SMART BUILDINGS SHOW LONDON · OCTOBER 2026

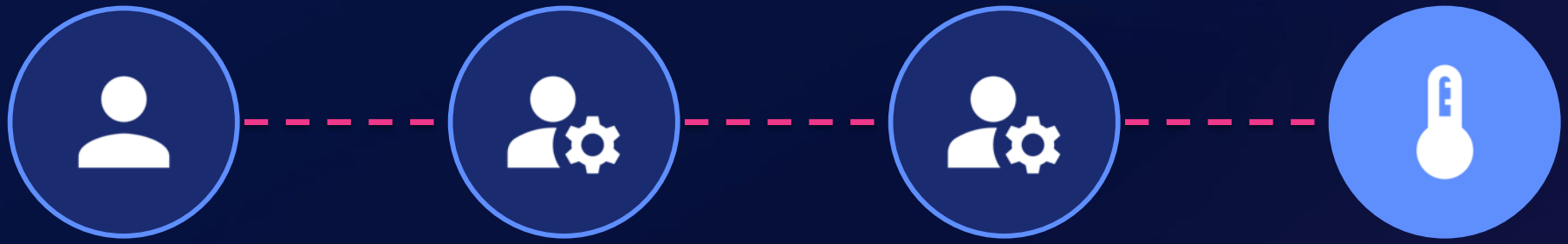
The Building That Acts

Moving beyond dashboards to adaptive control

One meeting room. Six devices.

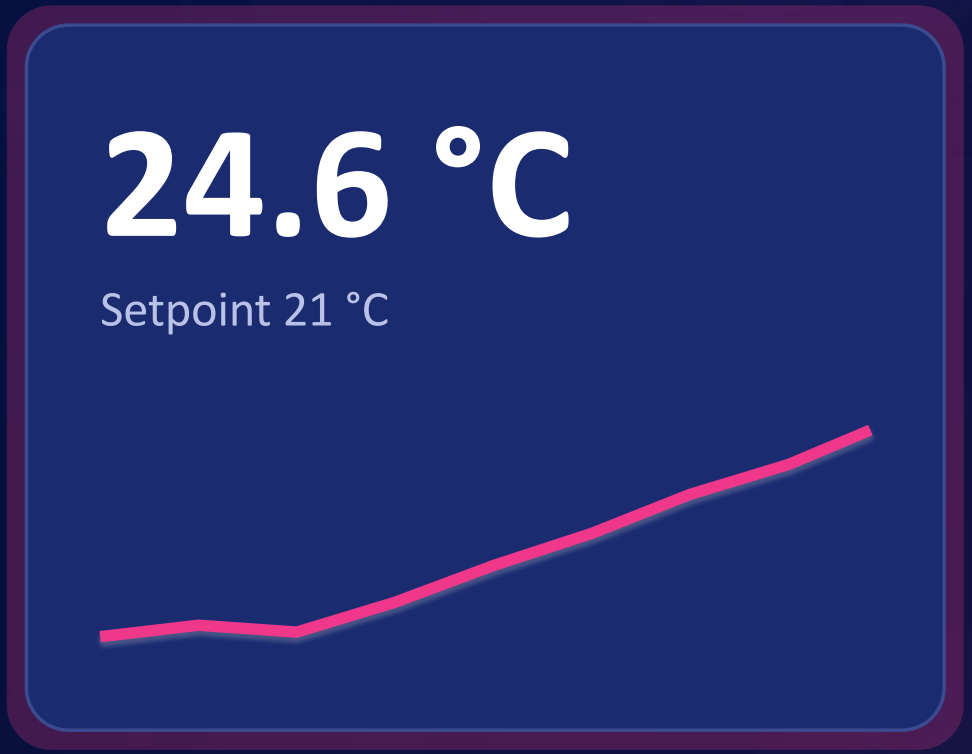


Six devices. Two people to ask.



The building could see it.

It couldn’t adapt.



A dashboard tells you the room is too warm.

A building that acts fixes it.

