thebuilding.cloud
ALPHA CONTROL ECOSYSTEM [ACE]

• FOR ARCHITECTS, DEVELOPERS AND BUILDING MANAGERS

Door entry that costs less to build in.

Video intercom and access control with nothing to fit inside the flats, no riser cabling and no server. Residents answer and open on their own phones; you run every block from a browser.

Price your scheme →

See the numbers

No handsets in the flats

No riser cabling

No phone line



DEVELOPER GUIDE · 2026

• WHO IT'S FOR

Less to draw. Less to build. Less to run.

One cloud platform for door entry and access control, designed so the cost comes out of the walls, the risers and the running budget.



ARCHITECTS

Design the entrance, not the wiring.

Door entry shrinks to a few notes at each controlled door.

- No handset positions in the flats
- No intercom riser to coordinate
- A slim sign can be the door station

PAGES 04 · 06 · 07 · 09



DEVELOPERS

Lower cost at practical completion.

Spend goes on the doors, not on hardware in every flat.

- No in-flat hardware to buy or snag
- Door entry work stays at the doors
- Ready for the analogue switch-off

PAGES 03 · 05 · 08 · 10 · 11



BUILDING MANAGERS

Run every block from a browser.

Every site, door, resident and log in one dashboard.

- Move-ins and move-outs in seconds
- No fobs to order and chase
- API, webhooks and AI built in

PAGES 12 · 13 · 14 · 15

THE COST SQUEEZE

Every line you don't build is a cost you never carry.

Build costs keep rising, and a wired intercom puts hardware, cable and labour into every flat.

TENDER PRICES

+15.5%

Forecast rise in UK tender prices over the five years to 2Q 2031.

BCIS FORECAST · JUNE 2026

PER FLAT

£250–450

Typical traditional video entry for a block, per flat: a handset plus a share of the door station.

UK COST GUIDE · 2026 PRICES

RISER

+£200–900

Added for the cable route and riser on a traditional system.

UK COST GUIDE · 2026 PRICES

LOST FOB

10 days

Up to 10 working days to replace a lost fob, at £10 to £19.72 each, at UK councils we checked.

EALING · FIFE · SLOUGH

Example: a 60-flat block at £250–£450 a flat is **£15,000–£27,000** of traditional video entry before the riser is cabled. With thebuilding.cloud there is no hardware in the flats at all.

