Workshop 3d

Smart home technology: an integrated platform

Speaker: Chris Jones, homelync

Chaired by: David Jervis

Room: Norfolk

National Housing Maintenance Forum

NHMF Maintenance Conference 2019

Will IoT integration deliver in the social housing sector?

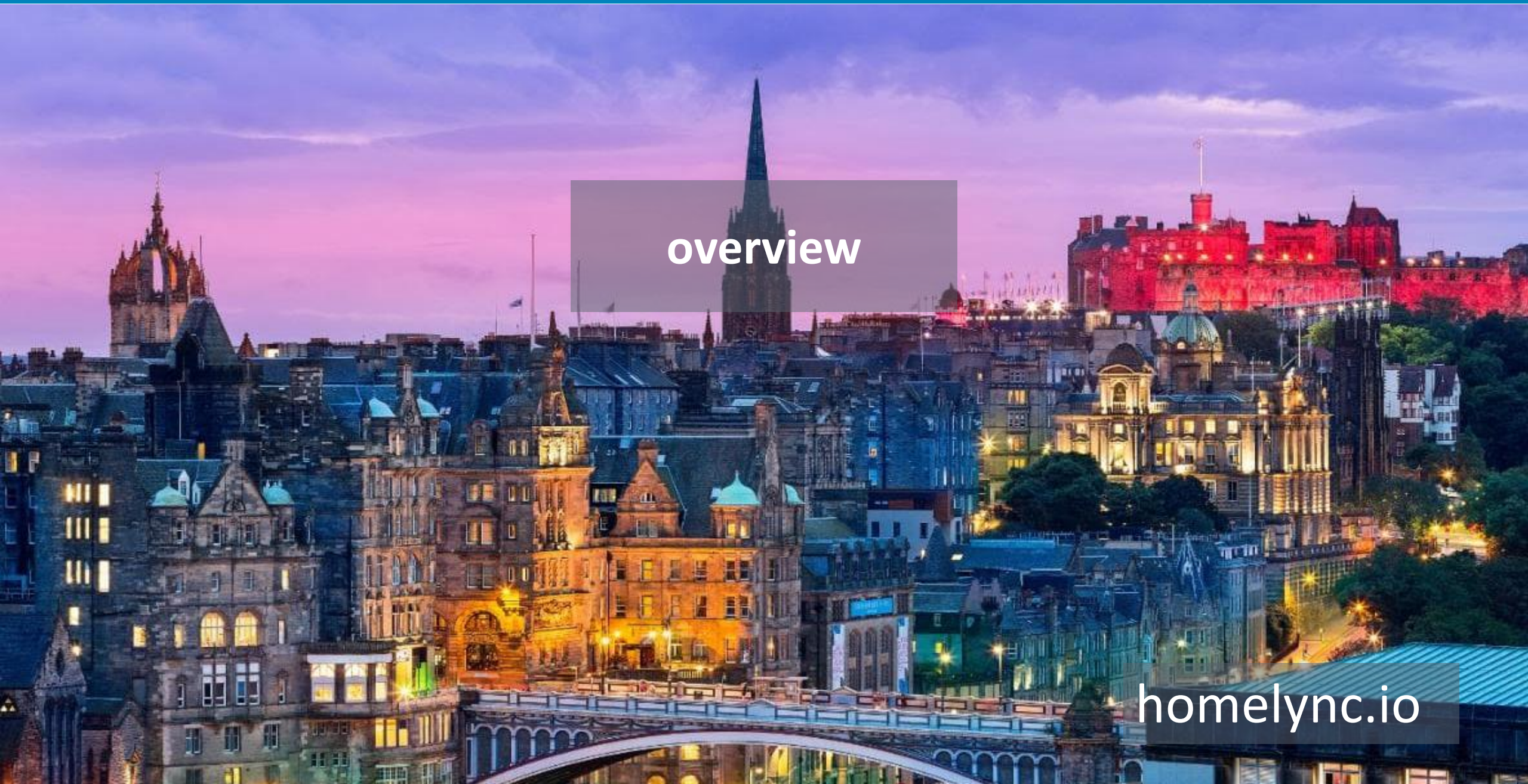
homelync

National Housing Maintenance Forum

NHMF Maintenance Conference 2019

homelync: an integrated approach to IoT

Chris Jones


overview
homelync.io

overview

Objectives

- Improve process efficiency
- Proactively engage with assets

Solution

- Integrated software and processes
- Integrated IoT deployment

Results

- IoT deployment delivering expected savings
- Software designed to optimise process efficiency