WHERE WE'RE GOING

In the next 20 minutes

01 **It isn't joined up**
Devices, systems and different reports

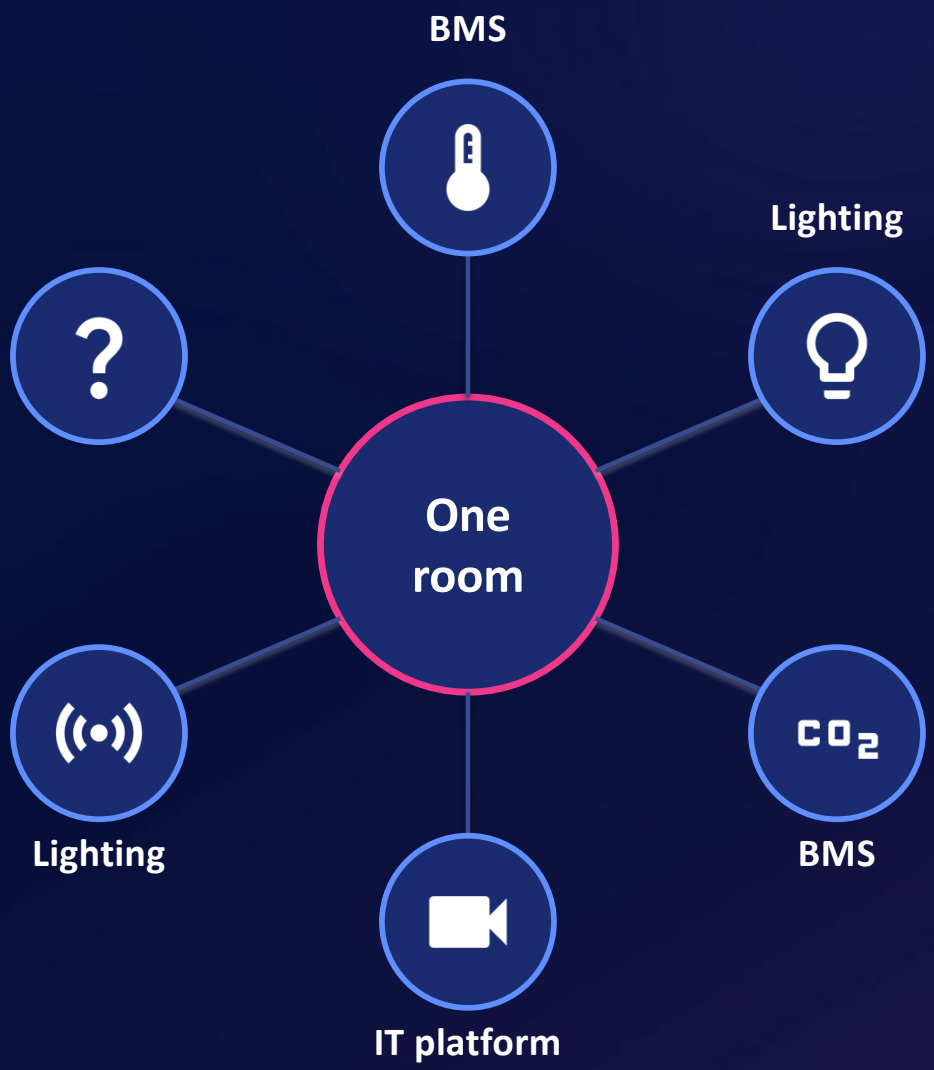
02 **It isn't yours to use**
Who holds the key, and what that means for AI

03 **What joined up and open looks like**
The same room, four signals, acting ahead

04 **Four questions**
To take to your next building

Six devices.
Several systems.

Each sees **part** of the room.
None sees all of it.



Different teams. Different reports.



Sustainability

Certificate



Workplace

Report



Tenant IT

App



Landlord

Control

Same schedule. Fewer people.

2.7

days a week in the office

Same schedule. Fewer people.

4 in 10

come in on a Friday

6 in 10 midweek

20–30%

of the time, rooms are conditioned

while forecast to be empty

The data is there. The key isn’t.



