



*"Perfect focus on heating and ventilation and offer all the functions that they [providers of student accommodation] require. The Perfect solution went quite a way to reducing the running costs.."*

**Mark Comerford,**  
**Mechanical and Electrical Consultant**

## University of Bath goes electric in 293 rooms

- **Electric room heating**
- **New build installation**
- **Commissioned and warranted by Prefect**

Mark Comerford is the Mechanical and Electrical Consultant for the Polden project. "One of the initial considerations was whether the building was going to be provided with wet, gas fired, or electric heating. The concern with electric was running cost. They [the university] had researched controls for electric heating and discovered Prefect Irus".

Prefect Irus, designed and manufactured by Prefect Controls, is now installed in over 20,000 rooms across the UK's university accommodation estate. The system is easy to operate, simple to install and can generate energy savings of around 40%.

More a BEMS than a thermostat –Irus manages, measures and monitors temperature, light, humidity, noise and ventilation in individual rooms from a central control unit. It offers the benefit of being very easy to use and, because of mains borne signalling operation, it is easy and virtually non-invasive to install and therefore cost effective.

Furthermore, it enables management to set and monitor comfort and 'sleep' temperatures while controlling time profiles in each bedroom separately. For student accommodation the system allows the onsite management team to tailor the time temperature profile to achieve the maximum energy saving possible, while providing a comfortable living environment.



Mark adds, "Prefect presented to the university, who then passed it by us and we agreed that this was suitable for the project. As an electric system, there really isn't a lot of competition, no one else offers the full range of controlling services as with Prefect Irus. Pretty much every job we work on involves a full Building Energy Management system, but Prefect Irus is more bespoke and sits in this market-place better than traditional BEMS companies, who tend to have a more holistic approach to building management. But they don't drill into particular control strategies that are needed for each of the services, whereas Prefect focus on heating and ventilation and offer all the functions that they require. The Prefect solution went quite a way to reducing the running costs."

The savings with Prefect aren't purely through monitoring the amount of energy being used as Mark explains "Bath University have Triad warnings on their campus so they will be taking advantage of DUOS and TUOS and adding that in to their calculations of savings as between 5pm-7pm they have a TRIAD period. So, as part of the commissioning set up they will be looking to turn heaters off or put them to a setback temperature. Irus gives them an easy facility to do that".



**Cleverly simple  
control of energy.**