

Case Study: BEMS Manned Site Planned Preventative Maintenance

# Improving a BEMS lifecycle with regular planned maintenance



**e.on**

## London Museum

The museum is a heritage site and public institution dedicated to human history, art and culture. Its permanent collection is one of the largest and most comprehensive in the world.



### The Challenge

The museum required a controls specialist with the experience and scope of services to be able to support a large Building Energy Management System (BEMS), under a planned preventative maintenance (PPM) regime. The customer and its Facilities Management team were looking for a solution for both current and legacy equipment and were eager to use just one BEMS provider.

### The Solution

Our experienced in-house engineers and Service team carry out planned and reactive maintenance, delivering on-site support and working closely with the Facilities Management team to optimise the operation of the Heating, Ventilation and Air Conditioning (HVAC) plant.

We provide 24/7 reactive support, utilising site and rota engineers to respond to any emergency or system breakdowns. By taking a fully integrated approach, we are also involved in project and energy works across the site: including upgrades, system modifications and energy saving applications.

### The Results

By developing a tailored package of services as a single point of contact, our transparent approach to service delivery ensures that the museum receives a high-quality service that is efficiently and reliably delivered.

We have maintained BEMS control systems on customer sites for a number of years, and through proactive dialogue via our Sales teams, we have established a lifecycle migration plan to meet any budgetary requirements.

An unmaintained BEMS will have a major impact on the efficient operation of a building, and buildings with a well maintained BEMS typically have energy invoices that are 15-35% lower. As such, an ongoing and efficient maintenance regime is essential for the optimum control of building services.

## E.ON Control Solutions

We take pride in being part of an industry that is making massive steps in helping buildings reduce carbon emissions. Energy accounts for a significant percentage of a building's running costs with 60-80% of the annual energy spend controllable through a BEMS.

Our technical solutions and services can help manage your buildings' energy performance and comfort to reduce consumption and provide optimum conditions for the occupiers.

**Projects** - design, supply, installation and commissioning of BEMS

**Service** – maintenance, support, lifecycle upgrades

**Integration** – seamless connectivity for building control systems

**Energy solutions** – metering, Variable Speed Drives (VSDs), demand-driven software strategies

**Remote service** – 24/7 call out, triage, remote planned preventative maintenance (PPM), critical alarm monitoring

**Advanced remote solutions** – IoT, smart buildings, data acquisition, analytics and control

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