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SMART SYSTEMS

Nice to meet you last week and please find in the following pages information and screen shots of what we provide for PBSA's & HMO's currently.

As discussed during our site meeting I have provided below detail of the proposed devices we intend to install at your premisses

Qty	Description	Unit	Monthly	
28	Intelligent LoRaWAN Relay	£78.00	£3.00	£
5	Smart TRV	£88.00	£3.00	£
33	Milesight Temp, Humidity & Occupancy sensor	£84.80	£-	£-
0	Leak detection	£75.00	£3.00	
0	Noise level monitoring	£85.00	£3.00	
0	Water metering		£5.00	
0	Energy metering		£5.00	
2	Dragino Wi-fi connected gateways	£195.00	-	£
1	Dashboard setup and installation	£1'800.00		£
	Total			£

All cost are plus VAT @ 20%

I have included detail on the following with screen shots and brief explanations.

- Heating controls
- Noise level
- Water metering
- Water leak detection
- Electricity metering

Our system can provide notifications via Slack, Telegram and email. Consumption data and heating statistics can be downloaded in CSV & xls.

Please feel free to call me anytime with any questions you may have.

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Remote Heating Control - Electric Heating & TRV's

Heating control of HMO's & PBSA's. Our system and devices manage the temperature or the areas / rooms depending on time and occupancy.
The dashboard will have the facility to change the temperatures and have historically data on all of the devices installed.

Gateways

The gateway is Wi-Fi connected to the local internet & provides connectivity from the LoRaWan devices to our network server.
These gateways can each connect 1'000 devices and have extremely long range.

Smart TRV's

These devices are battery powered with a 4–5-year life and have temperature adjustment and a digital display built in.
We will set a high limit at 21 deg C.

Intelligent relays

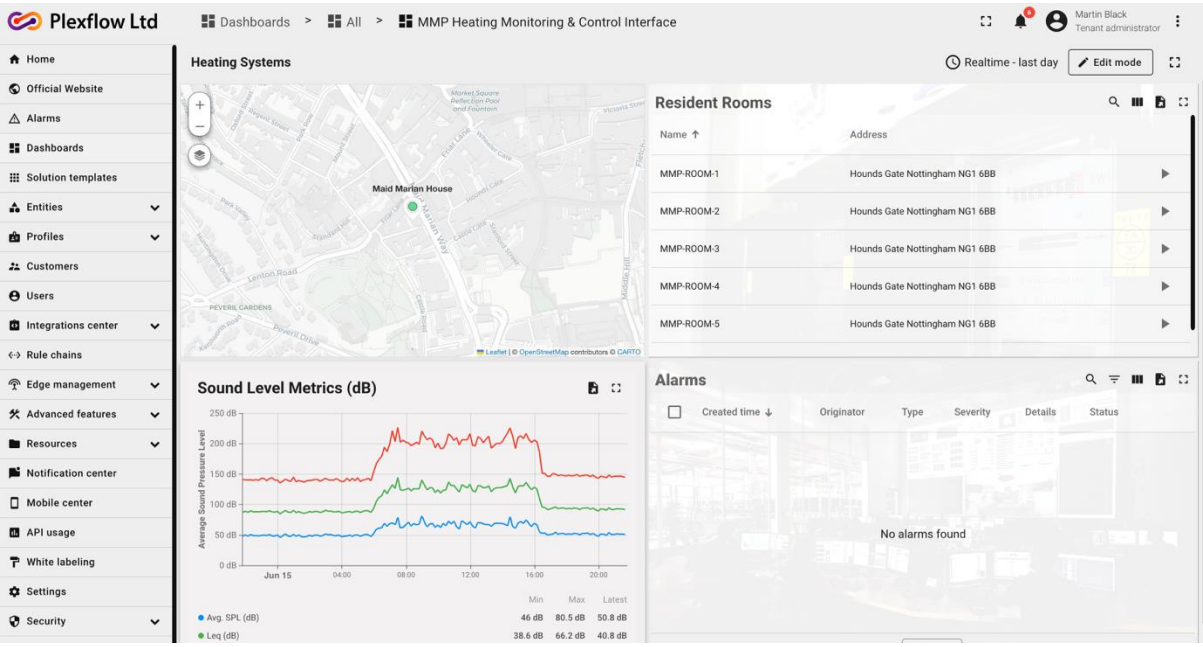
These devices are installed in the power outlet of the electric wall heater for our system to control the room temperature