Lessons

- Installation challenges
- Process complexity
- Supplier organisation

case study

challenge

How can technology help us improve services by better understanding investment requirements for our public buildings?

1. Design better processes
2. Optimise repairs and investment
3. Proactively engage with buildings

challenge

Gathering new data to inform better service design

A **dashboard** with performance indicators

Proactively engaging with buildings to uncover potential improvements

Ability to **scale** to meet other issues

Set exceptional **standards, deliver better services & save money**

challenge

challenge

fuel poverty

25% of social housing

4,800 deaths in Scotland

rapid increase

“Excess winter deaths highest since 1970s, says ONS” – BBC, 30 Nov 18

challenge

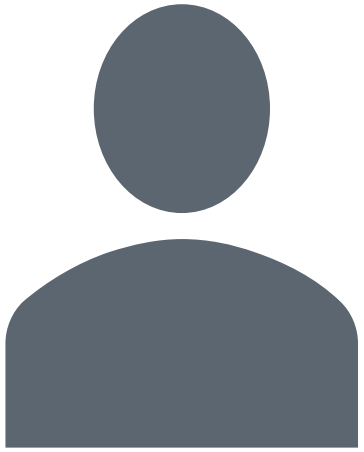
- fire safety
- assisted living
- air quality
- CO_2
- water waste

