

# Getting Real Value from a Maintenance Audit or Maintenance Review, and the Maintenance Report

*Let a Plant Wellness Way EAM System-of-Reliability End Your Business Risks Forever*

Do your organization's maintenance efforts deliver all the following six business purposes of doing maintenance? A maintenance report from a maintenance audit or maintenance review needs to show you how good or bad your maintenance processes and practices are at delivering the six purposes of maintenance.

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Equipment reliability    | 4. Maximum production    |
| 2. Failure avoidance        | 5. Defect elimination    |
| 3. Operating risk reduction | 6. Least operating costs |

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, but it should also make a lot of extra operating profit by stopping failures and improving equipment reliability.

## 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 efforts 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 ISO 55001 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

When we do a maintenance audit, we appraise your maintenance system against the standards required in a Plant Wellness Way EAM System-of-Reliability of what is world class maintenance. We use those maintenance standards as the benchmark for comparison against your operation to evaluate your site on 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.

The subsequent maintenance audit report covers the site's 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**

You will get the most value from a maintenance review if you set specific performance standards as the business outcomes that your maintenance system is meant to deliver. You know what your company wants from its maintenance system. Specify the maintenance performance requirements in terms of cost per unit of production, throughput, uptime, reliability, risk, manpower, etc. It is then a straightforward process to review and assess your maintenance system's capability to effectively achieve 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 will become an untouched maintenance report that gathers dust on your bookshelf, since it contains no answers to improve maintenance.

That will not happen to you when you get a maintenance report from us. In our maintenance review we check your maintenance system efficacy at meeting its business performance standards. The review report rates how effectively and efficiently your maintenance system works. It also gives you answers to reach the heights of maintenance performance expected from an operation using a PWW EAM System-of-Reliability.

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 efforts, delivery, and results.

If you want to improve your maintenance system performance by doing a maintenance audit or maintenance review, then contact us for a truly valuable assessment and maintenance report. We look deeply into your maintenance processes to learn if they can faithfully produce the six purposes of maintenance. You will get truly effective recommendations to improve your maintenance system to world class maintenance performance.

Mike Sondalini  
www.plant-wellness-way.com