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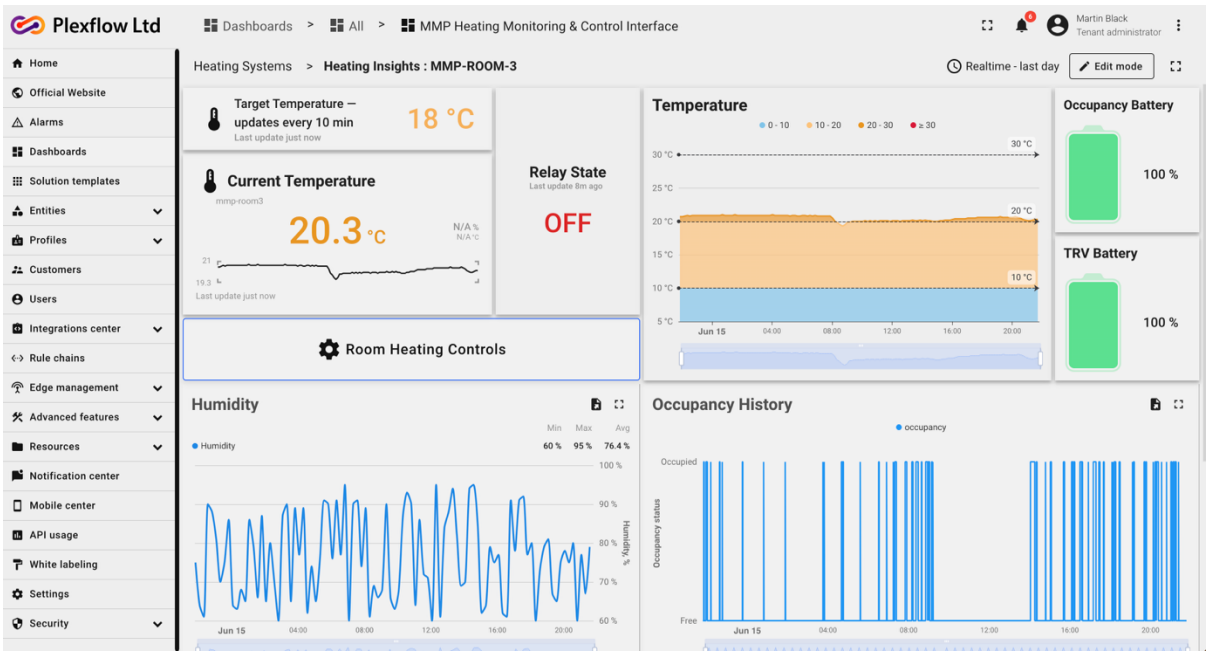
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Room sensor

These devices detect the occupancy and sense the temperature, The system will allow the room to be set up to 19 deg C, when the room is unoccupied, we will program our system to reduce the temperature to 5 deg C after a pre-determined time. (0.5 hours)

