

## Sensor Technology for FM

Sensors have a multitude of uses within an FM and Maintenance environment, including:

- Legionella & Pipe Monitoring
- Leak Detection
- Security
- Air Quality
- Smart Cleaning

Make efficiencies through technology and be at the forefront of IoT implementation.

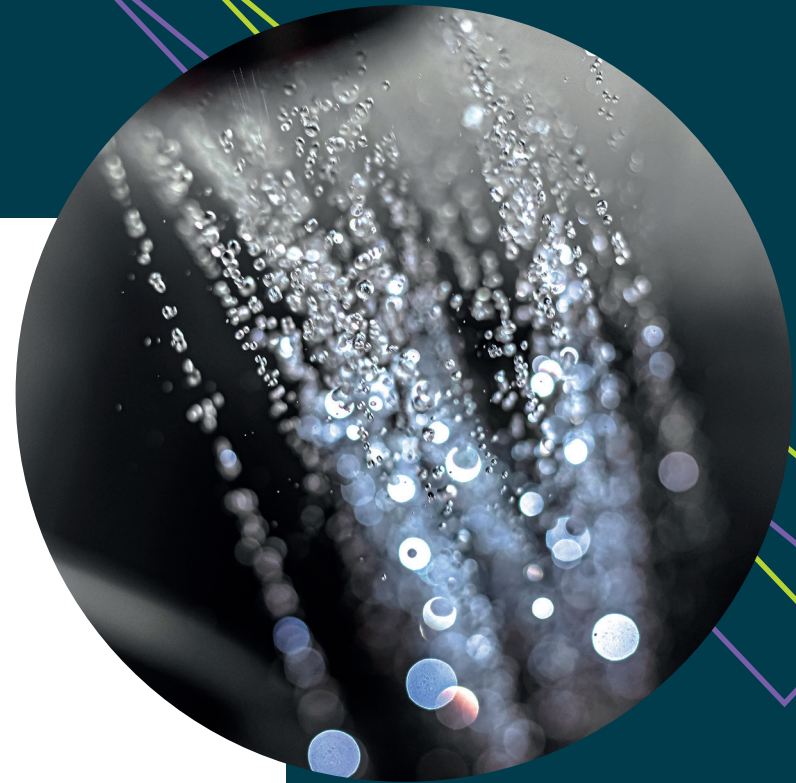


## Legionella & Pipe Monitoring

HSG274 Part 2, also known as ACOP L8 outlines what steps are necessary to control legionella in hot and cold water systems.

A comprehensive risk assessment will have identified which taps need to be flushed regularly and there is a huge cost in terms of time and money to comply.

Flushing one tap once a week for 5 minutes at the required temperature uses around 600 litres of water annually, plus there is an energy cost to heat the water and a staff cost to manually flush, record it and produce the compliance report.

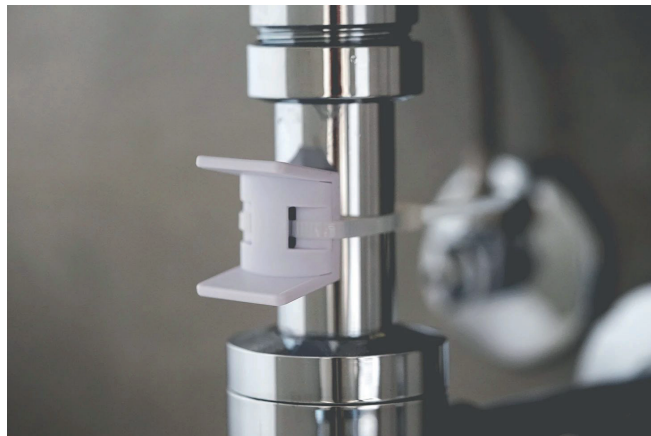
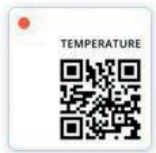


## Legionella & Pipe Monitoring

Typically only around 5-10% of pipes identified in the risk assessment actually need flushing, but as there is no way to identify which ones, they all get flushed for L8 compliance

With Syght's remote monitoring system, a sensor is installed on pipes to continuously monitor water flow and temperature.

As a result, you can know exactly which taps have been used and whether or not they need flushing.





## Legionella & Pipe Monitoring

If your engineers only need to flush 10%\* of the taps they previously had to, this quickly results in vast savings.

### Reduced Labour Cost:

- Less time spent flushing taps
- Less time spent recording results and producing compliance reports

### Reduced Utilities Cost

- Less water used by reduced flushing
- Less energy needed to heat the water during flushing



\*10% is the current upper limit of industry standard data on the average numbers being reported.

## Leak Detection

Sensors can be mounted on pipes and monitor for leaks, which can save damaged stock or premises.

Get alerts for high humidity and water leaks the moment they happen, so you can act fast and fix problems before they cause damage and disruption.

Don't wait for problems to be reported by clients or identified during scheduled visits, be alerted as soon as they happen to avoid damage and costly repairs.



## Safety & Security

Improve safety and security with real time alerts for unexpected or unusual activity.

Improve the efficiency of your team and save time on manual checks with automated alerts. Ensure fire doors remain closed to protect your critical assets and react quickly to break-ins and emergencies.

