

UNLOCK THE POWER OF YOUR BMS DATA

Transform your buildings data into actionable insights for cost savings and sustainability

Identify hidden savings, reduce risk,
and achieve your sustainability goals.

Energy use, sustainability and risk — what your BMS isn't telling you

The rising cost of energy is hitting businesses hard, impacting their bottom line.

For buildings with high energy consumption, such as manufacturing, production, leisure, education, and older buildings, the pressure to optimise operations and cut costs is immense.

Buildings are complex ecosystems, and inefficiencies often go unnoticed.

This highlights a huge opportunity for operational cost savings.

What would a 30% saving on energy look like for your business?

Your Building Management System (BMS) is already collecting vast amounts of data.

Did you know that, on average,

30%

of energy use in commercial buildings is wasted due to inefficiencies?¹



But can your BMS tell you where to find cost savings?

Read on to discover:

- **Why** modernising building management is crucial for optimising operations.
- **How** advanced analytics can transform your BMS data into actionable intelligence.
- **What** strategies you can use to cut energy costs, increase sustainability and reduce risk.
- **Why** Zurich insite is the missing piece of the puzzle.



How the landscape looks today

Businesses today are under pressure to reduce energy consumption for two primary reasons: to control costs and to cut carbon emissions. These goals are not only vital for protecting the bottom line but also central to supporting sustainability and ESG (Environmental, Social, and Governance) targets.

Research underlines the impact of energy costs:

- 64% of businesses experienced an increase in gas and/or electricity bills in the last 12 months.²
- They reported that this led to:
 - Reduced profit margins (56%).
 - Reduced spending in other areas of the organisation (51%).
 - Increased prices for customers (48%, rising to 62% among small businesses).²

2. Source: Businesses' experiences of the energy market 2023 - Main Research Report ([ofgem.gov.uk](https://www.ofgem.gov.uk))

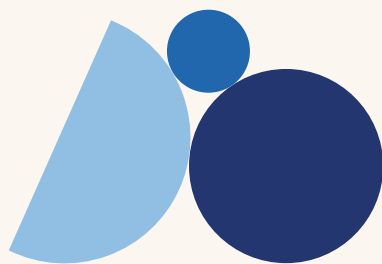
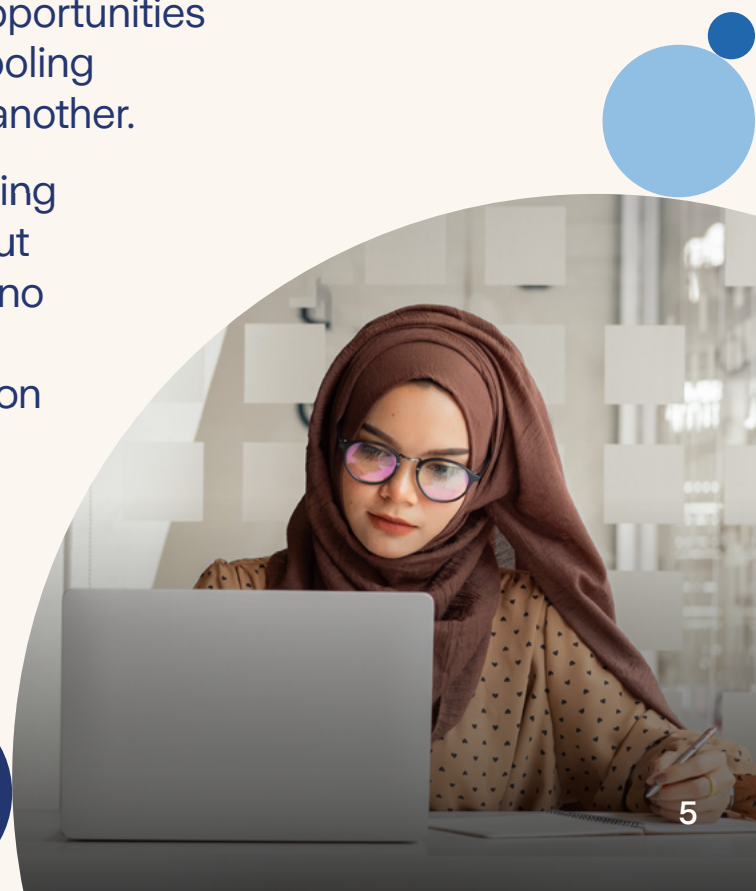


This is putting pressure on Facilities Managers and Operations teams to make savings and improve the building's environmental footprint, but traditional BMS systems fall short.

There are **5 key factors** that are elevating energy use and limiting improvements.

