Take control of **Water wastage**
with a system **designed specifically** for **student accommodation.**

Prefect Cleverly simple **control** of energy.

WaterSense

Water wastage

The provision of student accommodation presents many challenges. Safety, comfort and affordability being top of the list.

Since 1997 we have been developing products and specifically for this sector.

Our core focus is to deliver systems that help our customers provide **comfortable**, **safe** and **compliant** accommodation while maximising operational efficiency.

Irus Water Sense monitors the water supply to taps and toilets and sends alerts regarding temperatures and flow of water.

Pernicious dripping taps and faulty toilet cisterns may seem like minor issues, but they can have significant environmental and financial impacts.

A single dripping tap can waste up to 20,000 litres of water per year, while a slow leaking toilet cistern can lose even more—up to 150,000 litres per year! This not only increases water bills but also puts unnecessary strain on water supplies and treatment facilities.

Addressing these issues promptly helps conserve water, reduce utility costs, and maintain the integrity of plumbing systems.

Simple repairs, like replacing worn washers or adjusting faulty float valves, prompted by alerts from the Irus Portal, can prevent waste and promote sustainability, making them important steps in responsible maintenance and environmental stewardship.

* Pre-set time - 15, 20, 30 or 120 minutes

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irus

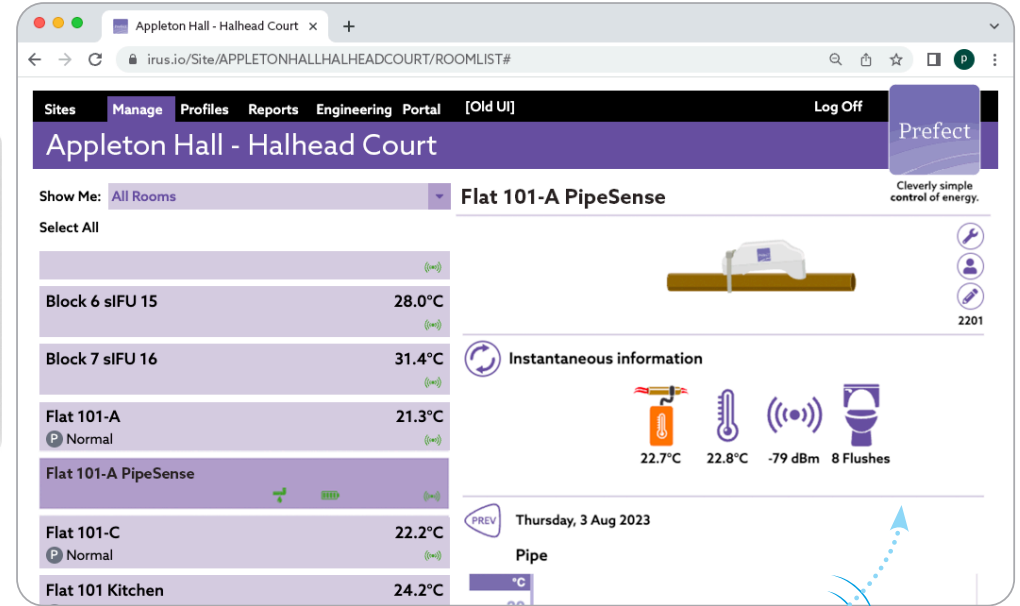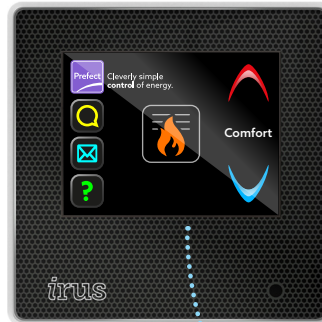## PipeSense

WATER WASTAGE AND TEMPERATURE MONITORING

PipeSense Is a clever device that attaches to pipes and measures water temperature and flow. It has two sensors, one for pipe temperature, the other, room temperature. A differential between the two readings signifies water flow. On faulty toilet cisterns for example, PipeSense can detect as little as 3 litres flow of water per hour.
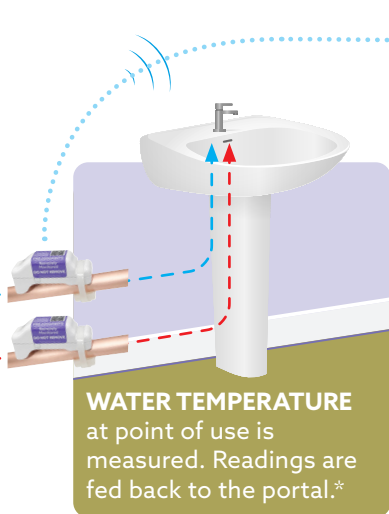
When integrated with Irus, all data collected from PipeSense is available on the portal. Irregularities regarding temperature ranges and unexpected flow of water will generate alerts.

Accurate recording of water temperature compiles a log to help manage compliance with water safety plans to guard against the risk of **Legionella**.

Appleton Hall - Halhead Court

irus.io/Site/APPLETONHALLHALHEADCOURT/ROOMLIST#

Sites Manage Profiles Reports Engineering Portal [Old UI] Log Off

Appleton Hall - Halhead Court

Show Me: All Rooms

Select All

Block 6 sIFU 15	28.0°C
Block 7 sIFU 16	31.4°C
Flat 101-A Ⓟ Normal	21.3°C
Flat 101-A PipeSense	
Flat 101-C Ⓟ Normal	22.2°C
Flat 101 Kitchen	24.2°C

Flat 101-A PipeSense

Instantaneous information

22.7°C 22.8°C -79 dBm 8 Flushes

PREV Thursday, 3 Aug 2023

Pipe

* PipeSense sends data to the portal via the Irus room **Control**Sensor using Bluetooth.

