thebuilding.cloud
ALPHA CONTROL ECOSYSTEM [ACE]

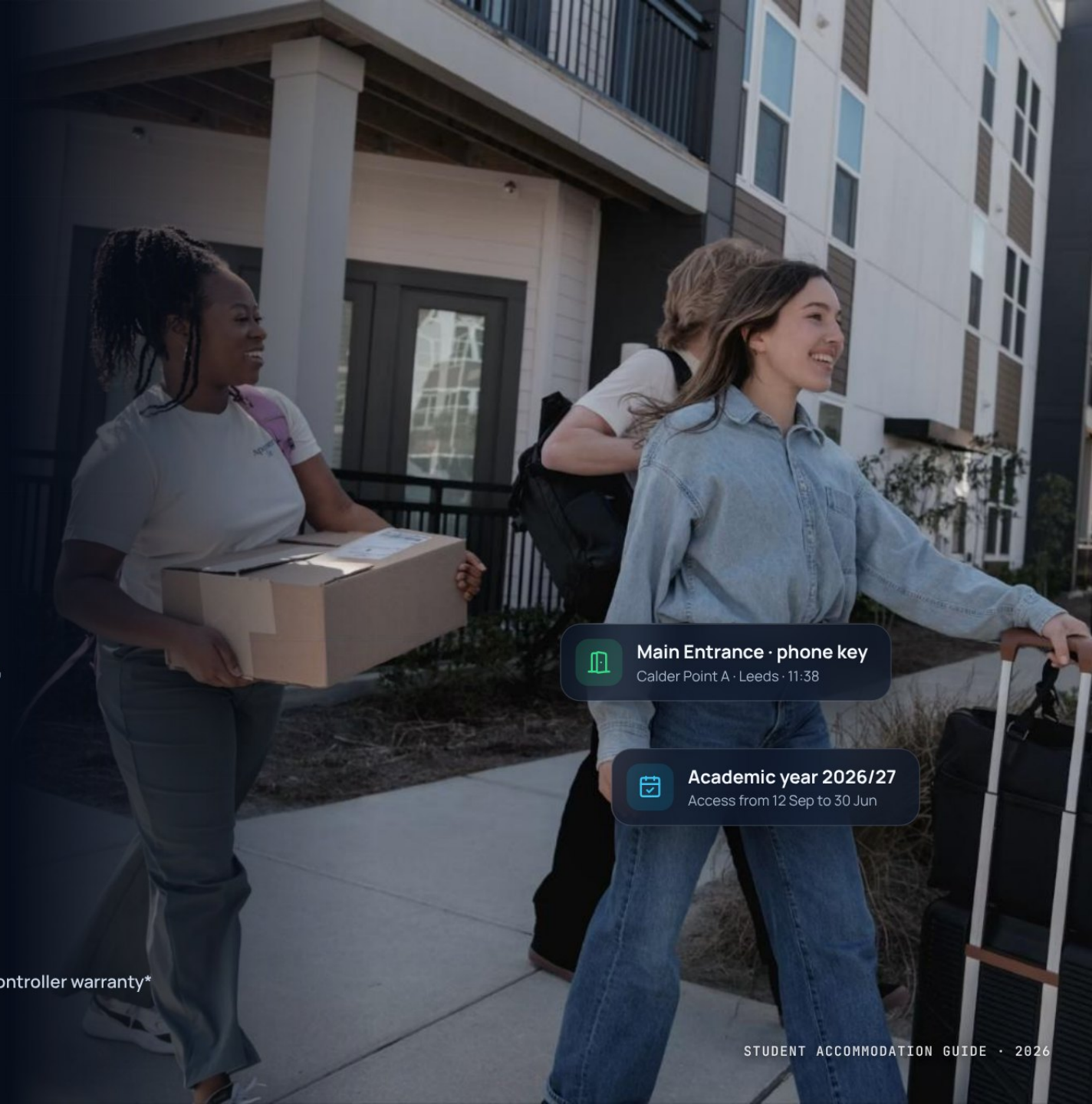
• FOR STUDENT ACCOMMODATION

Move-in day, without the key queue.

Door access for purpose-built and private student housing, run from one browser. Students open doors with their phone, access follows the tenancy dates, and every door controller is covered for life while your subscription is active.

Pilot one building →

See the warranty



Phone keys, fobs and codes

Access that follows the tenancy

Lifetime controller warranty*

* In cloud mode, while your subscription is active. Exclusions apply.

● WHAT OPERATORS ASK FOR

Six things every student housing team needs from its doors.

A whole building changes hands every year. Access has to keep up with arrivals, departures, summer lets and lockouts at two in the morning.

