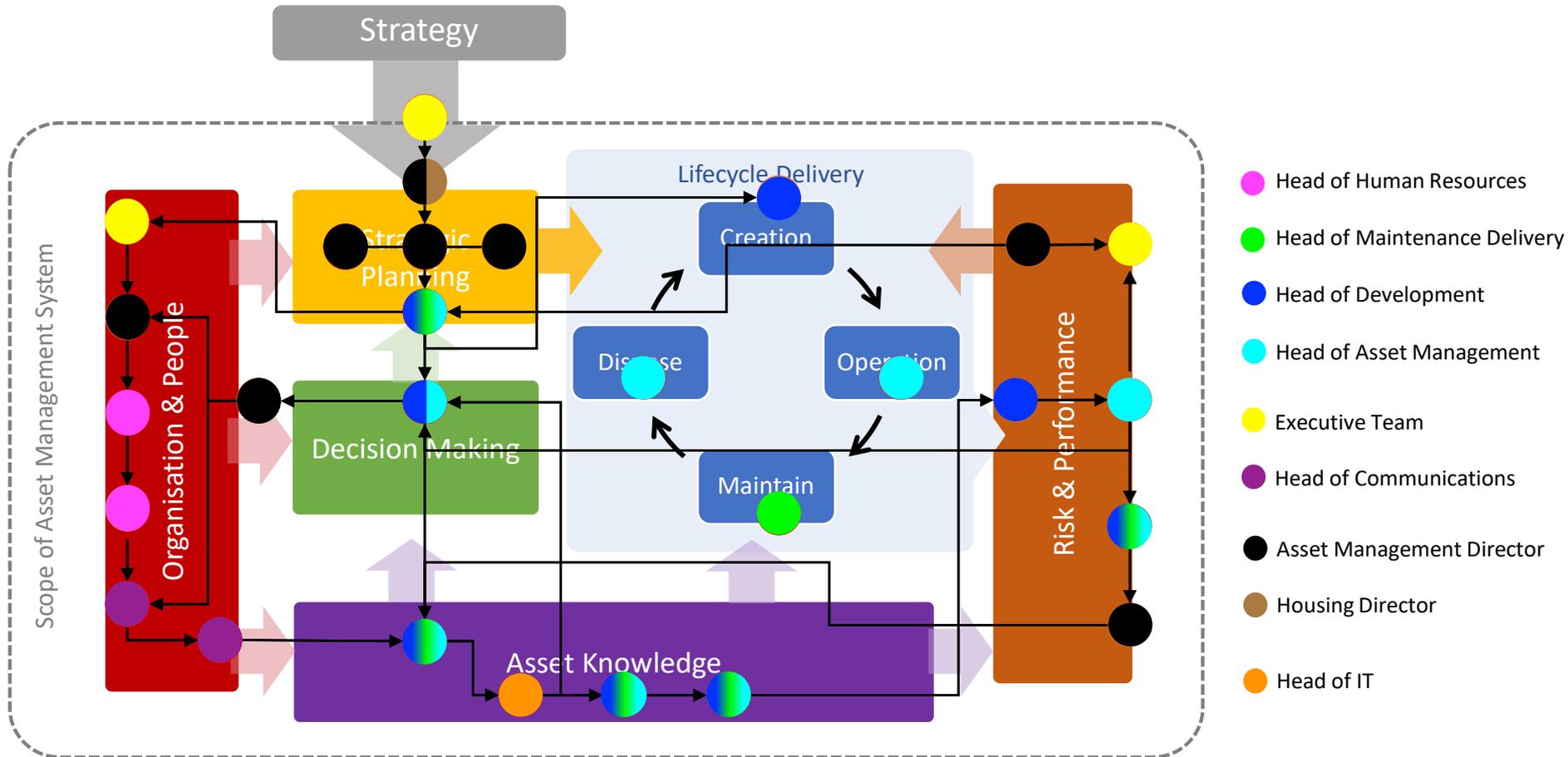
The right information for maintenance



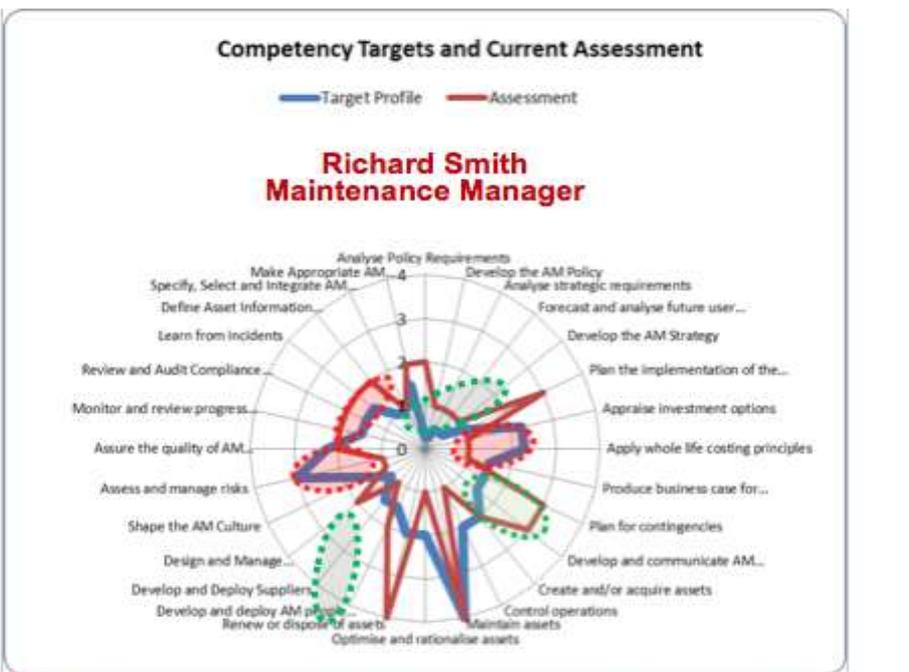
'People do Asset Management'



