

# Automating Emergency Lighting Testing

Put your Emergency Lighting  
compliance on autopilot

- The alternative to manual emergency lighting testing and record keeping.
- Transform your existing emergency lighting into a smart connected automatic testing system with a digital audit trail for compliance record keeping.
- Starts Spring 2023



Specialist  
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# What is the challenge?

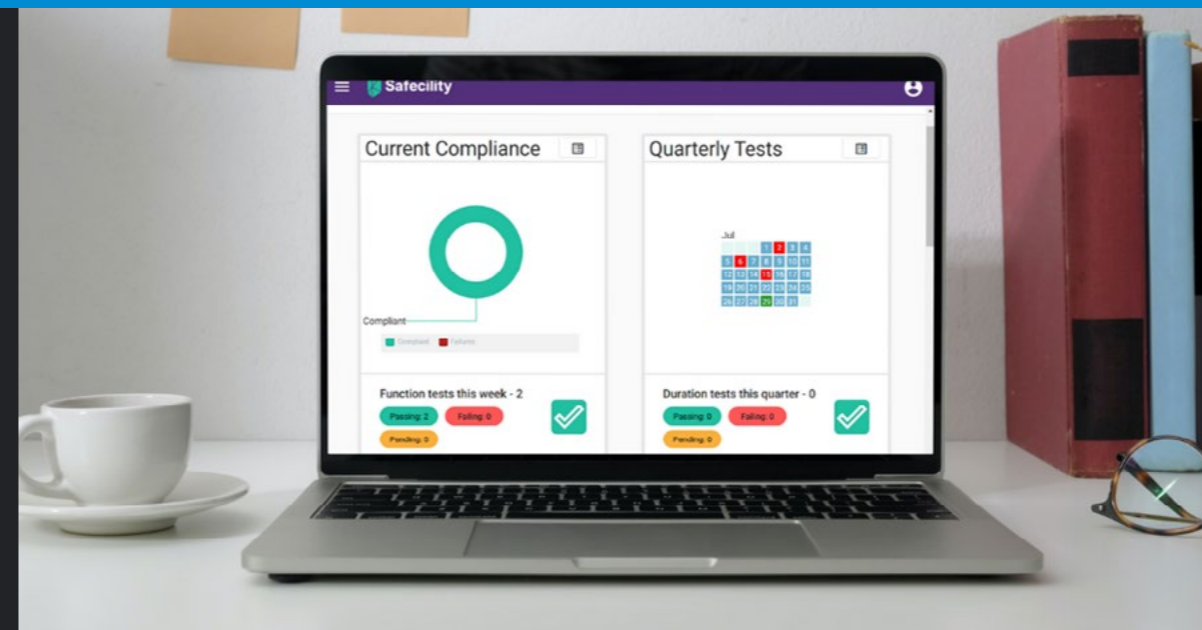
Emergency lighting is a crucial part of building fire safety outlined in BS 5266. Legally, housing associations, local authorities and other social landlords must test and track the results of each emergency light in their properties every single month. When you're responsible for a large estate with hundreds or even thousands of emergency lights this is a mammoth undertaking.

For social housing providers with large, distributed estates, wired automatic testing systems that are expensive and disruptive to install do not make sense. Although manual testing is also expensive, time consuming and creates many carbon emitting journeys, it's often the only workable solution.

Building safety compliance is a full-time job for asset managers that is not ceasing. From a regulatory perspective the future impact of the Hackitt report's 'Golden Thread of Information' following the Grenfell Tower disaster can't be underestimated. It will no doubt create new sources of pressure for building owners and asset managers on top of their existing compliance obligations.

Encompassed within the Building Safety Act, The Golden Thread is designed to make up for areas where compliance has been severely lacking in the past. Essentially, it's where all building info will be stored digitally and constantly updated, including materials used and inspection reports. The lack of cohesion and continuity in years gone by has been an issue, so this should help tackle that.

The Golden Thread aside, remaining within compliance is a high-pressure job for housing associations. Automation of emergency lighting testing and record keeping takes away the manual resource heavy pressure of compliance so asset and electrical managers can focus on other more important tasks.



