



# Asset Management Excellence Journey



Process heating should never cause downtime



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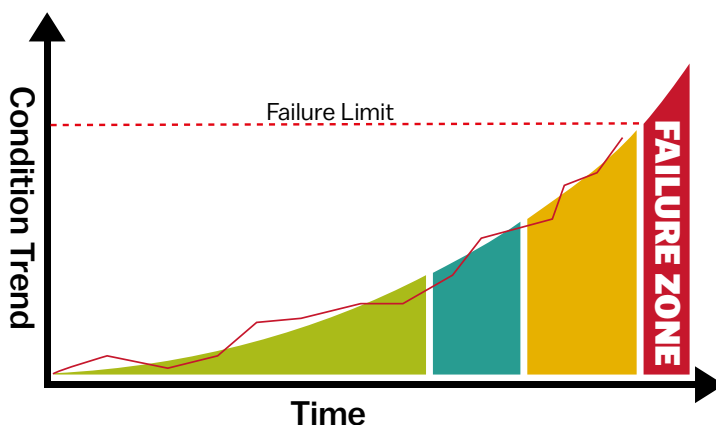
## White Paper

Reduce breakdowns, grow productivity and transform your process heating systems

### Introduction

For many businesses, process heating systems are characterised by unexpected failures, unplanned breakdowns, unpredictable and uncontrolled repair time all combining to create spiralling downtime costs and disruption. To make matters worse, an increasing number of customers are seeking to reduce inventory costs and asking their key suppliers to commit to continuity of supply with substantial penalties and even loss of business for failures.

At Fairburn Heating Solutions we believe process heating should never cause downtime. We help our customers move from this chaotic situation to a position of excellence where their process heating system is continually improved and optimised, making a positive contribution to business success. We achieve this by following our 5 step Asset Management Excellence Journey. This White paper describes the five steps and the industry best practice principles upon which they are built.



### Key principles

Our Asset Management Excellence Journey draws from four industry best practice principles:

- 1 Measurement – recording and tracking all key system statistics
- 2 Monitoring – regularly reviewing performance measures
- 3 Predicting – identifying potential failures in advance
- 4 Operating below failure point – scheduling appropriate maintenance interventions to prevent failures

Our ongoing work with the University of Birmingham ensures that our monitoring solutions are at the forefront of technology. In practice, we gradually introduce the following series of enhancements as defined by BS-EN 13306 (2010)

- Condition-Based Maintenance (CBM) – preventative maintenance including a combination of condition monitoring inspection, testing and analysis
- Predictive Maintenance (PM) – maintenance carried out on the basis of forecast degradation of the item. The forecast is derived from repeated analysis from CBM
- Condition-Based Monitoring - monitoring of specific conditions enables us to predict the optimum timing for maintenance.

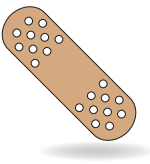
For some businesses, adopting these principles and committing to the Asset Management Excellence Journey requires a change in focus. For example in a manufacturing environment, a traditional concentration purely on output needs to be balanced with efficiency and longevity of the heating system.

## The Journey - 5 Steps



### Step 1 Regressive

This is the typical starting point for many customers, often described as “If it ain’t broke, don’t fix it”. The approach to maintenance is generally to ignore the item until it breaks. The consequences of this approach are spontaneous failures, poor reliability, poor safety and poor output availability.



### Step 2 Reactive

In the second stage, we move to a break - fix model where replacement parts are held in stock ready to repair items as they breakdown. Although this is an improvement on the previous stage, this approach can have an adverse impact on the business, typically incurring high costs of storing spare parts and staff overtime required to meet output targets.



### Step 3 Planned

The main shift in this stage is in moving to a maintenance philosophy of fixing items before they break. This drastically reduces the number of nasty surprises and can significantly improve the competitiveness of the business. Typically, this step will see the introduction of Asset Management Plans, Condition Monitoring and the identification of critical spares that need to be kept onsite. Predicting required maintenance, planning it and ensuring the work is done is centrally controlled.



