

# Getting the utmost value from your Maintenance Audit, Maintenance Review and Maintenance Report

Is your Maintenance at 100% performance in delivering all the six business purposes shown in Figure 1?

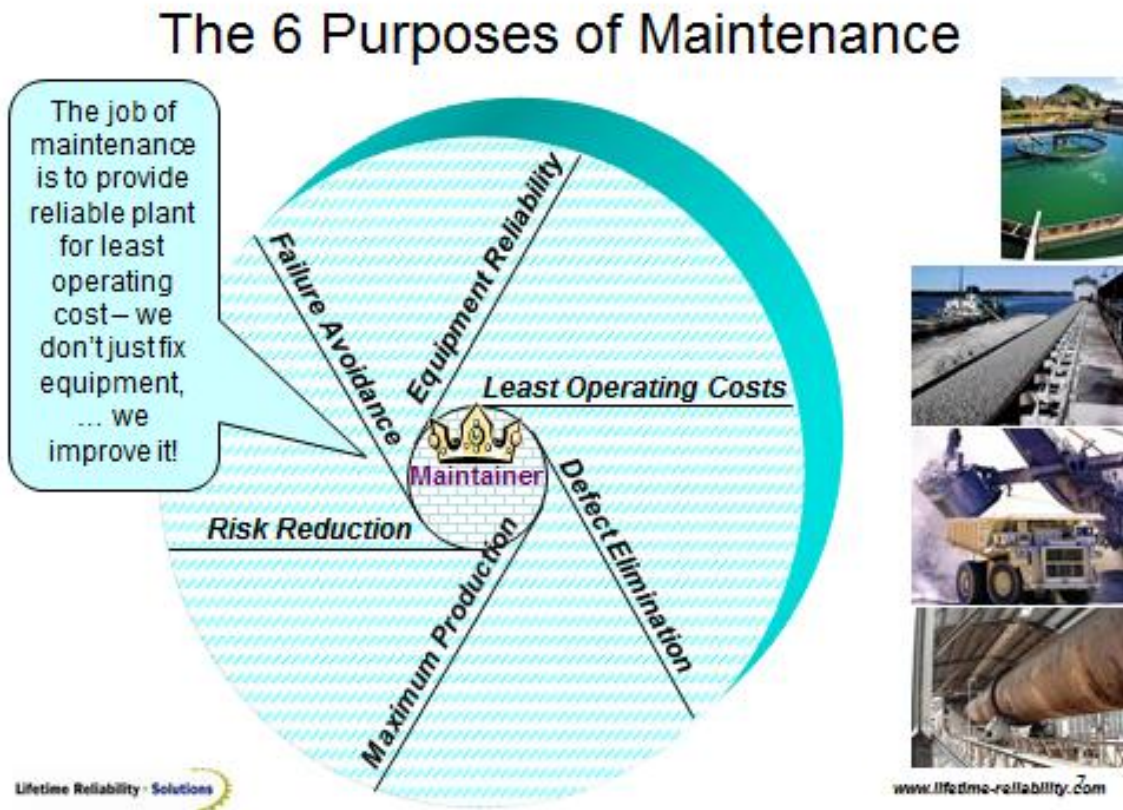


Figure 1: The Six Business Purposes of Doing Maintenance

If you have equipment failures it is a sad sign that your maintenance system is also a failure. Not only should your maintenance proactively lower and remove your operating risk, it should make you a lot of extra operating profit by stopping failures and improving equipment reliability. A maintenance report from a LRS Consultants maintenance audit or maintenance review shows you how good your maintenance processes and practices are at delivering the six purposes of maintenance.

### Definition of Maintenance Review

Maintenance review is defined as an examination of a maintenance system’s effectiveness and efficiency in producing specified business outcomes. The review identifies opportunities for improvement of maintenance processes and practises to produce more successful performance.

The maintenance system performances used for maintenance review recommendations are someone’s opinion of ‘best maintenance practises’. Maintenance reviews can also be done against in-house requirements. Many maintenance consultants have their own maintenance review checklists and success criteria which they use to review client sites. It is a big presumption to think that all maintenance consultants know what maintenance excellence is.

## Definition of Maintenance Audit

Maintenance audit is defined as a comparison between the existing maintenance regime and the specified maintenance requirements. The maintenance requirements are the maintenance standards used in the maintenance audit to judge the maintenance practised at your establishment. An unachieved difference between the existing Maintenance and the standard is called a ‘gap’. A good maintenance report shows all your gaps and provides the right answers to bridge them.

Common ‘maintenance standards’ for a maintenance system audit include Publically Available Specification PAS 55 Asset Management specifications; ISO 55001 Asset Management requirements; ISO 20815 Production assurance and reliability management; along with many other like standards. It is wrong to presume that an asset management standard or maintenance standard actually contain any true best practises.

Maintenance audits can also be done against in-house maintenance requirements. Many maintenance consultants have their own maintenance audit criteria and maintenance audit checklists which they use to audit client sites. It is wrong to presume that all maintenance consultants actually know what excellence in maintenance is.

## From Maintenance Audit to Maintenance Report by LRS Consultants

Like all maintenance audits, when auditing your maintenance system we need a pre-set standard for comparison against your operation. This can be a recognised maintenance standard against which you are comfortable for your maintenance system to be rated. Alternately, we can provide you with our maintenance standards so you can evaluate them to see if you want to use them for auditing your operation.

Your LRS Maintenance Consultants maintenance audit report covers how well your operation achieves the six purposes of maintenance, plus you get a gauge on the planning and delivery excellence of your maintenance service. Your maintenance report covers your performance on:

- Creating equipment reliability
- Getting maintenance cost reductions
- Equipment defect elimination
- Maximising production throughput
- Delivering operating risk reduction
- Ensuring failure avoidance
- Completeness of maintenance planning and scheduling
- Timeliness of the maintenance service
- Value of maintenance to the business

## From Maintenance Review to Maintenance Report by LRS Consultants

You get the most value from a maintenance review when you set the performance standard as the business outcomes that your maintenance system is meant to deliver. You know what your company wants from your maintenance system and you can exactly specify those maintenance performance requirements in terms of cost per unit of production, throughput, uptime, reliability, risk, manpower, etc. It is then a straight forward process to review and assess your maintenance system’s capability to effectively produce those outcomes.

This approach gives you a maintenance report with actionable feedback on the real situation in your operation. If you instead use an ‘international best practise maintenance standard’ containing performance levels set by unknown parties, often who do not know what great maintenance looks like, you will get a maintenance report that is useless in improving your

business because the performance targets are unrealistic for your company. It becomes an untouched maintenance report that gathers dust on your bookshelf.

That will not happen to you when you get a maintenance report from LRS Maintenance Consultants. In our maintenance review your LRS Maintenance Consultant checks your maintenance system efficacy at meeting its business performance standards. A LRS Maintenance Consultants review report rates how effectively and efficiently your maintenance system works. It also gives you answers to reach greater heights of maintenance performance.

Your maintenance report shows you each of your maintenance process' performance stability. All maintenance processes are measured and rated on their degree of inherent control and repeatability, along with their capability to achieve 100% performance outcome. By applying simple statistical process control analysis on your maintenance processes you uncover new and powerful opportunities to rapidly improve your maintenance performance, delivery and results.

When the time comes to improve your maintenance system performance with a maintenance audit or maintenance review, contact Lifetime Reliability Solutions Consultants for a truly valuable maintenance report into your Maintenance processes. You will get truly effective recommendations that improve your maintenance system to world class maintenance performance.

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