

ASSET MANAGEMENT PLANS (AMPS)

AMPs are the documentation of the agreement between the Asset Manager and consumers. They include the service to be provided, what works are entailed to provide that service, and the costs.

The service that is to be provided is agreed with the customers, and defined by how much, when, what standards and the quality.

Examples of levels of service include the maintained grass height in parks and the volume and pressure of water to be supplied to residences and commercial premises.

The AMP records how the service level is to be maintained on a day by day basis – often via a Maintenance Contract.

The Maintenance Contract will include performance indicators to ensure that the contractor re-establishes the service within the time frames agreed with the customer, together with penalties for poor performance.

A fundamental data source within the AMP is the list of all the assets to be managed with sufficient detail. Without this list, asset management is not fully possible.

The AMP contains details of the assets to be replaced, when, and at what cost. Replacement is primarily related to the level of service having fallen below the agreed levels, and other options such as ongoing heavy maintenance having been discounted. The likely lives of assets are determined by professionals, experienced in the field, who assess various factors to refine the replacement programme. Refinement is needed to ensure that the amount spent on replacement is neither too great nor too small.

As an over-arching document within the AMP there is often a Strategic Plan which illustrates how the future growth, or decline, of the customer population will be addressed. Population growth is usually addressed by building additional assets or additional capacity within existing assets. The building of these additional works is programmed, costed, and listed within the AMP.

Other details the AMP can include are assessment of risk factors, details of the accuracy of the financial estimates, details of how the service will be maintained during and following an emergency, and how the funding to undertake the maintenance, replacement and capital improvement works will be funded.