

PAS55 Assessment Methodology (PAM)

BSI PAS 55:2008 is the international reference standard for the optimal management of physical assets, providing the definition of good practice in the whole life management of assets. It is applicable to any organisation where physical assets are a key or a critical factor in achieving business goals.

Being able to demonstrate that the requirements specified in BSI PAS 55:2008 are met provides tangible evidence of a systematic, cross-disciplinary and optimized approach to asset management that correctly blends responses to short term requirements with sustainable delivery of long term goals. This provides assurance to customers, owners, employees, regulators and other stakeholders that the business is in good hands.

Many organisations have found that carrying out a 'gap analysis' against the requirements set out in PAS55 has enabled them to identify improvement opportunities and build these into a prioritized improvement plan. This leads to real improvement in the bottom line and can often enable business deliverables to be achieved more efficiently and effectively with fewer resources.

If you want to carry out a 'gap analysis' which...

- Enables you to identify opportunities to improve the efficient and effective delivery of business goals
- Provides the framework for a long-term asset management capability improvement plan
- Demonstrates competent and sustainable asset stewardship to stakeholders
- Is applicable across all industry sectors managing physical assets
- Supports preparation for certification to BSI PAS 55:2008,
- Would enable you to track improvements in your organisation's asset management capability
- Would enable you to compare your asset management capability with other organisations .

...then the IAM's PAS55 Assessment Methodology (PAM) could be what you're looking for.

IAM's PAS55 Assessment Methodology

- MS Excel-based gap assessment tool for BSI PAS 55:2008, the international reference standard for the optimal management of physical assets
- Enables organizations to assess and prioritise improvement opportunities
- Supports certification to BSI PAS 55:2008
- Demonstrates competent asset stewardship to stakeholders
- Suitable for all industry and public sectors managing physical assets
- Compares current performance against all elements of PAS55
- Provides benchmarking opportunities against sector peers
- Available as a download from www.theIAM.org - free to Members

How was the PAS55 Assessment Methodology developed?

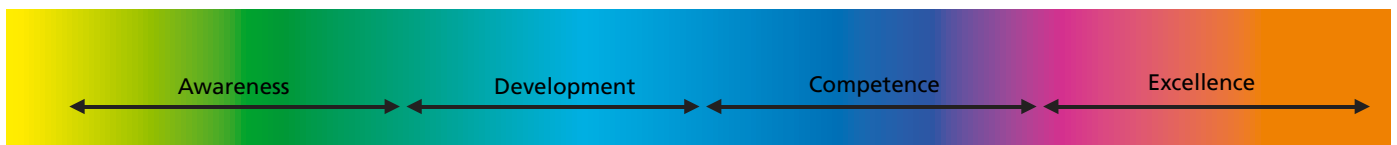
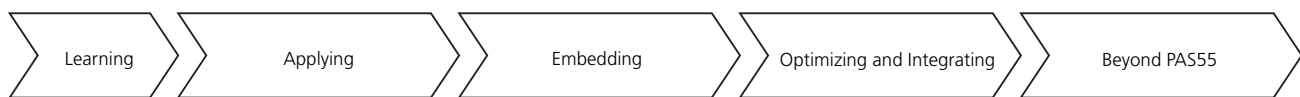
The Assessment Methodology was developed in conjunction with a group of 29 UK and overseas sponsors from across a range of industry sectors. The sponsors included leading infrastructure asset managers, asset management consultancies and service providers.

The PAM was initially available for use only by this group of sponsoring organisations. The methodology has recently been improved by the IAM, using feedback from this group of organisations and incorporating changes in the new BSI PAS 55:2008.

Following “user testing” in its original format, the IAM has now made this updated version of the Assessment Methodology freely available.

What does the Assessment Methodology do?