# What is a DINLab?

Test before you invest! DINLab is our innovation platform to rapidly test, learn and evaluate new services and solutions with start-ups, early-stage growth, and new market entrants. For many organisations, being able to fully participate in prototyping and proof of concept trials with new products or solutions is not always possible on their own, either due to lack of resources, experience, or financial issues.

DINLab offers you the chance to collaborate as a group of providers to build, test and learn at speed from some of the very best innovative technologies and organisational design processes.

## What is this DINLab looking to test?

### In this DINLab we will test:

- Removing the need for technicians or electricians:
  - To test emergency lighting each month
  - To record emergency lighting testing results
  - To complete out of hours testing incurring overtime costs.
- Realtime fault alerts (even outside of monthly testing) to aid efficient repairs.
- Fault analytics - so correct parts can be brought to site for improved first fix rates.
- The carbon and cost reduction, as visits are reduced to fixes only. It is anticipated that carbon emissions associated with monthly and yearly emergency lighting testing should be reduced by at least 90%.
- The operational impact on electrical teams that no longer need to complete monthly functional tests, yearly drain down tests and record keeping.
- How quick the return on investment for Safecility® would be.

## Why automate compliance?

- Human error removed
- Compliance assurance
- Manual record keeping eliminated
- Safer evacuation during Fire Safety incident
- Free up skilled labour
- Remote out of hours testing can be easily scheduled
- Testing disruption eliminated
- Fault analysis



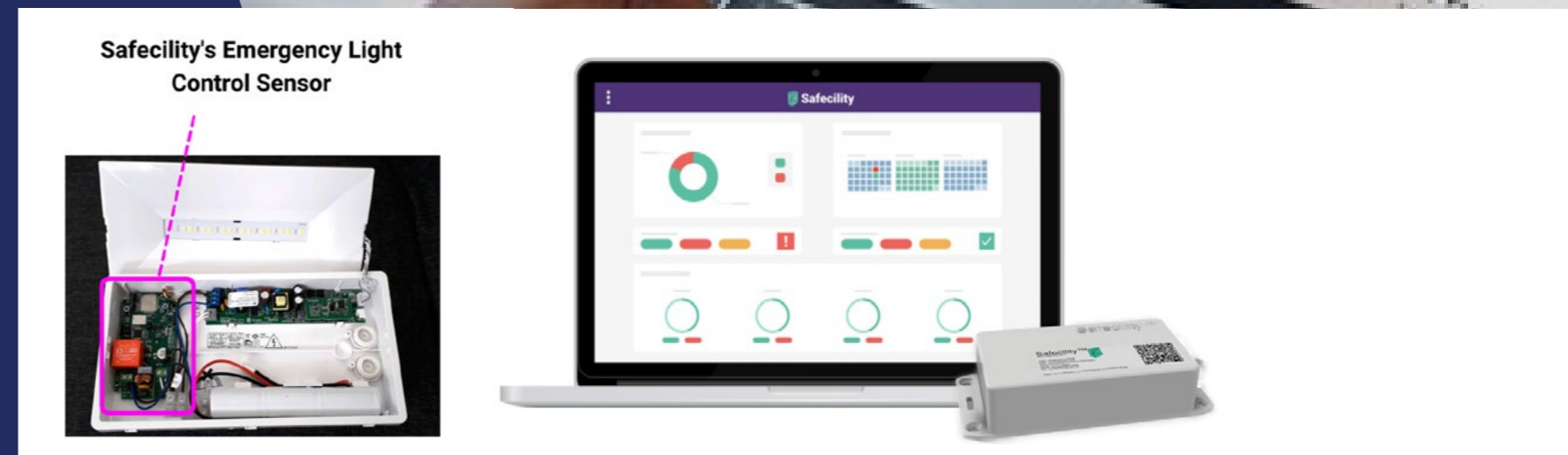
# What solution are we going to explore?

Safecility® takes tedious monthly emergency lighting testing and automates the entire process using sensors and software.

The wireless retrofit emergency lighting control sensor completely replaces manual intervention when testing emergency lighting. The sensor actuates testing while the software automatically generates reports and compliance certificates.

The software notifies you of any lighting failure immediately so you can take efficient targeted action to repair it.