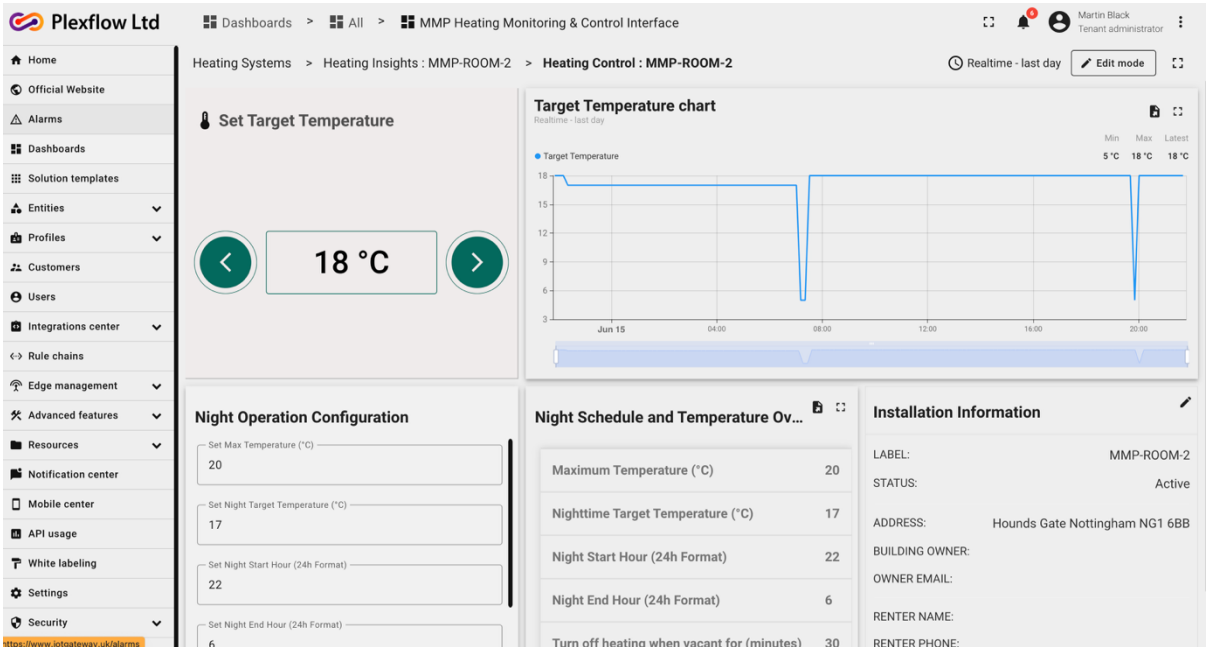


<u>Room status page</u>
View sensor status and history for each room.