£0

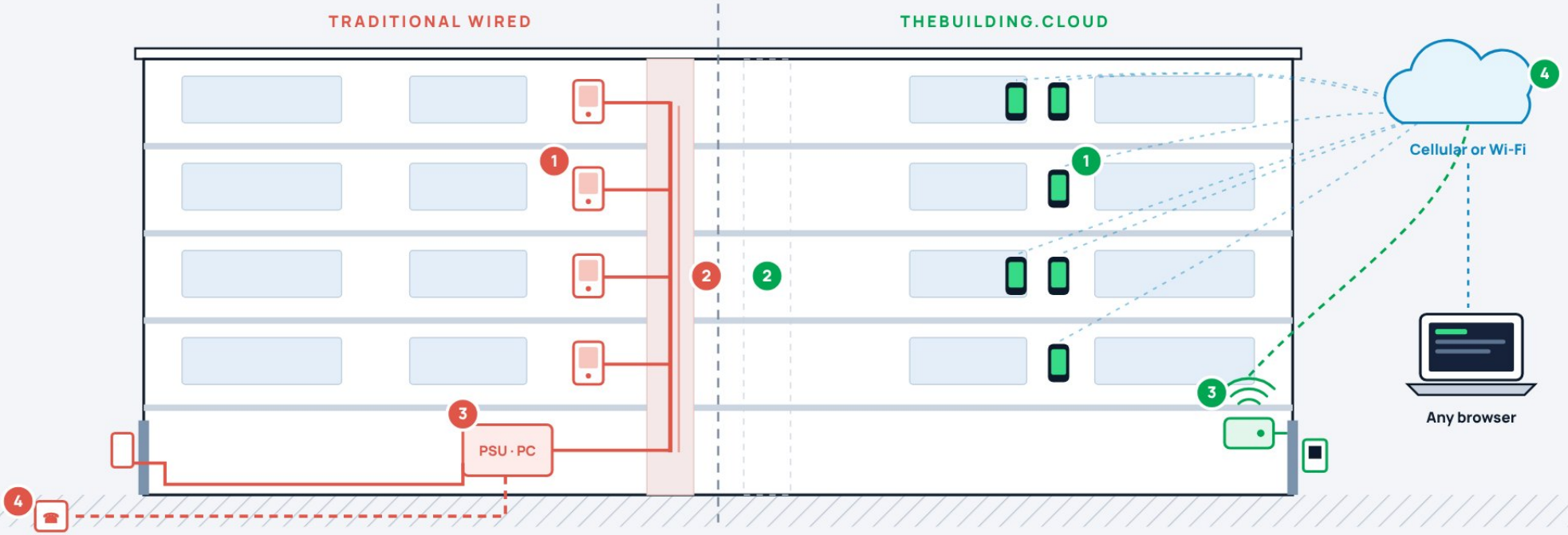
IN-FLAT HARDWARE

Sources: **BCIS** five-year forecast, June 2026 · **bestbuilders.co.uk**, door entry system cost UK, indicative 2026 prices · **Ealing, Fife and Slough councils**, replacement fob pages, October 2026. Example is illustrative; quotes vary by scheme.

• SECTION A-A

Same building.
Far less in the walls.

Left, a traditional wired video entry system. Right, the same block on thebuilding.cloud. Everything in red is something you no longer design, buy, fit or maintain.



TRADITIONAL WIRED

- ⊗ 1 · Handset in every flat
- ⊗ 2 · Multi-core cable up the riser
- ⊗ 3 · Power supplies and a PC
- ⊗ 4 · A phone line to keep

THEBUILDING.CLOUD

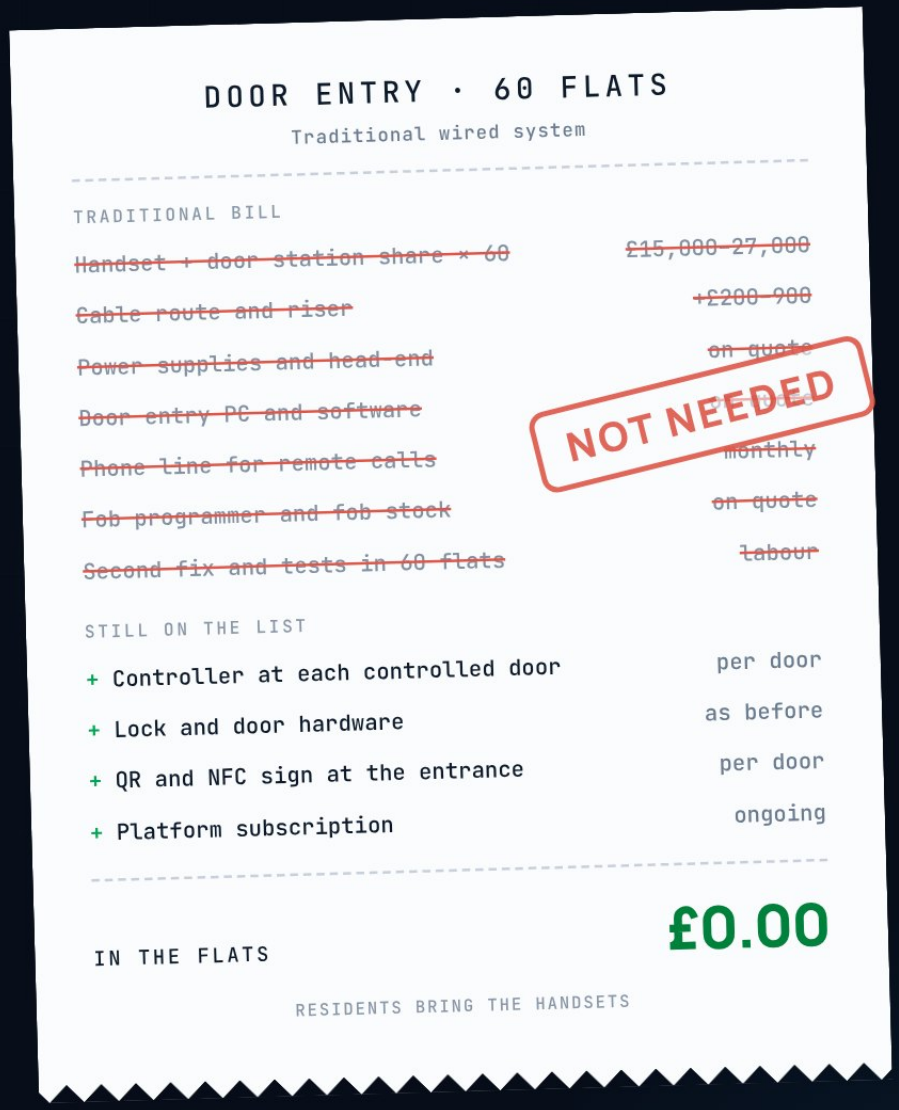
- ✓ 1 · Residents' own phones
- ✓ 2 · Nothing in the riser
- ✓ 3 · One controller at the door
- ✓ 4 · Cellular or Wi-Fi to the cloud