Safecility® is an end-to-end system that negates 90% of journeys and site visits to emergency lighting, keeps compliance testing accurate and up to date and makes sure there's no blind spots when it comes to your emergency lighting compliance.



# Who is this DINLab for?

Safecility's automated emergency lighting DINLab is designed for housing providers with large estates that want to demonstrate and test automated compliance.

1. If you believe there's a better alternative to manual emergency lighting testing.
2. Housing providers with a portfolio of Multiple Occupancy Buildings (including offices) that want to provide an enhanced duty of care whilst reducing operating costs.
3. If you want to test out compliance automation as part of your strategic responsibilities.
4. If you want a system that is less disruptive to tenants, where out of hours testing is eliminated and real time fault analysis prevents things being missed, even between function tests.
5. Improve building safety.
6. An opportunity to learn and share with other like-minded providers ways in which the Safecility data can be used to enable business improvements.

*"It's such a practical use-case for IoT that has many benefits. We don't need to carry out (Emergency lighting) testing anymore, it's all done remotely. Test records are generated automatically and there's a full historical audit trail if our customers ever need to prove compliance."*

*"We also get real-time condition and health checks about the emergency lighting – that's a great thing about the system, it identifies faults so we can fix it right the first time – that's a big time saving for us."*

*Mike Mills, Operations Manager, EOM Limited.*

*EOM are a 3rd party electrical service provider for Housing Associations in Mid-Wales.*

# DINLab Process

## DINLab Preparation

- **1-to-1 call:** With the Safecility team to determine which of your buildings or sites is of the highest priority or suitability for the DINLab project, including the number and type of lights. During this call we will also determine if you would prefer to use your own internal electrical team for installation or a trusted Safecility 3rd party installer.
- **Kick off meeting:** We ask that members of the compliance, electrical and/or asset teams be present. We demo the product, answer any questions and determine the most suitable building for the DINLab.
- **Site visit and/or counting exercise:** Safecility will visit your selected site or building to determine the exact number of control sensors required. If your existing lighting is not DALI enabled, we will also need to install DALI conversion kits into the light - we will determine if this is necessary during the site visit. This stage should happen in the two weeks prior to installation.
- **Business case:** Safecility will work with you to calculate the current cost of paying for Emergency Lighting Testing. At the end of the DINLab Safecility will use these to calculate a 5 year ROI for your individual projects within your estate or, your entire estate.

## Phase 1 installation of the sensors

Depending on what you choose, installation will be completed by in-house electrical teams or by a Safecility 3rd party installer. Installation of each controller takes less than 10 minutes. Control sensors are pre-commissioned so no additional set up is required, however we will require the names and email addresses of the team members you would like to have access to the Safecility portal.

## Phase 4

Final project discussion, presentation, 5 year ROI calculation and discussion about expansion (if chosen).

## Phase 2 (6 weeks after install)

At this point the emergency lights included in the DINLab will have automatically completed at least one function test. We will review the data with you and address any questions you may have about the sensors or the software at this point.

## Phase 3 (11 weeks after install)

A second review meeting where you can provide feedback or ask any questions. During this call we will ascertain the number of lights you would like included in the ROI calculation. We will also ask some questions around your experience with the system to help us calculate time and carbon saving.

# Outcomes...

- Training for inhouse electrical teams on how to install Safecility's control sensor into emergency lighting
- Training on how to view emergency lighting testing and reports on the Safecility dashboard.
- To test emergency lighting each month.
- To record emergency lighting testing results.
- To complete out of hours testing incurring overtime costs.
- Compliance report showing the status of the emergency lights selected for the DINlab, if there are any issues with the lights fault analysis is included in the report.
- Personalised business case that aims to show how much they are currently spending on emergency lighting testing and how much time, money and carbon they can save by replacing manual testing with automation.

## What do we need from the Housing Provider?

We are looking to engage with 5 housing providers that can provide one or more buildings, blocks or sites containing at least 30 emergency lights for the duration of the project. All types of building are suitable and additional devices are available if necessary to ensure a complete building fit out e.g. a building with 35 emergency lights.

