CASE STUDY

North Lanarkshire Council

The Atrium Enterprise Asset Management (EAM) solution enables the Council to undertake the strategic management of its housing stock of some 37,000 dwellings and 4,000 corporate properties

North Lanarkshire Council's Civic Centre in Motherwell

North Lanarkshire Council uses a fully hosted Atrium EAM solution for their corporate property asset management

Facts & Figures

Project title: North Lanarkshire
Location: Across the Council area
Start / end date: 2013 / on-going
Software: Atrium EAM suite
Services: Project management, data migration, hosting services, technical & business consultancy, training and S&M

Key achievements:

■ Consolidation of multiple data sources and business processes into a corporate solution with a single integrated asset database

■ Collaborative, integrated approach to SHQS surveying and reporting

■ Strategic management of Council's housing and corporate assets

North Lanarkshire is the fourth largest of Scotland's 32 local authorities. It lies midway between Glasgow and Edinburgh, and contains much of Glasgow's suburbs and commuter towns and villages.

In August 2013 Manhattan Atrium won the contract to supply, install and maintain the Council's property asset management system.

A notable aspect of this contract is that the Atrium EAM solution enables North Lanarkshire Council to undertake the strategic management of its housing stock of some 37,000 properties, as well as more than 4,000 corporate properties ranging from high schools to areas of derelict land.

In particular, the Atrium EAM solution enables North Lanarkshire Council to:

■ Undertake capital asset investment planning (CAIP) tools using "what-if" scenarios covering works and budgets

■ Formulate 30 year business plans informed by an evidence-based decisions using the CAIP tools

■ Demonstrate compliance with national standards such as the Scottish Housing Quality Standards (SHQS) and locally defined standards

■ Maintain a record of equipment servicing and inspection schedules with alerts for key dates

■ Deliver better planned maintenance by allowing management of contracts and analysis of budget versus works

■ Fulfil legal obligations with regard to asbestos management and risk assessments

■ Use handheld technology for surveying

■ Interface to other Council systems, including GIS

■ Undertake suitability, condition, utilisation and DDA surveys

■ Manage property revenue expenditure and valuation details

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Phase 1 of the project began in late 2013 with the configuration of the hosting environments and a series of workshops for the Portfolio, Works and Assessment modules with data migration a key discussion. This was quickly followed by the population of the asset database, the specification of the interface to the Council's Housing Services Management System (HSMS), and a series of training courses.

Following the successful go-live of Phase 1, implementation continues to move forward a pace. Phase 2 sees collaboration between the Council, Manhattan Atrium and Kirona (who supply the Council's strategic mobile work software). An interface between the Atrium EAM Assessments module (which includes

Scottish Housing Quality Standard (SHQS), Condition and Specialist surveys) and Kirona's DRS software ensures that every 230 question SHQS survey is properly scheduled. The data is gathered on a mobile device, and the results downloaded, validated and accepted back into Assessments, where SHQS reports are generated.

The next phases of this major project see the implementation of the Estates module to manage the Council's corporate properties, and Works, covering Reactive Maintenance and PPM. These will be followed by Performance, Modelling, Forecasting and Programming, as Manhattan Atrium continues to assist the Council with its strategic as well as operational asset management functions.

For more information on this project and on the Atrium Enterprise Asset Management software suite, please contact:

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> "The Atrium EAM is all about enabling an organisation to make more efficient use of its property estate and assets to reduce costs, add value and enhance performance."
>
> Anita Barrett – Managing Director, Manhattan Atrium

Manhattan Atrium is the UK's leading supplier of Enterprise Asset Management (EAM) software.

Our solutions enable your organisation to optimise its asset and property portfolio to enhance business performance, add value, manage risk and reduce costs.
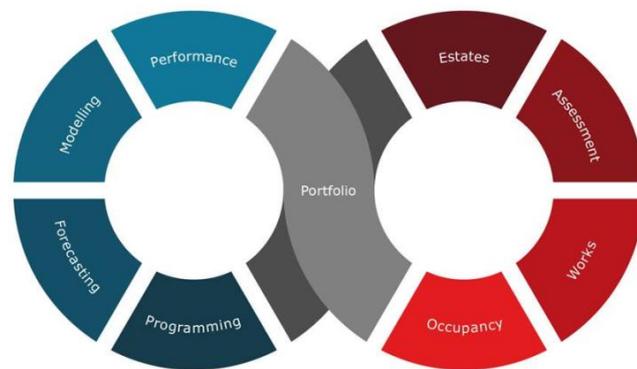
Our web-based EAM software suite provides a fully integrated and structured approach that uniquely addresses both strategic and operational asset management.

Manhattan Atrium clients include Abellio, Capita, the Environment Agency, Gloucestershire Care Services NHS Trust, the Ministry of Justice, Network Rail, and many local authorities and public sector consortia.

Strategic Asset Investment Planning

- Make evidence-based decisions on your long-term investment strategy
- Measure past, present and future property and asset performance
- Model 'what if' scenarios to prepare cost-effective programmes of work that meet your organisation's budgets and objectives

Operational Property Asset Management

- A joined-up approach to day-to-day facilities, property and asset management, delivering immediate operational efficiencies
- Modules cover all aspects of asset and facilities management, eg estates terrier, condition surveys and other assessments, reactive maintenance and PPM, contractor management, helpdesk, KPI reporting and programme management

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ATRIUM

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