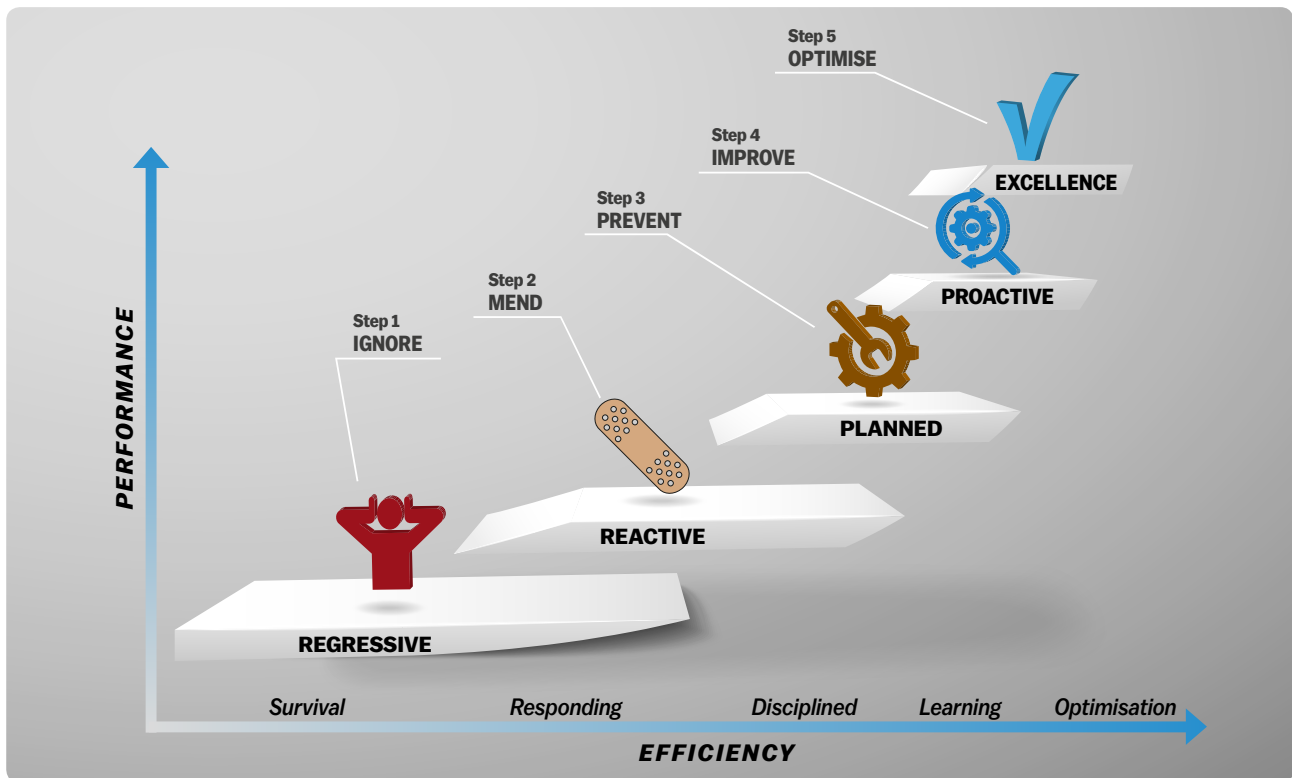
### Step 4 Proactive

In step 4, we move from a definition of maintenance as ‘fixing and repairing’ to ‘improving’. The introduction of Condition Monitoring, Reliability Centred Maintenance, KPIs and a focus on value increases uptime, eliminates defects and can provide real competitive advantage.



### Step 5 Excellence

From ‘improvement’ we can take the final step to optimise the process heating system. Achieving BS-EN 55001 and ‘Best in Class’ status can create opportunities for Strategic Partnerships and Alliances with customers and builds an internal ethos of a High Reliability Organisation with a shared vision.



## How do I get started?

When implementing the Fairburn Asset Management Journey with new customers, typical early steps include:

- Maintenance schedule reviews – frequency and completeness
- Identifying and stocking full bonded spares for critical parts
- Cost-benefit analysis to identify scale of opportunity
- Building forward programme with milestones and specific actions
- Data gathering and analysis of 'golden' assets - based on criticality to the process
- Introducing a reliability-centred maintenance mindset (RCM2)

## Summary

If your process heating system suffers from unexpected failures, unplanned breakdown and spiralling downtime costs, the Fairburn Asset Management Excellence Journey could help you move to a more proactive and planned approach, putting you back in control of your systems and making them work for you. Using our proven process based on industry best practice, we will guide you every step of the way to becoming a class-leading, high performing organisation.

If you would like to find out more about the Fairburn Asset Management Excellence Journey or discuss any aspect of process heating systems, please call us on **01886 887 709** or visit our website at [www.fairburnheatingsolutions.co.uk](http://www.fairburnheatingsolutions.co.uk)



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