'People do Asset Management'

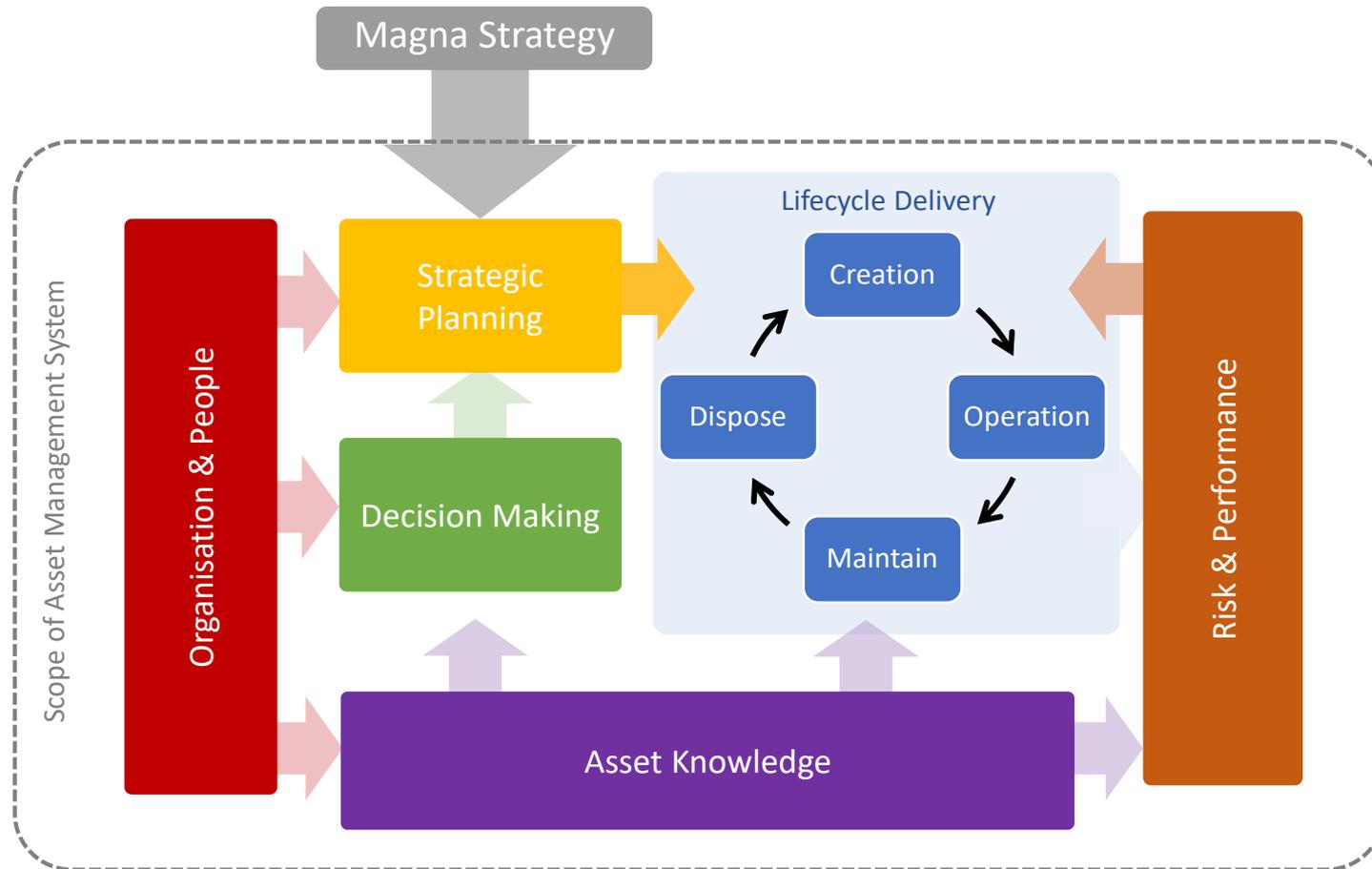


'People do Asset Management'



- Greater alignment of purpose
- Integrated, collaborative goals
- Justifiable development needs
- Sharing capability across departments and team

Our plans for continual improvement



In summary...

- In 2018, we sought an alternative approach
- Supported by a leadership aimed at achieving higher performances
- ISO 55001 illustrated we are “top of the 3rd division”- we want to be top of the premier league
- Identified 39 improvement opportunities, and now forecasting 20% and 18% reduction in development and maintenance costs
- Its not a journey with an end point- it’s a change in culture

Way forward

- Not all social landlords are the same- each has its own view of value and objectives, within their own commercial environments
- Consider a ISO 55001 maturity assessment to gauge current performance and identify opportunities for improvement
- Register for one of our 1-day Asset Management workshops
- A national working group to exploit the benefits ISO 55001
- Apply the Standard now, for strategic and costly decisions

Thank you.

See you at the
next conference!



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