aico®

HomeLINK®

THE CONNECTED HOME SOLUTION

HomeLINK by Aico

Connected home technology that puts your **housing portfolio** and **resident safety** first**.**

Contents

Overcoming challenges with IoT

The Connected Home Solution

Technology in action

Further information

The Rise of IoT in the Housing Sector

Internet of Things (IoT) and connected home technologies are already transforming how we view the indoor environment. Without the data these devices provide, we are effectively blind to the healthiness of our homes.

With tightening legislation around requirements for landlords regarding the health and safety of their housing stock, and growing public concern surrounding disrepair, IoT is one of the few remaining options for landlords to turn to, in order to combat poor ventilation, high carbon dioxide levels, low energy efficiency, fuel poverty and damp & mould.

Aico's HomeLINK Connected Home Solution enables landlords to gather data remotely from connected fire and carbon monoxide alarms and environmental sensors, with all the information available via an online portal segmented by high, medium and low risk.

Bring a new level of efficiency for management and maintenance, while providing an enhanced resident experience. This technology promises to turn the landlord-resident relationship from 'us vs them' to one of a 'win-win'.

The Benefits of IoT

Return on Investment
Real-time data allows a detailed insight into the health and safety of connected homes, enabling proactive measures and preventative maintenance. By streamlining services our platform offers a net return on investment.

Data-driven decisions
Data allows your organisation to make informed decisions. Identify the properties that are most at risk and deploy resources more efficiently and effectively.

Improved fire safety
Benefit from complete transparency into the status of connected fire and carbon monoxide alarms, with details on replacement dates, testing and potential faults. Residents can also receive regular alarm testing reminders via the HomeLINK App.

Net Zero
Pre- and post-retrofit monitoring enables landlords to target their worst performing properties first and ensure their investments provide more comfortable and efficient homes as intended.

Compliance
Adhere to requirements outlined in standards and legislation, such as the Homes (Fitness for Human Habitation) Act 2018, The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022, PAS 2035, and the Energy Efficiency Standard for Social Housing.

Health and wellbeing
Alerts, insights and recommendations are provided via the HomeLINK App. Residents are provided with a healthy home rating, temperature, humidity and carbon dioxide data and handy advice on the measures they can take to improve the quality of their home's environment.

How can IoT help to combat disrepair?

## Identify and target poor-performing homes before **disrepair** becomes a greater concern

With the number of disrepair claims increasing within the social housing sector, combined with aging housing stock and strict regulations, such as the Homes (Fitness for Human Habitation) Act 2018, landlords are under immense pressure to ensure the provision of safe and healthy homes for residents.

IoT enables landlords to identify disrepair before it becomes a problem. Through deploying a suite of sensors and analysing the data received via machine learning, IoT technology provides a holistic view of property conditions remotely, enabling a proactive approach to property maintenance.

The HomeLINK Portal for Landlords

Intelligent environmental sensors provide actionable insights, enabling the prediction of indoor environmental conditions that can lead to disrepair, such as damp and mould; as well as providing a tool to evidence that the implemented measures, e.g. ventilation systems, are working as planned, reducing the risk of disrepair.

With the ability to monitor an entire housing portfolio, landlords are equipped with the knowledge to deploy their resources effectively, identifying and targeting poor-performing homes before disrepair becomes a greater concern.
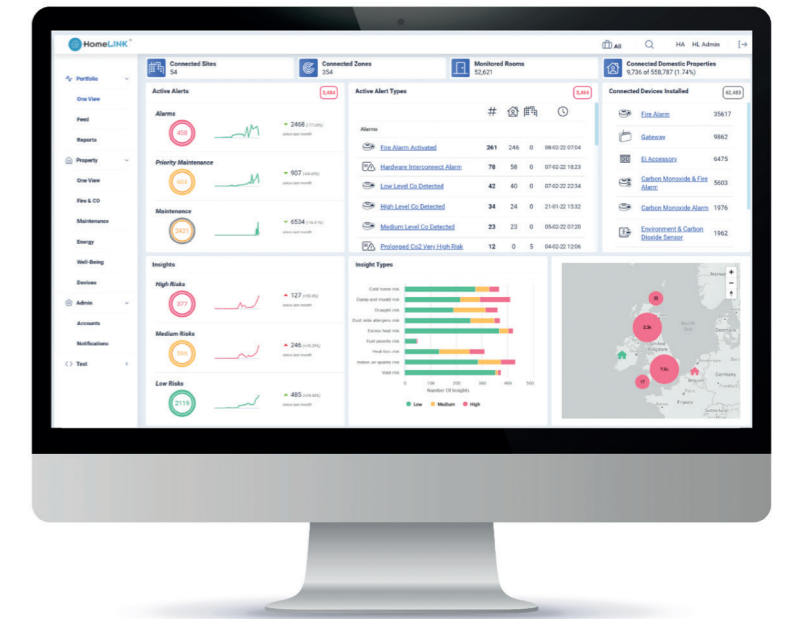
The HomeLINK App for Residents

Disrepair can also be prevented through engaging tenants with the HomeLINK App for residents. By empowering tenants with their data and personalised insights, landlords will see improvements in the maintenance and health of their stock with less intervention.

