ADVANCED LIFECYCLE

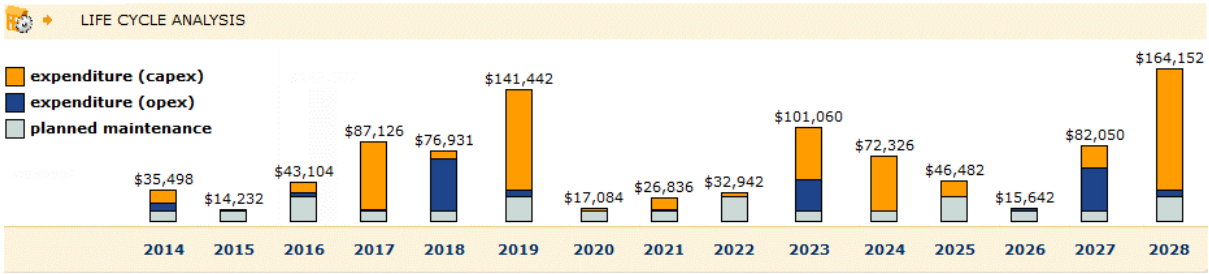
Assess + Analyse + **Plan**

SPM Assets™ Advanced Lifecycle Module enables you to analyse component data using a series of algorithms and compare results across different scenarios to determine the most effective asset management strategies.

The standard lifecycle analysis function in the Core System calculates when an asset is expected to require replacement or renewal over a 100 year period based on its assessed condition and the cost associated with that work. This standard condition based risk analysis provides the baseline position and considers assessed condition, criticality criteria and inbuilt policies such as setting a minimum acceptable condition The Advanced Lifecycle module lets you do a whole lot more.

> "Create scenarios for asset replacement and maintenance planning."

Your lifecycle intelligence will build over time. In recognising that you may not have complete information at the outset, the Advanced Lifecycle module enables you to change the calculation method to gain increasing accuracy when it comes to components that don't have established condition information or if condition is a poor indicator of replacement e.g. electrical or mechanical equipment where the visual condition may not necessarily reflect its ability to function and generally age is a better indication. If you are able to get a specialist assessment in these instances then you can use their assessment of the remaining life directly in the lifecycle model.



Using the Advanced Lifecycle Module in conjunction with data from Maintenance Planner your analysis will also be able to reflect the changes in forecast expenditure as a result of preventative maintenance. This includes a wide range of variables in your calculations around the cost of maintaining a property and/or component and the impact that will ultimately have on its life. Advanced Lifecycle will allow you to make evidence based, scientifically calculated decisions around not only the optimum level of maintenance but also the timing of replacement. In some cases it will be cheaper to replace pre-emptively than continuing to bear the ongoing maintenance costs.

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In assigning Maintenance information against the asset you are able to identify who is going to clean the roof, when and how much it is likely to cost. You can then create various scenarios within Advanced Lifecycle that can alter everything from the replacement cost, the asset's expected life, or the way in which the replacement is managed. As you alter the expected life of the component you can view the impact that will have on your budget and overall works programme.

Age is not the only criteria you can consider as some items, such as brand critical signage, may be immediately replaced regardless of age or wear just as carpet in customer facing areas may be replaced faster than carpet in staff-focused areas. These critical items can be flagged within Advanced Lifecycle and force an earlier replacement; you can see the exact impact this will have on your budget and works programme without physically having to commit to adopting it.

Your choice of predictive models:

There are four different risk based algorithms to choose from that suit any component within any industry – you just need to pick which one suits your needs. Keeping in mind that the Reference libraries come prepopulated with default settings:

1. Standard **Condition** where the assessed condition and survey year are the key factors.
2. **Age Condition** where the age of the component is also considered to provide an extra level of granularity.
3. **Age Reliability** where condition grades are ignored and the year of installation or renewal combined with the useful life are the key factors.
4. **Remaining Life** where age and condition are ignored and the assessment of remaining life by a specialist is the only factor.
5. **Maintained Condition** and **Maintained Age-Condition** where preventative maintenance regimes are used to influence the resulting remaining lives from both the Condition algorithm and the Age-Condition algorithm.

Key benefits

- Gives you the confidence of using a recognised predictive model that has stood the test of time.
- Choose the right predictive model that suits your environment – the algorithms are built in and defaults are set for you to consider.
- Scenarios provide the flexibility of trialling different parameters before locking them in.
- Optimised replacement timing; you don't overspend on maintenance relative to the replacement value of the product.
- You can prioritise your works to focus on critical assets and those that are going to directly benefit over the long term from a regular schedule of maintenance.
- Results are based on the much needed evidence to support the works programmes and specific projects.

If you select this module you might also want to consider:

- Maintenance Planner
- Advanced Reporting - to make use of the more detailed resulting information
- Advanced Data – to further interrogate the extra level of information
- Project Planning – to provide an extra level of analysis including budgeting and develop a works programme