• WHAT YOU DON'T BUY

The cheapest cable is the one you never pull.

A wired system arrives as a long bill of materials. Most of it disappears when residents' own phones become the handsets and each door connects on its own.

- No in-flat second fix, testing or snagging
- No head-end room to plan and ventilate
- Fewer trades inside finished flats



Illustrative 60-flat block. Traditional prices from the 2026 UK cost guide on page 03; your quotes will vary.



FOR ARCHITECTS

Design the entrance. Not the wiring.

Nothing on the flat walls
No handset positions, back boxes or cable drops in any flat.

A door station that's a sign
A slim QR and NFC plaque, or a tablet where you want video at the door.

Nothing up the riser
Each door controller connects on its own over cellular or Wi-Fi.

Late changes stay cheap
Add or move a controlled door without re-routing cable to a head-end.

Accessible by default
Visitors call from their own phone, with its own text size and screen reader.

Less kit in the building
Fewer devices and less copper to make, fit and one day replace.

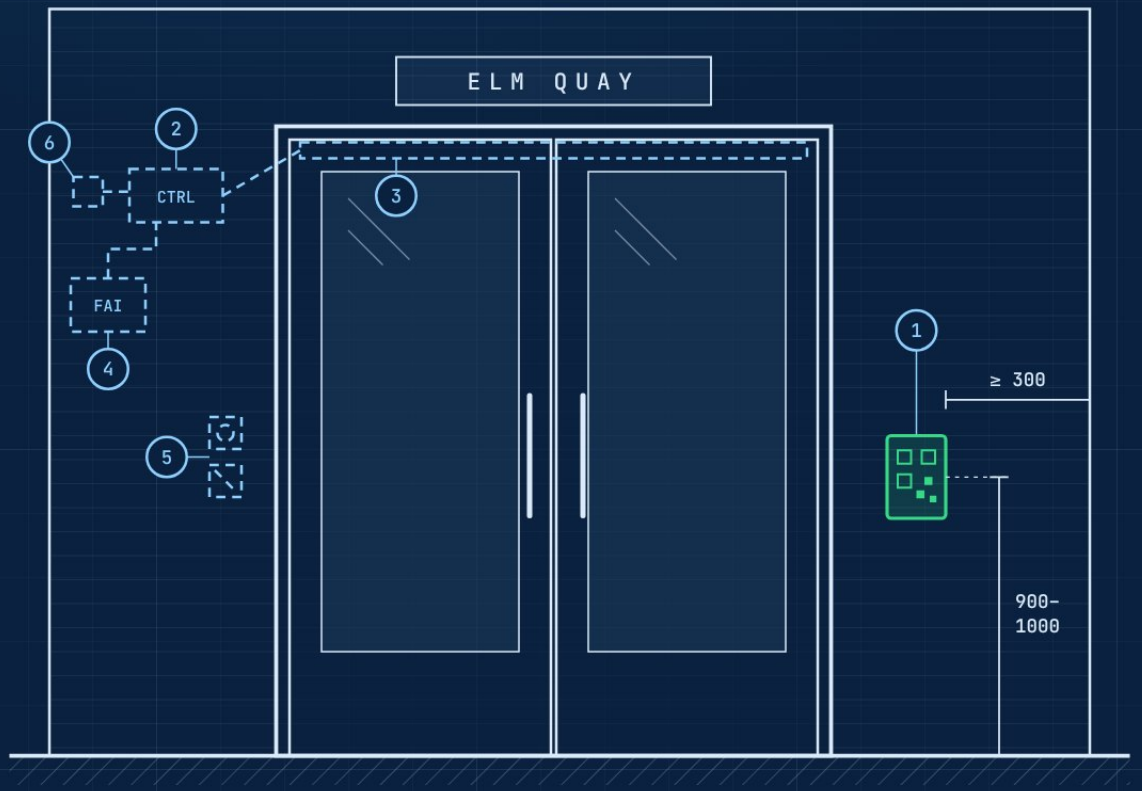
WORKS WITH

- Maglock or electric strike
- Fail-safe or fail-secure
- Reader and keypad option
- Exit button and break glass
- Tablet door station, optional

● ON THE DRAWINGS

One door. Six notes.