- Commitment from compliance, asset and electrical teams to remotely attend a 1.5 hour kick off meeting and 1 hour final presentation.
- Commitment from the team or person responsible for emergency lighting testing and record keeping to be available in person for a site visit (1.5 hours), and for a 1 hour remote meeting in week 6 and 11. If Safecility are managing installation it's not necessary to have personnel available for the installation visit as we manage this part of the project, however if installation is being carried out by internal teams an electrician will be required for the entirety of the installation.
- The Safecility portal is stand alone and does not require access to your local IT network to operate. All we need are the names and email addresses of the members of staff you would like to have access to the portal.



# Meet the DINLabs team..



**Jenny Danson**  
DINLab Director

Jenny is responsible for the coordination of DIN's specialist networks PIN (Proptech Innovation Network) and IAN (Intelligent Automation Network) in addition to supporting DINLabs and member relations.

For over 25 years Jenny Danson has been leading transformational change and service improvement in CEO, COO, Executive Director and Programme roles. She has worked for companies of all shapes and sizes, from startups to multinational brands including BAA plc, Boots Opticians, Lovell, Ilke Homes, Fortem, and a number of Councils and Housing Associations.

Jenny will manage the DINLab experience for participating organisations and ensure the published expectations are met.



**Louise Dawkes**  
Safecility UK Business Relationship Manager

Louise is leading the project on behalf of Safecility and is the main point of contact for the duration of the DINLab.

Louise has vast experience working within the UK social housing sector and project managing installation of our emergency lighting automation solution for our customers.

[www.linkedin.com/in/louise-dawkes-2135a28b/](https://www.linkedin.com/in/louise-dawkes-2135a28b/)



**Cian O Flaherty**  
CEO

CEO of Safecility Cian has 10+ years experience in B2B project management and project delivery in the lighting sector.

Cian supports our UK clients and their in-house electrical teams with installation training and support. He is the main point of contact for technical enquiries.

[www.linkedin.com/in/cianf/](https://www.linkedin.com/in/cianf/)





# Safecility

## About Safecility

**Safecility** is an agile technical solutions provider for the housing sector. Focused on retrofit solutions that can be quickly and easily installed into existing buildings we combine our in-house expertise with wireless networks, sensors and software to provide end-to-end automation solutions that take care of building compliance and asset management tasks.

We work closely with our clients to understand their problems and provide the most innovative, cost effective and long-term solution. Our approach lets asset managers gain back time and resources without having to compromise on compliance or safety. To find out more about our solutions please visit

[www.safecility.com/products](http://www.safecility.com/products)

[www.linkedin.com/company/safecility](http://www.linkedin.com/company/safecility)

# Disruptive Innovators Network

## About DIN

**DIN** is a membership organisation for social housing providers investing in innovation. We have a passion for thinking and doing things differently. By capturing the best insights and knowledge from all sectors, embracing disruption and innovation we inspire leaders wanting to transform their organisation.

With a hands-on approach we explore new ways of working, test new and emerging technologies, fresh business models and understand how to effectively deal with disruption. We are about collaboration, sharing and learning together. To find out more about how we deliver this, please visit our website at

[www.disruptiveinnovatorsnetwork.co.uk](http://www.disruptiveinnovatorsnetwork.co.uk)

[www.linkedin.com/company/disruptive-innovators-network](http://www.linkedin.com/company/disruptive-innovators-network)

# Timescales

**DINLab Lightning Pitch Launch to sector:**  
Tuesday 28 February 2023 10.00-11.30

**Register your organisation to take part:**  
By Friday 24 March 2023

**DINLab starts** end April 2023

For more information or to register your interest in this DINLab please contact **Jenny Danson PIN Network Director** at [Jenny.Danson@DisruptiveInnovatorsNetwork.co.uk](mailto:Jenny.Danson@DisruptiveInnovatorsNetwork.co.uk) or **telephone 07733 323 748**

# Participation fee

**The cost for the DINLab is:**

**£7,050** plus VAT for PIN member organisations

**£9,850** plus VAT for non-member organisations

For this DINLab to proceed, we need a minimum of five housing providers to take part.

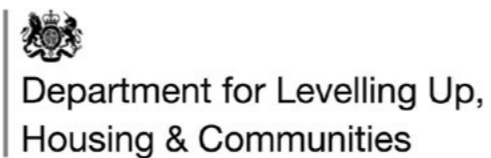
**Book your organisation on this DINLab programme here**



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