The PAM contains a series of questions to explore the maturity of an organization’s asset management capability across all the elements of BSI PAS 55:2008. The maturity levels are aligned with the principles of the International Infrastructure Management Manual.



| Maturity Level 0 | Maturity Level 1 | Maturity Level 2 | Maturity Level 3 | Maturity Level 4 |
|--|--|---|--|--|
| The elements required by PAS55 are not in place. The organization is in the process of developing an understanding of PAS55. | The organization has a basic understanding of the requirements of PAS55. It is in the process of deciding how the elements of PAS55 will be applied and has started to apply them. | The organization has a good understanding of PAS55. It has decided how the elements of PAS55 will be applied and work is progressing on implementation. | All elements of PAS55 are in place and are being applied and are integrated. Only minor inconsistencies may exist. | Using processes and approaches that go beyond the requirements of PAS55. Pushing the boundaries of Asset Management development to develop new concepts and ideas. |

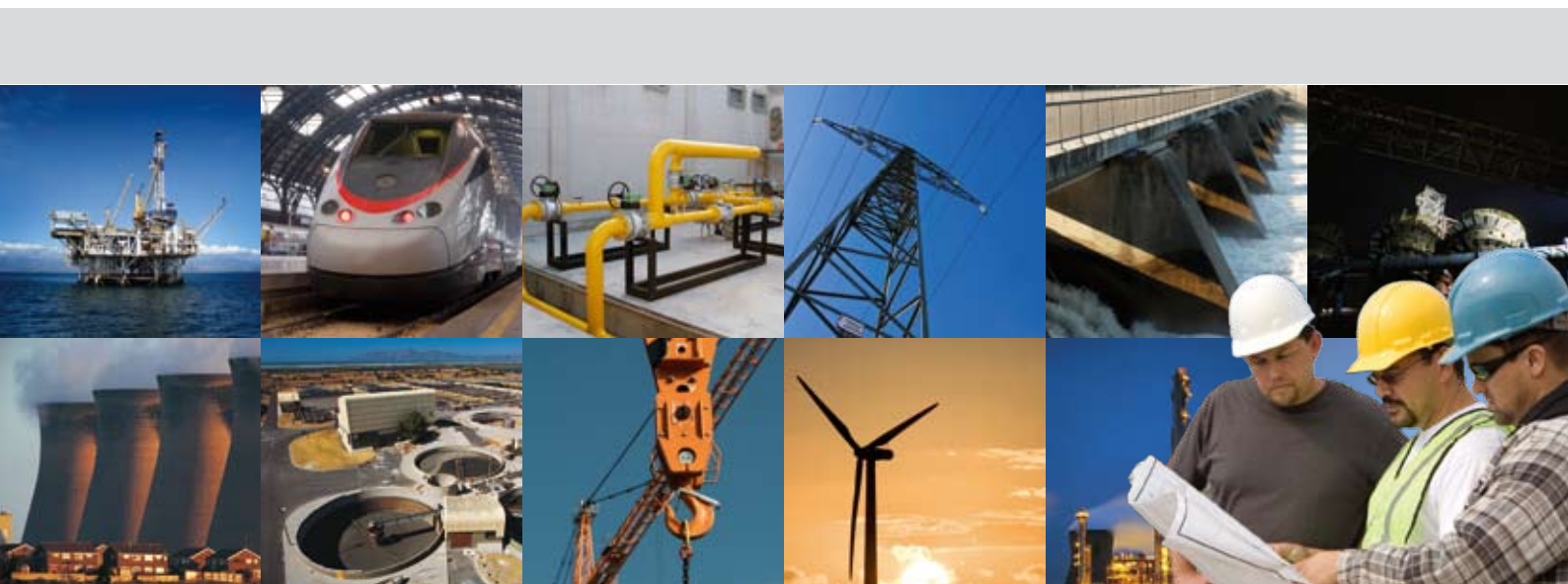
Each question and answer set comprises:

- Five possible answers associated with each level of maturity;
- Specific guidance on why the question is being asked, who should be able to provide a response, and evidence that could be reviewed to assist with assessing the maturity level.

The IAM has designed the Assessment Methodology as a Microsoft Excel-based application which includes all the questions, maturity levels and question-specific guidance.