What to show for each controlled entrance at technical design. Everything else stays off the flat layouts.



MAIN ENTRANCE · EXTERNAL ELEVATION · NTS · DIMENSIONS IN MM - - - SECURE SIDE

DRAWING NOTES

1. **QR and NFC sign**
   Door entry controls 900–1000 mm above finished ground level and at least 300 mm from an external return corner (Approved Document M).

2. **Door controller**
   On the secure side, close to the door it controls. One controller per door, with nothing cabled back to a head-end.

3. **Lock**
   Maglock or electric strike, fail-safe or fail-secure to suit the door and the fire strategy.

4. **Fire alarm release**
   Hard-wired release on fire signal, designed to BS 7273-4 and your fire engineer's category.

5. **Exit button and break glass**
   Request-to-exit and green emergency door release on the secure side.

6. **Power and signal**
   A fused spur at the door, plus a cellular signal check at the controller position, or Wi-Fi.

PROJECT	DRAWING	STAGE
Elm Quay · Block A	Typical controlled entrance	RIBA 4
SCALE	**DOOR ENTRY**	**IN THE FLATS**
NTS	thebuilding.cloud	Nothing

• ON SITE

Off the critical path. Out of the flats.

Where door entry work lands in the programme, stage by stage, and how much of it moves out of finished flats.

	STAGES 2–3 Design	STAGE 4 Technical	STAGE 5 First fix	STAGE 5 Second fix	STAGE 6 Handover	STAGE 7 In use
TRADITIONAL WIRED	⊗ Riser routes and a handset position in every flat — EVERY FLAT	⊗ Head-end, power supplies and cable schedules — COMMS ROOM	⊗ Multi-core cable pulled to every flat — INSIDE FLATS	⊗ Fit and test a handset in every flat — INSIDE FLATS	⊗ Program fobs, snag handsets, hand over manuals — EVERY FLAT	⊗ Engineer visits for faults and fob changes — SITE VISITS
THEBUILDING.CLOUD	✓ Only the controlled doors to locate — DOORS ONLY	✓ Six notes per door on the drawings — DOORS ONLY	✓ Power and lock cable at each door only — AT THE DOOR	✓ Fit the controller, power it up, see it online — AT THE DOOR	✓ Email invites; residents' phones become keys — BY EMAIL	✓ Run from a browser; controller updates over the air — REMOTE

Stages follow the RIBA Plan of Work for orientation. Fixing sequences vary by contractor.

STANDARDS & GUIDANCE

Helps your scheme tick the right boxes.

How the platform supports the guidance your scheme is assessed against. Confirm the final design with your Designing Out Crime Officer, building control and fire engineer.

SECURED BY DESIGN · HOMES

No trades button needed

SBD does not permit trades or timed-release buttons. Give cleaners and contractors their own PIN or phone key, limited to set hours, and let residents release the door remotely.

SBD Homes 2019, para 27.12

AUDIT TRAIL

Every entry on record

Each door event is logged with the person, the credential, the door and the time. Search it, filter it and export it when the police or an insurer asks.

SBD New Homes 2016, para 27.8: 30 days of records for larger schemes

APPROVED DOCUMENT M

Controls at the right height

Fit the sign at 900–1000 mm and 300 mm or more from a return corner. Visitors can use their own phone, with the accessibility settings they already rely on.

ADM Volume 1, external door entry controls

BS 7273-4 · FIRE

Fire release stays hard-wired

Locks release on the fire signal through the wired interface your fire strategy sets. The platform also links to fire panels through FireBird and logs their events.

BS 7273-4: actuation of release mechanisms for doors

ANALOGUE SWITCH-OFF

No phone line to fail

The UK's analogue phone network closes at the end of January 2027. Door entry on thebuilding.cloud never used one.

BT all-IP programme

BUILDING INFORMATION

Records that stay digital

Doors, controllers, users and events live in one place you can search and export, which helps when you assemble the building's information for handover.