20% budget reduction

methodology

responsive repairs

capital programme



wider service & council

allocations

business information

key learnings

strengths

- service quality
- tenant pull
- existing IoT

weaknesses

- complexity S&P
- budget cuts

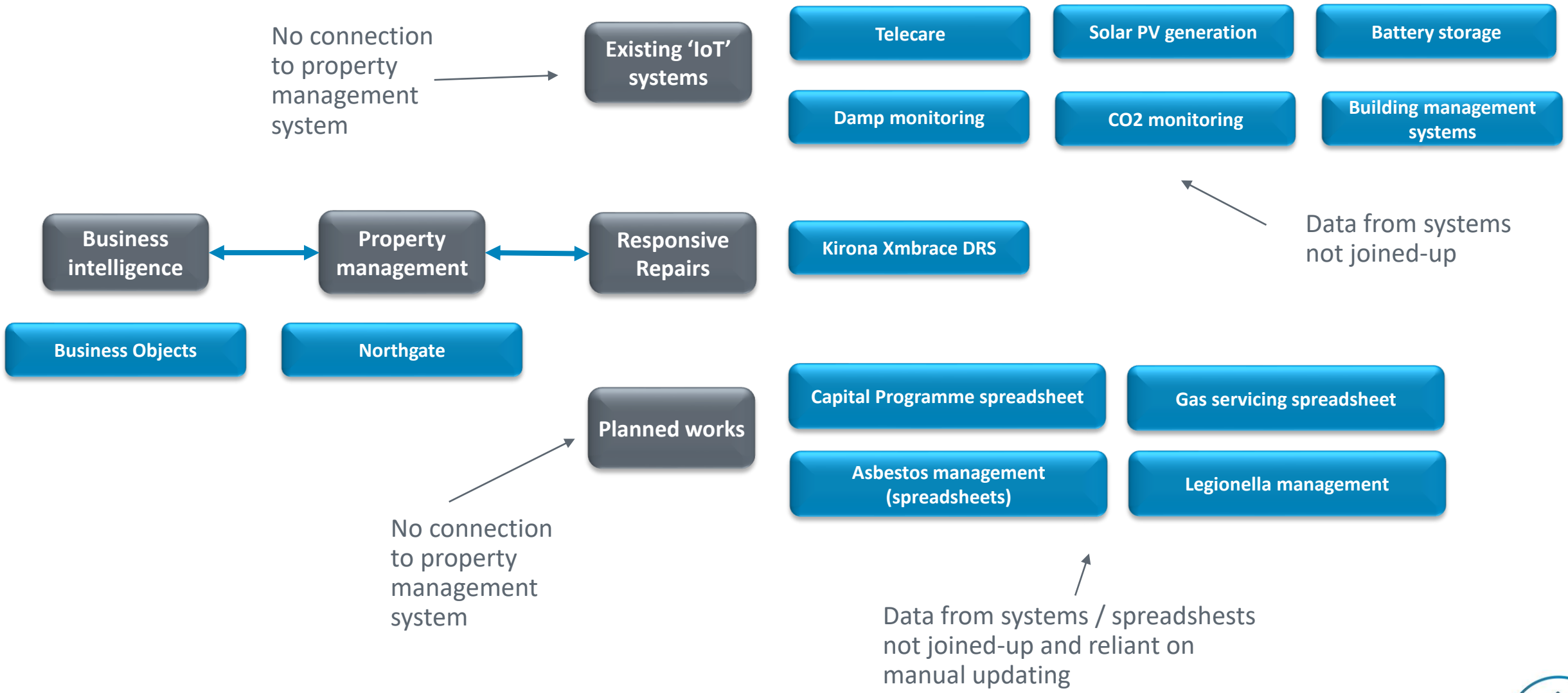
opportunities

- net savings
- wider value
- low tech wins

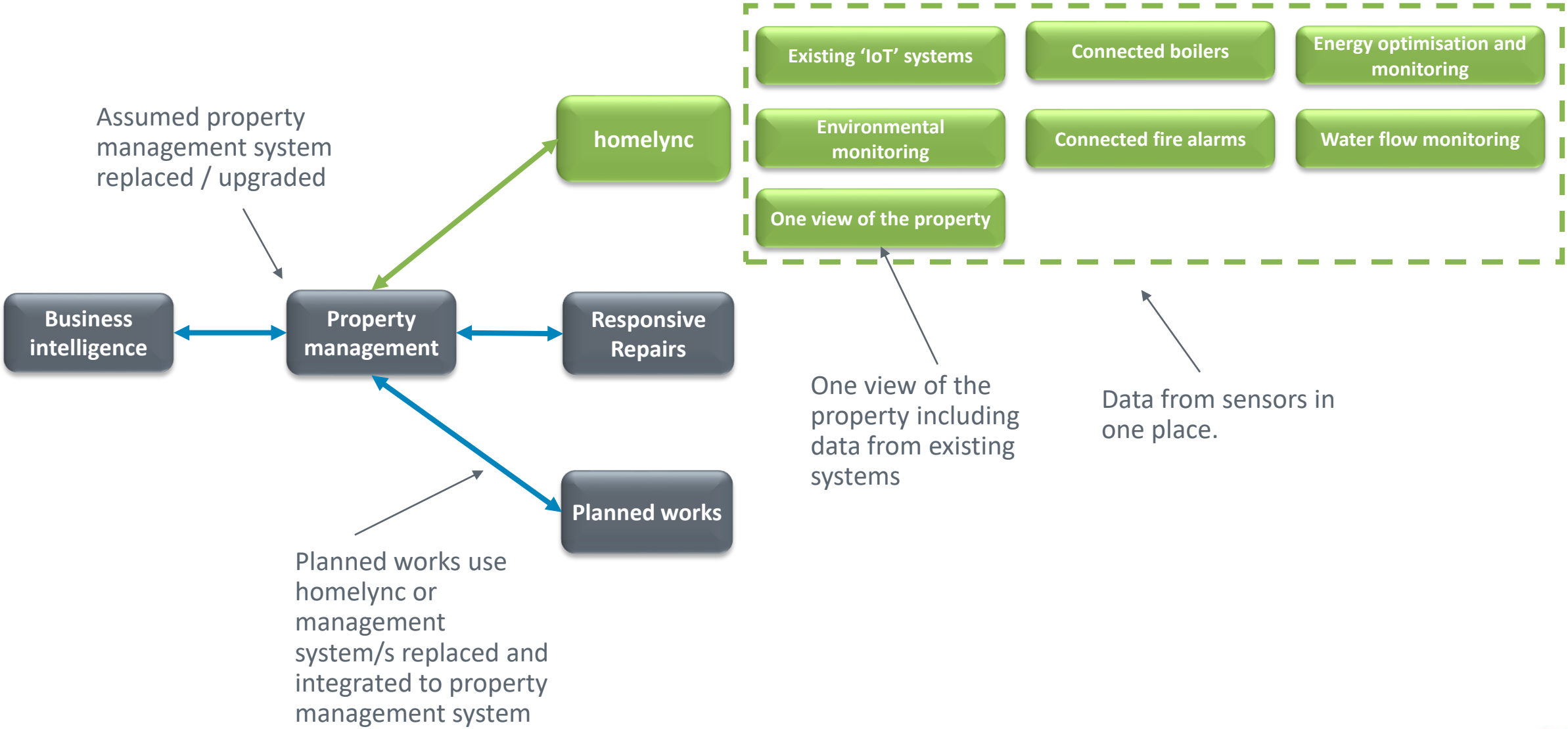
threats

- individual reliance
- tenant perception

current state



future state – fully scaled



scenarios