WATER TEMPERATURE at point of use is measured. Readings are fed back to the portal.*

WATER WASTAGE from a faulty cistern or leaking tap is detected and reported back to the portal.*
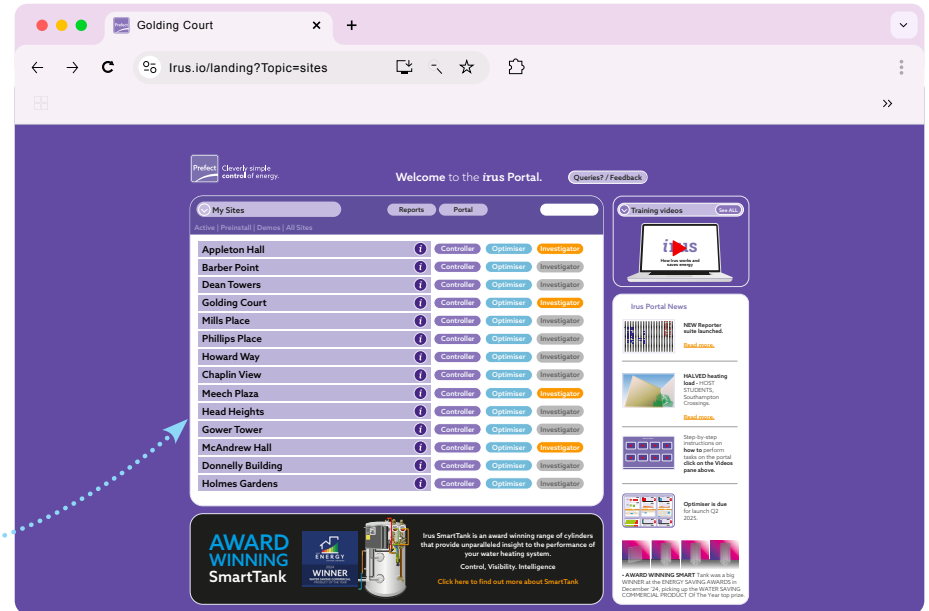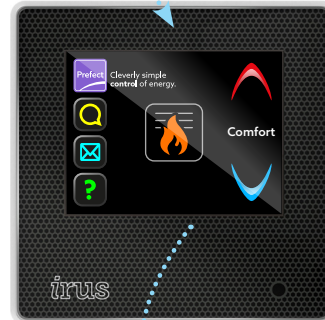
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ShowerTime is a smart device designed to promote water conservation by monitoring and reducing shower time. Installed discreetly in shower areas, the sensor detects when a shower is in use and starts a clock that indicates the duration of the shower.

In conjunction with information regading average shower times, amounts of water consumed and nudges regrding water scarcity ShowerTime encourages shorter showers without compromising comfort. The data collected can be accessed via a digital platform, enabling property managers to analyse usage patterns and implement targeted sustainability initiatives.

In student accommodation, ShowerTime offers several benefits. Firstly, it fosters environmental awareness among students by providing real-time feedback on water use. This supports sustainability goals and helps reduce overall water and energy consumption—especially important in densely populated housing.

Secondly, by minimising excessive water use, it can lead to significant cost savings on utility bills, which is advantageous for both students and accommodation providers. Finally, it promotes responsible behaviour and supports green credentials, making the accommodation more attractive to the environmentally conscious.

ShowerTime sends data to the portal via the Irus room **Control**Sensor using Bluetooth.

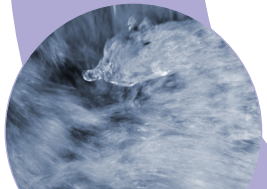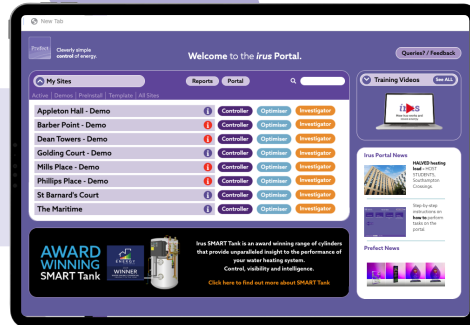# The *irus* ecosystem

Hardware - Control and Monitoring
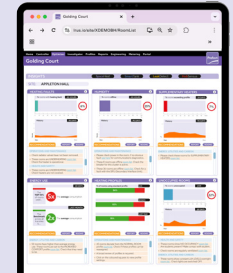
SpaceHeat
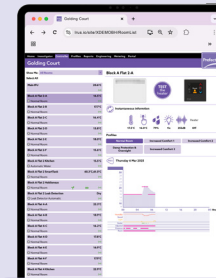
HobSensus

SmartTank

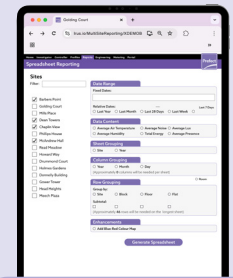LeakDetect

457289

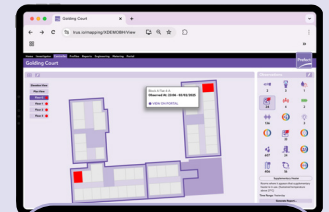UtilityMeter

WaterSense

Software - Control and Analytical tools

Optimiser

Controller

Reporter

Investigator