Overview of Aico

Established in 1990

Based in Oswestry, Shropshire

1200 colleagues, including our factory in Ireland

54 products

In 2024 we sold 6.4m products

Aico is a Top 5 Supplier in all UK National Electrical Distributors

Aico are an approved supplier on the Fire and Rescue framework

Aico holds a 95% market share and partners closely with local authorities and housing providers.

Aico Values

Trust
Be
Respectful
Genuine
Reliable
Open and Honest
Always show Integrity
Passion
Be
Enthusiastic
Innovative
Driven
Always
Embrace Change
and take Pride
Share Genius
By
Collaborating and
Sharing Knowledge
Being Open Minded
Learning from Mistakes
Speaking Up when you
need help
Teamwork
Through
Supporting Each Other
Communicating
Embracing Equality
Having a Positive Attitude
Being Respectful and Kind
Accountability
Through
Taking Responsibility
Delivering on Promises
Leading by Example
Being Accurate
Providing Quality Services
Being Focused on Results
Safer Communities
By
Making a Difference
Sharing Best Practice
Saving Lives by
Educating people and
Creating Sustainability

Aico Mission Statement

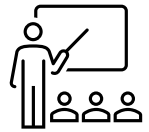
The leader in home life safety, promoting best practice, engaging with our communities and delivering safer homes.