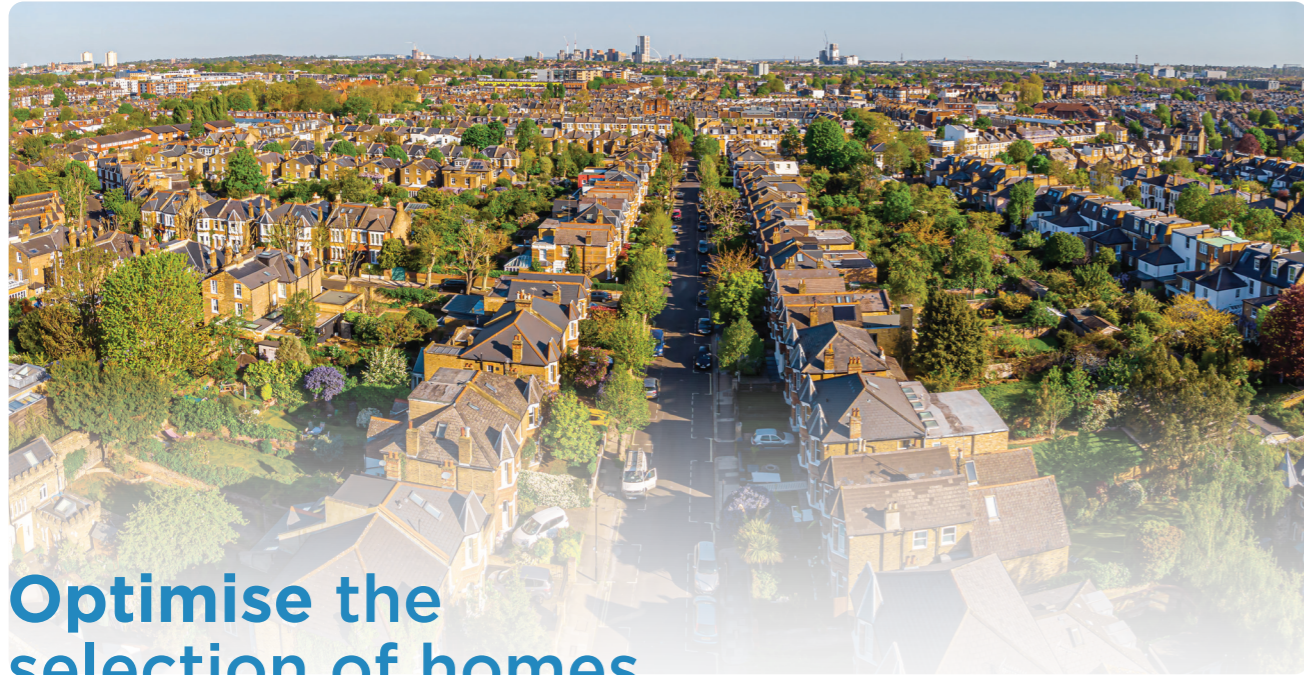**PAS 2035**   **Homes Act 2018**   **The Renting Homes Regulations 2022**

ⓘ Stay **compliant** with the latest legislation...

Achieving net zero with IoT

Optimise the selection of homes for retrofit works

Heating and cooking in the nation's 29 million homes are responsible for **20%** of the UK's total carbon emissions, with residential electricity use contributing around a further **5%**. Therefore, improving the energy efficiency of our housing stock is essential to achieve the UK's net zero targets within the housing sector by 2050.

PAS 2035 is a new overarching standard for installing energy efficiency measures in domestic retrofits. Through utilising HomeLINK technology, landlords can capture a detailed picture of how well their housing stock is performing in terms of **energy efficiency** and accurately identify the right properties for retrofit - which is key to the net zero transition.

This challenge is likely to grow as the nation begins an ambitious programme to retrofit existing homes to make them more energy efficient, as **80%** of the houses that will be around in 2050 already exist.

Increasing insulation is not always the answer – stopping draughts and airflow can lead to other issues, such as an increase in condensation and mould. That is why a whole house approach must be taken, tailored to suit individual tenants and buildings; this will be impossible to achieve at scale without accurate data.

Our environmental sensors assist landlords in complying with **PAS 2035** by:

- Identification of the worst-quality homes for targeted decarbonisation funding

- Monitoring pre-retrofit conditions such as temperature, humidity, carbon dioxide, thermal performance and ventilation

- Providing a method to survey occupants remotely and automatically via the HomeLINK App to ensure retrofit design intent is met

- Monitoring and evaluating performance of a landlord's housing portfolio across all seasons post-retrofit to ensure design intent is met and maintained

How can IoT address the UK's fuel poverty crisis?

Recognise households in need of support

Households across the UK will have received their revised energy bill, with growing concerns on how they can afford to keep their homes warm amidst the dramatically increasing fuel costs.

With spiralling costs of energy, food and fuel, we are likely to see even more households struggling to afford to heat their homes.

Fuel poverty is a long-standing challenge in the UK, with most recent government statistics demonstrating that **three million households** are affected in England alone, many of which live in some of the country's poorest insulated homes.

The scale of the challenge created by the cost-of-living crisis means that we now need to be developing different approaches that can help Britain stay warm.

Aico's state-of-the-art HomeLINK Environmental Sensors capture not just the temperature of a home, but also assess indoor air quality, triggering alerts for landlords which allow them to intervene if a household is identified as being in fuel poverty.

Recognising households in need of support can be the first critical step in addressing the issue. Modern sensor technology provides a much more efficient and effective way of doing this than traditional stock condition surveys or tenant outreach programmes, with landlords receiving this data remotely, via the online portal.

As well as helping tenants and residents, data from environmental sensors can also provide a wider set of benefits. Capturing and analysing data from individual properties can provide a real-time picture of the condition of their stock, which assists in the development of evidence-led asset management strategies that target improvements where they are most needed.

The Connected Home Solution

MULTI-SENSOR FIRE ALARM

Open the door to safer, healthier **and more** sustainable **homes, while** generating a **return on investment.**

By leveraging the power of HomeLINK's data, you no longer have to wait and react to emergencies. Plan ahead, optimise resources and reduce inconvenience.

How the HomeLINK Connected Home Solution works

The HomeLINK Connected Home Solution consists of a network of fire and carbon monoxide alarms, environmental sensors and the Ei1000G Gateway that connects them all.