Building Safety Act 2022 · golden thread for higher-risk buildings

● ANALOGUE SWITCH-OFF

94 days to go

UNTIL THE UK ANALOGUE PHONE NETWORK CLOSES · END OF JANUARY 2027

BT lists door entry systems among the devices that may be affected. Blocks whose intercom calls out over a phone line need a plan now.

Using a GSM intercom instead? UK operators plan to switch off 2G and 3G by 2033. Sources: BT all-IP programme; UK government and mobile operators, 2021.

● RETROFIT

Upgrade the block without entering a flat.

1. **Fit a controller at the entrance**
   Keep the door; connect an electric lock and power. Nothing to install upstairs.
2. **Invite residents by email**
   Their phone becomes the handset and the key.
3. **Run both while people switch**
   Works alongside existing intercoms, for example CAME.





HANDOVER & SALES

The first thing buyers use is the front door.

Give every new resident a modern entry experience from day one, and give your sales team something to show.

Answer the door from anywhere

A video call from the entrance rings every phone in the flat. One tap opens the door.

Keyless from day one

Face ID or fingerprint passkey, QR, NFC tag or PIN. Fobs still work where you want them.

Move-in day, sorted

Invite residents by email ahead of completion; remove access the moment a flat changes hands.

Show it at the viewing

Open the show flat's front door from the sales suite and let buyers try it.

FOR BUILDING MANAGERS

Every block.
One browser tab.

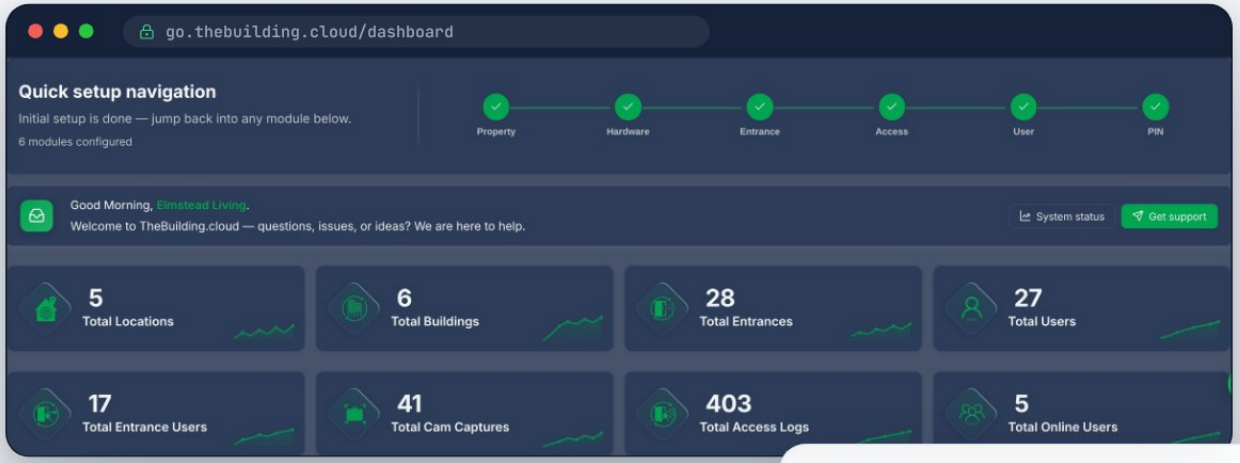
Live status of every door
Online state, signal and firmware for each controller.

Who came in, where and when
Search, filter and export the access log.

