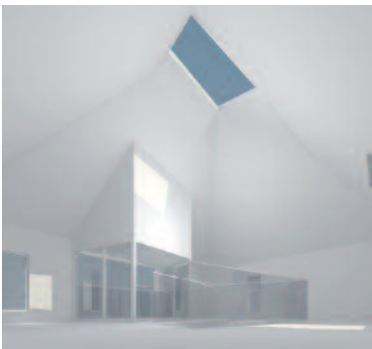




smart homes, smart communities



Smart technology applications are becoming an expected feature of volume new build and refurbished properties. This is because:

- ◆ Home buyers are demanding it
- ◆ Government policy is increasingly focusing on environmental issues and builders and developers realise that this is a good way of staying ahead of emerging regulatory requirements
- ◆ It is a comparatively affordable way of branding developments as 21st Century
- ◆ There are potentially significant opportunities for extra ongoing revenue for developers

What are smart homes and smart communities?

A Smart Home offers the homebuyer a set of rich entertainment and communication services, along with easy management of the home environment and utilities. For a comparatively small additional cost, the homebuyer gains a range of attractive features that enhance their pride in their new home and help them feel safer and more comfortable within it.

A Smart Community is a neighbourhood where the residents are better connected to each other and to the businesses and agencies that serve them. A local TV channel and local information and online services could be provided to all homes, with specialist provision available for those who need it. In this way residents feel more a part of their local neighbourhood and the area as a whole becomes a more desirable place to live.

These services are provided via a local high bandwidth network connecting all homes, businesses and other service providers. The network also enables easy and effective management of the digital services delivered to the individual homes.



What kind of services are we talking about?

Monitoring and management of energy use, water and the environment

Domestic dwellings account for just over a quarter of all primary energy use in the UK. Smart home systems provide the potential for the interactive monitoring and management of both energy and water use in the home, making it easier for residents to significantly reduce consumption, avoid waste and minimise running costs.

The same systems can also be used for remote monitoring and management. They could, for example, facilitate developments in the delivery of telecare and monitor homes susceptible to fuel poverty over winter, as well as helping with the monitoring and control of security and access to the home.

Entertainment and communications

One of the primary drivers for the installation of the broadband infrastructure has been the market demand for entertainment and communications services, including downloadable music, voice over Internet Protocol (VoIP) and, more recently, video and TV on-demand.

The market uptake of these and other commercial services will increase with the widespread implementation of a universal, domestic communications network. These services will be enhanced in the home setting by innovative home entertainment systems, including for example, distributed audio.

Community Services

The widespread availability of digital infrastructure on an estate provides the opportunity to radically change the traditional delivery processes of community services.

A major policy shift is taking place whereby an increasing proportion of healthcare delivery is to take place in the Community rather than through reliance on services delivered through acute hospitals. There are a number of imperatives driving this policy shift, including the increasing number of people aged 60 or over, which is set to rise to almost 20m between 2020 and 2030.

Secure, reliable broadband connectivity and internal digital networks support the remote delivery of health and social services in the community, including in the home. Not only will such systems help offset the rising costs of providing social and healthcare for an ageing population, but they will also help to improve the quality of care delivered: older people will be able to live safely in the comfort of their own homes for longer.

This same digital infrastructure can be used to support the delivery of education in the community – providing 24/7 access to educational content, and for parents, secure access to their children's records and other educational support services.

For more information

To find out more about how smart technology in the home and on the estate can enhance the value of your developments contact:

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