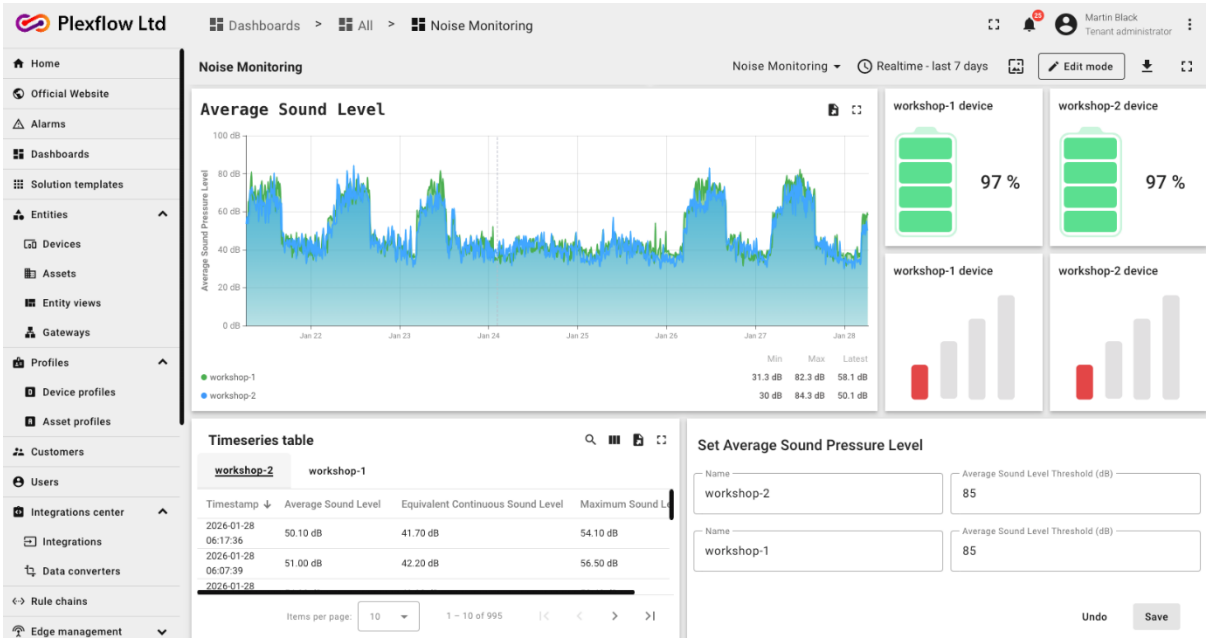
Settings page

Adjustment of system settings.



Noise Level Monitoring

Below is an image of Noise Monitoring sensors installed in one of our customers workshops. The same devices can be used for many different applications requiring the local noise levels monitoring.



When a site has one of our LoRaWan gateways installed these sensors provide historical data on noise levels.

- Manage behaviour
- Deal with problem tenants
- Historical record of events

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Water Leak Detection

In all PBSA & HMO accommodation water leaks happen and go unnoticed long before severe damage is done to the building fabric.
Installing our water leak detectors will notify you as soon as water reaches the device long before sever damage is done to the building

- Identify leaks early
- Effect repairs before they get costly
- Preserve you building

Easily installed under the bath or shower.
Notifications by email, Slack, Text message or Telegram.



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Remote Water metering

In any commercial operation, water waste is usually significant and unidentifiable without sub-metering:

- Bill for consumption
- Identify private water network leakage
- Manage usage
- Manage behaviour

Sub metering
This is to provide granular consumption usage data on individual circuits of a utility's consumption. We can achieve this with cost effective in-line meters ultrasonic meters.

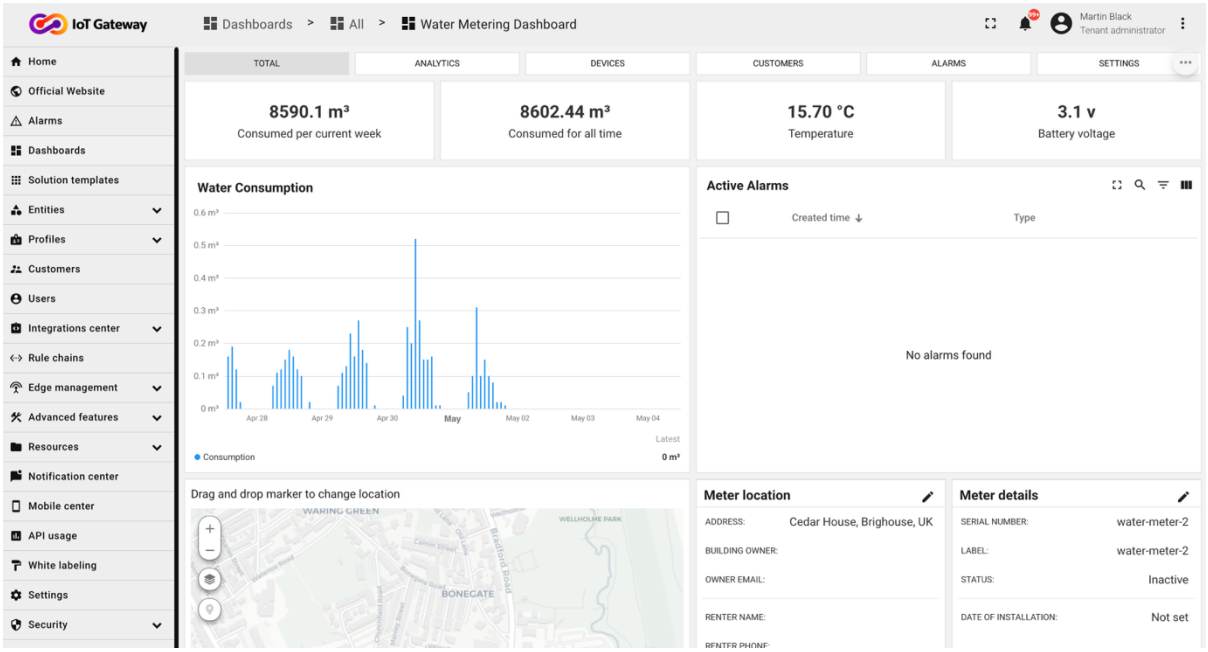
These meters will additionally provide notifications of water leaks!

