



EAM Consulting
maintenance services for industry

Fact sheet – Maintenance audits

Maintenance Audits – the route to improving plant and process efficiency.

Performing a maintenance audit for a plant or specific asset is an essential step towards minimising costs and downtime (and therefore increasing profitability). Especially in these difficult times, when having more output or productivity from the same (or fewer) resources, having efficient maintenance processes with suitably matched planning is one of the most important keys to success. The maintenance audit carried out by EAM Consulting will examine all the elements of your maintenance systems, note any deficiencies or non-conformances, propose practical corrective actions and provide a base for future development and planning.

Benefits:

Having a maintenance audit carried out and its proposals properly implemented can potentially have a very high rate of return, often saving substantial sums of money - even in the first year. Some of the benefits a maintenance audit can provide include:

- Reduction in maintenance costs
- Reductions in maintenance attributable downtime
- Improvements to asset reliability
- Improvements to planning & scheduling functions
- Rationalisation of parts inventory

Objectives:

- Increased productivity
- Overtime reductions
- Reduced backlog of maintenance tasks
- Reduction in paperwork
- Increased equipment availability
- Minimise downtime
- Prolong useful life of equipment
- Reduce parts inventory costs

Auditing:

Auditing of maintenance processes has to involve key production and maintenance personnel so that all stages of the maintenance programme are examined. Although audits generally follow a set pattern, the audit can be fully customised to meet your needs. Typical areas covered in the audit include:

- Maintenance work processes
- Work order flow
- Preventive maintenance set up and compliance
- Preventive maintenance optimisation (are the right tasks carried out at the right frequency)
- Asset structure and hierarchy
- Maintenance process efficiency
- Work order backlog
- Work order priorities
- Parts inventory monitoring and control
- KPIs (Key Performance Indicators) – what are they, are they met, do they need revision
- CMMS (Computerised Maintenance Management System) – used or other system
- CMMS functions available versus used
- CMMS usage to monitor/control maintenance costs

Evaluation:

Typically, the following work is carried out during and after the audit, prior to reporting back to the client:

- Interview client personnel at all levels (directors, managers, supervisors, technicians, clerical staff, IT personnel etc.). The average time spent per employee or group is typically around 30 to 60 minutes.
- If required, key personnel can be re-interviewed. This whole process could take an additional 8 to 12 hours.
- A review of the current work flow is carried out with the entire client team. This activity can take between 2 to 4 hours, depending on the group comments or findings.
- Review current CMMS software or other maintenance management system and evaluate data entry, reports, analysis etc. The time to carry out this task varies depending on the level of complexity of the systems.
- Review findings, identify requirements, and then produce written proposal for submission to the client.

Completion:

Once evaluation and proposal generation is complete, a report is submitted to the client for approval. At this stage it will be decided what level of involvement the client would like EAM Consulting to have – from minimal involvement to full project management.

Follow up:

The project doesn't end with submission of the proposal and implementation of its findings. Generally, EAM Consulting will contact the client a month or so after adoption of the proposal to ensure a smooth take up, and if necessary to offer additional assistance to the client.