Install alarms and environmental sensors by scanning the device's QR code via the Installer app and follow the instructions. The Gateway must be installed to provide communication to the HomeLINK Portal.
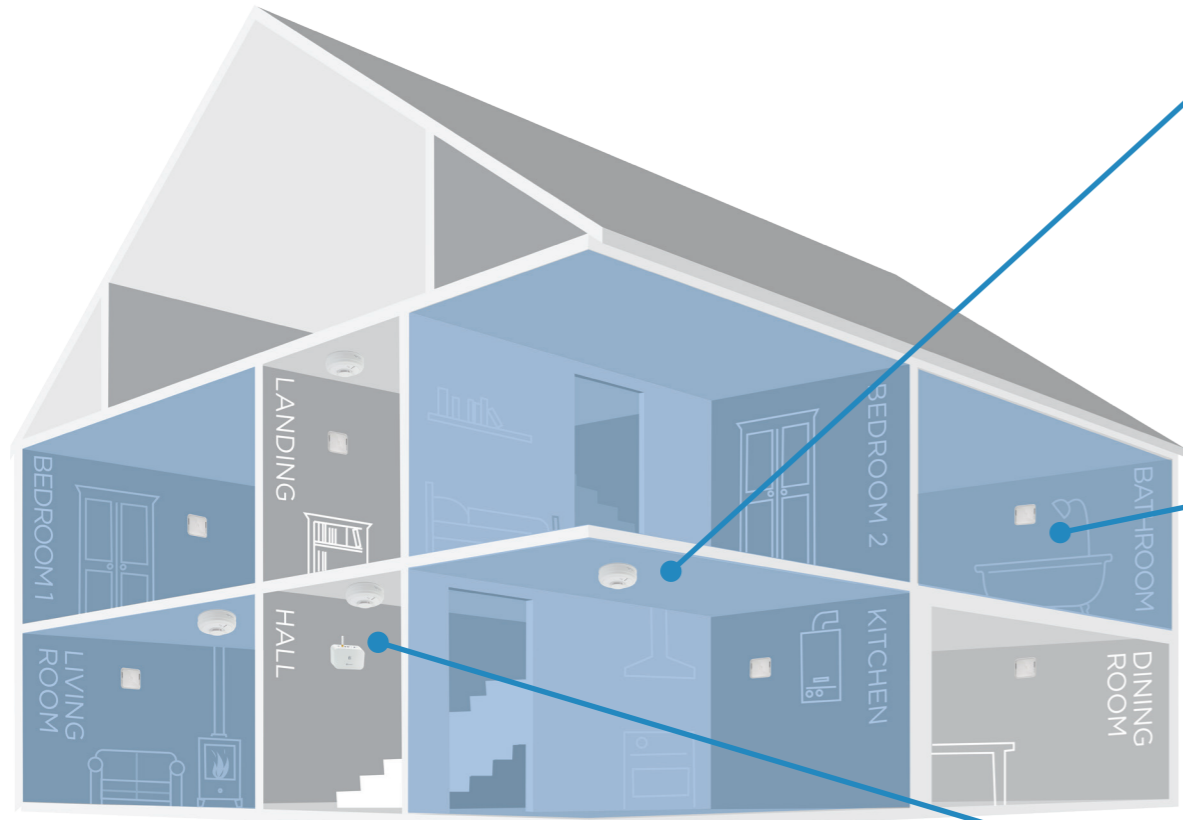
3000 Series Alarms

Aico's 3000 Series of fire and carbon monoxide alarms are connected to the Gateway via radio frequency technology - simply plug the Ei3000MRF module into the alarm head.

Information is collected from all connected alarms in real-time via the Gateway, with the information available on the HomeLINK Portal.

HomeLINK Portal

Insights are displayed via a user-friendly portal. Data is extracted from all connected alarm heads and environmental sensors with room specific insights presented by high, medium and low risk.

HomeLINK Environmental Sensors

HomeLINK Environmental Sensors are installed in high-risk rooms to monitor temperature, humidity and carbon dioxide levels. The data is collected by the Gateway with actionable insights available via the HomeLINK Portal.

The Gateway

The Gateway is installed within the property and extracts information from connected alarms and environmental sensors. The data is interpreted by advanced machine technology and translated into actionable insights within the HomeLINK Portal.

HomeLINK App

Residents will receive tailored recommendations, advising them on how to remedy issues or prevent them occurring.

Where to install environmental sensors

Bathroom
A high-risk area for condensation, damp and mould due to high humidity and inadequate ventilation.

Living Room
Residents are likely to spend a lot of time here, increasing CO_2 levels from high occupancy and smoking.

Kitchen
A high-risk area for condensation, damp, mould and excess heat due to potentially limited ventilation and increased humidity from cooking.

Bedroom
Residents spend a significant amount of time sleeping and it can be a risk area for allergens e.g. dust mites.

The hub of the HomeLINK Connected Home Solution

Aico's alarms and sensors connect with the Gateway; an innovative and award-winning system that provides insights into the health and safety of connected homes.

The Ei1000G uses wireless interconnection technology to link every alarm and sensor in a property to give you a full picture via the online HomeLINK Portal.

Maintaining data for properties is complex and time-consuming. Gaining access to every property can be an issue. The reassurance of your alarms working to protect your residents is vital, as well as knowing that your housing portfolio is not at risk of developing poor indoor environmental conditions, such as damp and mould.

The Gateway is one of few products to achieve...

the BSI Kitemark for Internet of Things (IoT) Commercial. The BSI tested the connectivity and communications within the system, the associated mobile app and cloud portal, as well as the data encryption and security of the system.

bsi

Internet of Things - Commercial **KITEMARK™**	Secure Digital Applications **KITEMARK™**
KM 735628	KM 743214

Benefits of the Gateway

- No broadband or Wi-Fi needed
- SmartLINK and HomeLINK compatible
- Forecast replacement and maintenance
- Easy-to-use portal
- Real-time reporting
- No property access required after installation
- Email and SMS notifications
- Reduce costs and improve efficiency
- Compliance with standards & legislation e.g. PAS 2035 and the Homes Act
- Improved home life safety

Fire and Carbon Monoxide Protection

The technologically advanced 3000 Series provides whole property coverage, detecting both fire and carbon monoxide (CO).