01

Nothing to lose or replace

Students open doors with a passkey on their own phone. A lost fob is cancelled in seconds.

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Access that follows the calendar

Codes and fobs carry their own dates and hours, so access ends when the tenancy does.

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Summer lets made simple

Summer schools and conference guests get a code for their dates and their doors only.

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Safe, and on record

Every entry and refused attempt logged, and lockouts solved remotely.

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Residents told, repairs tracked

Fire alarm tests by email or SMS, and repairs reported with a photo.

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Every city in one place

All your buildings in one browser, with each site team seeing its own.

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• THE NUMBERS

More beds every year. Every one needs a key.

New buildings keep opening, and every intake means keys and fobs to issue, chase and replace.

PURPOSE-BUILT BEDS

700k+

Purpose-built student beds in the UK, still short of demand in many university cities.

SAVILLS, VIA RIGHTMOVE 2026

NEW FOR 2026/27

19,000

Beds under construction to open for the 2026/27 academic year.

KNIGHT FRANK, Q2 2026

LOST FOB

£20

To replace a lost fob at one university's halls. Keys and keycards cost £15.

UNIVERSITY OF ESSEX

LOCKOUT

£10.98

For each lockout or lost-key call-out at another university, taken from the deposit.

UNIVERSITY OF READING

Fobs get lost in a move, lent to friends and forgotten in coat pockets. **A phone key moves in with the student and can't be handed on.** If a phone is lost, the key is cancelled in seconds.

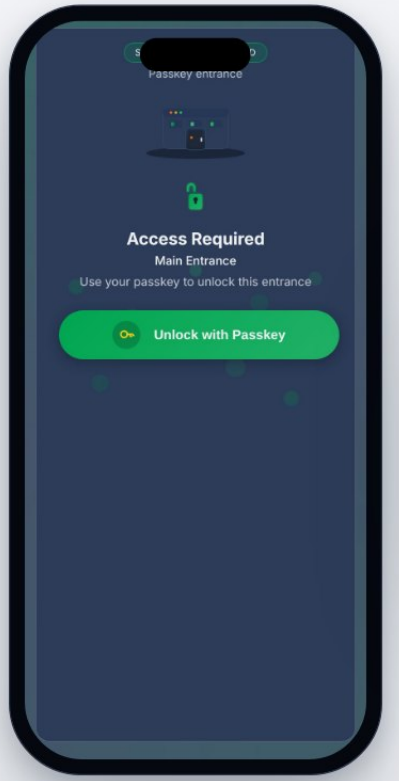
0

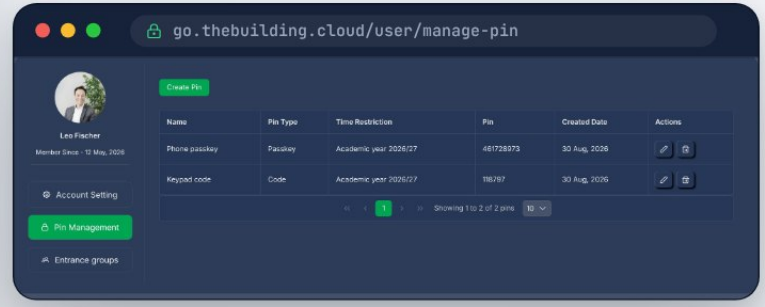
FOBS TO COLLECT

Sources: **Savills** student accommodation research, via Rightmove Commercial, PBSA market guide 2026 · **Knight Frank**, UK Student Market Update Q2 2026 · **University of Essex**, lost keys, keycards and fobs · **University of Reading**, key and access card replacement. Pages checked October 2026.

● PHONE KEYS

Their phone is the key. Nothing to lose.





Phone passkey · accepted
Main Entrance · Calder Point A · 11:38

A passkey on their phone

At doors with a FireBird controller, students scan the code at the door and confirm with Face ID, a fingerprint or their phone's PIN.

Fobs and codes too

Anyone who prefers a fob or a keypad code can have one, alongside or instead of a phone key.

Lost it? Cancelled in seconds

Cancel a lost fob or code in seconds and issue a new one.

Locked out at 2am

The on-call team opens the door from the dashboard on their phone, and it's logged.

