

“At Ikast Cooperative Housing Association, we avoid damage caused by damp.”

Erik Nielsen, Works Manager in Ikast Cooperative Housing Association (IABF), Ikast



In 2011, Ikast Cooperative Housing Association (IABF) installed electronic heat cost allocators and humidity meters with remote reading several times a day and data access via the online programme Brunata WebMon. Since March 2014 IABF had access to the newly launched humidity alarm.

Photo: IABF, Ikast

Since the residents at IABF, Ikast acquired electronic heat cost allocators, humidity meters and Brunata WebMon, everything has become easier.

Over the last years, electronic heat cost allocators have been installed at IABF, Ikast with allocation accounts being prepared by Brunata.

In addition, humidity meters have been installed in all flats to monitor and prevent damage caused by damp.

Several times a day, the meters transmit data to Brunata's database server, where the IABF administration can monitor for instance unusual heating consumption and humidity levels via Brunata WebMon and Visual.

“The reason for purchasing electronic meters with remote reading from Brunata was to simplify things, and that has been achieved,” Works Manager Erik Nielsen concludes.



According to Works Manager Erik Nielsen, one resident has avoided having to pay for repair of damage caused by damp because of Brunata's humidity meter and WebMon. Just 10 days after the installation the humidity alarm has reacted on high humidity in one of the apartments.

During the decision-making phase in Ikast, a DriveBy solution with remote reading of the meters was tested. However, the opportunity to monitor consumption and humidity status several times a day provided by BrunataNet AMR (automatic meter reading) was the decisive factor for IABF. Now the administration can easily and quickly log in with a personal password at any computer to get an overview of the meters and consumption in all flats right down to meter level.

The new installations have not just given the Ikast housing association an understanding of the heating consumption patterns in the buildings. As a result of the installation of Brunata's Futura Hygro⁺, which registers atmospheric humidity, the administration can also monitor the humidity patterns in the properties. “This has already now meant that we have been able to talk to a resident about how to avoid damage caused by damp,” Erik Nielsen explains.

“Of course it takes a while to see a return on the investment in implementing the meter solution, but this is a first step on the way, which so far has meant that we avoided having to repair damage caused by damp in a flat. It has also made the administrator's job much easier,” Erik Nielsen adds.

Currently, many housing associations are experiencing increasing humidity problems resulting in mould fungus, for with increasing oil prices and greater environmental awareness, people have begun to turn the heating down and stop airing their rooms.

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The problem is that damp is created and flourishes in the cooler flats, while at the same time the humidity resulting from hot baths and wet washing is kept within doors. Typically, repairing damage caused by damp in flats can cost up to DKK 300,000.

The humidity meter Hygro⁺ enables the residents to see for themselves. As standard, the meter is supplied with memory, which makes it possible to retrieve measuring data from the last two years.

The meters do not show what people do in their home, but illustrate some interior climate patterns, which serve as a basis for assessing any damp problems. At the same time, the humidity meter can help indicate whether the damp problems are due to behaviour and habits or a structural building fault.

“All residents have welcomed the new meters, as they are regarded as a demonstration of care for both the properties and their residents. After all, we are only really able to deal with inappropriate patterns when we become aware of them,” Erik Nielsen says.

Since March 2014 IABF had access to the new humidity alarm. The alarm provides direct message on daily measurements of humidity.

“I no longer have to monitor humidity or wait for the resident to inform me about humidity problems. I can be ahead of problems,” Erik Nielsen explains and continues:

“Brunata really made it. The humidity alarm is brilliant. It is easy to set up and gives a quick overview, so I can see if something needs my attention.”

FACTS

Customer	Ikast Cooperative Housing Association, Skolegade 38, DK-7430 Ikast Established in 1941 with 801 cooperative housing units for families and young people in Ikast and Bording respectively. It also administers a children's institution.
Contact	Works Manager Erik Nielsen, en@iabf.dk
Brunata solution	Annual consumption accounts based on data from electronic heat cost allocators; additionally, humidity meter installed in every flat, meter readings several times a day via fixed connection to the internet (BrunataNet AMR) plus access to reports and alarms via WebMon and Visual.
Installation date	September 2011
Operational	Yes
Project description	In 2011, Ikast Cooperative Housing Association wished to change to remote reading, partly to ensure that the residents did not have to wait at home in the flats for the annual consumption reading. IABF trialled two remote reading systems and chose Brunata, which provides regular readings and best meets the need for daily monitoring of consumption and humidity.
More information	Call the Sales Department on tel. +45 77 77 70 70 or email salg@brunata.dk Read more about Brunata Online at www.brunata.dk