QUALITY

SERVICE

INNOVATION

EDUCATION



HomeLINK Network Scale - UK

120,947

Gateways

164,154

Environmental Sensors

399,673

Detectors

48,385

Accessories

HomeLINK Network Scale - Kent

2,287

Gateways

3,311

Environmental Sensors

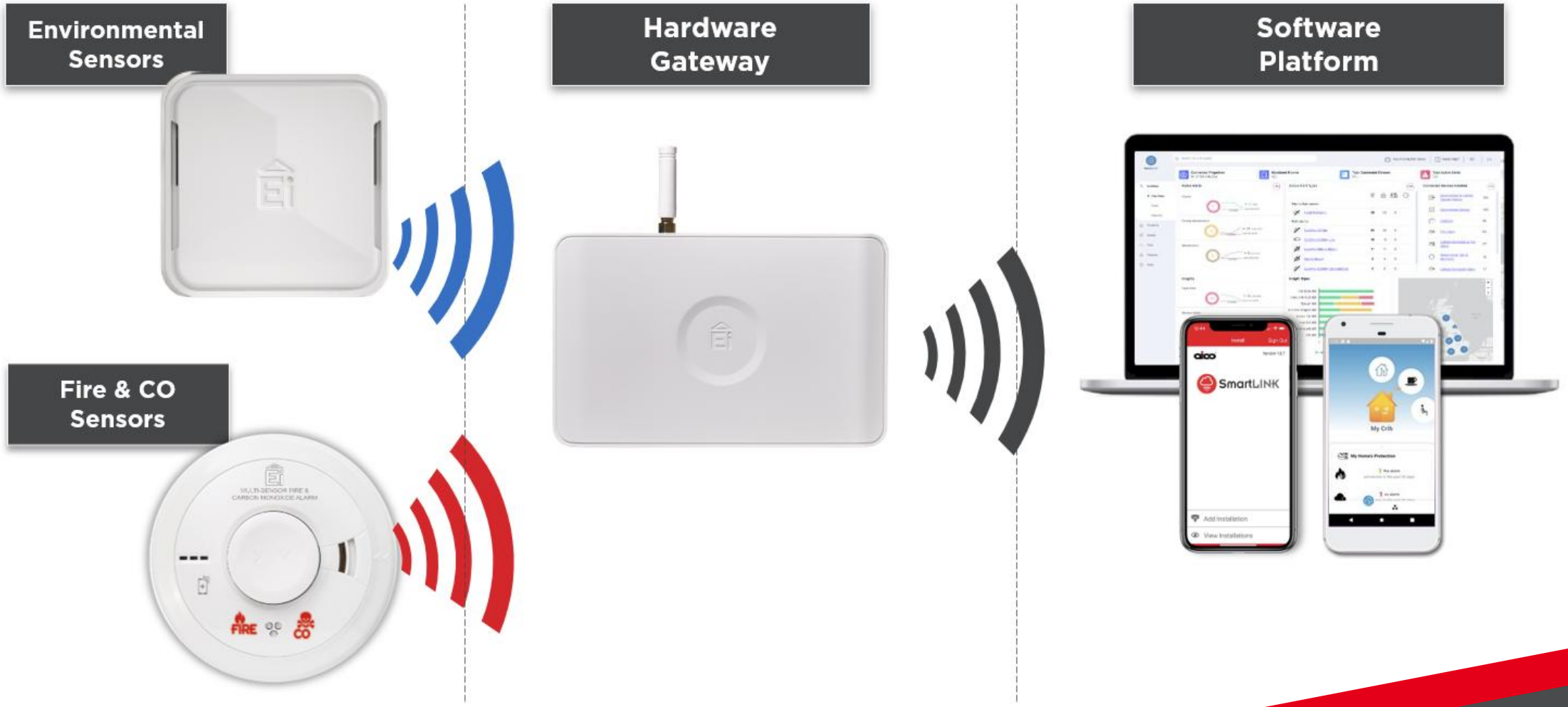
6,324

