



**resicentral.**

# Your **SMART** Green Journey Starts Here.

*Resicentral® is pioneering the transformation of building management  
with our state-of-the-art SMART resiAIR™ greentech solutions.*

[www.resicentral.co.uk](http://www.resicentral.co.uk)

## About **residental**®.

Our mission is to **drive immediate energy efficiencies** and improve waste management across all property types. We distinguish ourselves by delivering **instant impact** through smart rules and automation that transcend standard scheduling and programming.

### How does it work?

Our technology is centred around the **resiAIR™** device, an advanced piece of equipment designed to seamlessly integrate with your building's infrastructure. Here's how **resiAIR™** and our platform revolutionise property management:

#### **Data Capture:**

- *resiAIR™ is equipped with sensors that collect real-time data on various parameters such as energy consumption, water wastage, humidity levels, and occupancy.*
- *This data is gathered at the portfolio, building, and unit levels to provide a comprehensive overview of the property's performance.*

#### **Integrated Platform:**

- *The collected data is transmitted to our integrated platform, where it is consolidated and displayed in an easy-to-use interface.*
- *Property managers and owners can monitor real-time data, analyse trends, and gain insights into the building's performance.*

#### **Customised Automation:**

- *Based on the data from **resiAIR™**, we develop tailored SMART rules and automation protocols.*
- *These rules are designed to optimise energy usage, enhance waste management, and improve overall efficiency through features like SMART occupancy detection and dynamic adjustment of heating and lighting.*
- *We tailor our smart rules and automation based on end-user and business requirements, optimising energy usage for substantial energy savings and efficient waste management.*

**resiAIR.**<sup>™</sup>  
Powered by **residental**.












## What is **resiAIR™**?

*resiAIR™ is an all-in-one sensor for your property that drives down energy costs, and enhances resident experience. It's innovative, Wi-Fi enabled technology can be entirely retrofitted into any property and is the only solution on the market that takes real-time measurements from multiple touchpoints, and then automatically takes action on those readings.*

*From temperature to humidity, or noise to occupancy, **resiAIR™** captures it all, allowing you to quickly and easily benefit from efficiencies and cost savings.*

### Product Features:

- |   |                                 |   |                              |
|---|---------------------------------|---|------------------------------|
|  | Temperature Monitoring          |  | Sound and Noise Level        |
|  | Heating Controls                |  | Aspirated Particulate Sensor |
|  | Humidity Levels                 |  | Occupancy Detection          |
|  | Indoor Air Quality and Pressure |  | Energy Control               |
|  | Ambient Light Level             |   |                              |

## Delivery and Installation.

*Our devices can be installed as part of the construction process, working with build teams and their M&E consultants.*

*Our retrofit products, including resiAIR™, enable existing buildings to adopt SMART technologies, significantly reducing their carbon footprint and enhancing overall sustainability.*

*Installation is quick and easy, with all resicentral® devices pre-programmed and ready for site installation.*

*We provide an out-of-the-box solution that any qualified engineer can fit. Pre-labelled and programmed, they become fully operational once powered and connected to Wi-Fi.*

*Firmware updates are controlled from the resicentral® platform using over the air technology, requiring no further access.*

*All of our resicentral® devices come with a 5-year guarantee and customised support from our team to help you review your data, create customised rules, maximising your savings and user experience.*



## Key Features.

### Real-Time Data and Management

resiAIR™ enables property owners and managers to collect data, review asset performance, and set SMART rules and automations. It also educates end users on contributing to environmental sustainability.

### Resicentral® Platform

Portal access for property owners and managers shows live data tracking, including meter readings, current temperature, energy usage, and ESG impact reporting. Full control of setting up rules and automations, with the ability to directly control everything from a portfolio or individual unit basis.

### Smart Apps Functionality

Our apps displays real-time data and, through our MID-approved sub-metering, informs occupants about high energy consumption and additional payment triggers in line with fair usage policies. The apps provides alerts when actions are triggered, and fingertip control of property settings for convenience and efficiency.

