PRESS-RELEASE

The results of the SmartSPIN project are ready to be made commercially available

Since September 2021, the SmartSPIN project has been helping owners and tenants implement smart energy and flexibility solutions in rented commercial buildings and provide solution to overcome the split-incentive issue. The innovative business model developed by SmartSPIN combines tailored contractual agreements for rented commercial properties with cutting edge technologies for monitoring, data management, accurate measurement and verification of energy savings.

To enhance transparency, credibility, and sustainable savings, the project has developed a comprehensive set of tools designed to meet the needs of the entire value chain. This SmartSPIN toolkit addresses the priorities of stakeholders on both the supply and demand sides, offering each group access to reliable data and streamlined, impactful solutions.
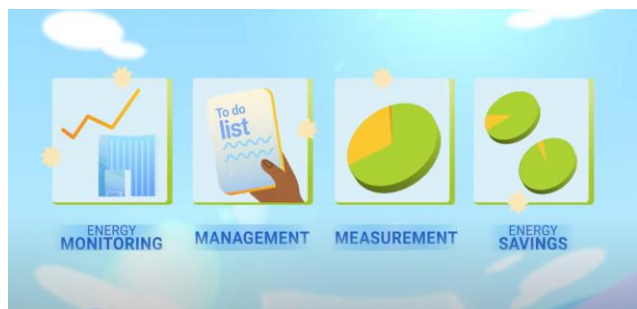
The first element of SmartSPIN toolkit is a customisable contractual template for rented commercial properties and a flexible tariff template developed by Lawler Sustainability and EUNICE , respectively. These templates are designed to foster effective collaboration among energy efficiency providers, building owners and tenants, optimising partnerships and maximising energy savings.

Additionally, TECNALIA has also introduced an interactive assessment tool, an early building performance diagnostics tool and a platform-agnostic predictive model, each designed to support efficient decision-making. The assessment tool helps identify the most suitable markets for these contracts by analysing national regulations, SRI, building age, and other critical factors, to better orient investment insights. The early building performance diagnostics automatically calculates the energy signature of your building by providing minimal building information and energy consumption datasets. Meanwhile, the predictive diagnostics tool calculates energy signature of a building, automatically suggesting energy-saving measures and guiding targeted efficiency improvements through a user-friendly web dashboard. Furthermore, data-driven algorithms generate short-term building performance predictions, offering insights into energy use six, twelve, and twenty-four hours in advance under regular operational conditions. These predictive capabilities are key to minimising energy costs while ensuring user comfort, providing a robust foundation for sustainable building management.

Next, Smarkia has developed an innovative mobile gamification app for tenants in rented commercial buildings. This app introduces a competitive element to measure and track the impact of energy-saving actions implemented in demo sites with the aim to identify common behaviors and trends among different tenant groups. Over the course of the project, various groups of tenants in the pilot buildings have used the app and provided feedback, helping to refine and optimise the app for broader application and increased energy efficiency.

Lastly, HEBES has created a measurement and verification method with physics-based formulations, utilising real-time data from the building. This approach is supported by a desktop application that allows users to apply the methodology to their own building's dataset.

The tools together facilitate the implementation of the innovative SmartSPIN business model, driving significant investments at the three demonstration sties in Ireland, Spain and Greece. This approach has successfully addressed the split incentive issue, enabling tangible energy efficiency improvements in commercial rented buildings.

In conclusion, the significant benefits of our business model are far-reaching. Building owners' investments in energy efficiency will be incentivised, building occupiers (such as tenants) will experience improved energy performance, reduced energy bills, and additional non-energy benefits. Meanwhile, energy efficiency providers will receive fair compensation for their expertise and services, fostering a collaborative environment where all parties benefit.

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