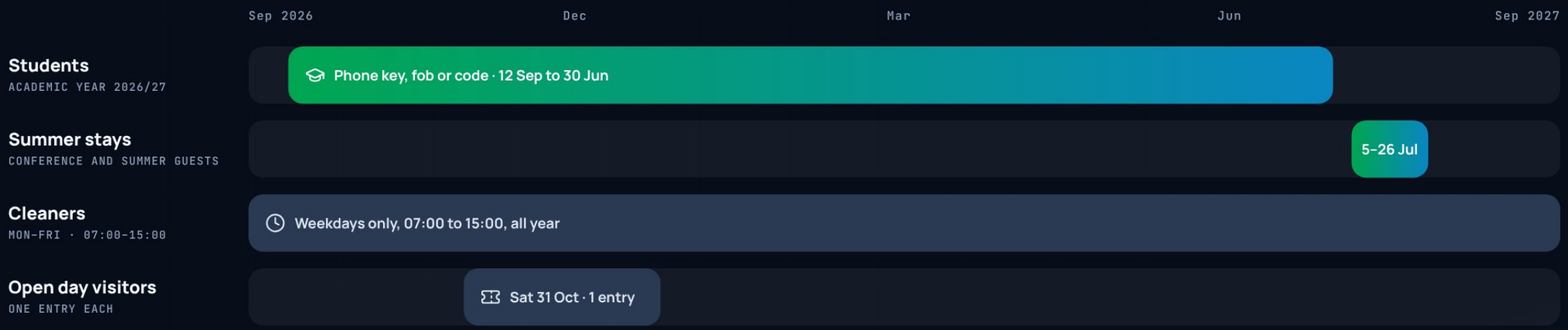
No app to install

The unlock page opens in the phone's browser from the code at the door. Students sign in once and add their passkey.

● ACCESS THAT FOLLOWS THE CALENDAR

September to June. Then summer stays.

Each code or fob can carry its own dates, hours and days, and even a number of entries. When its dates end, it stops opening the door.



Dates, hours, days

Set a start and end date, daily hours and days of the week.

Ends on its own

No end-of-year scramble to cancel hundreds of fobs.

