



December 2024

# CASE STUDY

MOSSCARE ST VINCENT'S  
HOUSING GROUP COMMITS TO  
BETTER LIVING CONDITIONS  
WITH AICO'S CONNECTED HOME  
SOLUTION

TOGETHER WITH



RETROFITTING A PRE-WAR,  
TRADITIONAL PROPERTY WITH  
MOSSCARE ST VINCENT'S  
HOUSING GROUP TO IMPROVE  
ENERGY EFFICIENCY

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Mosscares St Vincent's Housing Group (MSV) owns and manages almost 9,000 homes across Greater Manchester, Lancashire, and West Yorkshire. Their goal is to address the housing crisis in the North West by helping the elderly, those on low incomes, those in need of specialist housing, first-time buyers, people who are 'rightsizing', and the millennial generation, who are struggling to find decent homes. In addition, MSV is also working to address the environmental impact of the housing industry, which accounts for up to 40% of carbon emissions according to the Committee on Climate Change.

## THE COSY HOME PROJECT

To address the current housing crisis and meet net zero carbon targets, MSV launched the 'Cosy Home Project'. This initiative aims to refurbish and retrofit their flagship property, which is a traditional, pre-war, brick-built, terraced house in Manchester. They will be installing Aico's HomeLINK Connected Home Solution alongside their Fabric First approach on hard-to-treat properties and monitor the impact of the improvements, including air quality. By doing this, MSV will demonstrate how a refurbished and retrofit property can be more environmentally friendly, energy efficient, and help achieve net-zero carbon targets.

# IMPLEMENTING IOT TECHNOLOGY

MSV chose to install both HomeLINK Environmental Sensors; the Ei1020, which measures temperature and humidity, and the Ei1025 which also measures these parameters in addition to Carbon Dioxide (CO<sub>2</sub>) levels. To ensure a full range of safety features are in place, they also installed Aico's Fire and Carbon Monoxide (CO) alarm system.

HomeLINK's Connected Home Solution enables remote data monitoring of any Aico interconnected device via the Ei1000G Gateway, providing landlords with actionable insights into indoor environmental conditions on the HomeLINK Portal. The HomeLINK system was used in conjunction with smart meters to provide real-time data on energy usage, which MSV also recognise is critical to help reduce consumption and evacuate performance of the systems utilised.

The Environmental Sensors were installed in high-risk rooms that are subject to frequent use and higher humidity levels, including the living room, bedrooms and bathroom. By analysing temperature and humidity data, MSV can accurately assess the air quality of the property and take any necessary steps to improve it.



What stands out to my customers is the modern-looking design and the easy-to-use test button on the smoke alarms. It's this combination of features and design that sets Aico HomeLINK Environmental Sensors apart from the competition.

*Michael Coote, Electrician,  
Mosscaire St Vincent's Housing Group*



# RETROFITTING TO COMPLY WITH PAS 2035

PAS 2035 is the standard relating to retrofitting properties to make them more energy efficient. For MSV, this includes installing Energy and Environmental Management Systems (EEMs) and implementing them in conjunction with PAS 2030: 2019, which sets out the standards required for installing EEMs.

Alongside the installation of Aico's Connected Home Solution, MSV's Cosy Home Project has been fully retrofitted with internal wall insulation, solar PV battery storage, an air-source heat pump and new highly efficient windows and doors. Enhancing a building's thermal efficiency will result in an increase in airtightness, which can prevent the risk of damp and mould. Appropriate ventilation is then essential to ensure a positive and healthy indoor environment is maintained.



