

## CASE STUDY SELWOOD HOUSING ENHANCES WATER SYSTEM COMPLIANCE MANAGEMENT



### Who is Selwood Housing?

Selwood Housing provides local, affordable homes; owning and managing almost 7,000 homes (and growing) for rent and shared ownership in the South West.

### The Challenge

Selwood Housing finds the traditional manual approach for monthly manual temperature checks is cumbersome and administration heavy, using relatively high manpower to gain limited asset understanding.

Using vehicles to visit every property weekly, impacts Selwood Housing's Carbon footprint and without knowledge of asset usage, they have a water waste issue, having to flush every outlet.

### The Response

Via the use of its GUARDIAN® technology, Plexus Innovation provides real time, remote measurement of asset temperatures; generating data driven insight, eliminating the requirement for manual compliance testing and enabling informed decisions to be made regarding water system flushing.

Phase 1 involved installing a GUARDIAN® system at the Selwood Housing's office facility in Avro Way.

Training was provided to the Selwood Housing team in how to use the dashboard, configure scheduled reports and set up critical alerts to suit their specific requirements. Performance of the system and benefits was evaluated over a 12 week period.

### Phase 1 Results

- 75% reduction in flushing requirement and associated water waste
- Numerous potential scald risks, due to failing TMVs, identified via alerts received

### Annual savings when implemented across Phase 2 portfolio of 21 facilities

- 28 days of manpower
- 11 tonnes of associated CO<sub>2</sub> (equivalent to 66 trees)
- 240m<sup>3</sup> water (3200 domestic baths)
- 4900 kWh energy

### What Next?

Selwood Housing will commence Phase 2 GUARDIAN® implementation during May 2022, across their 21 most critical sites.

### Dominic Walmsley, senior property surveyor

"The digital reporting is loved by the team already, as it is so much more convenient than the manual process we used to have to adopt before. We went into the pilot to automate our water flushing and legionella compliance as much as possible, we get weekly reports which we find really useful and removes the need to process an admin heavy data report.

"We are now only flushing those assets that are required, reducing time that technicians open outlets. The data gives us a better understanding of our TMV performance and whether there is a scalding risk – we had a few highlighted to us, for which we've been able to take relevant action. It now has the full support of our entire team and executive board, and we look forward to rolling it out across the rest of our properties in the next two years."

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