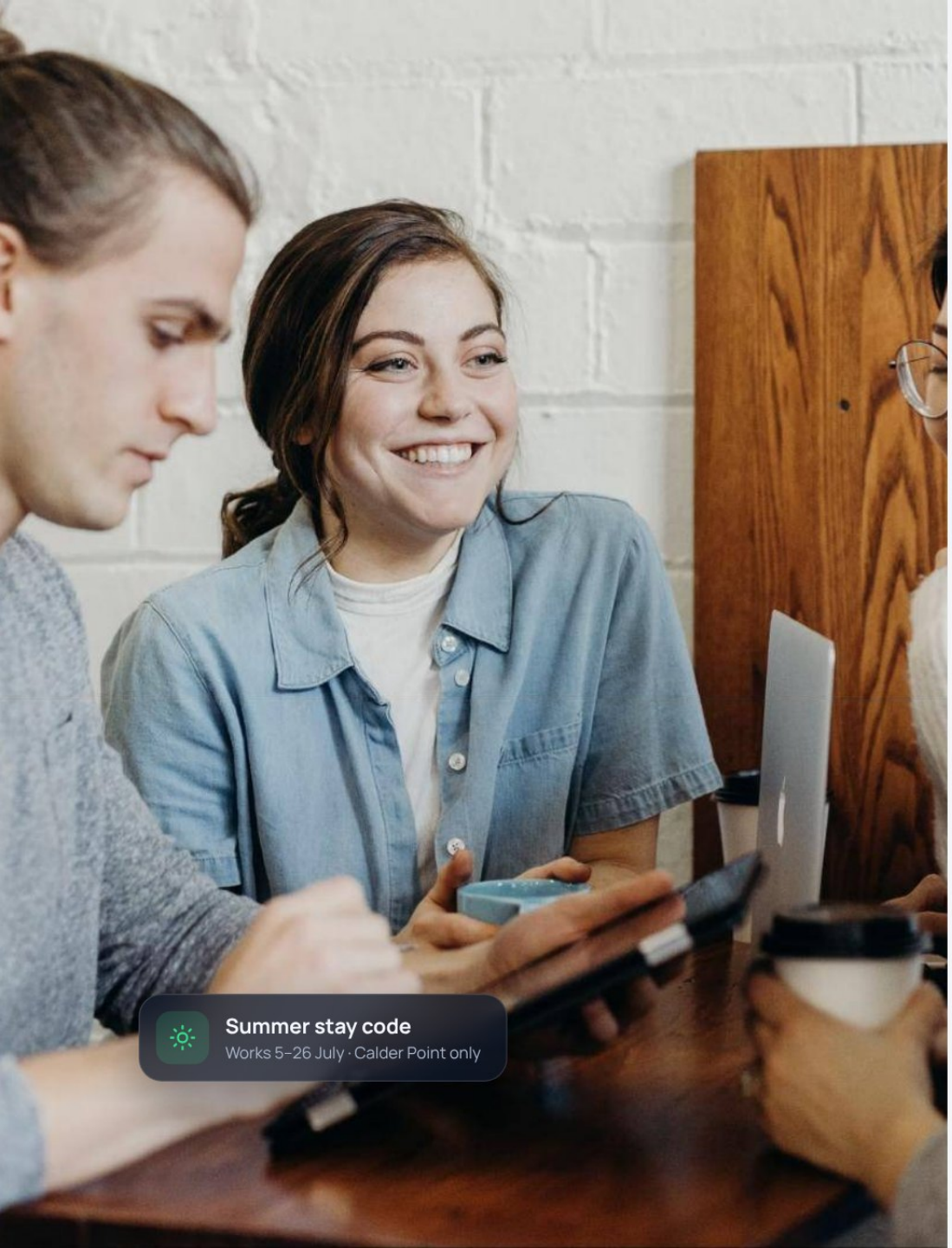
Count the entries

Limit a code to a set number of entries, such as one for an open day.

Checked at the door

The door controller checks each code and fob against its window.

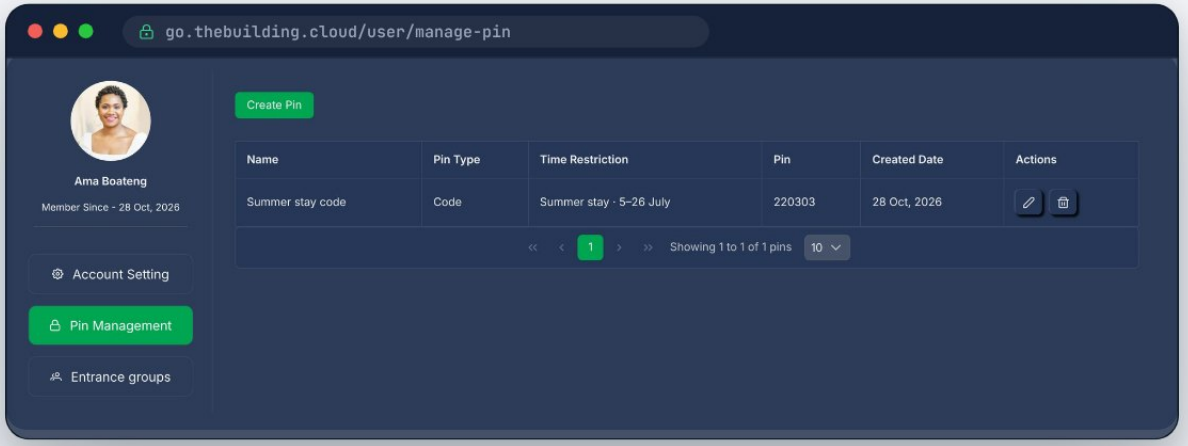
Illustrative timers from a demo account. Each timer can set a start and end date, daily hours, days of the week and an optional number of entries.



SUMMER LETS, GUESTS AND OPEN DAYS

Fill the summer.
Without cutting keys.

Summer schools, interns and conference guests each get a code that works only for their dates, and only at the doors they need.



Residents' guests, on your terms

Residents can add their own guests, and your team sees everyone they add.

SAFETY AND RECORDS

Every entry, on the record.

Who, where and when

Every entry with the person, the credential, the door and the time, live in the dashboard.