### Comprehensive Oversight

Resicentral® offers complete oversight for property managers and owners, including maintenance alerts triggered by anomalies in water flow, movement detection in vacant units, and indoor air quality and humidity level monitoring to support health and well-being.

### Automation and Alerts

Our platform manages heating, temperature, and lighting, adjusting or turning them off when no one is home. SMART detection triggers alerts and actions based on occupancy, not just pre-programming and scheduling.



**It's all  
about those  
marginal gains.**

# Resicentral®: Comprehensive Technology Solutions for Residential and Mixed-Use Developments.

## Benefits Across Tenures...



### Personalised Control

Residents can control the property remotely, such as turning on lights before arriving home or turning off heating while away. Live data displays current energy usage, helping bill payers understand consumption and their environmental impact.



### Occupancy Management

For hospitality, Co-Living, and Build-to-Rent (BTR) clients, our technology integrates with existing Property Management Systems (PMS) to manage energy usage between stays and track anomalies for immediate attention. We help create rules aligned with seasonality, applying minimum and maximum temperature controls to avoid overuse.



### Void Management

During construction, lease-up, sales void periods or between academic years, our SMART technology monitors, manages, and helps maintain units. Rules trigger alerts for detection outside customised parameters, and units can be put into hibernation mode during non-operational hours.



### Block Management

Our devices can be deployed across buildings to monitor and action data in common areas such as concierge receptions, hallways, as well as shared amenity spaces, including work areas. Through our automations and rules, energy efficiency measures can be put in place, and water wastage can be monitored, ensuring well-being and comfort for resident.





...Continued.

## Resicentral<sup>®</sup>, where technology serves people and the planet: Turning the dial for instant impact.



### Service Charge Provisions

*ResiAIR™ devices provide accurate data to support energy usage service charges across entire portfolios. The platform enables the estate management team to monitor usage, manage waste, and implement SMART automations to lower consumption, reduce wastage, and decrease service charges.*



### Fair Usage on Shared Utilities

*Shared utilities billed through the service charge, often seen as unfair, can be managed more equitably with our MID-approved sub-metering for individual units. Usage data can be passed to estate management for billing purposes. In the case of PBSA, over usage can be billed back to students in line with fair usage policies.*



### Enhanced Guest Experience

*Our technology integration with PMS systems enhances the guest experience by personalising their stay. For example, if guests arrive at 3am on a cold winter's day, the system can automatically turn on the hallway light and set the heating to a comfortable temperature.*



### Health and Well-Being

*ResiAIR™ monitors water wastage, humidity levels, and temperature, ensuring occupants live and work in comfortable and safe environments. Alerts for high humidity and temperature can prevent health risks such as mould growth and poor air circulation.*

# Timeline of Benefits: From Preconstruction to Building Completion and Beyond.

## 2. Development Phase

### Efficiency:

Utilised during 2nd fix to reduce energy consumption during non-operational hours by ensuring heating and lighting are turned off across multiple units. Our devices need a power source and Wi-Fi connection.

## 4. Service Charge Quota

### Accurate Billing:

Utilises accurate, live data across blocks, communal areas, and individual units with MID-approved sub-metering to ensure fair apportionment of costs in service charge schedules.

## 6. Retrofit Product

### Existing Buildings:

ResiAIR™ can be fitted as a retrofit product, giving you a complete oversight of each buildings performance. Helping to reduce energy consumption, water conservation and have instant impact on your ESG deliverables.

## 8. Void/Lease-Up Period

### SMART Monitoring:

During construction, lease-up, sales void periods, or between guest stays, our SMART technology monitors and maintains units, triggering alerts for anomalies and enabling units to enter hibernation mode during non-operational hours. This includes water flow alerts, occupancy detection, heating settings, and air quality reporting to prevent damage from high humidity and poor air circulation.

