Our purpose is to provide a comfortable environment for occupants, efficient operation of mechanical and services and to offer a level of service good enough for you to recommend us to others.

We are an independent company specialising with Building Energy Management and Automatic Control Systems. We use a range of manufacturers products to provide modern, efficient and user-friendly building energy management systems, our level of service is personal and and we have the capacity and incumbent capability to deliver large and small projects, maintenance, energy and integration.

Using our knowledge of manufacturers products and controls systems coupled with a forward thinking approach to service provision we deliver a high quality level of service incorporating our main activities: PROJECTS / MAINTAIN / ENERGY / INTEGRATE. Please contact us for more detail regarding BEMS and our services, we offer an open invitation for you to come and see us within our London or Reading offices.
HVAC services typically account for up to 40% of a building’s energy consumption and is usually the 3rd highest outgoing overhead for a company. We offer an organic approach to energy-related services consisting of auditing, AM&T, metering, dashboards, and visual displays for energy consumption usage.

We use CIBSE TM22 to undertake building energy surveys, we audit the BEMS specifically for energy-based software routines inclusive of compensation, night set-back, free-cooling, and optimisation. We recommend and implement software and hardware changes to provide efficient mechanical and electrical services. We also undertake metering, sub-metering, and consumption-based services to ensure that systems are benchmarked and energy profiles are within agreed parameters.

Service, support, and maintenance of any building energy management system is fundamental for its operation, performance, and ultimately the consumption of the mechanical and electrical services it controls. We have a team of dedicated engineers providing reactive, preventative, and energy-based activities and we follow up our attendance with robust reporting, administration, and subsequent remedial proposals. We understand that clear and concise reporting is as important as the engineering activities undertaken to the building energy management system.

Our options for maintenance of building control systems are provided as basic, intermediate, and advanced options, we tailor these options to suit the building, its occupants, and the sector that the client operates within. Our basic service option is inclusive of system backups and operational checks with intermediate and advanced options giving higher frequency of visits and includes spares and consumables for the systems should this be a requirement. Our energy-based maintenance activities are driven by the consumption of main plant and seasonal trends for hours run operation we ensure that the BEMS system is functional as well as looking at the efficiency of the M&E services.

Integration is now a major part of any building energy management system, we are working with the modern building protocols and data exchange of information using Bacnet IP and MSTP, Modbus, M-Bus, LON, Niagara, EnOcean, KNX & Sedona, in most instances we can provide an interface to third-party equipment using the BEMS hardware and software we specialise with.

Typically, we are using integration to the BEMS for metering of electric, gas, and water, AC Equipment (Daikin, Mitsubishi, Sanyo, Toshiba), Downflow/CRAC Units (Denco, Stultz, Airedale etc), Terminal and Unitary controllers, Heat Pumps, Ground and Air Source Heat Pumps, Chillers, Pumps, Boilers. Our integration methods are robust and provided with communications alarm and reporting to ensure that should either system not be receiving information alarms are generated and transmitted.
We don't claim to have our own building management system or range of products we have developed, we leave that to the manufacturers, what we do have is incumbent capability to place the correct product in the correct place to serve the application. We'll give you the most suitable building energy management system by knowing products and there capability.

WHY CHOOSE BEMS LTD?

WE'RE INNOVATIVE

We make our commitments, we attend when we say we'll attend, we'll be on time and have the necessary tools and equipment to complete the tasks we have to. We compliment any attendance with robust reporting, remedial activities are highlighted and we give the client all necessary documentation and paperwork.

WE'RE RELIABLE & PUNCTUAL

We are passionate about building energy management systems, we wouldn't be here if we wasn't that way. Engineering and problem solving with control systems is what we do, we are proud to offer a high level of service and are always looking to exceed our clients expectations.

WE'RE LOVE WHAT WE DO

We are passionate about building energy management systems, we wouldn't be here if we wasn't that way. Engineering and problem solving with control systems is what we do, we are proud to offer a high level of service and are always looking to exceed our clients expectations.

WE'RE RESPONSIBLE

We don't claim to have our own building management system or range of products we have developed, we leave that to the manufacturers, what we do have is incumbent capability to place the correct product in the correct place to serve the application. We'll give you the most suitable building energy management system by knowing products and there capability.

WE'RE FRIENDLY

We respond when you ask, we work well under pressure, your building energy management system is our responsibility and we treat it that way. We react to issues as and when they arise and with the levels of priority you would expect us to, we listen to your requirements and provide a measured response. We are discreet when you need us to be and visible if this presence is preferable.