Detectors

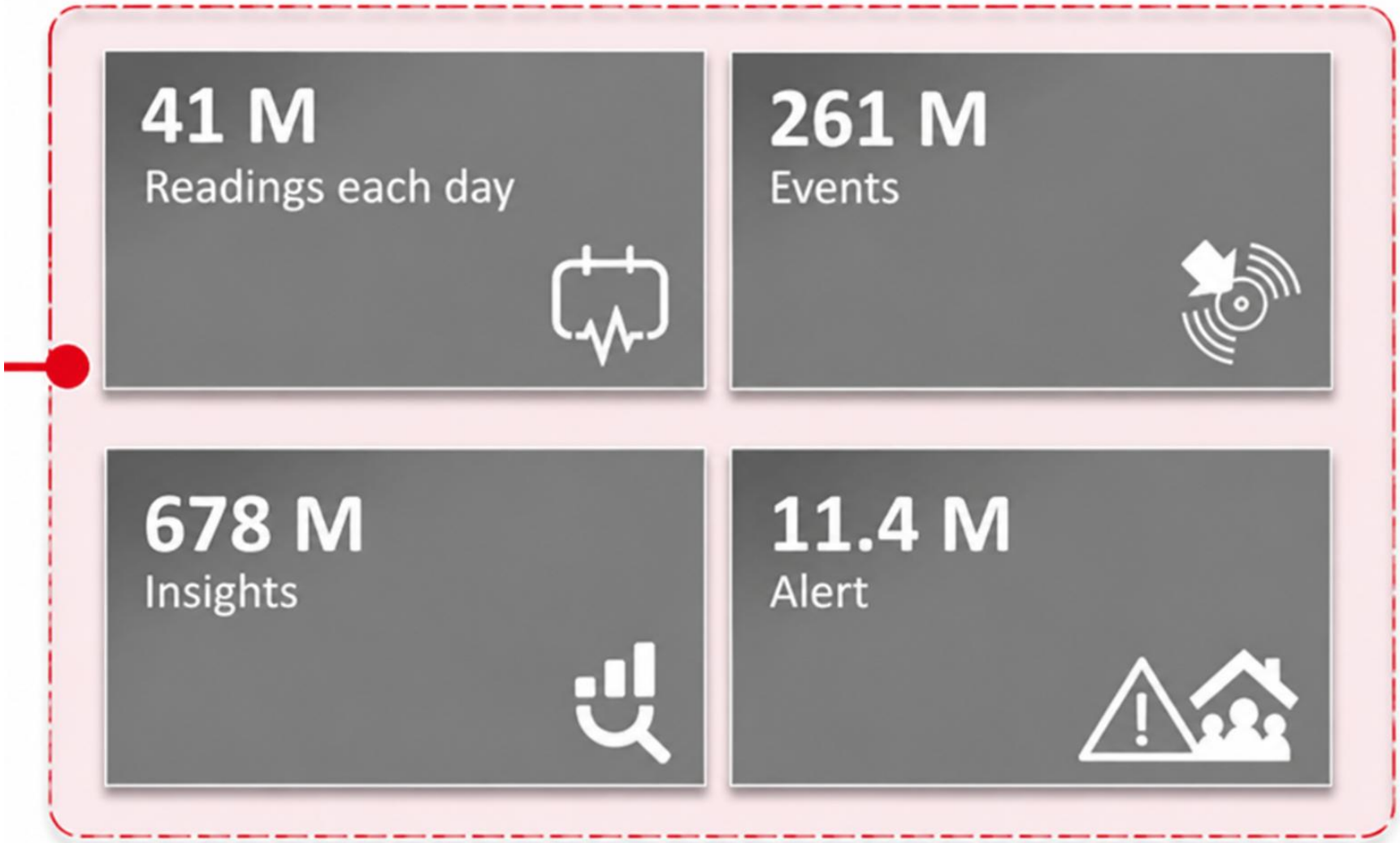
601

Accessories

System Overview

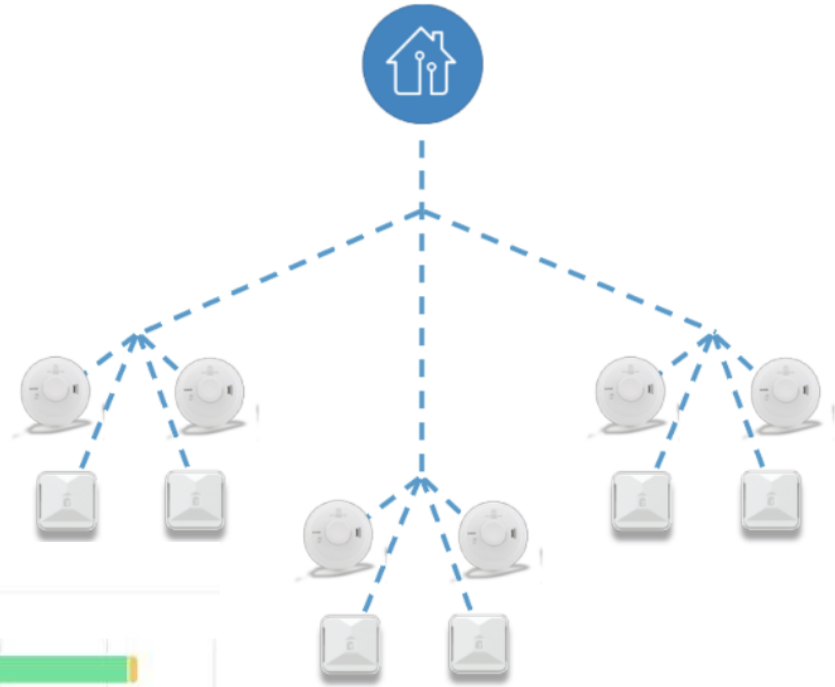


How much data is being produced?

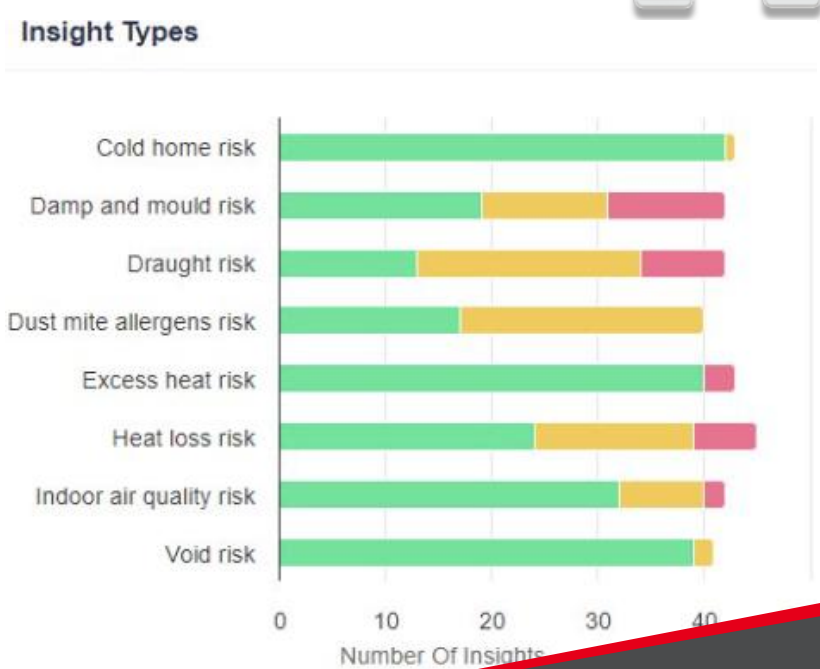


Insights

- A network of connected sensors across multiple properties provide millions of data points
- Typical set up of 3 sensors are property would create 288 readings a day, across 100 properties that's 201,600 a week



- We use advanced machine learning to constantly interpret this data
- Clear actionable insights are then presented to the Landlord



Data Analysis

Data...