## 10. Resident Benefits: Smart, Sustainable Living

### Desirable Properties:

Living in a smarter, greener property is increasingly sought after. Residents can control features such as heating and lighting remotely, receive alerts on anomalies detected in their home for a specific period, and view real-time energy usage.

### Sustainable Living:

Empower residents with the knowledge and tools to make SMART decisions, reducing wastage and promoting sustainable living practices.

### Our Mobile Apps:

Allows residents to control their home's along with SMART building updates and features such as SMART access control and door entry with downloadable access keys. We're elevating residents lifestyle with our client customisable building apps.

Pre-construction	Implementation	Completion	Live Building
<h3>1. Preconstruction</h3> <p><b>Integration:</b> Collaborate with our client's M&amp;E Consultants during the development design and specification phase.</p>	<h3>3. Utility Testing &amp; Commissioning</h3> <p><b>Monitoring:</b> Capable of checking temperature and heating levels, reporting water flow anomalies, and issuing alerts.</p> <p><b>Proactive Management:</b> Data sets can be collected and proactive provisions made to address issues such as solar gain and over heating. These can be actioned through proactive measures such as window treatments and advanced air circulation systems.</p>	<h3>5. Building Completion</h3> <p><b>Bench Marking:</b> Assists in meter readings and consumption benchmarking at the point of handover.</p> <p><b>Aftercare/Defects Liability Periods:</b> Our devices continuously track data and report it back to our platform. It's easy to identify issues such as high humidity, water wastage, or overheating, which can cause damp, mould, or settlement cracks during the drying out period.</p> <p><b>Ongoing Support, Oversight, and Wellbeing:</b> Across all tenures, we work with property/estate managers to identify wellbeing concerns through vulnerability reporting. By identifying data trends and occupancy detection, our platform can trigger alerts for wellbeing checks, such as lack of movement, poor air quality, or lower than normal heating temperatures during winter months. Alerts can also be triggered for issues like poor air quality and high temperatures.</p>	<h3>7. Fair Usage Policies</h3> <p><b>Equitable Management:</b> Enables equitable management of utilities included within rent, nightly rates, or service charges through MID-approved sub-metering for individual units. This allows usage data to be communicated to estate management, landlords, or operators.</p>
			<h3>9. Building Owner/Manager/Operators Benefits</h3> <p><b>Instant Access via our Resicentral Cloud Portal:</b> The Resicentral Cloud Portal provides real-time access to live data across portfolios, showcasing energy savings, waste management, and overall impact performance. Our Cloud portal can be accessed via a modern Web browser on any operating system.</p> <p><b>Automation and Communication:</b> Create rules and manage automation for maximum efficiency. Use the portal as a communication tool with residents while maintaining oversight of landlord consumption across common areas and shared amenities.</p> <p><b>Impact Reporting:</b> Downloadable impact reports support ESG strategies, promoting greener, SMART building initiatives and ensuring optimal living conditions and wellbeing for residents through air quality monitoring.</p>

With resicentral®, asset owners, managers, and operators can efficiently oversee all aspects of property management from a single platform, taking impactful actions in real-time and witnessing the benefits instantly. By implementing smart rules, significant strides can be made towards energy conservation, including setting maximum temperatures and automatically adjusting heating and lighting based on occupancy detection.

# The **resicentral**<sup>®</sup> difference.

Buildings can be constructed sustainably, but human usage significantly impacts efficiency. At **resicentral**<sup>®</sup>, we educate residents, empowering them to make SMART decisions that positively affect the environment. Unlike other solutions that rely solely on pre-programming and scheduling, our SMART detection triggers alerts and actions based on occupancy. Our unique technology integrates with existing systems, applying SMART rules to enhance experiences and manage properties efficiently across various tenures.