Ei3028
Multi-sensor heat and CO alarm

Ei3024
Multi-sensor fire alarm

Ei3018
CO alarm

Ei3016
Optical smoke alarm

Ei3014
Heat alarm

Ei3000MRF

Plug into the alarm head for wireless interconnection and data monitoring via the Gateway.

Find out more about the 3000 Series

Environmental Sensors

Unobtrusive and secure, our HomeLINK Environmental Sensors are placed throughout the home to monitor temperature, humidity and carbon dioxide (CO_2), providing actionable insights into challenges such as damp and mould risk, energy efficiency, ventilation, excess cold and heat and indoor air quality. Data insight enables the creation of healthier, safer homes for residents through improved forecasting and maintenance of property conditions.

Ei1025

Temperature, humidity & CO_2

Also available...

Ei1020

Temperature & humidity

Actionable insights to create safer and healthier homes for your residents

Environmental Sensors	Ei1020	Ei1025
Condensation, Damp, Mould	•	•
Heat Loss	•	•
Excess Cold	•	•
Excess Heat	•	•
Indoor Air Quality		•
Draught Risk		•
Void Risk		•
Dust Mite Allergy Risk		•
Head Removed	•	•
Sensor Fault	•	•
Low Battery	•	•

The HomeLINK Portal

From identifying an environmental risk - for example, poor indoor air quality or damp and mould - to knowing if there are maintenance issues such as an alarm head removal from the baseplate or low battery, our diverse insights and alerts have been built and optimised with social landlords and their needs in mind.

Future-proof your housing portfolio

View top-level data at the portfolio level or drill down for deeper insights to tackle problems, maintain compliance and enable preventative strategies down to a property level. With In-Portal Notes, you have the ability to log actions and interventions against a property that have been completed or are planned.

Meanwhile, the HomeLINK App provides your residents with the same data, acting as a first line of defence and allowing residents to take the first step to improving the quality of their homes without landlord intervention.

Understand the full picture with room specific insights

HomeLINK Portal Insights

Monitor fire and carbon monoxide alarms to improve compliance and asset management

The portal will provide an insight into the status of connected smoke, heat and carbon monoxide alarms across your entire housing stock.

Remote management of connected alarms enables landlords to track their performance in real-time. The portal provides valuable information to support compliance, such as alarm age and replacement dates, enabling a proactive response across an entire housing portfolio.

Reporting is also available for alarm events relating to resident safety. For example, if an alarm head has been removed from the baseplate, or how long it has been since an alarm has been tested.

Alerts can be set up for alarm events, e.g. if low, medium or high levels of carbon monoxide are detected, or if a fire alarm has been triggered within a property. With notifications, resident safety is at the forefront, enabling an immediate response to potentially life-threatening situations. This information provides the opportunity to engage with residents directly about fire and carbon monoxide safety.

Insights into connected alarm systems allow you to forecast maintenance, stay compliant, reduce costs and improve efficiencies.
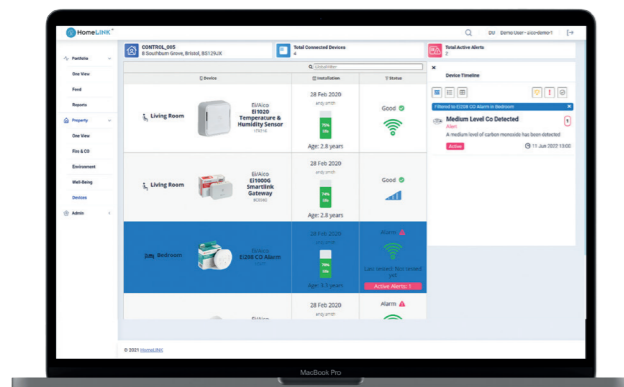
Assess temperatures to identify fuel poverty

The energy crisis is set to cause a rise in fuel poverty across the UK. The HomeLINK Environmental Sensors are a powerful tool in recognising which homes, and the families who live there, are most at risk.

Through analysing room temperatures across housing stock, landlords can see which homes are significantly underheated, allowing intervention to improve living conditions before the cold temperatures lead to health problems for the resident.
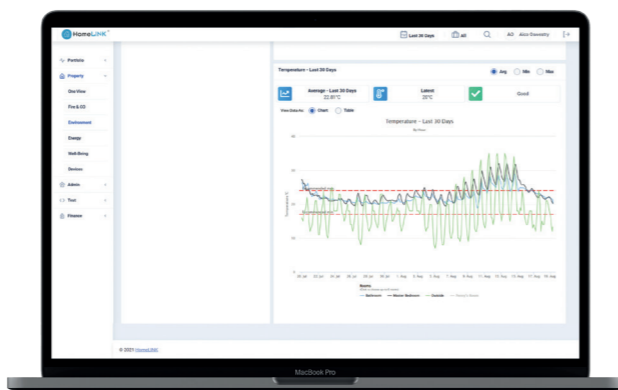
Combat the underlying issues of damp and mould with actionable insights

The HomeLINK Portal provides powerful insights into the risk of damp and mould developing within a property through monitoring temperature and humidity.

By placing environmental sensors in high-risk areas, landlords can benefit from room-specific insights to accurately identify the effected location, as well as if the cause is structural or environmental.

