

Maintenance Assessment Exercise

Whilst we have developed structured, detailed and apparently, cost effective, approaches to our Maintenance Programmes here at our Plant, we still suffer from significant back-logs and resultant unacceptable performance, risks, losses and costs. Why is this the case? Maybe the following ten statements can give us an insight:

So, from your own experience, based back at your operations, please rank each of these ten statements below as follows:

Very True/ Strongly Agree	3
True/ Agree	2
Partially True/ Partially Agree	1
False/ Disagree	0

	Score
1. Our plant, machines and equipment may not be fit for our current and future process / production demands	<input type="text"/>
2. The tasks and routines defined by the Maintenance Programmes often conflicts with the experience of the person actually carrying them out	<input type="text"/>
3. Our Maintenance staff were not involved in putting together these routines. So they have little ownership for the Quality of the Maintenance work carried out as described by the task	<input type="text"/>
4. Our Operators were also not involved in the decision process either, so their 'front-line' experience is not included and problems remain	<input type="text"/>
5. Instead of measuring the reason why we do the task (i.e. to protect and/or improve the reliability / effectiveness of the asset) we only measure the direct cost of doing it. In other words, we are pre-occupied with Maintenance 'Efficiency' rather than Asset 'Effectiveness'	<input type="text"/>
6. We know that plant and equipment reliability is affected by both design weaknesses and the way in which it is operated. However, Designers and Equipment Specifiers were not encouraged to view 'Maintenance' other than 'a necessary evil' or function	<input type="text"/>
7. Production demands and load conditions continually change, but the Maintenance Programmes do not change because our people are not encouraged, or given the time to review and/ or update practices.	<input type="text"/>
8. The link between our plant and equipment condition and its performance/effectiveness is not reviewed on a regular basis	<input type="text"/>
9. Production and Maintenance seem to have different objectives and priorities and, as a result, resource and / or timing issues often conflict.	<input type="text"/>
10. The ease of carrying out maintenance is not looked at, so tasks that are difficult and take a lot of time are sometimes not done or left to a shutdown	<input type="text"/>