

# Improving maintenance and energy efficiency with **Energy IOT**

**ONE**  
COLMORE SQUARE

**EUI Saving**  
**3.91**  
kWh/m<sup>2</sup>/pa

## PROPERTY MANAGEMENT & BUILDING ANALYTICS



### Access

Demand Logic provided One Colmore Square with meter and circuit level energy monitoring. The Demand Logic platform presented live usage as well as half-hour, daily, monthly, and annual consumption of the mechanical assets making up the building systems.



### Analyse

The Demand Logic platform identified maintenance issues with LTHW CT pumps at One Colmore Square which was found to be reporting 24/7 operation, however no excess electricity was being consumed outside of expected hours. As well as this, the analysis also identified overnight operation of the CHW/LTHW systems due to an accidental scheduling issue.

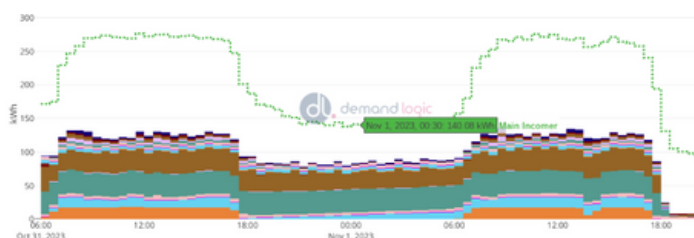


### Action

The quick diagnosis allowed the engineers to pinpoint the problem as a faulty flow switch and fix it on-site. The accidental scheduling issue that was discovered through the Demand Logic platform was also quickly resolved. Through this single action alone, it resulted in ~1700kWh of excess consumption avoided per week.

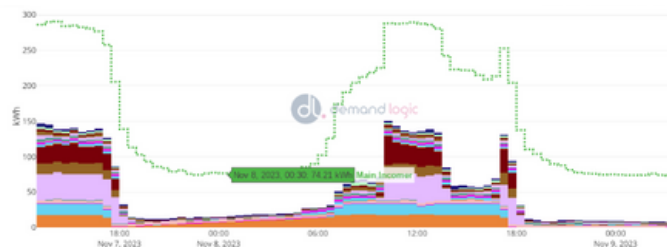
#### Before:

Half-hourly energy (submeters)



#### After:

Half-hourly energy (submeters)



## ENERGY IOT BENEFITS



**Track each energy-using piece of equipment**



**Identify the causes of wastage**



**Eliminate manual readings and reports with easy downloads**