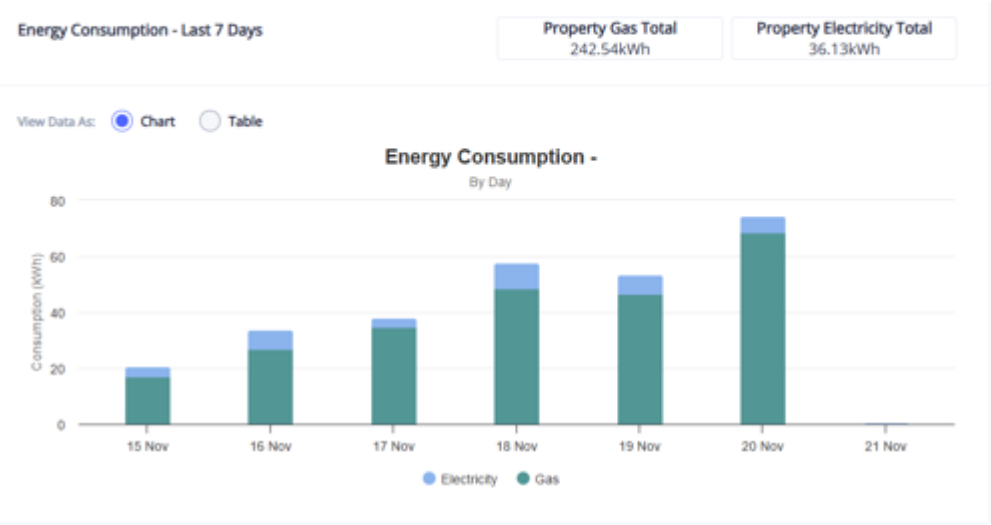
Data Sorted

Presented Visually

Damp and Mould – Structural vs Environmental

- Identify if an issue is Structural or Environmental
- Room specific insights
- Detailed analysis of 6 components
- Rolling 8-week period
- Recalculated daily

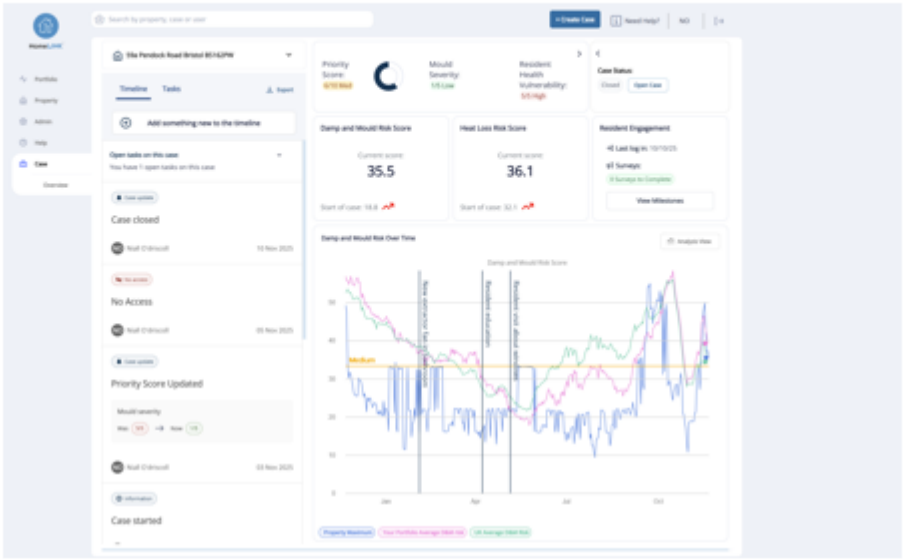
Smart Meter Data



Smart Meter Data

Smart meter insights shows household gas and electricity usage to help identify trends and support early intervention.