Damp and mould usually forms due to a number of factors rather than one specific cause. HomeLINK's unique super insight provides a deeper analysis into temperature and humidity to help understand whether damp and mould is a structural issue, such as a leaky pipe or rising damp, or an environmental issue, such as heating patterns of a property. With this powerful remote data insight, not only can you understand which room an issue is located in but also the root cause of the problem.
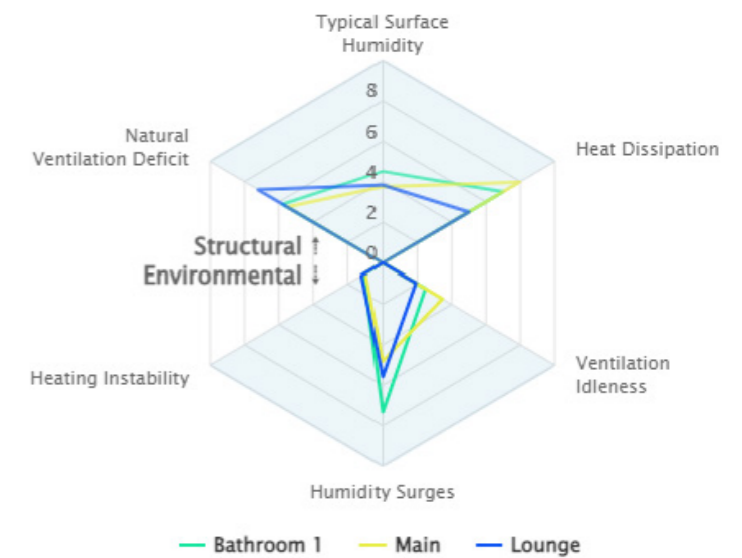
Early detection of potential problems enables the correct allocation of resources to repair the homes that need immediate attention, ensuring residents have access to a healthy indoor environment.

Deeper insights and trends to identify houses for retrofit and achieve net zero goals

Target properties that need improving the most, for the biggest impact first. The path to retrofitting at scale means optimising the level of retrofit required across your housing portfolio in pursuit of net zero.

Understand which properties require what retrofit solutions with our platform - from draught and ventilation issues to heating and cooling performance, all highlighted on the HomeLINK Portal.

With retrofit projects happening at scale, it's important that landlords also have an effective way of measuring the success of the project and ensuring there are no unintended consequences for residents, e.g. an increase in damp and mould due to less air flow.

The HomeLINK Environmental Sensors can collect data on post-retrofit conditions such as temperature, humidity, carbon dioxide, thermal performance and ventilation to ensure retrofit design intent is met and maintained.

Identify if the cause of damp & mould is environmental or structural
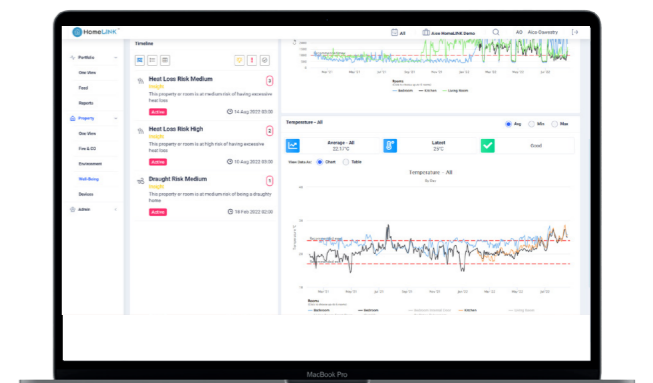
Energy Data

With unprecendented increases in energy costs, we will be able to provide you and your residents with data direct from their smart meters. This will assist with PAS 2035 compliance, identifying households potentially living in fuel poverty and give residents the power to reduce their energy consumption.

Intervention Analysis

Visualise how the actions you have taken in a property have impacted the internal environment; has a fabric first approach maintained the temperature but reduced energy consumption as much as you hoped? Did giving a resident access to the HomeLINK App reduce the damp and mould risk? By installing insulation, has there been an unintended consequence of reducing air quality?

Enhance resident engagement with the HomeLINK App

By empowering residents with their data and personalised insights, landlords will see improvements in the maintenance and health of their stock with less intervention, while residents can save money by running their homes with energy efficiency in mind.

With the HomeLINK App, residents are provided with a healthy home rating, temperature, humidity and CO_2 data and handy advice on the measures they can take to improve the quality of their home.

When fire and carbon monoxide alarms are interlinked with the Gateway, the HomeLINK App will notify residents with testing reminders and alarm activation events.

Besides helpful tips and advice on how to better their living environment, the app also helps by providing extra information including why taking these steps is important or what could happen if they didn't act.

Equipping residents with knowledge and awareness - paired with reminder notifications, personalised data and insights - is key in the fight against issues such as fuel poverty, damp and mould, fire risk and more.

"
I was initially sceptical about what the sensors and HomeLINK technology being put into my home would bring in terms of financial or health benefits. But, by recording moisture in the air, I can be alerted to the risk of damp and mould. Rather than having to keep an eye out for these things myself, my landlord knows when it is time to come and do repairs or maintenance work on the property.
"

Richard
Resident

Making safer, healthier, happier homes.