# CONFIDENT INSTALLATION WITH EXPERT INSTALLER

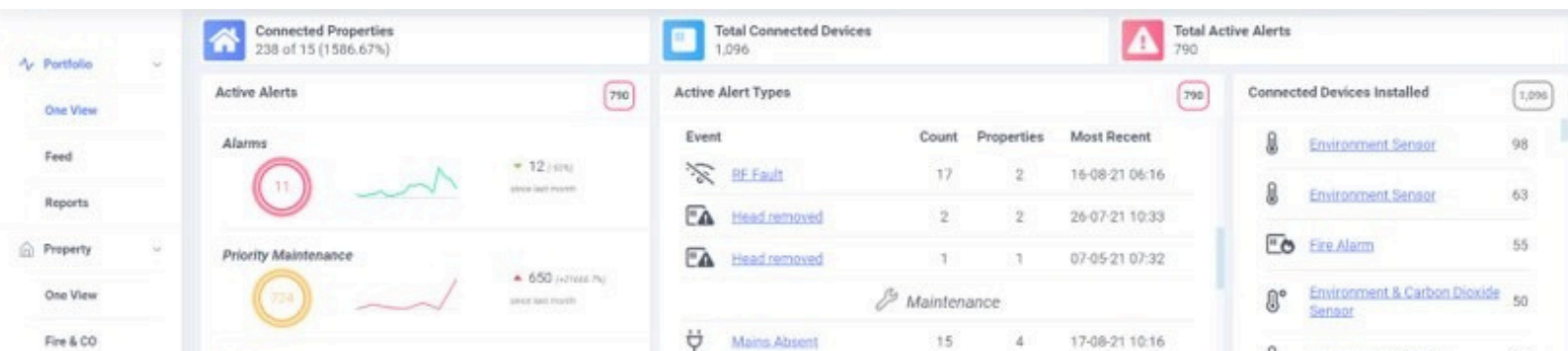
Aico's Relationship Manager for Greater Manchester, Martin Przewozny, supported the project by delivering Expert Installer training to MSV's Electricians. The team were provided with the relevant training and documentation to install Aico devices at the 'Cosy Home' property correctly and with ease.

Our free, FIA CPD certified Expert Installer training is designed to make sure Electrical Contractors have the information they need to install domestic fire and carbon monoxide alarm systems, making the installation process as easy as possible. Michael Coote went on to comment, "As an installer of Aico's HomeLINK Environmental Sensors, I can safely say that my experience has been overwhelmingly positive. The training and documentation I received gave me the confidence to accurately explain the benefits of the product to my customers, as well as discuss the correct placement of the alarms. Installation is a breeze, as the detectors themselves are extremely easy to install."



At the 'Cosy Home', we are proud to have worked with Martin Przewozny, our Regional Specification Manager. Martin's expertise and experience has enabled us to make the process of choosing the right product and rolling out the installation process quick and easy. His in-depth knowledge of the solutions available and his friendly, easy-going manner made the training enjoyable and engaging for our electrician team.

*Patrick McKendry, Sustainability Manager,  
MossCare St Vincent's Housing Group*



# EXPANDING THE COSY HOME PROJECT

Moving forward, MSV plans to expand the Cosy Home Project from its flagship property to its other 1,300 traditional, pre-war, brick-terraced houses in Manchester.

MSV also intend to give residents access to the HomeLINK app, which will offer tailored recommendations advising how to remedy issues or incorporate preventative maintenance solutions. This will provide an additional method of communicating potential concerns and prevent issues from occurring to begin with, meaning MSV will only need to visit the property when necessary.



I have had the pleasure of working with Mosscafe St Vincent Housing Group for the past few years. I have been deeply impressed by their commitment to the safety and well-being of their tenants. This commitment has been further strengthened by their implementation of the Aico HomeLINK Solution.

The Cosy Home Project is a great example of how Mosscafe St Vincent Housing Group is committed to providing the best living conditions for their residents. By investing in the latest technology, they can ensure that the air quality in their flagship property is of the highest standard. This case study serves as a testament to their dedication to providing quality housing and a safe living environment for their tenants.

It's been an absolute pleasure working with MSV and I look forward to continuing to do so in the future.

*Martin Przewozny, Relationship Manager, Aico*



To find out more about the HomeLINK Connected Home Solution, please visit:  
[www.aico.co.uk/homelink](http://www.aico.co.uk/homelink)