Case Management

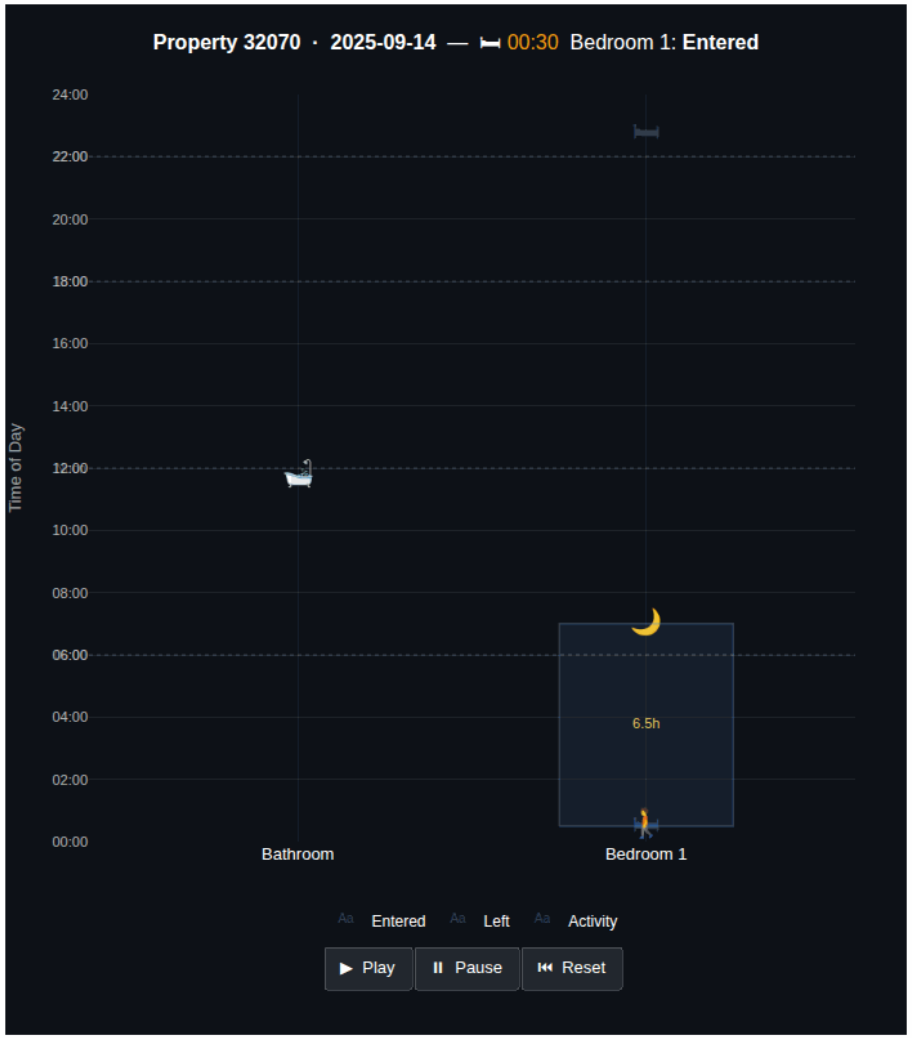


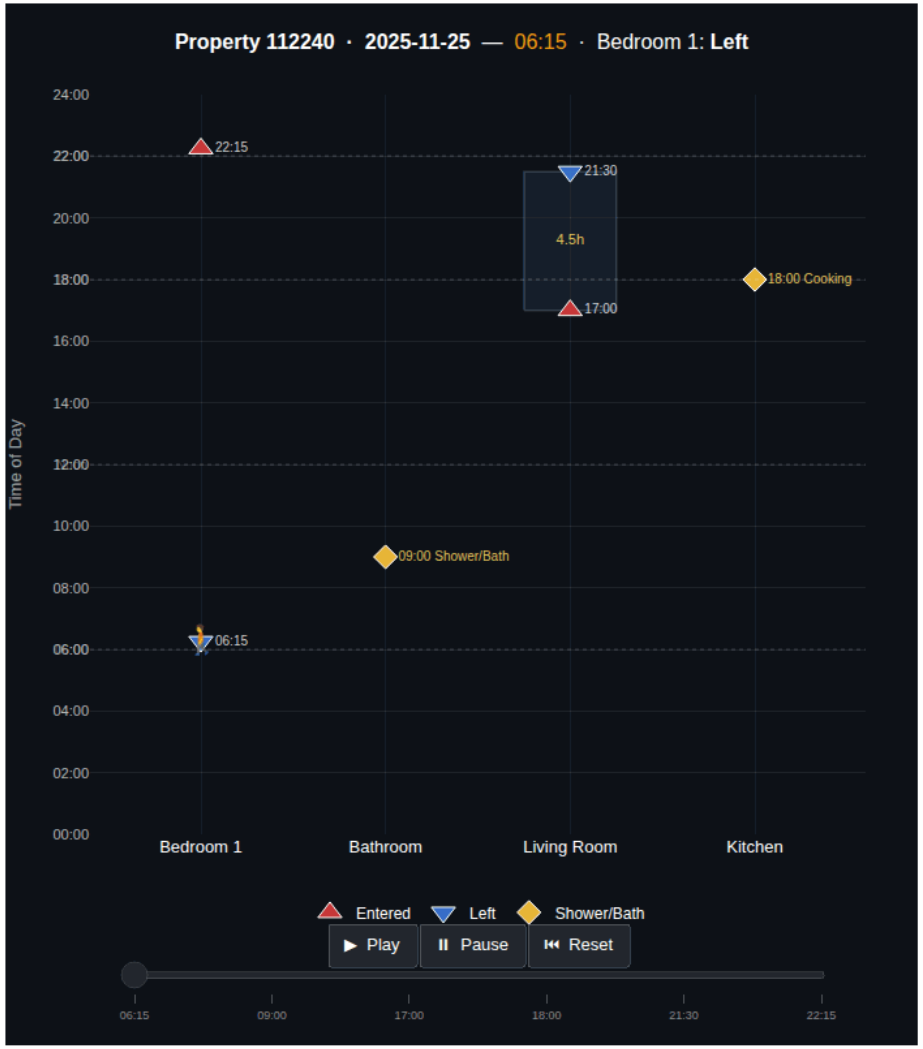
Case Management System

Our case management system combines property data and insights to assess risk, track cases, and support proactive intervention.

- **Early warning system:** Sensors spot rising humidity, poor ventilation and cold rooms *before* damp and mould appear.
- **Triggers action:** Data gives landlords clear “notice,” helping them meet Awaab’s Law deadlines for investigation and repairs.
- **Evidence you can trust:** Continuous data provides an objective audit trail for compliance, inspections and resident communication.
- **Targeted intervention:** Highlights high-risk homes so landlords can prioritise resources where they’ll have the biggest impact.
- **Prevention over cure:** Helps maintain healthy indoor conditions, reducing repairs, complaints and repeat issues.
- **Supports residents:** Builds trust through transparency and shows landlords are proactively looking after tenant wellbeing.