Watch the video to learn more

Barnet Homes
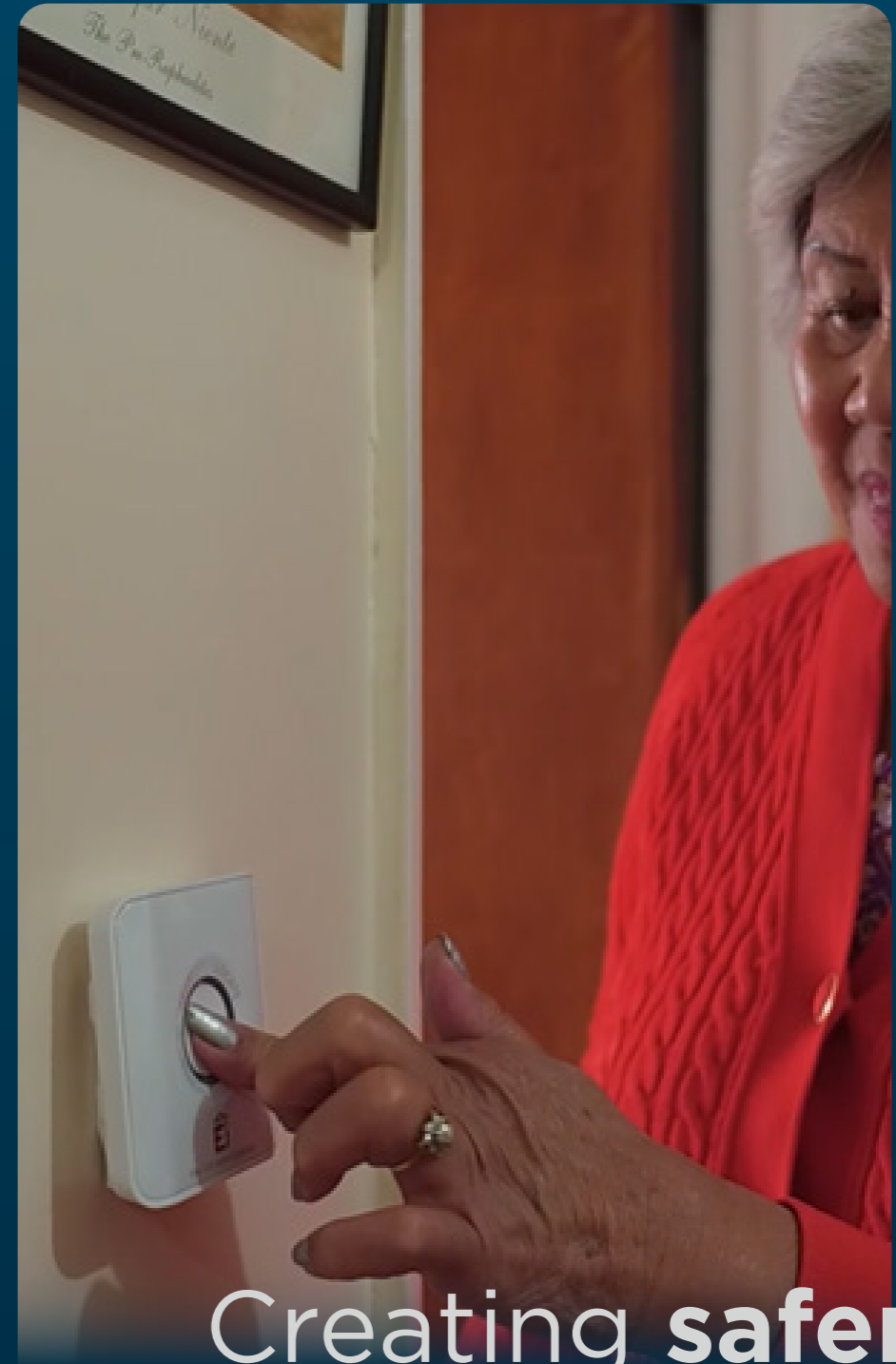
Barnet Homes

Creating **safer** homes with **IoT**

IoT & Compliance 4.0

Full IoT roll-out of 15,000 connected homes by 2025

As of November 2021, Barnet Homes has over 3,000 homes connected to the HomeLINK connected solution, accounting for 20% of their total stock. The technology has demonstrably saved people's lives and generated net savings. Following a smooth roll-out, Barnet Homes have confirmed they will complete a full roll-out of 15,000 homes by 2025.

Return on Investment

For every £1 invested, at least £2.70 will be saved. A comprehensive business case identified cashable savings of £8.9m. There were also further safety, compliance, and reputation-related savings of £16.9m but this was not included in the business case to take a conservative approach.

Savings areas include:

Increase asset lifetime

The HomeLINK Connected Home Solution provides transparency about average alarm replacement age and alarms that are out of date; reducing non-compliance risk whilst enabling a data-driven, strategic approach to replacements.

Reduce visits

Physical annual smoke and carbon monoxide alarm tests are often no longer required. While most of these checks were completed concurrently as part of gas servicing, there is still a cost associated with them.

Improve safety & compliance

Savings areas include improved and more efficient compliance reporting, reduced risk of fines, reduced legal expenses, less and more efficient repairs/callouts, and lower probability of reputational costs associated with accidents resulting in near misses, injury, or death.

The business case is both conservative and strong, but the primary motivator for Barnet Homes is the potential to improve the safety and healthiness of their residents' homes. For example, by the time 1,000 homes had been connected, Barnet had already identified three homes that had low levels of carbon monoxide and one home that had high levels. In all cases, Barnet Homes sent an engineer immediately to rectify the problems ranging from a faulty cooker to an unclean cooker. From a compliance point of view, these are very different scenarios, but the net result is the same for the resident: at best rapidly deteriorating physical and mental health; at worst, death.
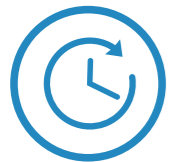
Compliance 4.0

Industry 4.0 refers to a new phase in the Industrial Revolution that focuses on interconnectivity, automation, machine learning, and real-time data. It has already transformed many other industries, from manufacturing to automobiles and aviation. Cars or jet engines without data analytics and sensors are now rare and homes are rapidly following suit.

While Barnet Homes leads the way, many other social landlords are on the same IoT adoption trajectory as them. This is more evidence that industry 4.0 has arrived for social landlords in the form of compliance. To date, Aico have already brought online IoT solutions for nearly 14,000 socially rented homes in the UK and this number is increasing exponentially. Based on feedback from customers who are currently scaling this technology, Aico will have at least 50,000 live homes by the end of 2022 and 750,000 by the end of 2025. There are currently 20+ large social landlords that have either reached full scale or are on the path to a full IoT roll-out.

Given the dramatic improvement in compliance that IoT sensors provide this is clearly a 'horse to car' moment for the industry. IoT enables landlords to know that they are compliant, not simply hope. This is an evolution from a cascade of ticked boxes and reports to simply getting alerts when things go wrong and being assured of compliance in real-time at all other times.