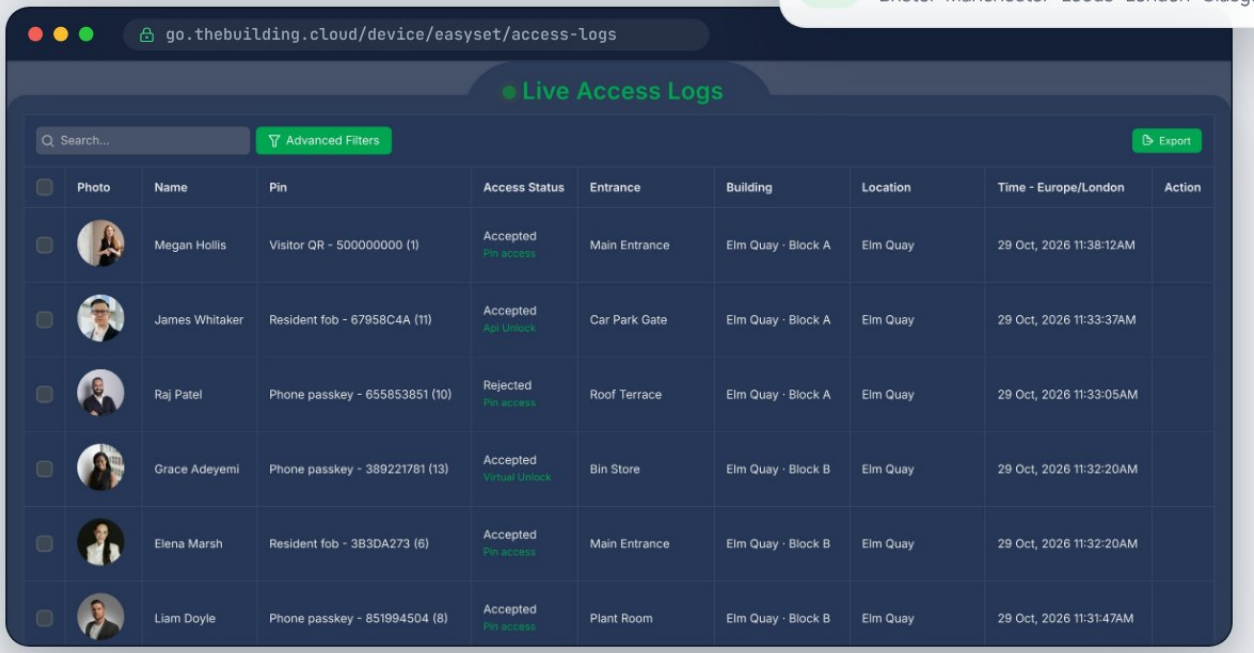
Move-ins in seconds
Add a resident to their block's group. Remove them and access stops everywhere.

Rules by the clock
Gym hours, cleaning rotas and contractor windows.

Remote unlock
Let in a delivery or an engineer from your desk or phone.



5 sites · 28 doors
Bristol · Manchester · Leeds · London · Glasgow



AFTER HANDOVER

Cheaper to build. Cheaper to run.

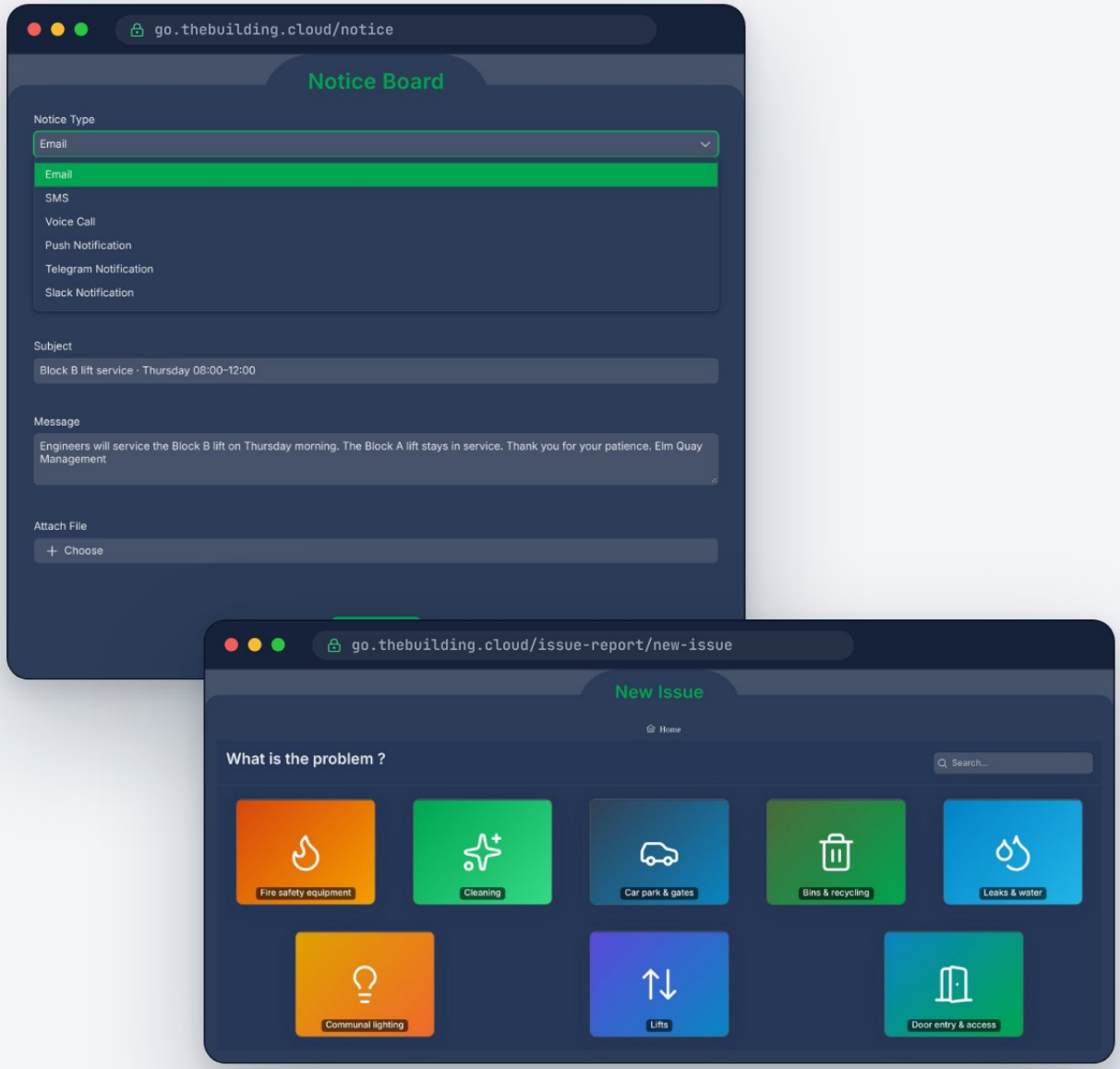
Where the money goes once residents move in, and what changes when the phone is the key.

