



BEMS Risk Assessment

Reporting Services | 'Snapshot' Report

No business or finance leaders like surprises when it comes to unexpected costs, especially when they could have been avoided with advance warning and planning.

Understanding the inherent risk in the systems controlling critical items of plant in your building is the first step in responsibly managing that risk. In many cases, Building Energy Management Systems (BEMS) are a key part of maintaining the wellbeing and productivity of your building.

An unsupported controller could fail when you least expect it and when you can least cope with the downtime.

There are currently a number of IQ1 and IQ2 controllers that are approaching 20+ years of service, and fall within the recommended retirement period for this type of equipment. The CIBSE recommendation for the life span of a BEMS controller in service is 10 years.

BEMS Risk Assessment Report

This report helps building owners and managers identify and classify the risk across their BEMS assets, providing an understanding of which assets are obsolete and which still have some manufacturer support available. In either case, a failure could result in the replacement IQ having a different footprint, which could mean additional works with resulting extended downtime and loss of function for the duration.

This report helps to develop a risk management plan by identifying which items are critical to upgrade and in what order - eliminating those unwanted surprises.

For every controller a risk score is calculated from its age, maintenance period and typical function within a building. The risk management plan can then be developed and customised for a specific building.



The BEMS Risk Assessment Report includes a dashboard to simplify the analysis, which helps to prioritise the controllers that should be upgraded first in order to reduce the overall risk.

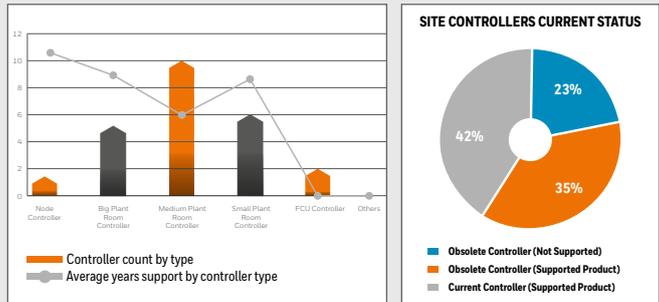
For multi-site customers, the report provides a risk factor score for each building before and after upgrade. This enables comparison between buildings and benchmarking of the five best and worst performers.



Single Site Dashboard Sample Report

Current Situation

Current distribution of controllers aggregated by category. Columns show the number of controllers for each category. The grey line is the number of years Trend will continue to support those controllers on average.



The graph on the left represents the percentage of controllers installed on site for each one of the support phases.

Risk and Costs

The current Risk Factor is calculated on the age of the controller, maintenance period remaining and the typical use of the controller within the building.

CURRENT BEMS RISK FACTOR:	NEW BEMS RISK FACTOR:
23.8	3.0
SITE UPGRADE BUDGET:	£54,400
TOTAL DAYS REQUIRED FOR UPGRADES	33.5

The 'New' Risk Factor shows a 'whole site' upgrade figure. It also shows an estimated budget for a total upgrade, as well as the number of days to complete the upgrade.

Investment Analysis

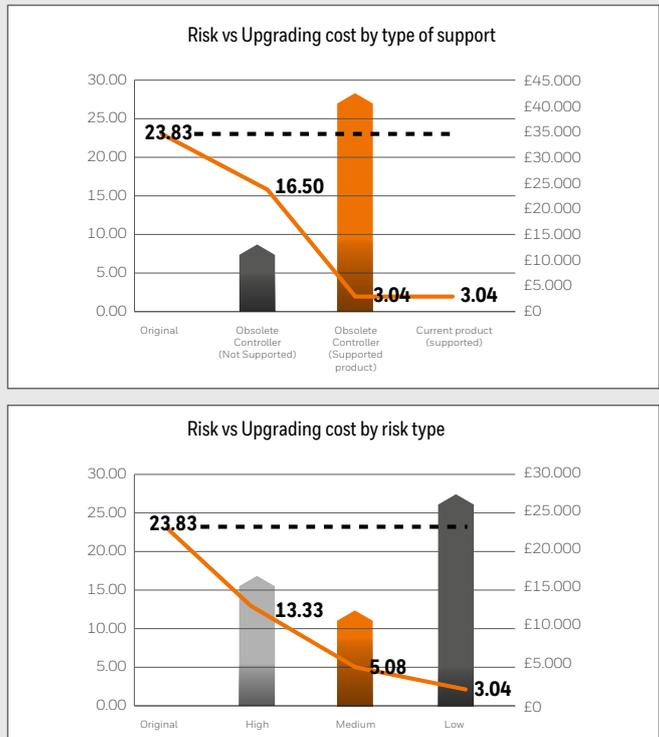
Support period phasing

The top graph represents how the risk will evolve from the current calculated risk score to the estimated risk score - when upgrading all the controllers on each one of the support phases.

The graph also provides an estimate of the project budget for upgrading all the controllers for each support phase.

The total budget required for a complete BEMS upgrade can be broken down and prioritised.

The dotted line at the top is the current risk factor for reference.



Risk factor score

The bottom graph represents how the risk will evolve from the current calculated risk score to the minimum possible risk score - when upgrading all the controllers in each risk category.

The graph also provides an estimate of the project budget for upgrading all the controllers for each risk category.

The total budget required for a complete BEMS upgrade can be broken down and prioritised.

The dotted line at the top is the current risk factor for reference.

CONTACT YOUR TREND BUSINESS MANAGER TO FIND OUT MORE INFORMATION OR TO BOOK A BEMS RISK ASSESSMENT REPORT

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