**You create the rules, and the technology delivers instant impact.**

## SMART journeys across all tenures, including **mixed-use** developments.

*Resicentral*<sup>®</sup> creates SMART green journeys for a wide range of property tenures, covering:



**Serviced Apartments**



**Build-to-Rent (BTR)**



**Student Accommodation**



**Aparthotels**



**Short-Term Rentals**



**New Build Developers**



**Hotels**



**Commercial**



**Senior Living**



**Co Living**



**Holiday Parks**



**Social Housing**

At **resicentral**<sup>®</sup>, we invite you to embark on your SMART green building journey and experience the immediate impact of SMART rules and automation on sustainability and property management efficiency. Every building's usage is unique, and with **resicentral**<sup>®</sup>, you have comprehensive oversight to ensure optimal property management and maintenance.

**With customisable rules and actions, regardless of tenure, benefits can be achieved at a unit-by-unit level, making managing mixed-use developments or diverse portfolios **greener** than ever.**





# The human approach.

## **Resident Engagement: Empowering Users for a Shared Goal**

*We believe that real change comes from collaboration. Engaging residents and guests is crucial in achieving meaningful energy savings and sustainability goals. By giving users the tools to make instant impacts—both for themselves and the environment—we foster a “together approach” that drives collective progress.*

*Our Resicentral app allows residents to access real-time data on their energy consumption, see the immediate impact of their actions, and make informed decisions. For example, if a homeowner’s heating is set to 23°C, our app can suggest lowering it to 21°C, showing the potential cost savings and environmental benefits\*. According to the Energy Saving Trust, turning down your thermostat by just 1°C can reduce your heating bill by up to 10% annually. This instant feedback loop encourages responsible energy use, making it easy for users to contribute to sustainability goals from the convenience of their smartphones.*

*This engagement is more than just a feature; it’s central to our strategy for lasting behavioural change. By empowering users with information and control, we help them take ownership of their energy consumption, fostering a culture of shared responsibility and environmental stewardship.*

# Sustainable impact.

## Keys for trees, planting trees for a greener future.

We have partnered with Keys for Trees, and for every device fitted, we plant a tree to help offset our carbon footprint. Live data is available for each client, showing the number of trees planted based on their resicentral<sup>®</sup> account.

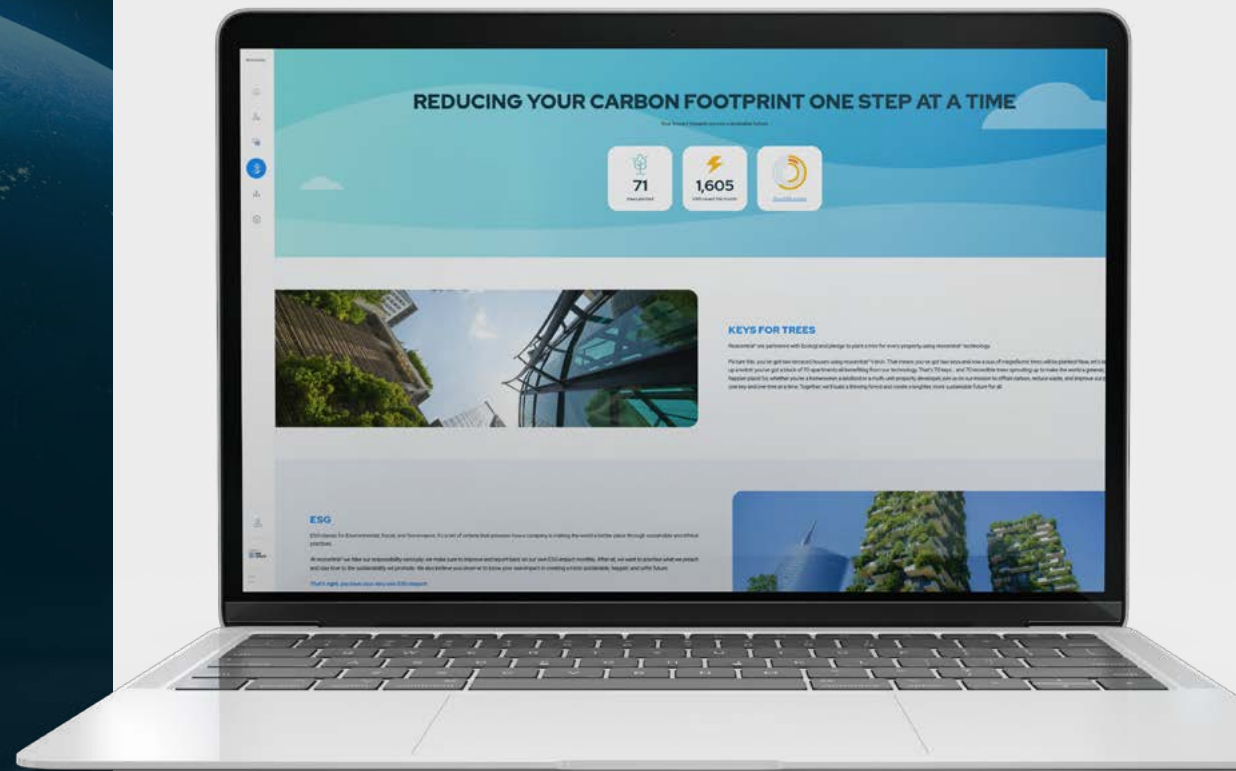
## We don't just report on ESG, we help with your ESG strategies and long-term investments.

