



THE JOCKEY CLUB

Since 1750

The Jockey Club

The Jockey Club was founded in 1750 by some of the most influential figures in British society who shared a passion for horseracing. Initially, they held meetings in London at the Star and Garter in Pall Mall and in St. James' Street and Hyde Park. Soon the Club relocated to Newmarket.

In 1994, Jockey Club Racecourses purchased Epsom Downs, Kempton Park, and Sandown Park. Its' northernmost racecourse, Carlisle, was added in 2001. In 2006, Jockey Club Estates expanded its interests outside Newmarket with the purchase of Mandown Gallops, and 500 acres of training grounds in Lambourn. In April 2007, Exeter became the latest racecourse to join Jockey Club Racecourses.

Today, operating under a modern corporate structure, The Jockey Club leads the investment and innovation in British racing as the largest commercial group in the sport.

The Jockey Club is headquartered in central London, in the same offices as the British horseracing authorities.

Background

The Jockey Club is made up of 15 key sites in the UK, which include 14 racecourses and the headquarters building, Enterprise House. It was clear that there was a requirement to ensure that the Jockey Club's facilities and building assets were in a good condition and fit for purpose, meeting the needs of the business and those of the employees, stakeholders, and the public as racegoers.

The Jockey Club could not properly function with less than 99% of overall equipment being reliable. More importantly, in a public environment, running equipment until it broke down was simply not an option.

Safety and quality costs associated with equipment failure add up to a very convincing case for reliability as the Club's corporate asset strategy. Knowing the condition or lifecycle of their assets is critical to the success of the business and a full review of their Asset Management arrangements would be beneficial.

Brief

LitmusFM was appointed in 2022 with the key objectives to collate and survey all the M&E and Catering assets across the Jockey Club's UK facilities, recording their location, condition, and description, to enable the data to be transferred to an operational CAFM system.

The CAFM system will capture all the relevant fields of data from the asset template, which will enable the M&E Contractor to labour load and map out the Planned Preventative Maintenance regime for each of the facilities. This will allow the planning of asset maintenance and replacement works, particularly around tracking both planned and reactive maintenance activities against each asset recorded on the CAFM system.

Approach

Our asset management and lifecycle team analysed the physical condition of the Jockey Clubs buildings, and facilities, using a combination of industry CIBSE standards survey methods and documents to tailor the surveys and asset assessments to suit each Client's individual site needs. Key survey types include planned maintenance coordination and planning, asset verification and stock condition surveys, FMR and lifecycle modelling, and support.

All 15 sites were captured in a three-week surveying programme. Our initial approach was to carry out a desktop evaluation of any currently available data, including any BIM and Operation and Maintenance records and drawings, to assess at a high level the locations of the key plant and assets.

We surveyed and recorded all M&E assets, verified the O&M BIM data, and recorded any additional or missing assets across the premises.

All asset data was recorded on a comprehensive template, capturing all the relevant data and detail, and enabling it to be transferred into a CAFM system.

The template recorded the relevant floor, area, room number and location, followed by the classification of the asset against the RICS: BCIS Categories – (Royal Institution of Chartered Surveyors – Building Cost Information Service) type of asset and any additional remarks.

Regular progress reports were issued, detailing the progress against the overall agreed timelines, and noting any access issues or areas of concern identified whilst carrying out the survey.

Outcomes

The Jockey Club were provided with all the asset data on a comprehensive template, agreed and signed off by them and the M&E Contractor. The Contractor then loaded all the relevant data and the detailed fields into the CAFM system on completion.

▶▶*“The LitmusFM team were truly professional, and did an excellent job in capturing all the assets across 15 sites in line with the agreed programme. The project was delivered on time, in line with the budget and exceeded our expectations.”*◀◀

Gavin Cusworth, Area General Manager



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