

# Digital locking system for rental apartments from Baugenossenschaft Winnenden

Success story



**BGW**  
**Baugenossenschaft**  
**Winnenden eG**

**Completion date**  
July

**2022**

**Location**  
Winnenden

**DE**

## Digital access

Life is becoming increasingly digital. This can also be seen in today's locking systems. Although mechanical keys still dominate in apartment buildings, new building projects are increasingly being planned without keys using digital access solutions. An example of this are the new buildings from the Winnenden housing association.

The building association, Winnenden Baugenossenschaft eG (BGW), has been active in the housing and real estate industry for 75 years. It is not just a building association with heart, soul and a great sense of responsibility but also offers a comprehensive package of services relating to housing. BGW offers the right residential property for every phase of life: the one or two-room apartment for singles moving out of their parents' house, the two to four-room apartment for the young family or the assisted living apartment for older members. It is also committed to serving those who are financially weaker.

As the largest landlord in Winnenden, BGW is responsible for creating affordable, high-quality living spaces for broad sections of the population. BGW sees its primary goal as offering its members good, safe and socially responsible housing. Due to this member-oriented and socio-political commitment, the BGW is not exclusively profit-oriented. With a portfolio of almost 500 rental apartments, the main focus, in addition to energy-saving renovations to reduce additional costs, is on reducing barriers. This means that members can live as independent, self-determined and satisfying a life as possible in a BGW apartment, right up until old age.

In 2021/22, Baugenossenschaft Winnenden invested 12 million euros (excluding land costs) in a new building with 44 apartments on Eichendorffweg. This was the largest project for the building association in recent years. BGW built what is referred to in Germany as a KfW



**01 - Front page**  
New building on Eichendorffweg  
in Winnenden, Germany.

**02**  
44 new apartments were built here.



03  
Jochen Albrecht demonstrates  
the system at building entrance 3.

### Customer requirements

## A digital access system for more comfort

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Future-oriented system

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Easy management of buildings

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Digital locking system

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### Products used

resivo

9232 controller

c-lever pro fittings

Digital cylinder

Reading unit 90 01 BLE

Gateways 9042

Door closer TS 98 XEA

SafeRoute door terminals

### Project information

Location

Winnenden DE



# Easy access management



## 04

This was the largest project for the building association in recent years.

Effizienzhaus 55 for the project and had solar panels installed on the roof to generate electricity for the tenants. The association also built an Effizienzhaus 55 at Hungerbergstr. 105, featuring seven apartments and an underground car park.

When it came to the locking system for both buildings, emphasis was placed on a modern system without the use of keys where possible. As of now, two thirds of the properties already have a locking system from dormakaba, with tenants having keys that open the letterbox, apartment door and the basement and a chip for all other doors. The goal in the search for a new locking system was to completely replace the key with a chip or smartphone. BGW contacted dormakaba

about the resivo cloud solution. This new solution for the real estate industry ensures easy access management for buildings. With resivo, all access permissions can be flexibly organised for the housing company via the web admin portal. This means you can conveniently manage and assign access permissions for common doors such as entrance doors, doors to the underground car park, to common rooms or for third-party companies for services in technical rooms, all from the comfort of the office. "The resivo system is future-oriented and open to technology and was the logical next step for us," says Jochen Albrecht, construction group manager at BGW Baugenossenschaft Winnenden eG, explaining the decision for this digital locking system.



**05**  
Tenants can now open entrance doors with their smartphone.

The in-house electrician installed c-lever pro electrical fittings on the doors to the common rooms, digital cylinders on the doors to the technical rooms and 90 01 BLE electronic readers as radio components on the building entrance doors. There are door closers on all building doors and fire doors. The escape route security is also integrated: three escape door terminals were installed, e.g. from the underground car park to the stairwell. All apartments were handed over to their tenants on 1 July 2022.

Although the tenants' apartment doors are now equipped with mechanical cylinders, when the letterboxes are digitally integrated into the system in 2024, the system will be completely electronic, the tenants will no longer have keys and they will instead open all doors with their chip or smartphone. The system's unique separation of sovereignty enables a guaranteed separation between manager and tenant.

The resivo access management system offers many advantages for the BGW: more efficient processes, time and cost savings and easier handling. "The resivo online system is a real added

value for us. The software interface is self-explanatory and easy to use. We can unlock doors and assign or revoke permissions from the PC. This is very practical for tradesmen – it saves us a lot of time and effort," explains Jochen Albrecht. There is no longer any need for time-consuming trips to properties to coordinate access or to ensure that access permissions (e.g. accepting assigned keys) are revoked again. "Tradesmen and service providers are thrilled when I open the door remotely at short notice," emphasises Jochen Albrecht. "The tenants are also getting on well with the system. The system is running stable. I am very satisfied with resivo and the collaboration with dormakaba."

Another property is currently being built in Schwaikheim, and the resivo system will also be in use there too.

# How can we help you?

**Visit us:**

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