Since the pandemic, the UK's hospitality and real estate sectors have seen Environmental, Social, and Governance (ESG) strategy pushed centre stage.

A key aspect of this strategy is property technology, which is enabling owners and operators to make their buildings more energy efficient, all while cutting operating costs, and improving guest and tenant experiences.

resicentral<sup>®</sup> technology is an example of such technology, providing real-time monitoring of environmental and social factors, delivering accurate and up-to-date data to highlight areas for improvement, efficiency gains, and risk mitigation.

Our resicentral<sup>®</sup> platform utilises its technology to act upon cost savings opportunities, deliver unique insights into occupant behaviour and provide interactive reporting to measure performance.



# Reducing your carbon footprint one step at a time.

At resicentral<sup>®</sup>, we don't just provide you with data—we save you energy, reduce waste and elevate efficiencies.

We do this by utilising live occupant data to automate the most efficient energy system, putting you in the driving seat of creating a more sustainable and comfortable environment for your occupants now and in the future.

Here's how resicentral<sup>®</sup> aligns with the three pillars of ESG:

## Environment

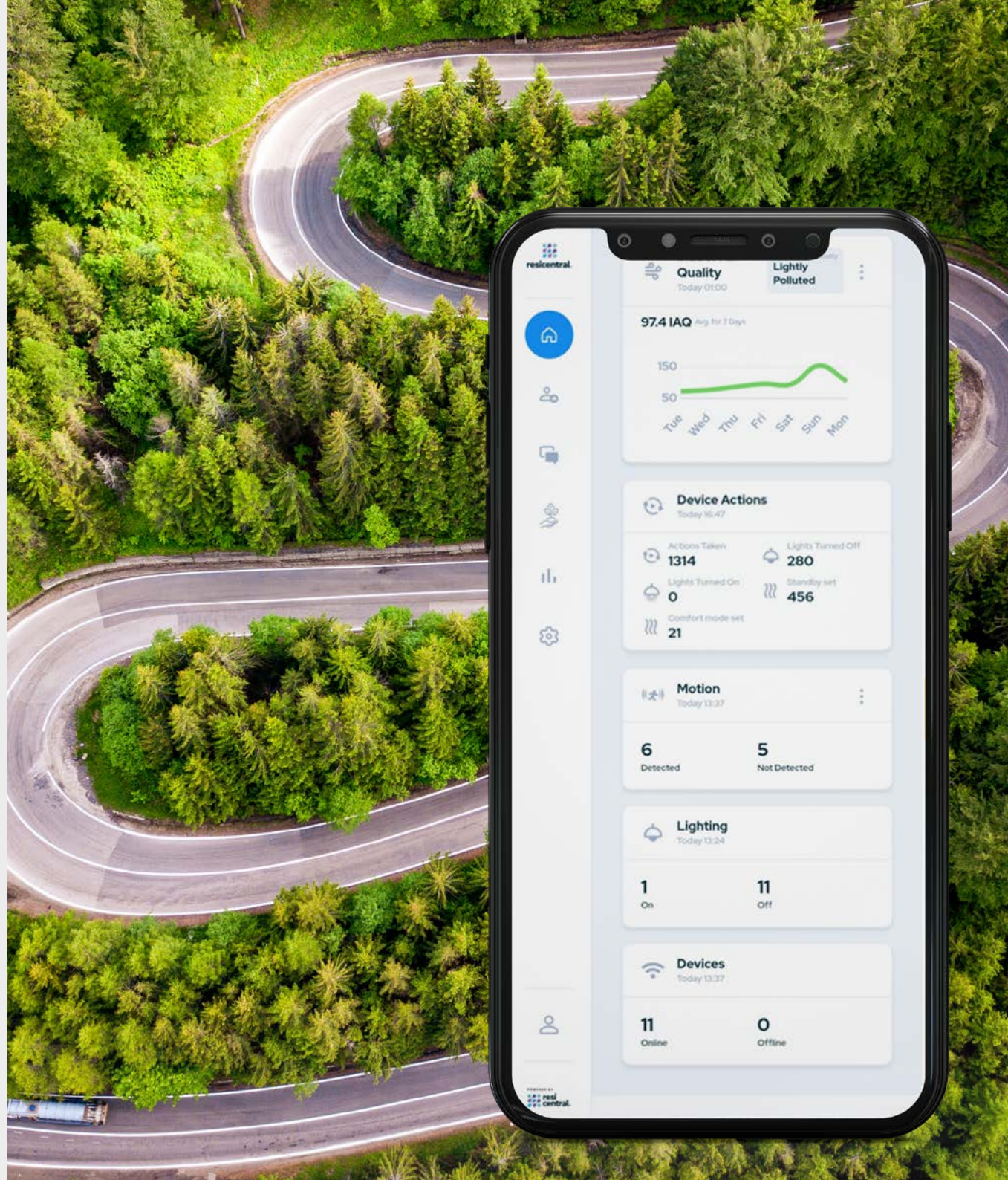