Refused attempts

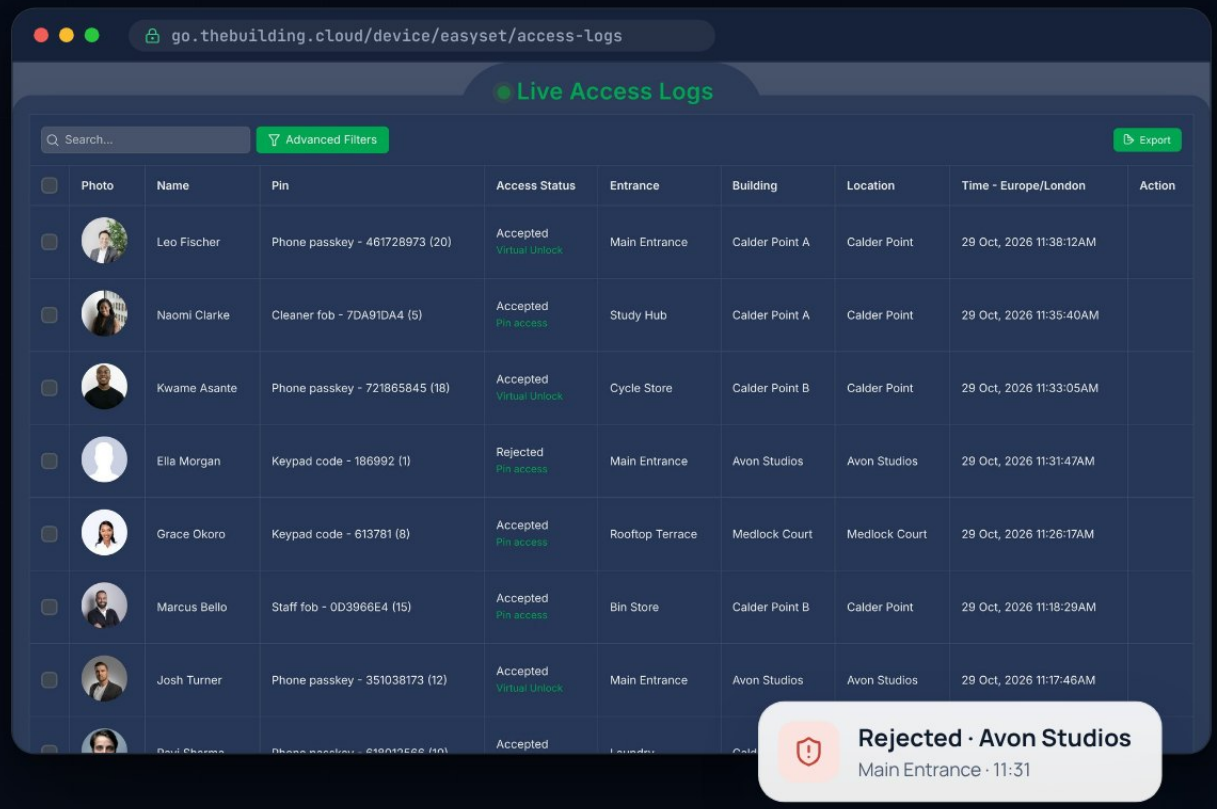
See refused attempts, including codes used outside their dates or hours.

Ready for an incident

Filter the log and export it as CSV, HTML or a printable PDF. Logs are kept for 60 days, so export them to keep them longer.

Fire release stays hard-wired

Doors still release on the fire signal through your fire strategy, as they do today.

