

The future of IoT-supported student housing

IoT – or Internet of Things – refers to devices that send and receive information via the cloud. A diverse array of IoT technologies are already streamlining building management and making the residence experience more engaging.

Housing operators are looking at ways to create safer, smarter communities that focus on the health, well-being and safety of their residents in a post-pandemic world. And IoT initiatives are central to this reimagining. When done right, IoT produces a range of benefits such as improvements in security and health, energy savings and, of course, invaluable talking points for residential marketing.

Here are the smart technologies and benefits being implemented to appeal to today's digitally fluent students.

Touchless access

Improve hygiene and safety standards for residents.

Reduce the spread of germs, bacteria, and viruses by allowing residents to use their smartphones for access to residential buildings. Touchless access also reduces key management costs, staffing costs, and more.

Proactive student care

Protect student well-being and safeguard the operator's reputation.

Lack of activity entering and leaving rooms may indicate a health issue. Meet duty of care by monitoring and detecting activity and inactivity, and proactively take action.

Hands-off management

Minimize contact between residents, staff and others.

Manage the facility remotely by providing access to rooms remotely or granting special access for deliveries.

Authorizing student access

Bolster security and gain an indispensable tool to manage contact tracing.

Electronic access control ensures only authorized access to buildings or facilities such as gyms and communal kitchens, while generating an audit trail for contact tracing.



Remote student check-in

Enhance safety by avoiding having staff on-site and minimize large resident gatherings.

Students can receive their room credentials via their smartphone, giving them instant access to their assigned room, without face-to-face contact. If a key is lost or stolen, access can be quickly revoked.

Occupancy monitoring

Protect residents from potential person-to-person transmissions.

Automate compliance with social distancing measures by tracking headcount and denying student and visitor access if a maximum threshold is reached.

Healthy environments

Proactively address concerns that may cause health issues for residents.

Analyze building conditions automatically and alert staff to factors that indicate unhealthy environmental conditions like poor air quality.

Proactive maintenance

Create efficiencies and lower costs by quickly responding to issues.

Give staff access to information that enables them to manage, monitor and control critical building functions that could impact building and resident health, and avoid costly maintenance.