responsive repairs

allocations

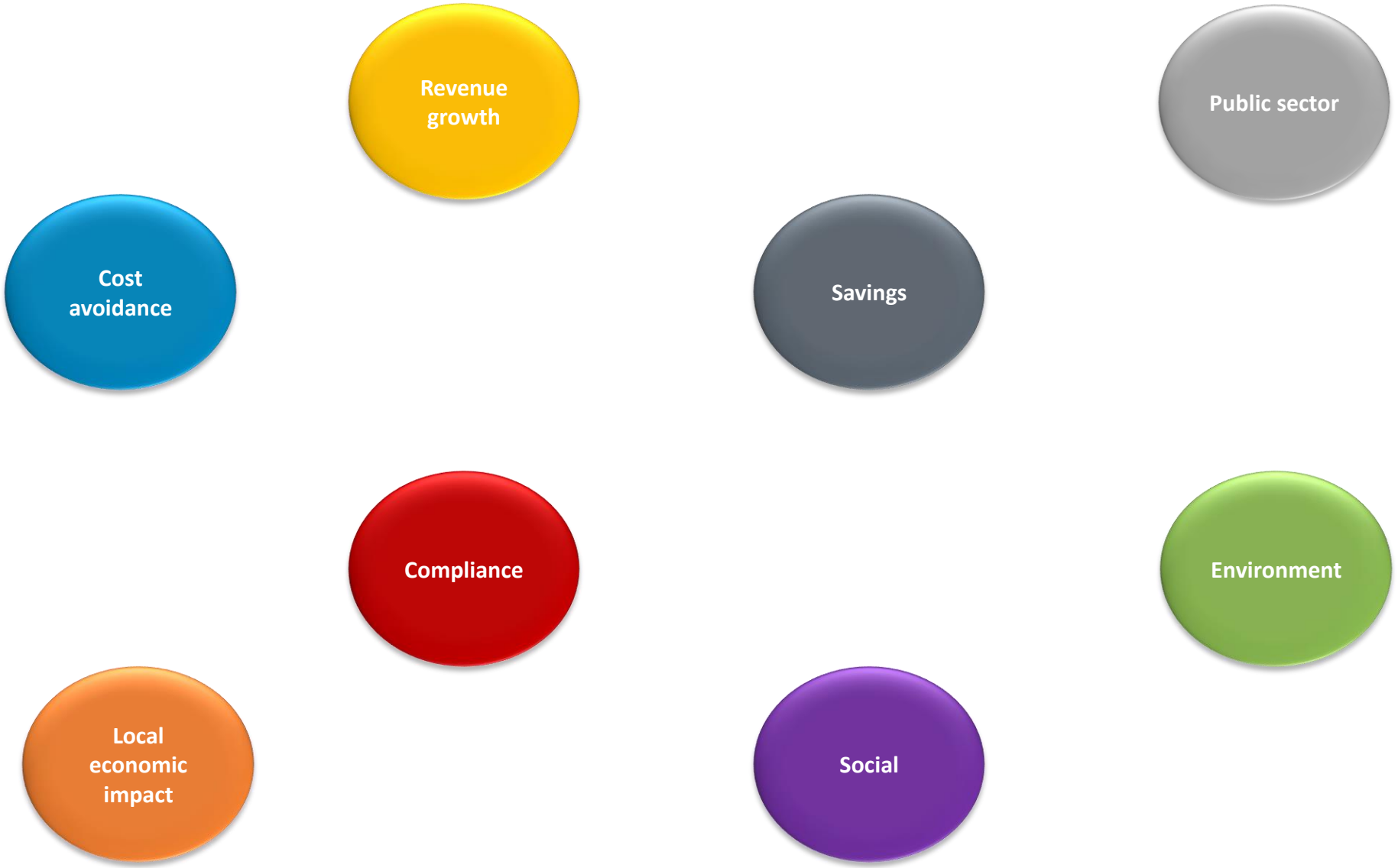
tenant

capital program

scenarios

demo

business case



value

Save money and improves critical services…

- reduced visits
- optimised investment
- preventative action
- reduce missed rent