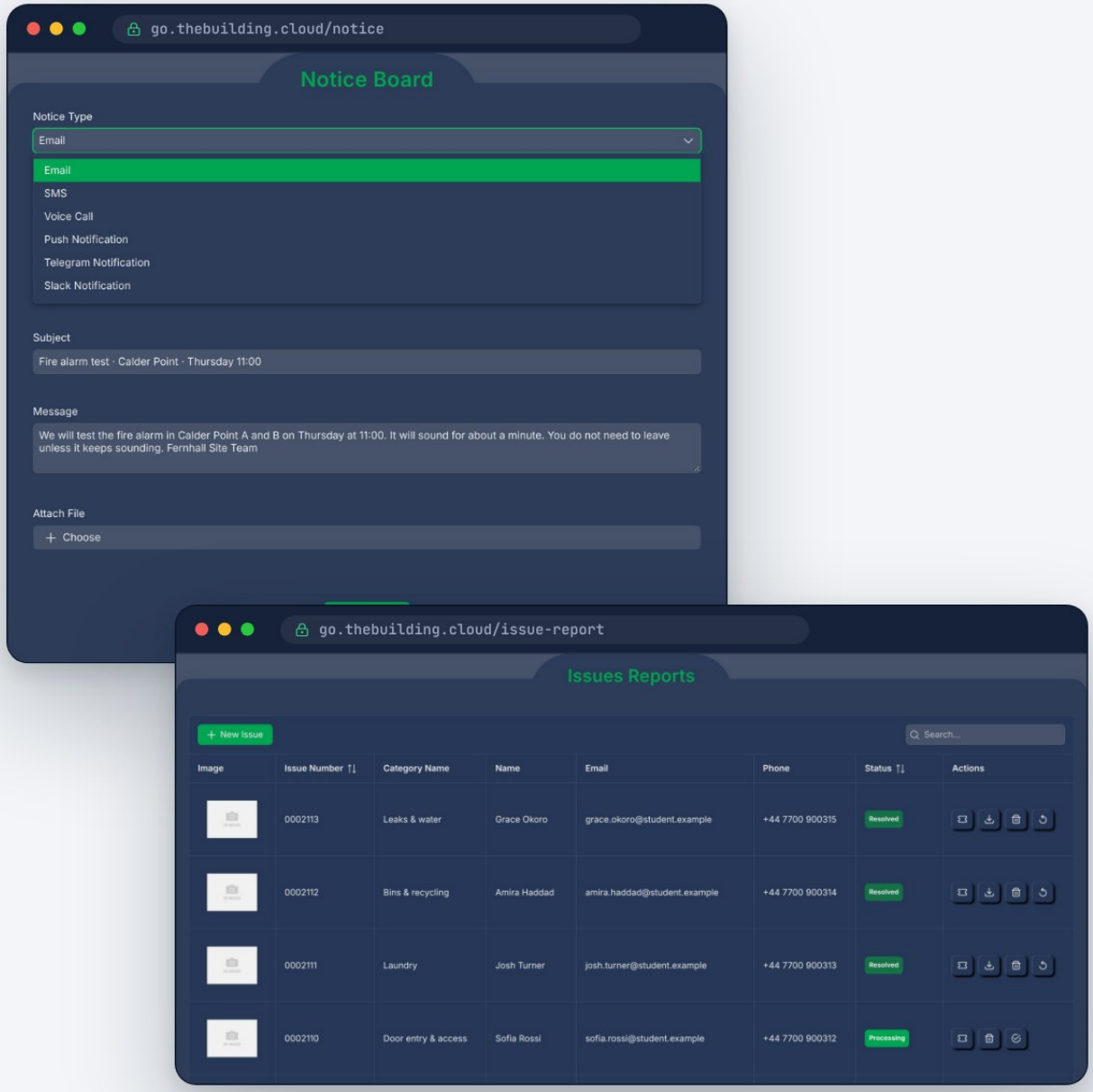


Remote unlock when it matters

Let in a locked-out student, a paramedic or an engineer from the office or on call. It's logged like every other entry.

● NOTICES AND REPAIRS

Tell every resident.
Hear about every fault.



One notice, six channels

Fire alarm tests, arrival weekend, bin collections: write it once and choose how it goes out. Push, Telegram and Slack reach residents who connect them.

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

Repairs reported properly

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

Issue reports are included on the Pro and Enterprise plans.

• YOUR WHOLE PORTFOLIO

Every city.
One browser tab.

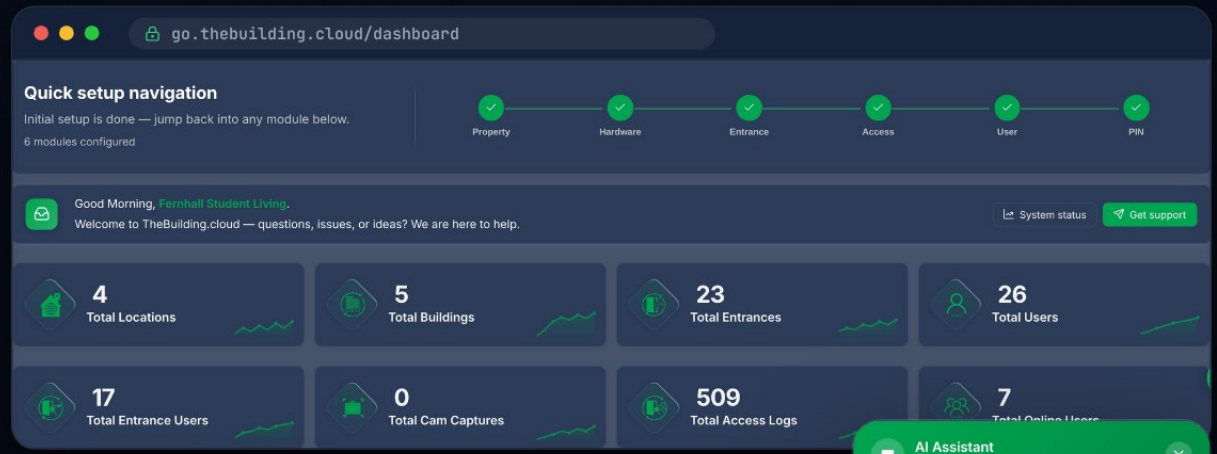
Cities and buildings
Locations, buildings and doors organised the way you run them.

