SPM Assets™ Maintenance Planner enables you to easily produce a schedule of tasks at a level of detail that puts you in control of servicing, mandatory maintenance and preventative tasks – and determine the optimal balance between preventative versus renewals and replacement.

Maintenance Planner is a natural extension to the Core System. It allows maintenance regimes to be assigned at a component level to develop a schedule of regular cyclic tasks to care for the building and it's components including cleaning, servicing, and maintenance. It allows for a series of regimes to be applied to individual components so that each asset can be maintained in different ways e.g. a carpet in a high usage area is likely to require more frequent cleaning.

Maintenance regimes are fully customisable. Costs can be applied in a format that reflects your operating environment. If you don't have established regimes or unit costs for maintenance then SPM Assets can provide you with standard rates and a list of standard tasks. Within Maintenance Planner you can make bulk updates of the maintenance regimes. This makes establishing and updating the regimes very quick and easy. You can also identify if a regime is mandatory and automatically apply it to assigned component types as an asset is created. This removes the risk of any required maintenance or safety checks being overlooked through the planning process.

> "Plan your cyclic maintenance.
> Run scenarios to determine an affordable maintenance plan.
> Lock it in and export to your work order system."

Maintenance Planner's powerful reporting function will identify when maintenance needs to be scheduled and its associated cost – prioritising is easy. You can also generate reports to identify what different groups of components are costing you, the cost of maintaining a certain type of asset or create comparative evaluations between different products within the same asset type e.g. wool carpet versus nylon carpet. This annual cost is planned across the portfolio or sub-portfolio and the planning process ensures it fits both budgets and maintenance policies. It is then locked down and exported to your maintenance management system for issuing of work orders.

Property assessments can automatically produce a maintenance schedule. Using the Mobile module of the SPM Assets software, you can generate a costed maintenance plan. A plan that can be modelled using the Advanced Lifecycle module to see what happens to the total lifecycle cost of a component with different maintenance regimes.

Changing the maintenance policies can also be modelled by filtering property types, portfolios or locations, Further filters may include trades and component types. Setting these filters allows global changes to the maintenance regimes, which will result in the total cost of servicing, maintenance and cleaning across the portfolio.

Key benefits

- Understanding the overall cost of maintaining your portfolio at a component level. It schedules costed tasks rather than the more detailed labour, plant and materials.

- Achieving an optimum balance between more frequent planned maintenance versus minimising the maintenance and replacing sooner – needing Advanced Lifecycle.

- Ability to build a maintenance schedule automatically through a property assessment process – also able to assign additional tasks and change rates globally at any time.

- Our default maintenance task library can be used as a starting point for your planning – we've captured a range of maintenance, servicing and cleaning activities that other users have been happy to share.

- By being able to plan, model and lock down the schedules in Maintenance Planner, it means that the results will be affordable and achievable before passing to your maintenance system.

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

- Advanced Lifecycle – algorithms that use maintenance schedules to influence the timing of future works.
- Mobile – identify the components in the field that need maintenance regimes.
- Advanced Security – only allow certain users to have access to Maintenance Planner.
- Web Services – pass the resulting regimes to your maintenance, financial, or asset management system for implementation.