Daily, weekly, monthly & total consumption
Daily & Weekly high usage notification
Cost per Cu/meter

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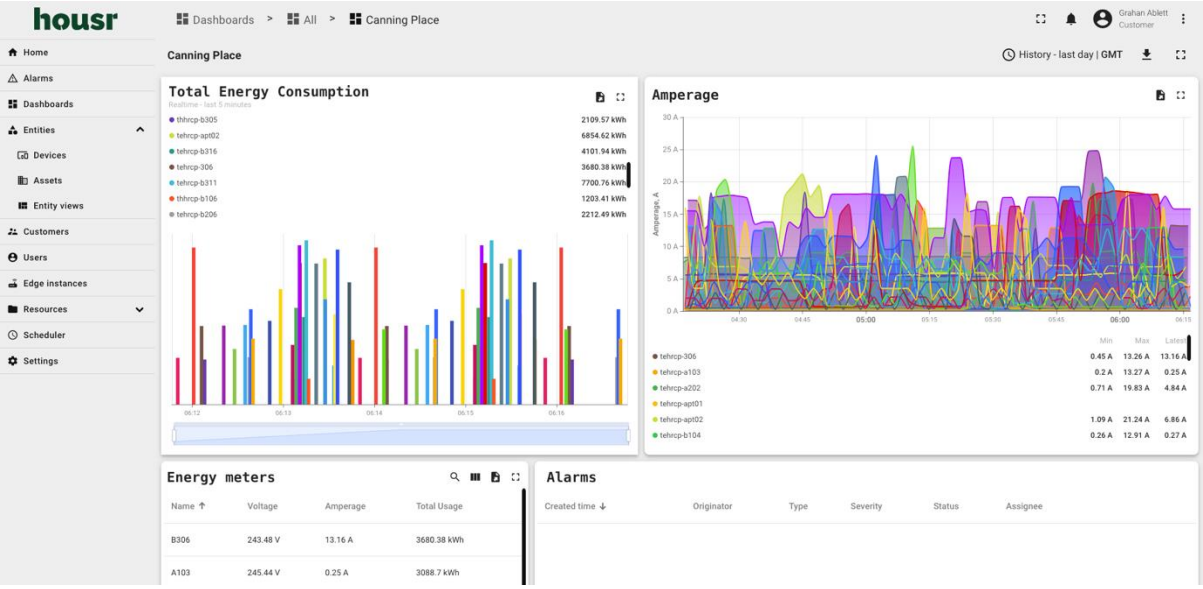
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Energy metering dashboards and uses