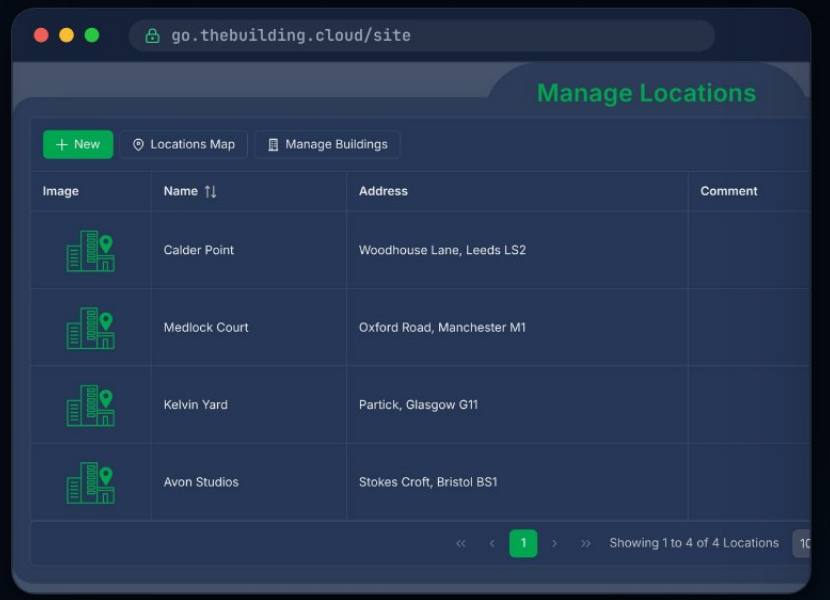
Site teams see their own
Give each site team its buildings, and nothing else.

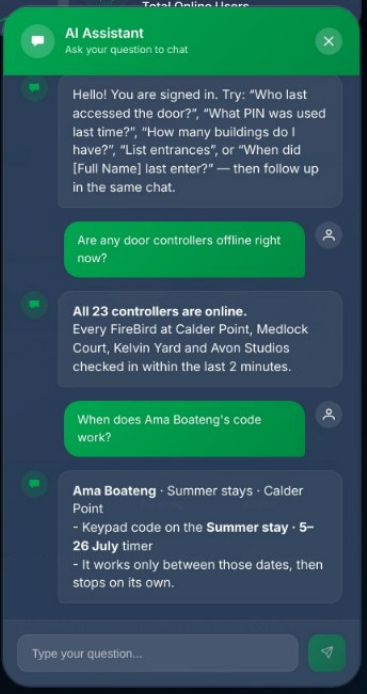
Rules by the calendar
Academic years, summer stays, cleaners and contractors.

Ask the assistant
“When does Ama Boateng’s code work?” answered in seconds, within your own permissions.

Connect your systems
A documented REST API for your booking or student management system.







● LIFETIME WARRANTY

Buy the controller once. We cover it for life.

In cloud mode, every door controller is covered for as long as your subscription is active. In standalone mode, it has a 12-month warranty.

	Year 0	Year 10	Year 15 and beyond
Typical wired system HARDWARE WARRANTY	Up to 5 years	Out of warranty: you pay for parts and call-outs	
Standalone mode NO SUBSCRIPTION	12 mo	Out of warranty after the first 12 months; your rights in law continue	
Cloud mode SUBSCRIPTION ACTIVE	Covered every year your subscription is active, with updates over the air		

What's covered

- Door controller hardware faults, repaired or replaced
- Firmware updates delivered over the air
- Remote diagnostics: online state, signal and firmware

Exclusions apply, for example

- Accidental damage, vandalism and misuse
- Fire, flood, lightning and power surges
- Locks, door hardware and third-party devices

Lifetime cover applies to door controllers we supply, while your subscription is active, and is subject to our warranty terms. Your rights in law are not affected.

CAPITAL AND RUNNING COSTS

Less to buy.
Less to replace.

A known cost at each controlled door, then one predictable subscription. Nothing to fit inside flats and no fob stock to reorder every September.

	TRADITIONAL WIRED SYSTEM	THEBUILDING.CLOUD
Capital ONE-OFF, AT INSTALL	✗ ~~A handset in every flat or cluster~~ ✗ ~~Riser cabling and containment~~ ✗ ~~Door panel, power supplies and head-end~~ ✗ ~~Fob programmer and fob stock~~	✓ A controller and code sign at each controlled door ✓ Lock and door hardware, as you buy today ✓ Nothing inside flats
Running EVERY YEAR	✗ ~~Fobs reissued for every intake~~ ✗ ~~Lost fob admin and lockout call-outs~~ ✗ ~~Phone line rental~~ ✗ ~~Out-of-warranty parts and call-outs~~	✓ One platform subscription ✓ Lifetime controller warranty while subscribed ✓ Updates over the air, diagnostics from a browser

Pricing is hardware for each controlled door plus a platform subscription. Ask us for a costed proposal for your buildings.

● QUESTIONS WE HEAR

Straight answers before September.

What does the warranty cover?

Door controller hardware faults: for life in cloud mode while your subscription is active, or 12 months in standalone mode. Exclusions apply.

A student has no smartphone?

Give them a fob or a keypad code instead. Each student can have more than one way in.