> "We suspected that this product could improve our services from an early stage, and, after a small pilot, we committed to a sizeable initial deployment to truly test the system. There are now many people within Barnet Homes using this system and as we roll out across the entire stock it has become business as usual."
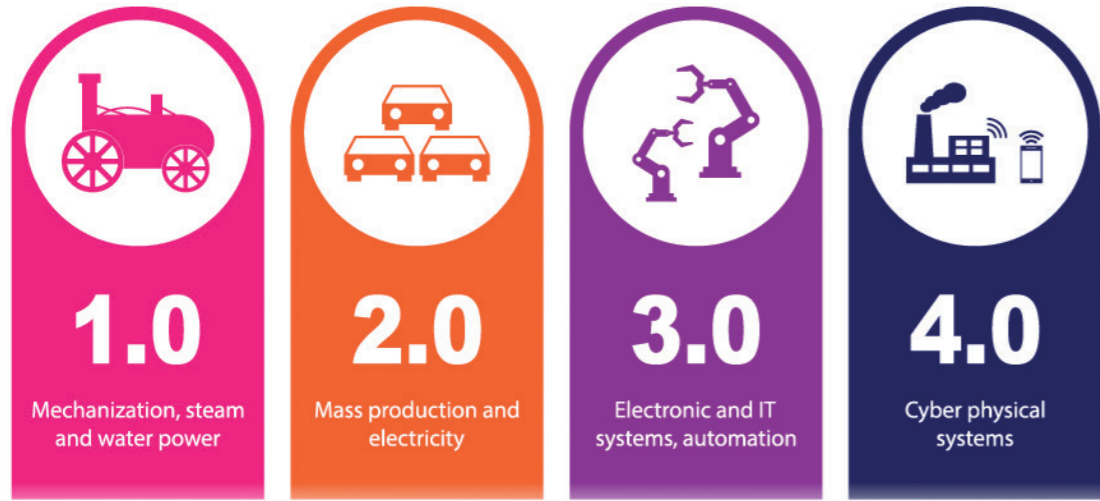
Gavin Bass
Senior Compliance Manager,
Barnet Homes

For every £1 invested, £2.70 will be saved

The four industrial revolutions

1.0 Mechanization, steam and water power

2.0 Mass production and electricity

3.0 Electronic and IT systems, automation

4.0 Cyber physical systems

Fire and CO safety questions that can be answered much more effectively with IoT, analytics, and software include:

- Are homes fitted to the right specification?
- Have the alarms been tested?
- Are the alarms in date?
- Are alarms being replaced close to the 10-year mark?
- Have any alarms been removed?
- Are your homes free from CO?

The road ahead

The plan for Barnet Homes is to cost-effectively install the Gateway in all homes by 2025 as part of ongoing LD2 upgrades. Beyond this, their plan is to roll out the HomeLINK Environmental Sensors to at least 100 homes in the near future. These sensors will be essential in tackling several emerging compliance challenges covered in legislations like the Homes Act 2018 (e.g., damp & mould, ventilation, thermal rating, and energy efficiency). An additional benefit of having the Gateway installed across their stock is that it would be very low cost and low effort to deploy these sensors across their 15,000 homes.

> "We can see a huge amount of value in the environmental sensors. From improving resident health and wellbeing to ensuring we are compliant with things that are very difficult and expensive to measure such as damp & mould locations and causes. Landlords are expected to take a proactive approach to solve these problems, non-compliance will no longer be tolerated, and disrepair legal claims are likely to increase."

Gavin Bass
Senior Compliance Manager,
Barnet Homes

BBC Morning Live

The HomeLINK Connected Home Solution has featured on an episode of BBC Morning Live, showcasing how Poplar HARCA are utilising IoT within their housing portfolio.

> "We have sensors installed within our properties, which measure things like heat and humidity and from that we can work out heat loss and lots of different things, enabling us to use our resources wisely."

Lizzie Williams
Assistant Director of Asset
Management, Poplar HARCA

Watch here

Standards, Regulations and Legislation

The HomeLINK Connected Home Solution assists social housing providers in maintaining compliance with standards, regulations and legislation surrounding fire and carbon monoxide, fitness for human habitation and sustainability.

PAS 2035

The UK's housing sector is under pressure to deliver an extensive retrofit programme to meet the government's ambitious target of net zero emissions by 2050.

With the majority of the country's housing stock currently failing to meet adequate levels of energy efficiency and sustainability, and no previous overarching standard for retrofit delivery, PAS 2035 was introduced by BEIS and BSI to ensure any domestic retrofit meets the outlined energy efficiency requirements.

The standard has been in place since 30th June 2021 and compliance is mandatory for all domestic retrofit projects.

The guidance outlined in PAS 2035 relates to the identification of homes that require additional energy efficiency measures to improve the overall performance of a residential building. Compliance with PAS 2035 also requires landlords to monitor the post-retrofit conditions to ensure the retrofit design intent is met with no unintended consequences.

The HomeLINK Connected Home Solution enables landlords to remotely monitor their housing stock and evaluate post-retrofit conditions such as temperature, humidity, carbon dioxide, thermal performance and ventilation. Through the accompanying HomeLINK App for residents, landlords are able to survey their tenants to ensure the retrofit project is performing as expected.

Homes (Fitness for Human Habitation) Act 2018

The Homes (Fitness for Human Habitation) Act 2018 applies to both the social and private rented sectors to ensure that all properties are fit for human habitation throughout any tenancy.

To comply with the legislation, landlords must take the necessary measures to ensure that their properties are free of any hazards that would deem a property unfit for occupancy.

In the case that a landlord fails to meet their obligations to provide a safe and healthy home, their tenant has the right to take legal action for breach of contract. If the court determines that a landlord has not provided a home that is fit for human habitation, a landlord may be told to take the appropriate action to reduce or remove the hazard and/or damages or pay compensation to their tenant.