Software

+



Partner

+

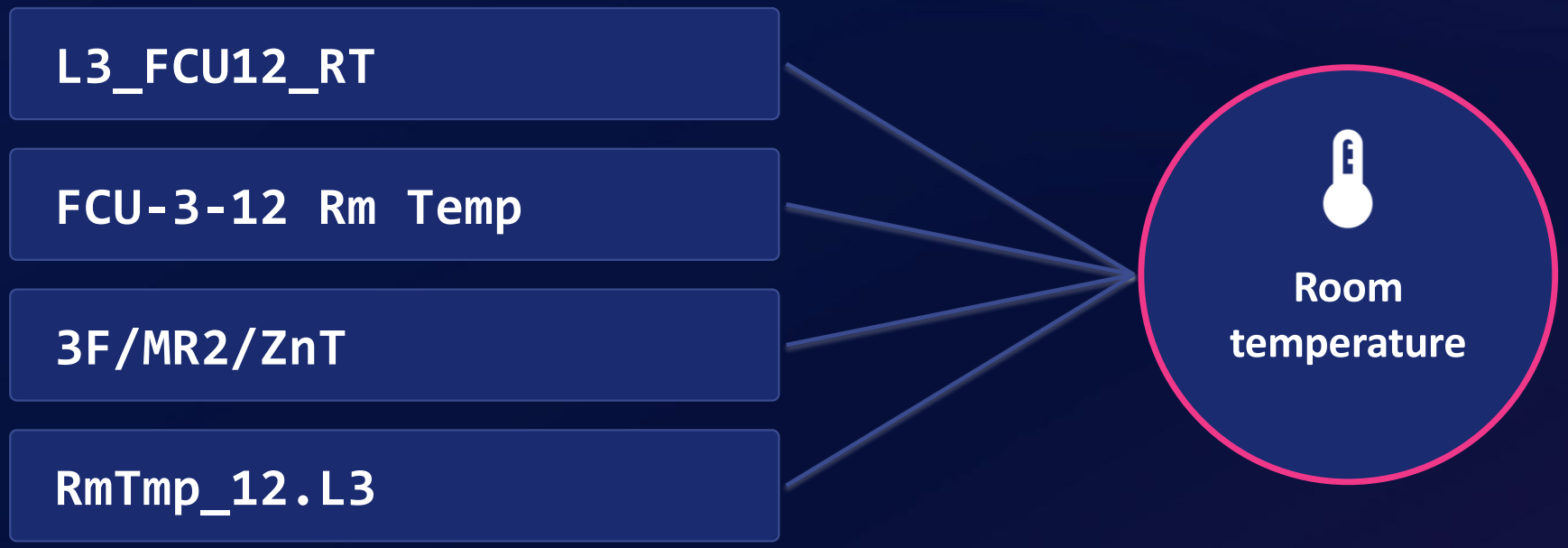


Licence

Analytics on top. Better watching.



One reading. Four names.



AI can only act as well as its data.



Find it



Understand it



Act on it

Otherwise, it’s a cleverer dashboard.

Where we are

01 **It isn’t joined up**
Devices, systems and different reports

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To take to your next building

Joined up. And open.

- One reading per room
- Open protocols
- No specialist tool
- Checked room by room

Same room. Four signals.



Occupancy

Empty? Stand by.



Air quality

Busy? More air.



Daylight

Sunny? Dim the lights.



Comfort

Warm? A small nudge.

