



January 2024

# CASE STUDY

EAST DEVON DISTRICT COUNCIL ADOPT  
DATA-DRIVEN STRATEGY FOR ENERGY  
EFFICIENCY AND NET-ZERO USING  
HOMELINK GATEWAY AND  
ENVIRONMENTAL SENSORS

TOGETHER WITH



EAST DEVON DISTRICT  
COUNCIL IS ENHANCING  
ENERGY EFFICIENCY IN 50  
PROPERTIES WITH  
HOMELINK GATEWAY AND  
ENVIRONMENTAL SENSORS,  
ALIGNING WITH THEIR  
COMMITMENT TO THE PAS  
2035 RETROFIT  
PROGRAMME.

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In response to the increasing urgency of climate change, local governments, including East Devon District Council, are actively mitigating their carbon footprint, and progressing towards Net-Zero by implementing proactive energy efficiency measures. As part of the UK Government's comprehensive NetZero strategy, the overarching goal for the entirety of the UK is to decarbonise all industries and sectors, working towards achieving Net-Zero by 2050.

## THE CHALLENGE: DRIVING TOWARDS NET-ZERO

East Devon District Council is enhancing energy efficiency in their properties by deploying the HomeLINK Gateway and Environmental Sensors across 50 locations. The project is a step toward the council's commitment to reducing carbon emissions and aligning with the PAS 2035 retrofit programme. PAS 2035 serves as a guiding document for quality energy retrofits in existing domestic buildings. It provides guidance considering the home, environment, occupancy, and objectivity rather than adopting a one-size-fits-all approach. Adhering to these standards and leveraging Aico's IoT technology, the council aims to not only improve energy efficiency but also to set a precedence for sustainable retrofit practices, contributing to a more environmentally conscious and energy-efficient future.

With the strategic placement of Aico's HomeLINK Gateways and Environmental Sensors, residents will gain the ability to make well-informed decisions, and will give the council access to non-intrusive actionable insights. The data-driven comprehension of the properties in their portfolio, will allow them to identify those in need of upgrades, therefore, enabling the council to undertake the correct measures, which in turn will help the efficiency of the properties and create healthier homes for residents.

# THE SOLUTION: UTILISING AICO'S IOT TECHNOLOGY FOR INFORMED RETROFIT DECISIONS

## THE GATEWAY:

Aico's HomeLINK Connected Home Solution seamlessly integrates hardware and software to collect data from connected devices (Fire and Carbon Monoxide Alarms, and Environmental Sensors) via the HomeLINK Gateway, converting data into actionable insights that are remotely available via the HomeLINK Portal. The data surfaced on the Portal presents actionable insights and alerts that can be remotely monitored, detecting alarm activations, alarm head removals, test button activations, and replacement dates, so landlords can ensure their residents' homes are safe.

## ENVIRONMENTAL SENSORS:

With the integration of HomeLINK Environmental Sensors, the council will be able to monitor temperature and humidity throughout property, providing actionable insights into condensation, damp and mould, and fuel poverty to create healthier, safer homes. With growing concerns about how residents can keep their houses warm with increased energy costs, this data can display signs of heat loss across a housing portfolio and allow intervention for improvements before cold temperatures cause health problems for the residents. It's about more than technology; it's about enhancing the quality of living spaces while respecting privacy, safety, and individual property archetypes. The portal also offers specialist insight using a framework called 'Structural Vs Environmental' which uses data to detect damp and mould risk from data gathered by the Environmental Sensors which offers a practical alternative to outdated data loggers.



Improved Indoor  
Environmental  
Quality



Energy Efficiency



Net-Zero Progress





By leveraging data-driven analysis, East Devon District Council can make informed decisions regarding retrofit measures. Additionally, the gathered information serves as a valuable resource to provide support to vulnerable residents, with the portals ability to assess properties that may be at risk of fuel poverty and more.

