



FACT SHEET

ISO 55001:2014 - What does my business need to do?

ISO 55001:2014 Asset Management Systems is the standard that is becoming increasingly essential for assurance of the effective management of significant asset portfolios. The increasing sophistication of customer and stakeholder requirements for functional performance and reliability is driving organisations to require their suppliers to demonstrate a systematic and comprehensive approach to the management of assets.

Additionally, the impact of poor asset management on the balance sheet has significant strategic implications for corporations and public sector entities. Increasingly Boards and other governance entities will require the certification to ISO55001:2014 to provide the confidence that the risks associated with asset management are being effectively and systematically managed.

The leadership of large clients of your assets are also increasingly seeking assurance that the assets they occupy or utilise are going to be fit for purpose for the life of any agreement.

As with all the ISO management system standards, it creates a "closed loop" so that the business learns quickly for its mistakes and reduces the potential that they make the same mistakes again. It is structured on the simple but effective improvement loop:

Plan - planning to deliver for customers and the business

Do - implement the plan in a systematic way

Check - monitor that the system is working

Act - fix issues and identify and implement improvements

The clauses of the ISO55001:2014 are explained below and gives you a good idea of what you need to have in place to achieve certification.

Clause 4.1 - Understanding the Organisation and its Context

The business demonstrates that it understands, monitors and reviews the internal and external factors that influence the outcomes achieved by the Asset Management System. This needs to include the impact of these factors upon the alignment of the strategic asset management plan with organisational objectives.

Clause 4.2 - Understanding the Needs and Expectations of Interested Parties

The understanding, monitoring and review of the key groups of people (e.g. customers, suppliers, regulators, staff) that influence our business and its Asset Management System. This includes how they impact the criteria for the asset management system and their requirements for (financial and non-financial) reporting.

Clause 4.3 - Determining the Scope of the Quality Management System

The scope of the Asset Management System is documented and takes account of the internal and external issues, needs of interested parties and the interfaces and dependencies between the business and others.

Clause 4.4 – Asset Management System

An Asset Management System has been developed, implemented, maintained and continually improved by the business.

Clause 5.1 – Leadership and Commitment

Top management are committed to the system as demonstrated by:

- The Asset Management strategic plan, policy and objectives are compatible with the strategic direction of the business
- Integration of the system into business processes
- The system is adequately resourced to achieve its objectives
- Direction and support to those who contribute to system effectiveness
- Promote cross functional collaboration
- Managing the risks of asset management are aligned with the organisation’s approach to risk management
- Promoting continual improvement

Clause 5.2 – Policy

The business has an Asset Management Policy that:

- Is appropriate to the business strategy
- Commits to continual improvement
- Provides a framework for setting asset management objectives
- Is communicated within the organisation
- Available to interested parties