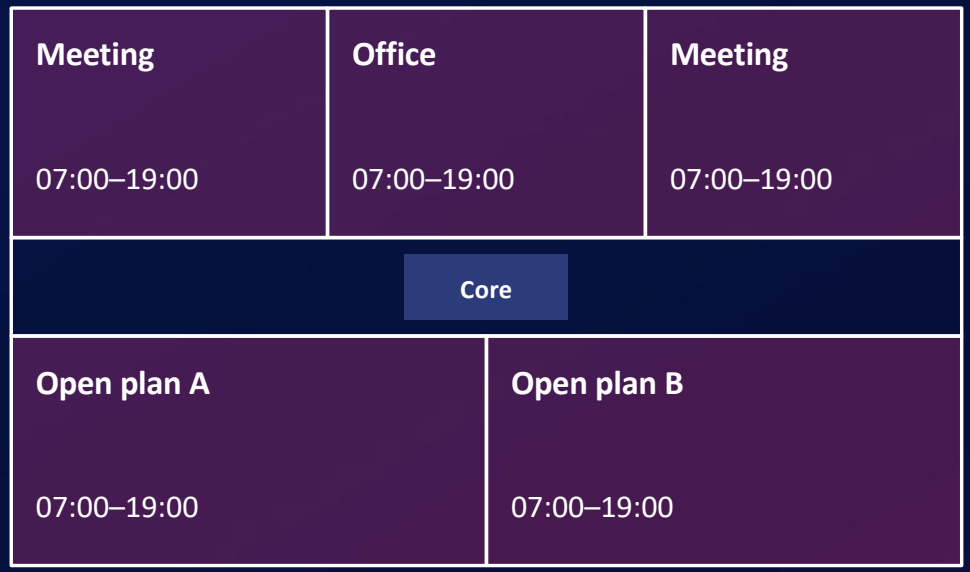
Act before it’s needed



Sense the room, act on the room

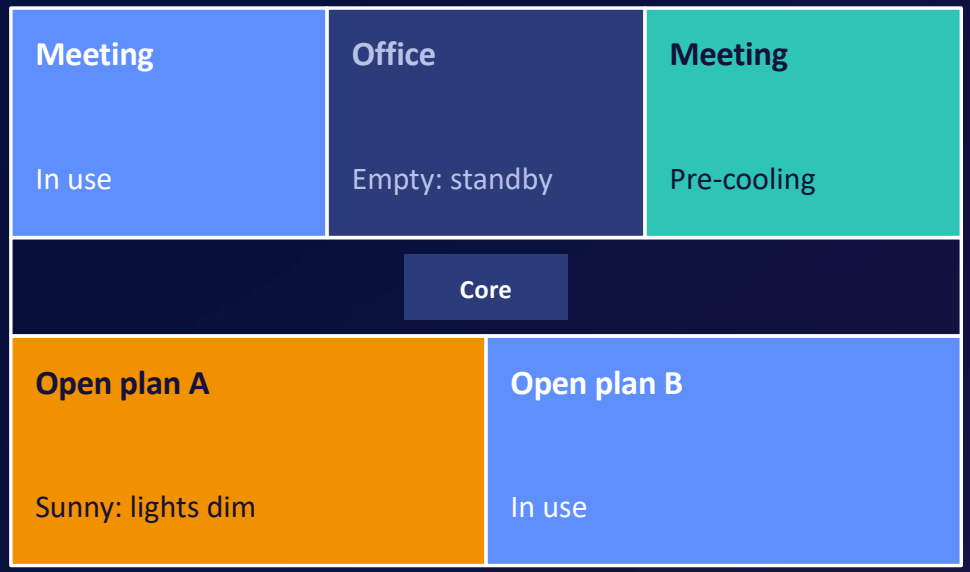
Often today

One schedule for the whole floor



A building that acts

Each room responds to its own conditions



Four questions for after handover

01 Do lighting and HVAC share one picture of each room?

02 Who can change how a room behaves, and with what?

03 Who owns the data, and can other systems understand it?

04 When someone’s too warm, how many people does it take?

BGRID

How bGrid closes the gaps.

Joined up	One ceiling sensor shared by lighting and HVAC. Several sensors in a zone combined into one value, with range checking.
Yours to use	Installed by your electrical and mechanical contractors. No integrator licence to install or operate. QR-code room control, no app or login.
Data you can use	Same measurement on the same BACnet object in every zone. Standard EDE file in your naming convention. Every climate loop continuously validated.

bGrid does the engineering and commissioning. Some data objects are licensed per project.

bGrid®
building data for all

BGRID

Beyond what you heard today.

bAdaptive

Stops conditioning rooms that are forecast to be empty

bFlexible

Plans each room ahead of grid peaks, pre-conditioning within the comfort band

bDynamic balancing

Real-time ventilation balancing that shares capacity across rooms (patented)

bDynamic start

Optimal start per room, per day; self-learning blind control

bValidated

Every climate control loop validated, continuously

Building Assistant

Plain-language questions, answered from the building's own data

New features arrive after handover as software updates, as the Building Assistant did in September 2026.

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building data for all

That’s the building that acts.

Thank you

DO YOU WANT TO WIN A F1 LEGO?

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