Can access end with the tenancy?

Yes. Give codes and fobs an end date, or remove the student and access stops at every door.

Do we need a phone line?

No. Controllers connect over cellular, or Wi-Fi if you prefer, so there's no line to rent.

What happens in a fire?

Door release on the fire signal stays hard-wired to your fire alarm, as your fire strategy requires.

Can it link to our booking system?

Yes, through our documented REST API, so access can be created and removed as bookings change.

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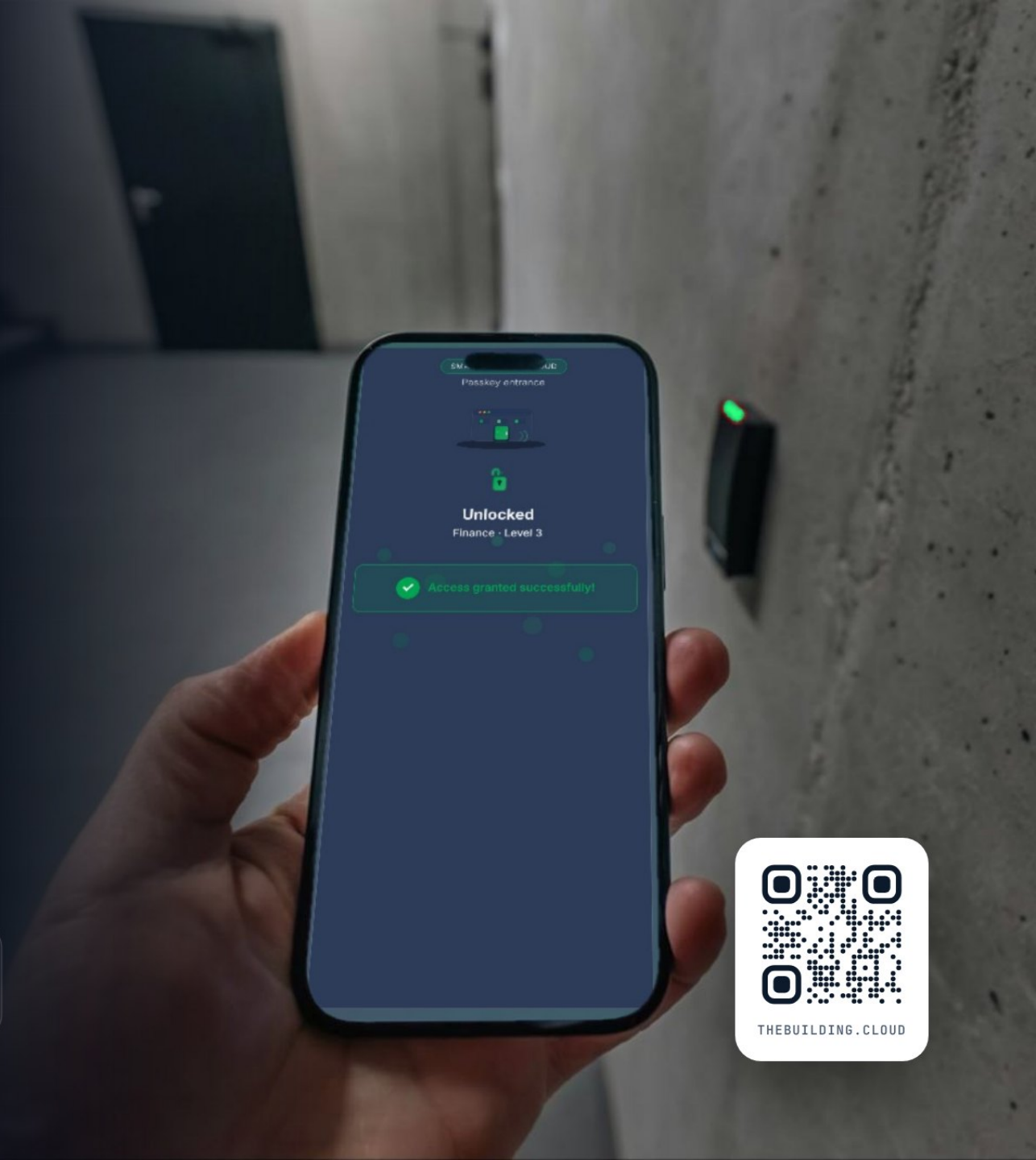
• NEXT STEP

Start with one building. Before the next intake.

Tell us about the building you'd like to try. We'll price it, and you'll see every door in your dashboard.

- Number of buildings, beds and controlled doors
- Your move-in and move-out dates
- Any summer or conference lets



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