WE'RE REACTIVE
CASE STUDY - THE ARCELORMITTAL ORBIT

The Arce lorMittal Orbit, Olympic Park, Stratford

• Honeywell Centraline Bems
• Direct Control of AHUs, Ventilation, LTHW & CHW systems
• Project Undertaken for Sir Robert McAlpine
• BEMS Outstations and Unitary Controllers
• Arena AX front-end and bespoke graphics
• Energy Integration of electrical & heat metering
• Worked to the ARUP specification inclusive of offsite testing of software and graphics

The ArcelorMittal Orbit tower provides visitors with spectacular views across the Olympic Park in Stratford and the London skyline beyond.

Situated alongside the Olympic Stadium, the 114.5m high sculpture consists of a continuous looping lattice of tubular steel. A lift carries visitors up to two observation platforms 76m and 80m above ground level.

Designed by award-winning artist Anish Kapoor, the sculpture is Britain’s largest piece of public art.

CASE STUDY - BT WHITEHALL

BT Whitehall - Data Centre & Office Space

BT Whitehall project consisted of a high security data centre and office space within a central London premises. The project consisted of directly monitored BMS points, integration of AC and CRAC units via Bacnet protocol, energy metering using M-Bus and Modbus communications as detailed:

• Trend BMS DDC Controllers
• Honeywell Arena Front-End
• Bespoke Graphics with dashboard for user-interface
• Enhanced alarm handling and acknowledgment routines
• Remote access for multiple users
• Vesda Monitoring
• Fire Suppression & Extract Control
• Leak Detection Systems
• UPS Monitoring (Modbus & Hardwired
• Heat Metering using M-Bus
• Electrical Metering using Modbus
**CASE STUDY - MAINTAIN - THE JOHNSON BUILDING**

The Johnson Building

BEMS have provided routine service and maintenance to the Trend Building Energy Management System for over 10 years. We work closely with the building manager and the maintenance engineering team to ensure that the BMS is operational and the energy consumption is consistent.

Derwent London and the M&E contractor expect a level of service consistent with the The Johnson Building and its tenants. Routine maintenance of the Trend BEMS and Tridium metering system are our responsibility.

The support contract for The Johnson Building over the period since installation has included additions to the BMS for office-fit outs, controller upgrades, front-end supervisor software upgrades, graphic revisions and many other remedial items required to keep the building management system operational and up to date.

The nature of the business of the tenants within The Johnson Building is such that chilled water is critical to business services. BEMS offer a 4 hour emergency response for engineering attendance, we also provide remote assistance that in many cases can solve issues without the requirement for placing an engineer on-site.

This project was handled with care from BEMS Ltd, the integration of the 3rd party systems was delivered by BEMS without placing a burden on us (the mechanical contractor). The project management and co-ordination of the controls for fan coil units, chiller and CRAC unit was made simple through the diligent work undertaken by the BEMS team. - Lee Pritchard, "Macair FMI Limited"
CASE STUDY - KINGSMEAD BUSINESS PARK
Kingsmead Business Park High Wycombe

- 3 x Commercial Building Fit-Out
- Replacement of Building Energy Management Systems
- Provision of Siemens control system for main plant controls & fan coil units
- Energy monitoring using modbus and m-bus
- Centralised BEMS front-end with graphics and alarm handling
- Fastrak project with services (LTHW & CHW) maintained throughout the project period for existing tenants
- High volume of work in condensed contract programme to meet clients' requirements

“BEMS Ltd handled this project with integrity and we were grateful to have competent and sensible BMS contractor involved with us. The three buildings at Kingsmead moved quickly as a fast track fit-out project, BEMS were closely behind us and the mechanical contractor to ensure that the system they provided were handed over to the clients satisfaction on time. Very happy with the work BEMS have provided” - Project Director, Bradford Watts.

CASE STUDY - DATA CENTRE
Teleciti Powergate

- Data Centre BMS system
- Provision of BMS hardware & software engineering for monitoring and management of the following systems:
  - Cooling (8 x Chillers and associated pumps)
  - Ventilation - AHUs
  - CRAC (Computer Room Air Conditioning) Units communication with the BMS via Modbus
  - Metering via Modbus
  - Generator, UPS, ATS, Temperature &

We provided a Trend BMS system (IQ3) for the monitoring and control of the above services. Working on behalf of the mechanical contractor we ensured that the BMS installation and subsequent commissioning was undertaken within the timescales provided. IST and Black Building testing was undertaken with the Trend system being benchmarked for operation. Heat-Bank testing was included within the testing with the BMS recording the performance of the CRAC units and associated chilled water and ventilation systems.