The legislation also requires compliance with the Housing Health and Safety Rating System (HHSRS). The HHSRS is a risk based evaluation tool that provides guidance for landlords in relation to the safety of their housing stock, outlining the hazards and disrepair to be avoided. It covers a large variety of hazards, from environmental factors such as damp and mould to fire safety.

Through remote monitoring of housing stock via the HomeLINK Connected Home Solution, landlords are able to identify when homes are at risk of poor environmental conditions or are breaching fire safety guidance – enabling proactive maintenance and repairs.

The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022

From 1st December 2022, landlords in Wales must comply with The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022. The new regulations are designed to ensure that private and social rented properties in Wales are fit for human habitation, including the provision of an adequate fire and carbon monoxide alarm system.

The guidance also outlines the obligations placed on a landlord to ensure a home is fit for human habitation from the beginning of the tenancy and throughout.

Damp and mould growth is one of the 29 matters, and includes house dust mites and mould or fungal growth. Both are caused by dampness and/or high humidity, which are influenced by:

- Reduced ventilation levels
- Increased humidity, particularly above 70%
- Warmer indoor temperatures in winter because of dwelling design in renovated houses

Preventive measures are important in combatting damp and mould, responding proactively in affected areas before conditions worsen.

The HomeLINK Connected Home Solution can assist landlords in the accurate identification of homes that may be at a higher risk of developing poor environmental conditions, such as damp and mould, or are breaching fire and carbon monoxide safety legislation – enabling preventative maintenance.

EESSH2

The Energy Efficiency Standard for Social Housing post 2020 (EESSH2) supersedes the Energy Efficiency Standard for Social Housing (EESSH); the guidance encourages landlords to improve the energy efficiency of social housing in Scotland. To support this, landlords may want to collect data on carbon dioxide, temperature and humidity, before and after projects.

The aim of the standard is to help remove poor energy efficiency as a driver for fuel poverty and contribute to achieving the Scottish Government's climate change emissions reduction targets.

The EESSH 2032 milestone requires all social housing meets, or can be treated as meeting, EPC Band B (Energy Efficiency rating), or is as energy efficient as practically possible, by the end of December 2032 and within the limits of cost, technology, and necessary consent. In addition, no social housing below EPC Band D should be re-let from December 2025, subject to temporary specified exemptions.

Aico's HomeLINK Connected Home Solution can assist landlords in assessing the energy efficiency through environmental monitoring. The invaluable data provides insights for landlords to accurately identify the homes that would benefit from retrofit to improve energy efficiency.

For more information on standards, regulations and legislation, please visit our website.

Funding and Support

The Social Housing Decarbonisation Fund and The Optimised RetroFit Programme

There are currently two Government initiatives that are designed to support registered social landlords with their approach to decarbonising their housing portfolio. In England, social housing providers can look to the Social Housing Decarbonisation Fund, and in Wales, the Optimised RetroFit Programme. Digitalisation features in the latest phases of both initiatives, with a requirement for data collection from affected properties to ensure that the retrofit design intent has been fulfilled.

The HomeLINK Connected Home Solution helps social landlords to target in-need properties and monitor the performance of installed measures to ensure investments deliver their intended outcomes.

Award-winning connected solution for social housing and landlords

Aico, with HomeLINK, is now the fastest growing and most impactful connected home company in the UK. We are achieving this by scaling a technology that is helping to make people healthier and safer whilst reducing their carbon footprint and saving them money. We are at the forefront of the 'useful' connected home technology revolution.

Trusted nationwide by social housing providers:

Awards and Recognition

The Gateway is Aico's first IoT device and an innovation in home life safety. Since its release in 2020, the Gateway has won multiple awards for its contribution to creating healthier, safer and more sustainable homes for residents across the UK.

- **Computing Digital Technology Leaders Awards –** Big Data IoT Project
- **EG Tech Awards –** ESG Award
- **ASCP Safety & Compliance Awards - Product of the Year -** Improvement to wellbeing & environment
- **The Better Society Awards –** Tech for Good
- **The Sparkies Awards –** Totally Killing it
- **Housebuilder Product Awards –** Best Health and Safety Product

- **UK Business Awards -** Best Innovative Product
- **Housebuilder Product Awards 2021 –** Best Health and Safety Product
- **Electrical Product Safety Conference –** Safety Innovation Award
- **Northern Ireland Electrical Awards –** Electrical Product of the Year

THE HOUSING SAFETY AND WELLBEING TASKFORCE

The Housing Safety and Wellbeing Taskforce brings together partners from the public, private, and charitable sectors across all nations of the UK to discuss the key issues involved in creating safer, healthier homes, and making recommendations for action.

The Taskforce framework will enable all involved to work together collaboratively, and the organisation will be strictly non-commercial and non-partisan, committed to promoting a holistic approach to housing safety and resident wellbeing.

HEALTH AND WELLBEING

NETZERO / DE-CARBON-ISATION

RESIDENT ENGAGEMENT

HOUSING SAFETY & WELLBEING TASKFORCE

HOUSING QUALITY

FIRE & CO SAFETY

FUEL POVERTY

Find out more about The Housing Safety and Wellbeing Taskforce

Find your
Local Regional Specification Manager

Aico have Regional Specification Managers situated throughout the UK that can help in a consultative role to advise on alarm and environmental sensor selection, siting, installation and maintenance.

To find your nearest Regional Specification Manager, please visit our website.

www.aico.co.uk/rsm

Scan for more information

Need to contact us?

Aico Ltd
Maesbury Road
Oswestry
Shropshire

Tel: 01691 664100

General
enquiries@aico.co.uk

Sales
sales@aico.co.uk

Technical
technical@aico.co.uk

Marketing
marketing@aico.co.uk

Keep updated with the latest Aico news

October 2022

T: 01691 664100
E: enquiries@aico.co.uk
www.aico.co.uk

Connect with Aico on social media

an **Ei** Company