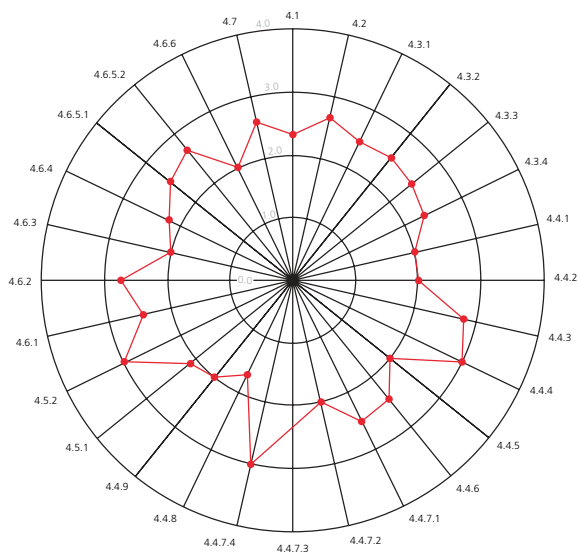
| PAS 55 Assessment Methodology | | Q No. | Clause | Question | Score |
|---|--|--|--|---|-------|
| 1 | <input type="checkbox"/> Clause Filter | 4.1 | General requirements | What has the organization done to establish an asset management system? | 2 |
| Maturity Level 0 The organization has not considered the need to establish an asset management system. | | Maturity Level 1 The organization has some components of an asset management system in place, but these have been developed on an ad-hoc basis without regard for the linkages between the various components. | | Maturity Level 2 The organization is in the process of establishing the linkages between the various components of its asset management system and ensuring they are put in place. | |
| | | Maturity Level 3 The organization has established an asset management system, and evidence exists to demonstrate the linkages between the various components. | | Maturity Level 4 The organization's processes surpass the standard required to comply with PAS-55 requirements. The assessor is advised to note in the Comments section why this is the case and evidence seen. | |
| Why In order to conform to the requirements of PAS 55, an organization must establish, document, implement and maintain an asset management system, and continually improve its effectiveness in accordance with the requirements set out in the whole of Clause 4. The extent to which an organization has achieved this can only be assessed once all the questions within this assessment tool have been addressed. This question simply seeks to explore whether or not the organization has set up an asset management system. It is probable that the answer to this question will only emerge as a result of assessing the individual elements of PAS 55 and the user of this assessment methodology may therefore wish to defer answering it until all other questions have been addressed. | | | | | |
| Who The organization's top management. The manager / team responsible for asset management within the organization. | | | Rec/Doc.Inf The documentation developed to define the scope of the asset management system | | |
| User Comments | | | Beyond the Requirements of PAS55 | | |

The IAM has also produced a separate short Guidance Booklet (downloadable with PAM) providing further help on how to use the methodology to plan and undertake an assessment for an organization.



What are the outputs from the Methodology?

The PAS55 Assessment Methodology has graphical outputs which enable an organisation to view the results of its assessment, and identify where they have strengths and weaknesses. These are available as radar plots, with other graphical outputs which enable the organisation to drill down further into the results.



- 4.1 General requirements
- 4.2 Asset Management policy
- 4.3.1 Asset Management strategy
- 4.3.2 Asset Management objectives
- 4.3.3 Asset Management plan(s)
- 4.3.4 Contingency planning
- 4.4.1 Structure, authority and responsibilities
- 4.4.2 Outsourcing of Asset Management activities
- 4.4.3 Training, awareness and competence
- 4.4.4 Communication, participation and consultation
- 4.4.5 Asset Management System documentation
- 4.4.6 Information management
 - 4.4.7.1 Risk management process(es)
 - 4.4.7.2 Risk management methodology
 - 4.4.7.3 Risk identification and assessment
 - 4.4.7.4 Use and maintenance of asset risk management
- 4.4.8 Legal and other requirements
- 4.4.9 Management of change
- 4.5.1 Life-cycle activities
- 4.5.2 Tools, facilities and equipment
- 4.6.1 Performance and condition monitoring
- 4.6.2 Investigation of asset-related failures, incidents and nonconformities
- 4.6.3 Evaluation of compliance
- 4.6.4 Audit
 - 4.6.5.1 Corrective and Preventative action
 - 4.6.5.2 Continual Improvement
- 4.6.6 Records
- 4.7 Management review

Other products and services from the IAM

The PAS55 Assessment Methodology is just one of the valuable tools provided by the IAM to support the adoption of asset management best practices. Also available are BSI PAS 55:2008 - the international reference standard for optimal management of physical assets – and the IAM's 2008 Competences Framework, which describes what people working in asset management should be able to do and indicates what they ought to know and understand.

For more information about these products and other IAM services, contact us at **+44 (0) 8454 560 565** or via our website at **www.theIAM.org**

About the IAM:

The Institute of Asset Management is the independent, not-for-profit organization for professionals dedicated to promoting application, knowledge and understanding of Asset Management.

Founded in 1995 (but with roots back to the early 1970s) it is a network of professionals and organizations from all industry sectors wishing to share knowledge, experience and good practice.

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