	TRADITIONAL WIRED SYSTEM	THEBUILDING.CLOUD
Lost credential	✕ £10–£20 fob, up to 10 working days	✓ **Cancel the old key and issue a new one in seconds**
Faulty handset	✕ Engineer visit inside the flat	✓ **No handsets: residents use their own phones**
Door fault	✕ Site visit to find out what's wrong	✓ **Online state, signal and event history from a browser**
Firmware	✕ An engineer with a laptop	✓ **Controller updates over the air**
Phone line	✕ Line rental, then replacement before 2027	✓ **None: cellular or Wi-Fi**
Tenancy change	✕ Collect, cancel and reissue fobs	✓ **Remove the user; access stops at every door**

Fob prices and lead times: Ealing, Fife and Slough council pages, October 2026. Over-the-air updates apply to FireBird controllers.

● RESIDENT COMMUNICATION

Talk to every resident. Hear from them too.



One notice, six channels

Lift works, fire alarm tests, bin day changes: write it once on the notice board and choose how it goes out.

Email · SMS · Voice call · Push · Telegram · Slack

Faults reported properly

Residents choose a category, answer a question and add a photo. Your team comments, tracks the status and downloads a report.

Issue reports are included on the Pro and Enterprise plans.

● API · WEBHOOKS · MCP · AI

Plug the building into everything else.

Connect your CRM, lettings platform, concierge app or BI tools, or simply ask the AI assistant.

REST API

288 documented operations, OpenAPI 3.0. Sync residents, pull logs, open doors.

Webhooks

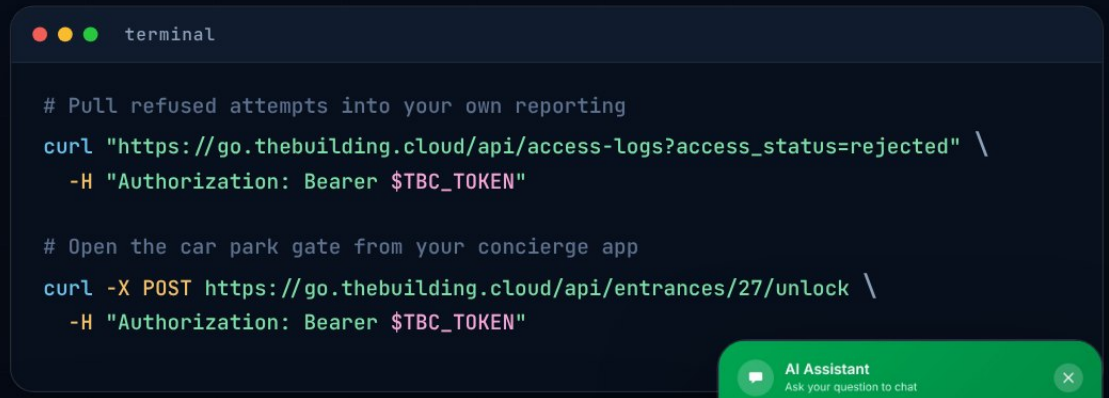
Automation rules and usage reports call your own endpoints.