Clause 5.3 – Organisational Roles, Responsibilities and Authorities

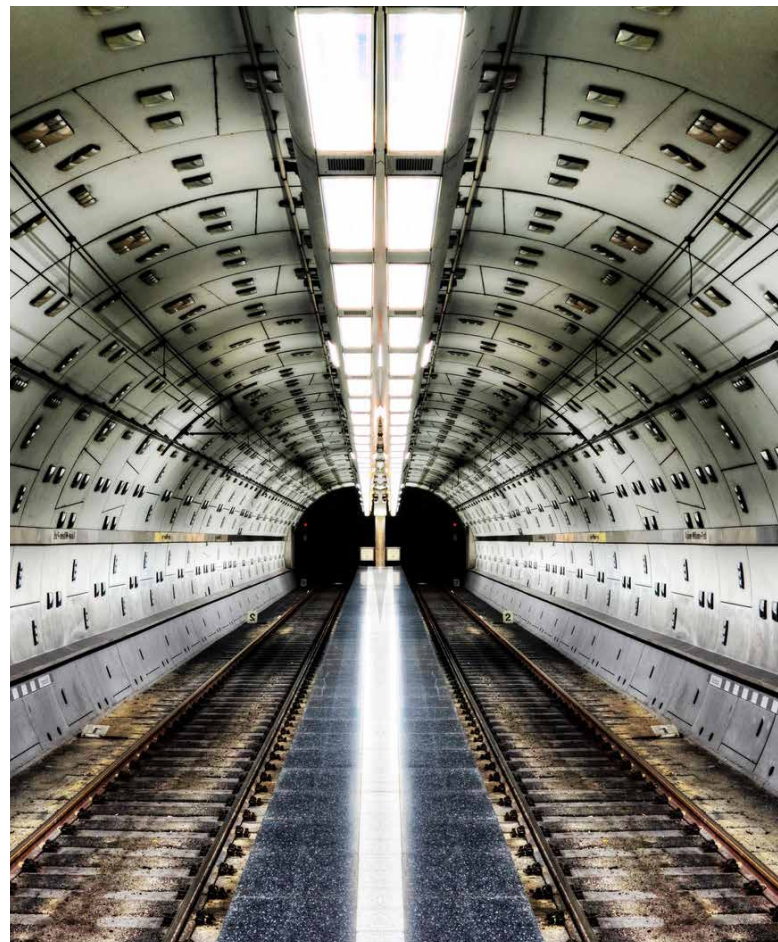
The business has assigned responsibilities and authorities to roles that:

- The strategic asset management plan is established, updated and is effective to meets its objectives
- Ensure the asset management system supports the delivery of the strategic asset management plan
- Meets the requirements of ISO55001:2014
- Report on system performance and opportunities for improvement

Clause 6.1 - Actions to Address Risks and Opportunities for the Asset Management System

The business has understood the risks and opportunities and has implemented plans to:

- Ensure the system achieves what is intended
- Desirable outcomes are more likely
- Undesirable outcomes are reduced or eliminated
- Improvements are identified, acted upon and reviewed for effectiveness



Clause 6.2.1 – Asset Management Objectives

The business will establish, maintain and review its asset management objectives including consideration of the needs of interested parties and organisational requirements. The asset management objectives must be:

- Consistent with business objectives and the asset management policy
- Decision criteria are used in their formulation and they form part of the strategic asset management plan
- Monitored and measured
- Communicated to relevant stakeholders

Clause 6.2.2 – Asset Management Objectives and Planning to Achieve Them

The business needs to integrate its asset management into the overall organisational planning processes including financial, human resources and other support functions.

Asset management plans must be established, documented and maintained as well as consistent with the policy and strategic asset management plan as well. These plans also need to consider and document:

- Methods and criteria for decision making and prioritisation
- Asset lifecycle management processes and methods
- Who will do what by when and performance measurement
- Review period for the plans

Clause 7.1 – Resources

The business has determined and provided the people, infrastructure and environment to implement and improve the system to ensure it meets requirements.

Clause 7.2 – Competence

The business has determined the competencies (qualifications, skills and experience) that affects its Asset Management performance. The business recruits new or trains existing staff to ensure these competencies are available and evaluate the effectiveness of recruitment or training. The competencies required are to be regularly reviewed.