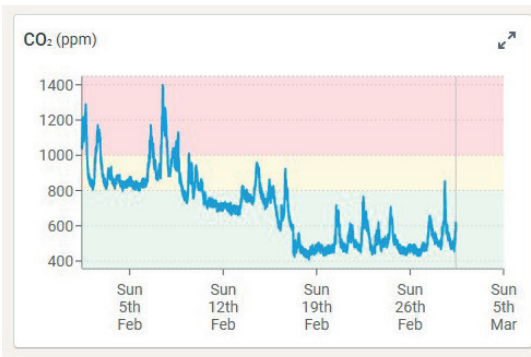
- Increase team efficiency: reduce requirement for security team walk arounds.
- Reduce risk: ensure fire doors remain closed to protect occupants.
- Improved security: create alerts to notify you when doors or windows are open at unexpected times.



# Air Quality

The results of continuous air quality monitoring quickly add up to spotting problems with the building's HVAC system.

If you only get your HVAC tested once or twice a year, you could be missing the problem indicators, and only find out there is a problem when it fails completely.



As soon as an Air Quality Monitor was installed in this office it became immediately obvious, due to the high CO2 levels, that despite twice yearly checks, the HVAC system wasn't working effectively. Once repaired the CO2 levels returned to acceptable range.





## Smart Cleaning

Sensors are mapped on the building floorplan and reports and alerts are created to show what areas have been used and need cleaning. Desk Occupancy sensors determine which desks have been used and Proximity sensors determine which doors have been opened (for example bathroom or cubicle doors).



Generated Report for floor 45056 at 09:49 on 2023-03-23  
Thursday 23 March, 2023

Floor M (13)

Summary by space type

Space type	Needs cleaning
Desks	10
Other	1
<b>TOTAL</b>	<b>11</b>





# Smart Cleaning

Only clean when and where it is needed. Understand where and how each area of a building has been used during the day using proximity and occupancy sensors, so you know exactly when and where to clean.

Get a report before night cleaners start their shift, showing where they need to clean.

Get real-time alerts to day cleaner's phones or email to clean as and when it's needed.

Review performance and cleaning logs to optimise rotas and improve occupant satisfaction.

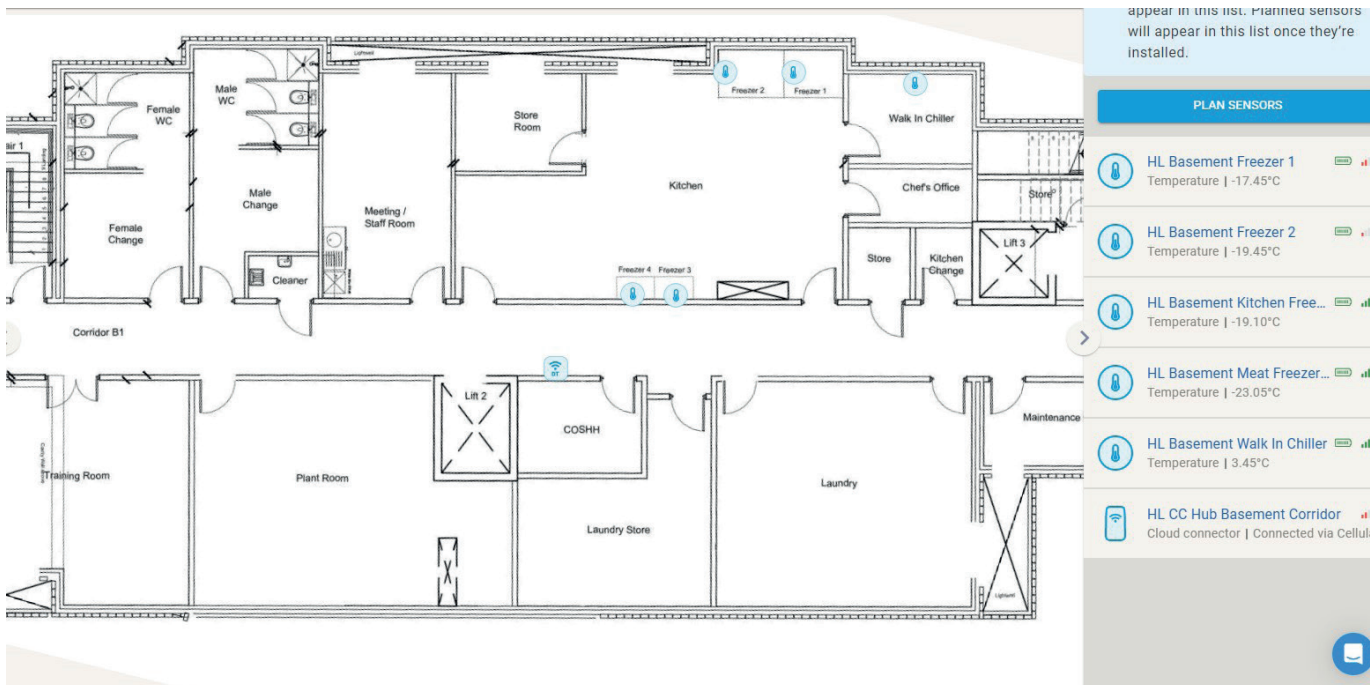
**CUT UNNECESSARY COSTS:** save up to £15k per year in unnecessary cleaning costs for every 10 bathrooms.

**INCREASE PRODUCTIVITY:** Focusing cleaning teams' efforts can increase productivity by up to 45%.



## Set Up

To set up we upload your floor plan to the app and map your sensors to give you overview of your premises:



# SET UP



**IoT Sensor Solutions**  
To drive efficiency and savings

# Thank you

for more information visit

<https://syght.co.uk/>

We are happy to arrange a product demo and talk through a bespoke solution for your requirements.

