Case Study

8 Old Jewry

MS has held a maintenance contract at 8 Old Jewry since March 2018. We attend the site twice a week for planned preventative maintenance and hold a comprehensive reactive callout service.

In 2020, we advised our client to implement the use of our smart maintenance system after discussions for a more proactive approach to sustainability. Our "insights-based maintenance" system combines IoT sensors, AI-enabled analytics, and remote monitoring. The use of this system can significantly reduce operating and energy costs and increase efficiency by moving from routine frequency-based, labour-intensive maintenance to flexible, data-driven, predictive maintenance.

Objectives

- To reduce energy consumption.
- To hit energy goals in line with their carbon reduction plan.
- To ensure the building is running at peak efficiency.

The system triggers any warnings, if there is a potential fault or allows us to see inefficient usage of energy throughout the building. The assets that have had sensors installed include the Boilers, Air Con Units, Chillers, Fan Coil Units and Pumps. Our smart maintenance system could extend to other key plant, water systems and measure waste disposal.

The system is fully accessible via software, providing visual dashboards on the smart installations. It has allowed us to predict faults and plan ahead to enable measures in reducing the use of energy / carbon.

Our 24/7 helpdesk, can either resolve a problem remotely by reviewing the report and liaising with the Contract Manager, or issue a work order through our integrated CAFM system for an engineer to investigate and resolve on-site.

By installing the Smart System, there would be an estimated saving of £51,247 per year.

Benefits

- Minimal disruption for tenants.
- Reduction in energy usage.
- Reduction in operational costs.