Clause 7.3 – Awareness

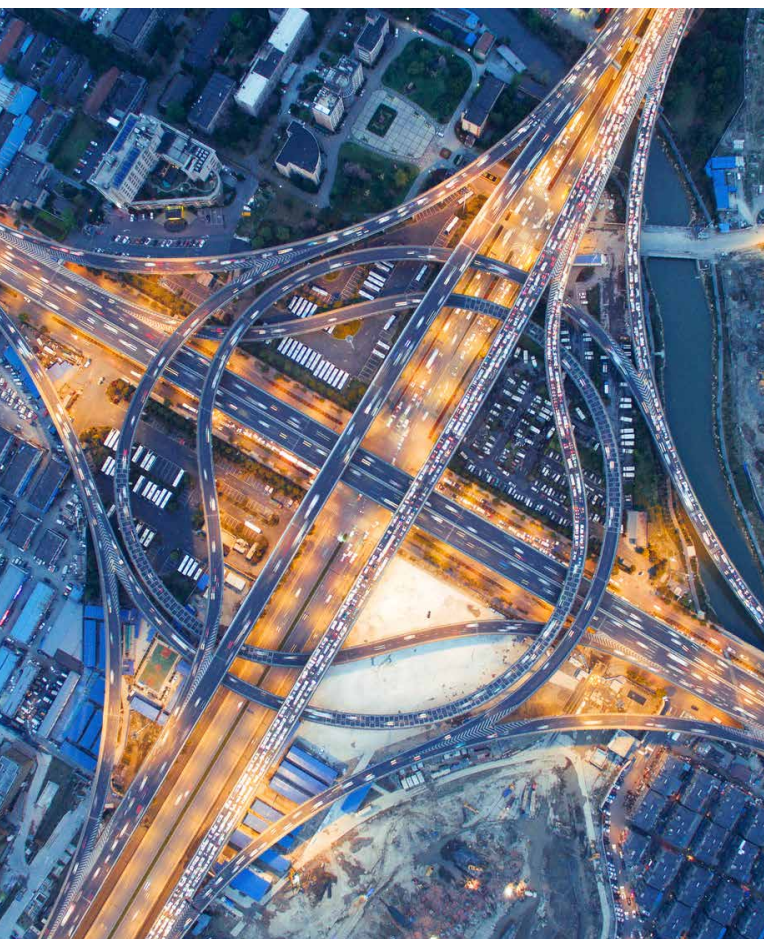
The business has ensured that staff, contractors and suppliers understand the Asset Management policy and objectives, their role within the system and their impact on Asset Management performance.

Clause 7.4 – Communication

The business understands what information is communicated to whom, the person responsible for each communication, how they will communicate and when it will be communicated.

Clause 7.5 Information Requirements

The business needs to determine the information that enables it to achieve its objectives including those of its asset management. It needs to ensure that there are processes for maintaining this information, align financial and non-financial





based environment)

- Control of changes
- Determines what is retained and for how long (how it is disposed of)
- Legislation, regulations, standards, codes and other external requirements are made available and kept up to date

Clause 8.1 Operational Planning and Control

The business has documented evidence that it has planned, implemented and controlled its processes by:

- Having criteria for the required processes
- Controls that enable criteria to be met
- Treating and monitoring risks

Clause 8.2 – Management of Change

The business needs to manage temporary or permanent changes to minimise unintended consequences and optimise the achievement of objectives.

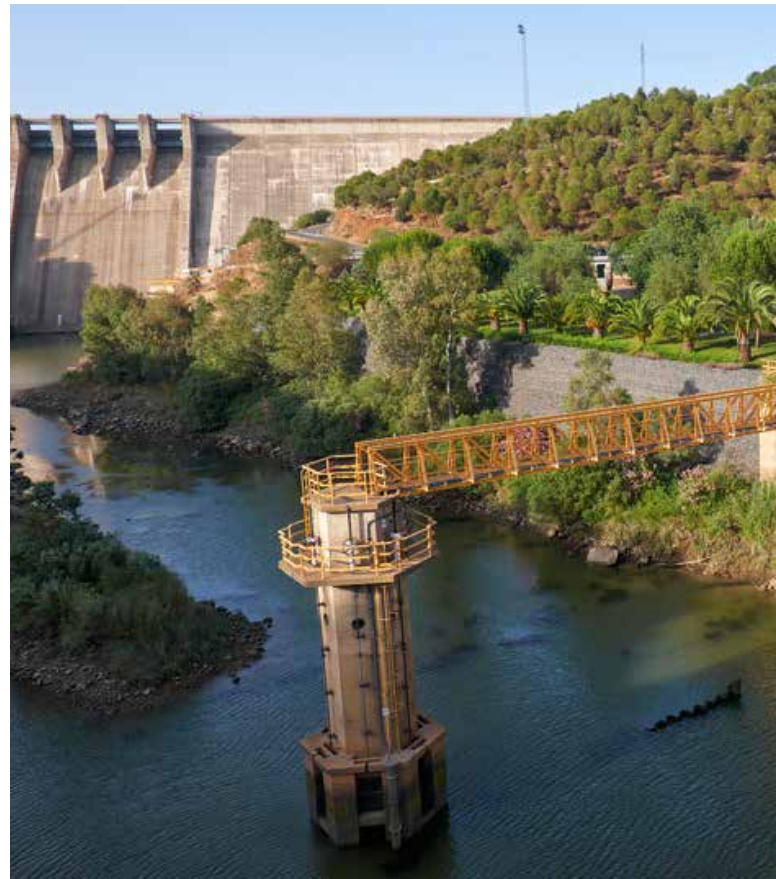
terminology as well as the ability to meet its reporting requirements. When determining information needs the business should consider asset management:

