



EMIRATES STADIUM

Emirates Stadium

Emirates Stadium is now more than just a football ground - it's Arsenal's state-of-the-art fortress. Expanded hospitality areas, upgraded technology, and revamped fan experiences have transformed it into a world-class venue. The stadium remains an icon of North London, hosting electric Premier League matches, unforgettable event nights, and massive concerts.

Background

The client commissioned Litmus FM through the new M&E Supplier to update the asset register and provide both organisations with a register that fulfilled the client's needs and enabled the supplier to deliver a top quality, preventative, and fully compliant maintenance regimen.

Brief

Although the original asset register existed, it was outdated and needed review as the stadium's revised portfolio included new equipment and retail units. M&E supplier, Kroenke Sports & Entertainment, which owns the equipment, believed that the register required updating.

Approach

Litmus FM's Asset Management Team verified and updated the report on 1,430 catering assets from the original AV data capture. This began with a desktop review with the supplier (CBRE) and the client (Kroenke Sports & Entertainment), ensuring the location hierarchy was updated to reflect changes over the past seven years.

Litmus FM then conducted a complete survey of the scope of the plant and equipment and created a comprehensive asset register highlighting the hierarchy of parent and child assets.

The survey, once completed, provided a comprehensive AV recapture (Re-tagging) of the areas/assets that required updating and an assessment of their condition.

Once the register was complete, we established a 10-year Forward Maintenance Register in line with CIBSE guidance, using a central electronic platform that is accessible to the Client and can be updated internally when assets are replaced.

We reviewed and updated all the SFG20 codes for every PPM activity concerning the assets and provided a CAFM load sheet.

●●● *Delivering this project was a great example of cross-functional collaboration and attention to detail. From day one, we knew the complexity of the stadium environment – particularly the catering facilities – would require a tailored approach. The team showed real commitment in capturing high-quality asset data and presenting it in a way that was both technically robust and strategically useful. We're proud to have provided a deliverable that not only met but exceeded the client's expectations, and which will support long-term decision-making in a high-demand setting.* ●●●

Karl Cundill, COO Litmus FM

Outcomes

We provided a comprehensive report on all stadium assets in scope. This included individual buildings as well as large, complex kitchens, and we ensured that the project output featured the necessary detailed information to support the stadium catering strategy in this unique context.

Summary output: -

- Delivered a comprehensive asset report covering all stadium assets within scope.
- Included detailed documentation for individual buildings, major facilities, and complex kitchen areas.
- Ensured the report contained critical technical and operational data to inform and support the stadium's long-term catering strategy.
- Tailored the output to reflect the unique operational context of a stadium environment, accounting for high-volume usage and event-based scheduling.
- Enabled the client to make informed decisions regarding maintenance, investment, and catering infrastructure improvements.
- Provided a clear foundation for future asset management planning and service delivery enhancements.



For more information about the services that LitmusFM provide, please get in touch:

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