



CASE STUDY

# The Donkey Sanctuary

Planned Preventative Maintenance (PPM) Survey



## Challenge

Sircle was appointed by one of our long-term clients, The Donkey Sanctuary, to undertake a five-year lifecycle PPM condition survey of the buildings and surrounding land assets at three of their farms across the UK. These buildings were a mix of old and modern and were being used as animal shelters, agricultural buildings, administrative buildings and residential premises.

The objective was to inform The Donkey Sanctuary of any short-term reactive maintenance works, whilst implementing a PPM strategy, reducing the need for future reactive maintenance costs and ensuring controlled budgeting and management.

## Solution

We were able to use our extensive experience to identify a clear methodology to ensure the successful delivery of this project. Initially, we set up a meeting with the client to gain a good understanding of the condition of the sites, reviewing any current, historic, and recurring maintenance issues. This allowed us to identify the key building assets requiring immediate attention or coming towards the end of their lifecycle period. After reviewing this information, a clear scope was agreed upon to ensure all relevant data was captured within a PPM plan, programmed over a five-year lifecycle period.

Our experienced surveyors inspected the condition of the farm, collecting asset lifecycle data through our data capture software. In addition, we also advised our client on any key items which required immediate attention, such as any health and safety or compliance matters.

Our collected asset data structure aligned with New Rules of Measurement 3 (NRM3). This data provides a standard set of measurement rules for estimating, cost planning, procurement, and whole-life costing for construction projects, making our lifecycle reporting accurate and aligning with a recognised industry standard.

Upon completing the survey, we loaded the data collected through our bespoke mandate, which gave our client easy-to-use reportable data. This provided them with a summary cost by year, by element and condition grade and other further detailed cost information. This helped them plan, budget and forecast over the reportable five-year lifecycle period.

## Outcome

The Donkey Sanctuary was provided with an analytical dashboard and report, which gave them easy-to-use and manageable data, which they can use to manage and maintain their assets within their extensive portfolio of large sites.

The information we provided helped plan maintenance, enabling them to control and manage their budgeting. Planned maintenance also extends the lifecycle assets, reducing our client's capital expenditure.

We have since been instructed to undertake further measured and topographical surveys across the client's UK sites. We plan to incorporate the PPM data into an interactive dashboard enabling the client to extract the data required necessary for budget and reporting purposes.



Insight for the built environment

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# Our services



## Survey Services

- Measured Building
- Drawing Verification
- M&E Asset
- M&E Services
- Medical Gases
- Occupancy
- 3D Laser Scanning / Point Cloud
- Topographical
- Building Elevations
- Space & Asset Tagging (GS1)
- Drainage / CCTV
- GPR / Utilities
- Drone
- Fabric
- Defect
- Planned Preventative Maintenance (PPM)
- Schedule of Condition
- Latent Defect



## CAD & BIM

- CAD Bureau
- Drawings Review, Maintenance & Management
- BIM Model Hosting
- BIM / Revit Modelling
- Drawing Gap Analysis
- Drawing Register Creation
- Schematic / Isometric Creation
- Land Registry Compliant Plans



## Scanning

- Document Scanning
- Document Management System Population
- Drawing Scanning (incl. Large Format)
- Invoice Scanning
- Indexing & Bookmarking
- OCR
- Document Hosting
- Legacy Scanning
- Compliance Document Scanning
- Estates, Facilities & Capital Manual Scanning



## Compliance

- Fire Fighting Equipment and Asset Surveys
- Fire Compartmentation Surveys
- Fire Door Surveys
- Fire Risk Assessments
- Glazing Audits
- Window Restrictor Audits
- Asbestos Re-Inspections
- Clinical Waste Audits



## Project Management

- Project Management
- Contract Administration



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