- Risks and opportunities
- Roles and responsibilities
- Processes, procedures and activities
- The sharing of this information with others

Clause 7.6 – Documented Information

The business has the documented information required by the standard, to meet regulatory requirements and the documented information necessary to understand the effectiveness of its system. The business needs to ensure that the way it manages its documented information has the following attributes:

- Provides access
- Protects it (e.g. authentication and back ups)
- Stores it (e.g. filing system and server or cloud



Clause 8.3 – Outsourcing

When the business outsources asset management activities these need to be:

- Defined and interfaces with internal processes
- Risks managed
- Processes and monitored and controlled including assigning internal responsibility
- Information exchange determined
- Provider performance assessed

Clause 9.1 – Monitoring, Measurement, Analysis and Evaluation

The business evaluates its Asset Management performance and effectiveness of its Asset Management system including:

- What needs to be monitored and measured including when and how it will be measured
- The timing and responsibility for the analysis and evaluation
- Report on asset performance and effectiveness of the asset management system using relevant financial and non-financial measures.

Clause 9.2 – Internal Audit

The business must conduct internal audits at regular intervals to assess whether the Asset Management system is effectively implemented and maintained so that it conforms to the requirements of the business and ISO55001:2014. The business has a document on:

- Audit criteria including standard and your system requirements
- Scope of each audit and methodology to be used
- Calendar of audit dates
- Objectivity, impartiality and competency of the auditor
- Reports are available for review by management
- How issues are promptly fixed

Clause 9.3 – Management Review

Top management of the business conducts at least an annual management review of the Asset Management system. This review must include:

- Status of actions from previous management reviews
- Internal or external changes relevant to the management system
- Information on performance of the Asset Management system including trends in non-conformities and corrective actions
- Audit results (internal and external)
- Asset management activities
- Changes in the profile of risks and opportunities
- Opportunities for improvement

The outputs of the review need to include improvement plans, the needs for changes to the Asset Management system and any change required to resources.

Clause 10.1– Non - conformity and Corrective Action

The business has in place the means to learn from its mistakes and socialise them quickly across the business. There needs to be the capacity to identify a failure to meet the requirements (non - conformance) of the Asset Management system.



The characteristics of this corrective action process includes:

- Review and analysis including the how common the issue is
- The underlying cause (root cause) of the issue
- Identify actions to fix the issue
- Implement actions to fix the issue
- Review the effectiveness of the action to fix the issue
- Make changes to the Asset Management system, when necessary

The business needs to be able to prove that it has implemented a logical procedure with these characteristics and make use of it.

Clause 10.2- Preventative Action

The business needs a way that it proactively identifies potential failures in asset performance and evaluate the needs for action. This process should be similar in its characteristics as corrective action.

Clause 10.3 - Continual Improvement

The business needs to be able to demonstrate that it is continually improving its quality management system to minimise rework and maximise customer satisfaction.