£452k
net savings
pa

value

Improve health, save money and benefit the environment…

£700,000 savings

reduce poverty

improve quality of life

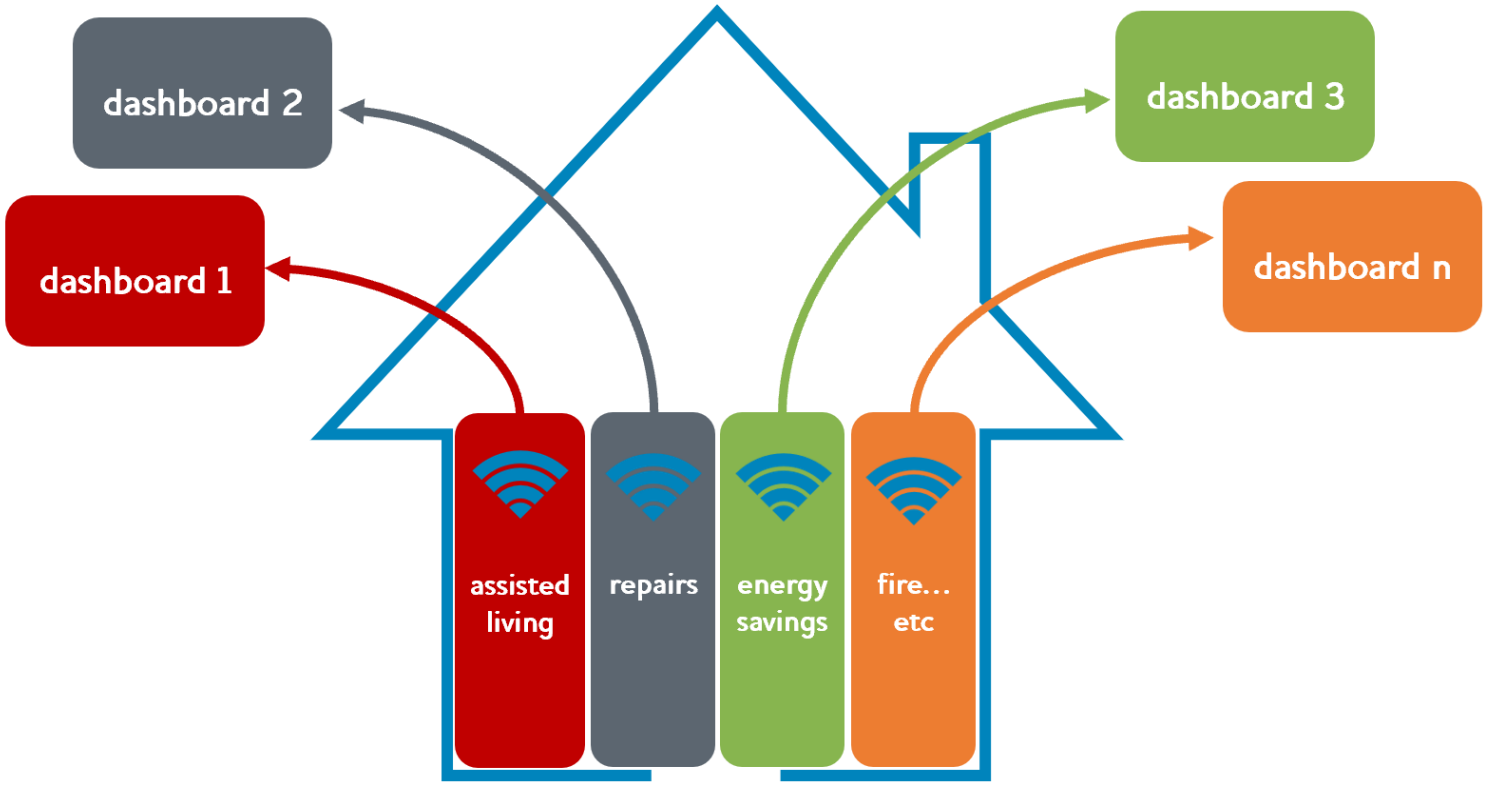
1.3m kg CO_2 reduction

15m litres of water saved

£5.4m net benefits

intro to homelync

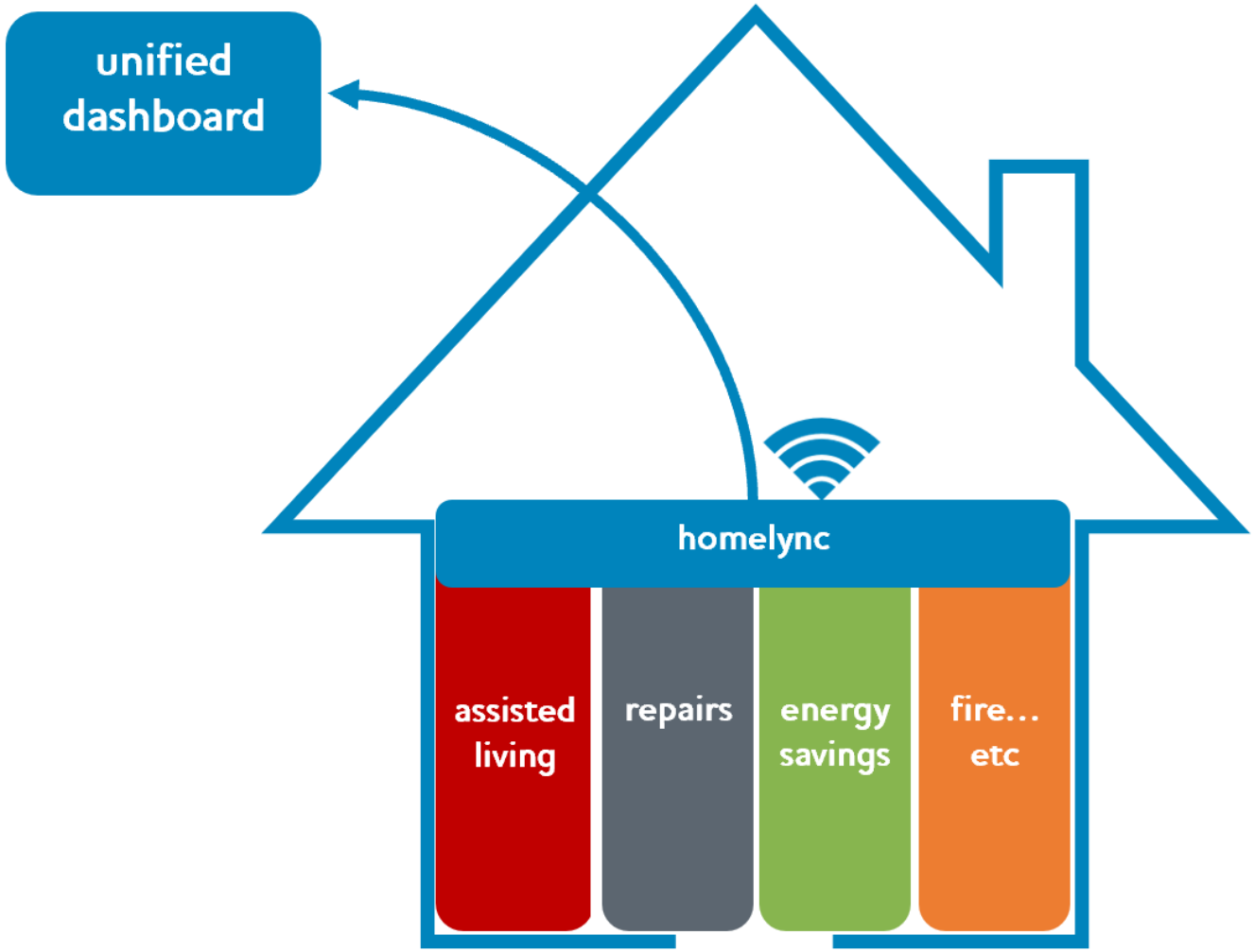
problem


dashboard 2
dashboard 1
dashboard 3
dashboard n
assisted living
repairs
energy savings
fire… etc

solution

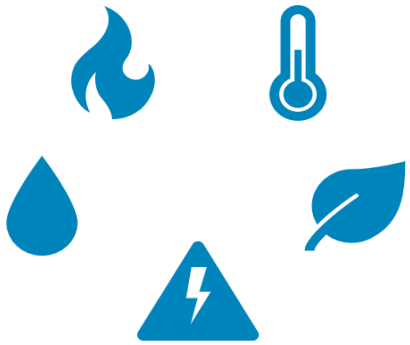
homelync breaks down technology siloes:

- **one dashboard**
- **home hub**
- **advanced analytics**



solution

sensor ecosystem

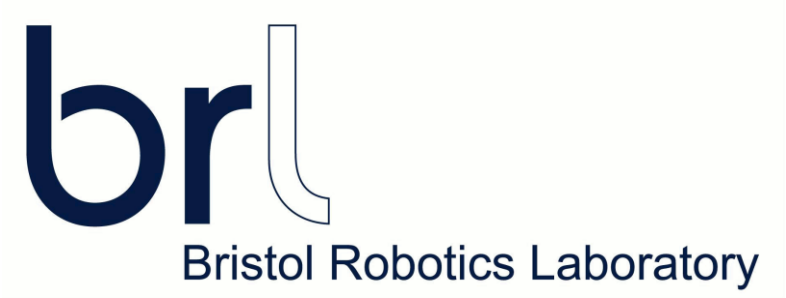


internet gateway

AI powered dashboard

historical property data

supporters


brl
Bristol Robotics Laboratory

UNIVERSITY OF
BATH

SET squared
PARTNERSHIP
Universities of Bath, Bristol,
Exeter, Southampton & Surrey

University of
BRISTOL

iotUK | Boost

The Scottish
Government
Riaghaltas na h-Alba

CivTech® {3.0}

Exeter
Velocities

HEROPRENEURS

summary

Summary

challenge	1. design better processes 2. optimise repairs and maintenance 3. proactively engage with buildings
solution	1. integrating existing systems and processes 2. collaboration of IoT suppliers
results	1. benefits, integrations and process demonstrated 2. installation challenges 3. scale of business case

closing thoughts

- IoT adoption is set to accelerate
  - Has been through ‘trough of disillusionment’ but out the other end
  - Major boiler and fire alarm suppliers entering market

- Moving forward
  - Integrated approach reduces risk and generates more benefits
  - Challenges remain but can be overcome with collaboration

thank you

chris@homelync.io

Thank you.

See you at the conference!

National Housing Maintenance Forum

NHMF Maintenance Conference 2019