Tracking events with Co2 and Humidity

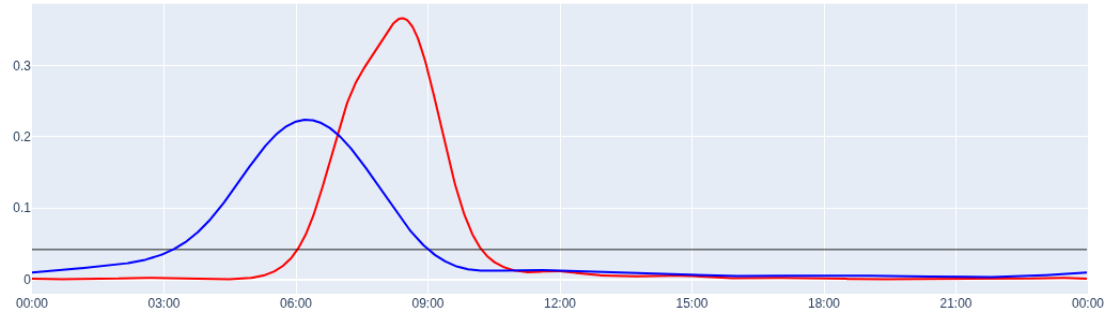




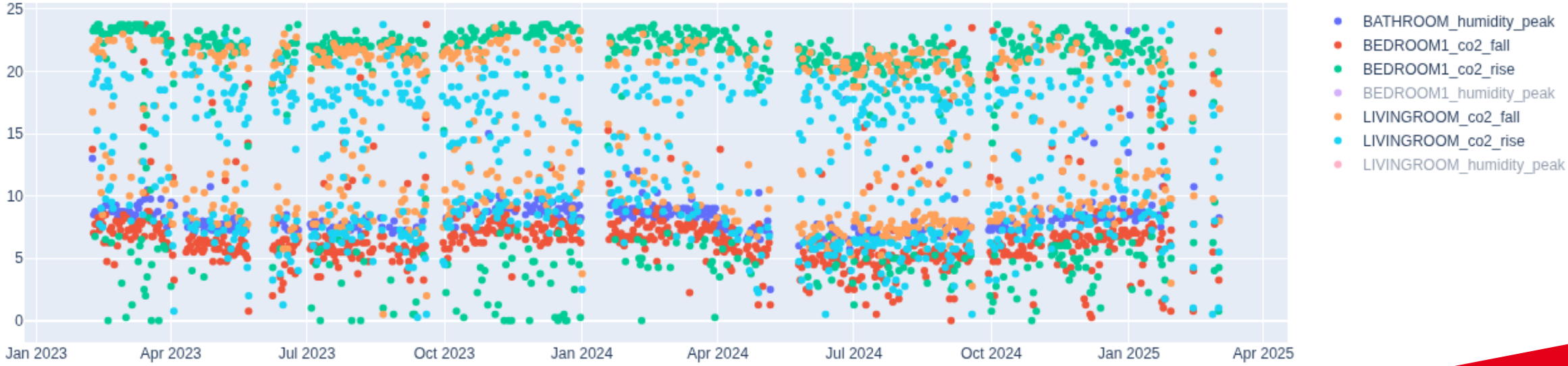
Pattern Of Life

For each event:

- Build a distribution of when the events typically occurs
- Build out a routine



Distributions of times events occur:
Blue – Leaving the Bedroom
Red – Bathroom Shower

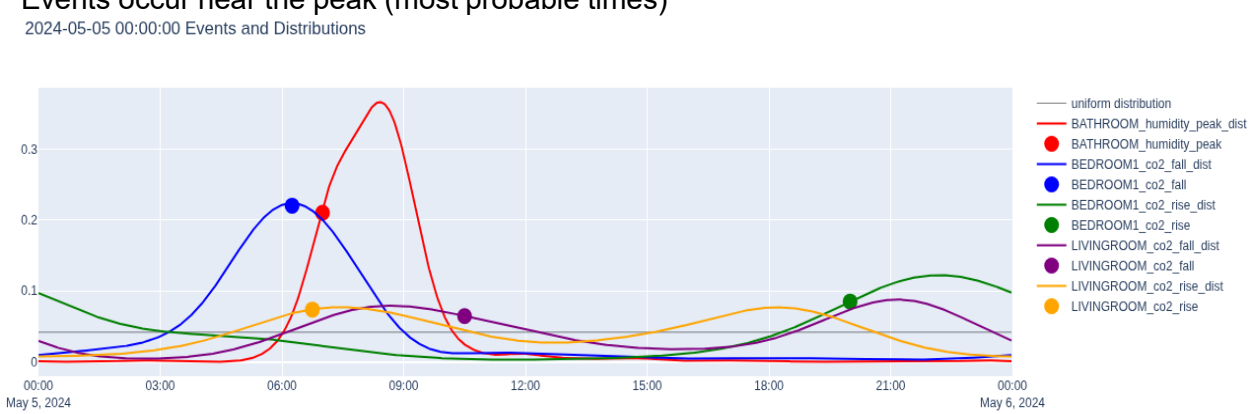


Pattern Of Life: Finding Anomalies

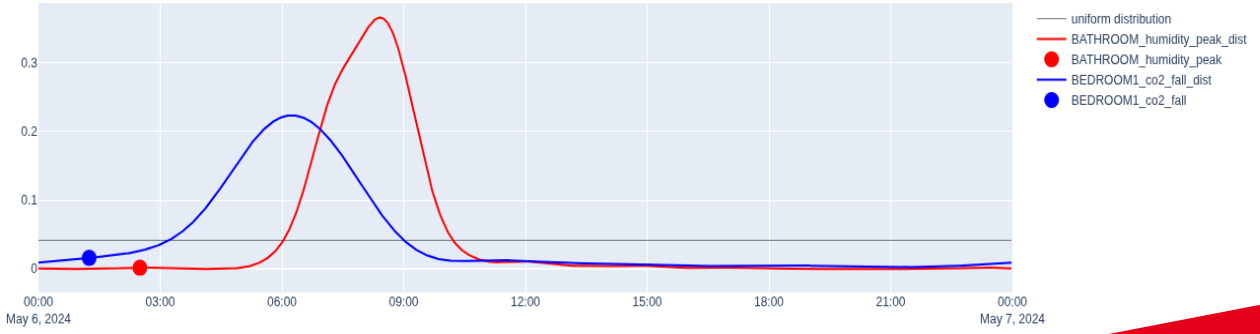
Compare every new day to the Pattern of Life distributions to get the probability of an event happening at that time.

