



X



**How Imodam achieved
15% energy savings**
on its real estate portfolio
thanks to real time consumption follow-up.



Imodam Property manages the real estate assets of numerous funds and investors. A portfolio of approximately 70 assets (office buildings, shops, luxury homes, etc.) located in Paris and the Paris region.

A need: controlling and reducing the consumption of assets under management.

In order to certify and improve the BREEAM In-Use rating of its assets, Imodam was looking for a fluids controlling tool able to both collect energy and water consumptions, but also monitor data in real time. Actually, in order to control consumption as effectively as possible, Imodam wanted to be able to **immediately** alert its teams and those working in the field (facility managers, HVAC agents, plumbers...) of the possible drifts/anomalies.



“We equipped our first building in 2017 and continued in 2018, 2019 and 2020. We started by installing the solution in order to monitor electricity consumptions, then water's and finally urban network's ones. We really got ahead considering the upcoming Tertiary Decree and the declarations to make on the OPERAT platform.”

Cédric Jounel,
Technical Director of Imodam

The answer: iQspot, a turnkey solution for collecting data, analysing it and acting quickly on consumption drifts.

iQspot deployed a light, turnkey solution, enabling remote reading of consumption, data analysis and smart restitution of findings in real time.

Imodam's teams had complete autonomy in consulting the fluid consumption of all the portfolio via the application, with real-time alerts on consumption anomalies.

The iQspot application made it possible to group assets by manager and to output consumption/emmission figures by fluid.

Savings the very first year. Maintained and even improved afterwards.

From the first week of use, the structural dysfunctions have been revealed, making it possible to carry out adjustments and therefore savings.

For example, for the first building connected, iQspot shown that 200 litres of water per hour (even at night) were consumed, which allowed the detection of leaks on two flushes. An immediate intervention and a budget of 90€ put an end to this waste, which had probably been going on for months or even years.

After one year of using the solution, Imodam had complete and detailed data for a whole year. From the very first day of the second year, it was therefore possible:

- At least to maintain the level of savings achieved in the first year (thanks to real-time alerts),
- And to go even further by implementing improvement actions (choice of more efficient equipment, small works, changes in behaviour, etc.).

For example, a car park was equipped with LED lighting and presence detectors that reduced the car park's consumption by a factor of 4.



"We achieved an average of 15% energy savings in the first year. Our collaboration with iQspot is just as interesting from a financial point of view as it is from an environmental one"
Cédric Jounel, Technical Director
of Imodam

KEY FIGURES

15 %

of energy savings
in the
first year

90,000 sqm

of buildings
monitored
in real time

4 years

of collaboration
iQspot
x Imodam



iQspot is the result of a meeting between two engineers: Julien Bruneau and Quentin Enard.

Two IT PHDs convinced that technology can serve great ecological ambitions, particularly in the field of real estate, which is responsible for 40% of energy consumption and 20% of greenhouse gas (GHG) emissions.

In 2015, they created iQspot, a solution to facilitate and enhance energy and water savings in tertiary buildings.

www.iqspot.fr