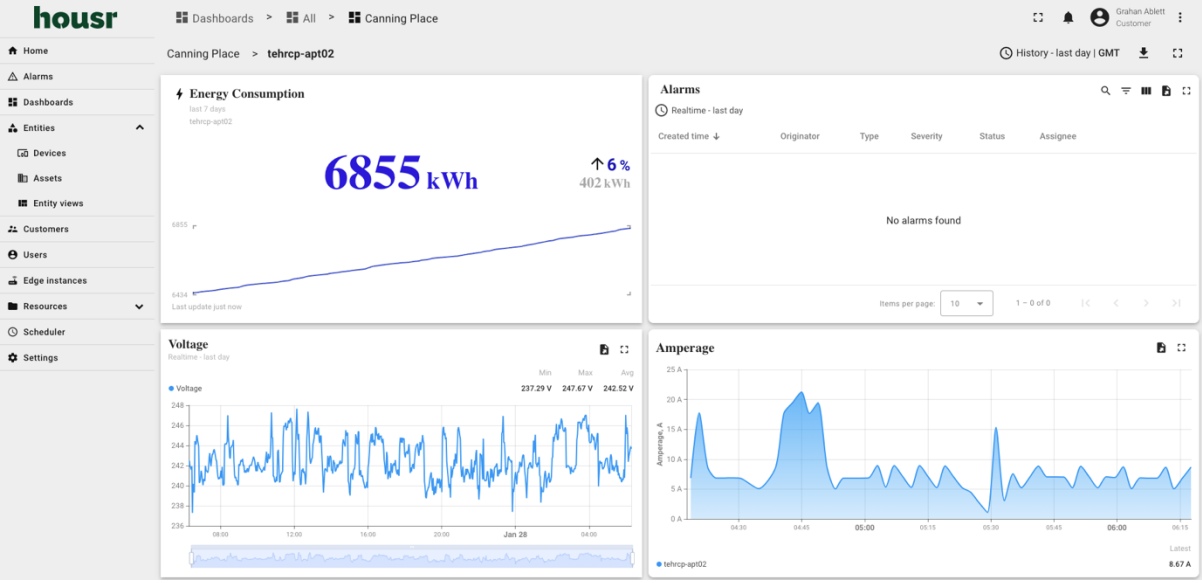
The image below shows the historical energy consumption and the live consumption over the last 2 hours.
The view is adjustable over any historical timeframe.



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The image below shows the granular detail for one individual meter; this is adjustable over any historical timeframe.



This dashboard is white labelled for our customer.

We can configure individual high usage notification for individual circuits and are working on cost per kW/hr / Cu meter for Water and Gas.

Return on Investment

Energy Consumption Reduction
Sub-metering typically reduces energy consumption by 10% to 20%, with some high-efficiency scenarios showing savings of up to 45%. It acts as a tool for identifying wasteful usage, allowing building managers and tenants to monitor real-time data and make targeted, concrete actions to reduce, rather than just measure, energy use.

High-Impact Savings:
In certain commercial or residential scenarios, particularly where tenants are directly billed for usage, savings can reach as high as 45%.
Mechanism of Reduction: Savings are driven by increased awareness, the ability to detect energy-intensive appliances, and behavioural changes resulting from direct billing for actual consumption.

Long-Term Impact:
The data collected allows for benchmarking and identifying, for example, that cooling and heating systems or old appliances are wasting energy, which leads to better efficiency upgrades.

Factors Influencing Savings:

Behavioural Change:
When users are billed based on their specific, measured usage, they are incentivised to conserve energy, reducing overall building load.
Targeted Action: Sub-meters help pinpoint which areas (e.g., lighting, manufacturing processes) are using the most energy, allowing for specific, high-ROI efficiency measures.

Visibility:
Real-time data visibility allows for immediate detection of equipment failures or inefficiency that would otherwise go unnoticed.
While the meters themselves do not actively reduce energy, they provide the necessary, detailed information to enable significant, measurable savings, often comparable to large-scale infrastructure overhauls like changing building windows.

Maintenance:

Where equipment is installed in an operation' an increase in the baseline energy consumption can indicate the requirement of a maintenance requirement such as dirty filters of a blocked condenser in the case of A/C equipment. The triggering of such notifications can also be as early signal of a need to take action before equipment is damage in the case of refrigeration short cycling due to lack of air flow.

In both cases significant revenue saved by increasing efficiency and reducing hefty capital repair costs.