For landlords, on the dashboard, we bring it all together to determine if the overall day is “unstable”, or if the behaviour is normal

A **Normal** Day:
Events occur near the peak (most probable times)



An **Unstable** Day:
Early morning activity is detected (outside expected window)



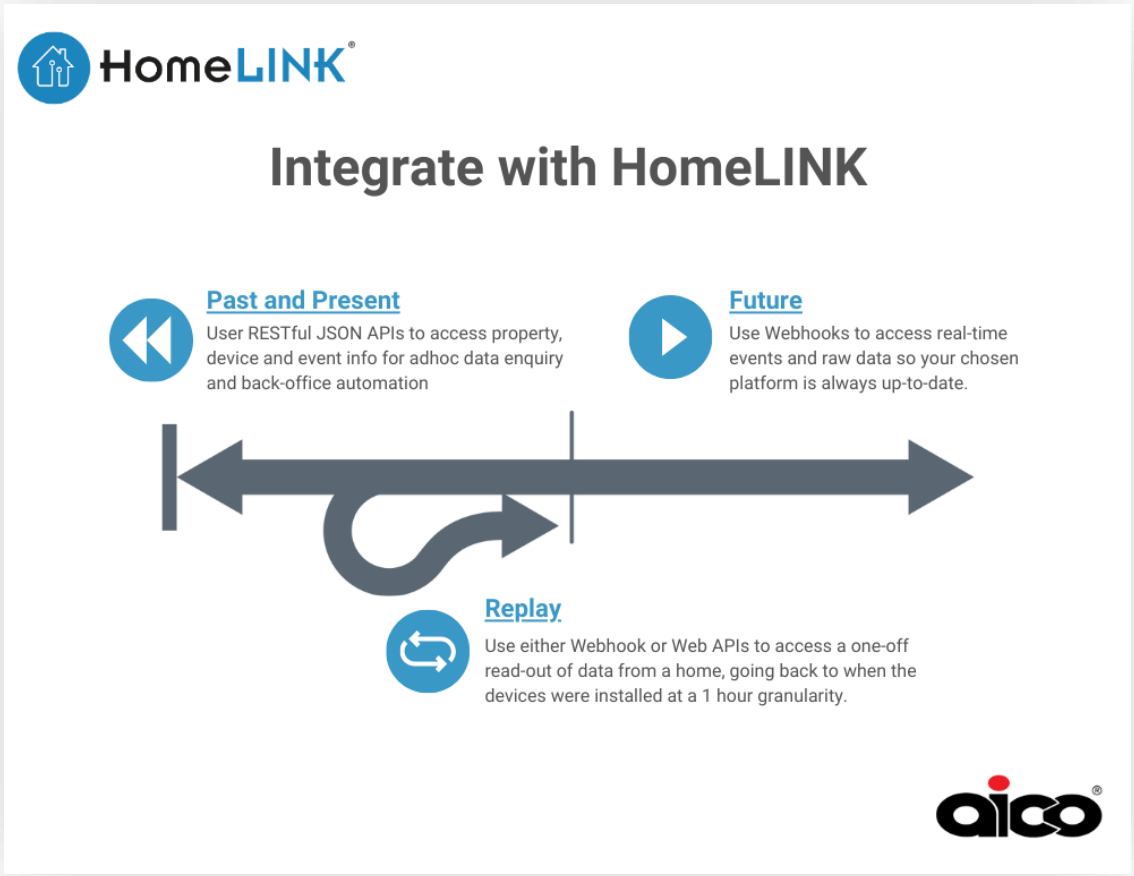
Integrations -

Use Cases

- Housing management systems
- Tenancy management systems
- Store a copy of your data
- Automate processes

Examples

- Resident app start/end dates
- Compliance certificated
- Raise repairs



Thank you