With the uptake of The Connected Home Solution the council will be able to improve:

## 1 Energy Efficiency

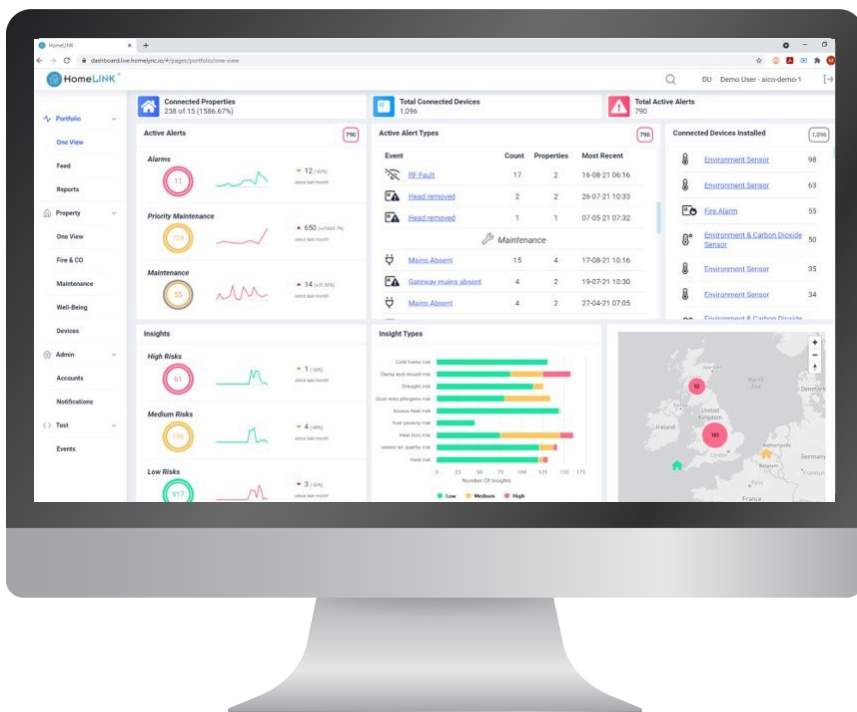
Identifying vulnerable properties enables the council to proactively address potential risks by enhancing homes through upgrades such as improved ventilation, enhanced insulation, and new windows. The retrofitting upgrades will therefore facilitate a reduction in energy consumption, ultimately leading to decreased energy bills for residents. Consequently, this initiative will contribute to lowering energy costs for the residents.

## 2 Improved Indoor Environmental Quality

By leveraging data from Environmental Sensors, the council can proactively maintain optimal conditions for residents, ultimately promoting the health and wellbeing of residents.

## 3 Net-Zero Progress

The council's initiative is aligned with Net-Zero objectives that will set the stage for upcoming retrofit initiatives in the county. The extended pilot project, encompassing 50 properties across the district, aims to promote sustainable practices, ensuring a positive impact on the lives of residents.



# THE FUTURE: DATA DRIVEN INSIGHTS FOR BETTER HOMES AND COMMUNITIES



In the transformative journey towards achieving Net-Zero in our PAS 2035 retrofit program, we found unparalleled satisfaction with the integration of Aico's HomeLINK Gateway and Environmental Sensors. These cutting-edge technologies not only demonstrate our commitment to sustainability but will also play a pivotal role in optimising energy efficiency. We are buoyed by seamless implementation of these solutions, and immensely happy with the HomeLINK Gateway with its user-friendly interface and robust performance. The Environmental Sensors, strategically placed throughout the retrofit project, will provide real-time data that will empower the team to make informed decisions, ensuring every aspect of our buildings meet stringent eco-friendly standards.

Paul Ingram, Programmed Works and Climate Change Manager, East Devon District Council.



This data-driven approach aims to provide valuable insights for a successful retrofitting process which is associated with the council's mission to positively impact residents' lives and the environment, the initiative contributes to the creation of better homes and communities. This effort reflects the council's commitment to fostering a greener East Devon.



In my role at Aico, I had the incredible opportunity to collaborate closely with East Devon District Council on implementing this PAS 2035 retrofit project. Working alongside Paul Ingram our dedicated team endeavoured to address the challenges and opportunities presented by this groundbreaking framework. Our partnership with East Devon District Council was marked by a shared commitment to achieving energy efficiency and promoting sustainable practices in social housing in the South West.

Steve Bulley, Aico Regional Specification Manager Southwest



If you are interested in learning more about the Connected Home Solution, please contact your local Regional Specification Manager:

[www.aico.co.uk/find-a-regional-spec-manager/](http://www.aico.co.uk/find-a-regional-spec-manager/)

Or, visit the HomeLINK area of our website:

[www.aico.co.uk/homelink](http://www.aico.co.uk/homelink)