Resicentral<sup>®</sup> provides you with measurable insights to evaluate your impact on the environment and offers actionable data to help offset your carbon emissions. Our platform aggregates data from multiple systems and sensors, giving you a comprehensive view of your property's environmental performance. You'll see your energy consumption and waste in realtime, be able to act on it, and track reductions with our live view feature. For every device you add, we will plant a tree as part of our green commitment, Keys for Trees.

## Social

Our commitment to social initiatives means that resicentral<sup>®</sup> can be a key part of helping you to achieve your own social responsibility goals. We support local communities by encouraging supply chain practices that prioritise giving work to local companies and promoting in-house manufacturing. In addition, our team dedicate their volunteering days to helping initiatives local to the communities that we operate in, ensuring a far-reaching social impact.

## Governance

resicentral<sup>®</sup> aids in supporting your dedication to managing and maintaining high-standard properties. We ensure that our supply chain is certified and qualified, and with our detailed analytics and reporting, our platform supports the maintenance of compliance, the upholding of high property standards, and implementation of best practices in property management.





## **Smart, sustainable, scalable property management.**

 [www.resicentral.co.uk](http://www.resicentral.co.uk)  03330 341 312

*At resicentral<sup>®</sup> we're proud of our offering and services we provide, all information is offered in good faith as general guidance and is subject to change.  
\*Figures are used for illustrative purposes only and will depend on individual data sets.*