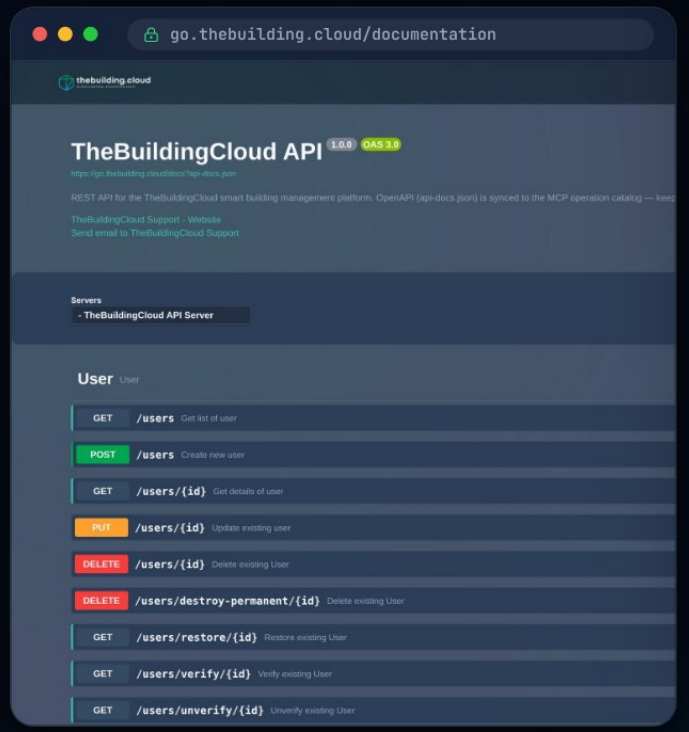
MCP server

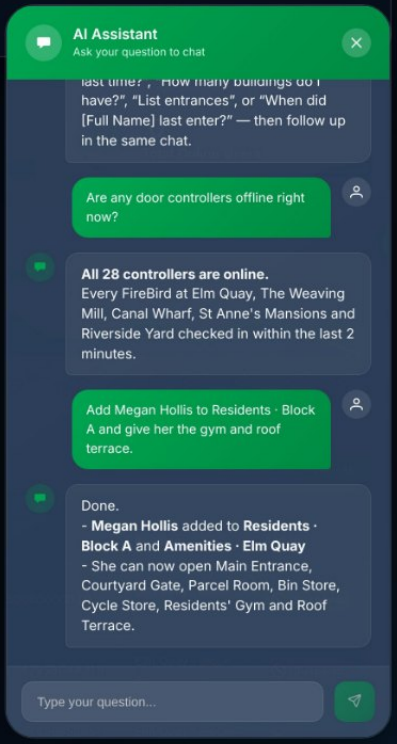
Connect Claude, ChatGPT or Cursor to your buildings with secure sign-in.

AI assistant

Ask in plain English: what's offline, who came in, add a resident to a group.







● QUESTIONS WE HEAR

Straight answers for your next design meeting.

A resident has no smartphone?

Put a tablet on the wall as the door screen, or give them a fob or keypad code. Everyone else in the flat can answer too.

What happens in a fire?

Locks release through the hard-wired fire alarm interface your fire strategy specifies. The cloud is never in that path.

The mobile signal is weak?

We check signal at survey, and controllers can use Wi-Fi instead. Each controller's signal strength shows in the dashboard.

Who runs it after handover?

Commission it under your organisation, then add the managing agent's team with their own roles and permissions.

Can it sit alongside our intercom?

Yes. On retrofits it runs alongside existing systems, for example CAME, while residents move over.

How is it priced?

Hardware for each controlled door plus a platform subscription. There is nothing to buy for each flat. Ask us for a quote.

thebuilding.cloud
ALPHA CONTROL ECOSYSTEM [ACE]

• NEXT STEP

Tell us about your scheme. We'll price the doors.

Send the number of blocks, flats and controlled doors, or a ground-floor plan. We'll come back with a layout and a quote.

- Blocks, flats and controlled doors
- A ground-floor plan, if you have one
- Your target completion date

EMAIL
help@thebuilding.cloud

WEBSITE
thebuilding.cloud



THEBUILDING.CLOUD