1 Traditional BMS Systems can fall short on visibility and insight

- Your BMS collects an incredible amount of data every day, but traditional BMS are designed for control and monitoring, not data sharing.
- Extracting data can be difficult and time consuming, and the data isn't easy to understand for in-house teams.
- This means most companies have no visibility of the data that's collected and no insights into cost-saving opportunities — for example, heating and cooling systems working against one another.
- For facilities teams, it's frustrating knowing they have the data, but no way to analyse it — there's no single management system to help with cost and risk reduction or sustainability tracking.



2 BMS schedules no longer match usage patterns

- Working patterns have changed drastically over the past few years, with more people working from home.
- But many offices still have their BMS on a pre-COVID schedule and haven't reacted to changes.
- A building's occupancy rate may have dropped significantly on some days, meaning heating and cooling systems are using more energy than necessary.
- This is inflating costs and carbon emissions.

3 Limited ability to make changes without the BMS engineer

- BMS are complex and specialised, limiting what the in-house team can do.
- Many Facilities Managers rely on an annual visit from the BMS engineer to make changes to building schedules and settings.
- Without the ability to make changes in flight to react to changing circumstances, businesses risk wasting energy and money for a year between visits.
- The lack of user-friendly data means any changes are often based on what the engineer thinks is going on, or on suggestions from the facilities team.
- But guesswork does not guarantee savings.
- Plus, the lack of insight from the BMS can make it difficult to determine if the changes have had a positive impact, leaving the business in the dark.

HOW THE LANDSCAPE LOOKS TODAY

Guesswork does not guarantee savings.



4

Hitting ESG targets for carbon reduction is a challenge

- Sustainability is a priority for businesses, with stakeholders and regulators scrutinising ESG efforts and demanding transparency.
- Buildings are responsible for a significant portion of carbon emissions¹, which means ESG Managers are seeking ways to improve building efficiencies and reduce the environmental footprint.
- A 30% reduction in wasted energy would represent a big win for the sustainability journey, especially as improvements could mean access to government funding.
- But if you can't see where to make efficiency savings, buildings remain a missed opportunity for carbon reduction.

5

Risk of equipment failure and business interruption

- If a piece of equipment is going to fail, there are often warning signs, but most BMS aren't set up to spot them.
- This means a catastrophic failure can be the first indication of a problem.
- It leaves the business facing the impact of business disruption as well as unexpected costs for repairs.
- The impact of incidents like this are also felt across the wider team, with resources required from the Health, Safety and Environment team, putting more pressure on budgets.
- It's challenging to mitigate this risk when maintenance is carried out on a set schedule as equipment may be over- or under-maintained.

1. Source: <https://www.energy.gov/eere/buildings/about-commercial-buildings-integration-program>

Opportunities for better building management

You're already collecting the BMS data you need to cut energy costs, reduce risk and shrink your business' carbon footprint.

The challenge is how to transform this data into actionable insight.

The solution lies in advanced analytics and real-time monitoring which will help you gain a deeper understanding of your building operations.

With new insights into your equipment and settings, you can:

- **Identify inefficiencies:** Advanced analytics can pinpoint where systems are not performing optimally, such as unnecessary energy use during non-operational hours. This is the key to finding cost savings.
- **Rethink maintenance:** Real-time data allows you to identify potential issues before they become costly problems. This proactive approach can significantly extend the lifespan of equipment and reduce downtime.
- **Optimise energy use:** Data-driven insights can reveal usage patterns within your building, helping you align operations to occupancy. This can contribute to your sustainability goals as well as reduce energy costs.



Zurich insite — working in harmony with your current BMS

Zurich insite from Zurich Resilience Solutions (ZRS) transforms building management with smart technology, global expertise and best-in-class risk engineering. It helps you optimise building performance by unlocking the power of data for your organisation.

Zurich insite is an addition to your current BMS — it's a small, observer device that listens to your BMS and translates raw data into valuable knowledge and action points.

This innovative tool uses advanced analytics to deliver real-time insights in the three key areas of building management — energy management, monitoring carbon emissions and risk management.

It can help you reduce energy costs, consumption and risk across your organisation. All stakeholders can leverage the information provided by insite, giving them a shared perspective for decision making.



5 advantages of Zurich insite

1

Unlock cost savings

Zurich insite helps you identify where current energy use is unnecessary, streamlining operational performance to reduce costs.

3

Help meet carbon reduction targets

Monitor carbon use and identify energy-saving opportunities to help you comply with sustainability regulations.

2

Gain visibility and actionable insight

Get rich, clear data on building performance with a user-friendly dashboard and 24/7 real-time updates — see the action you need to take and make changes in flight.

4

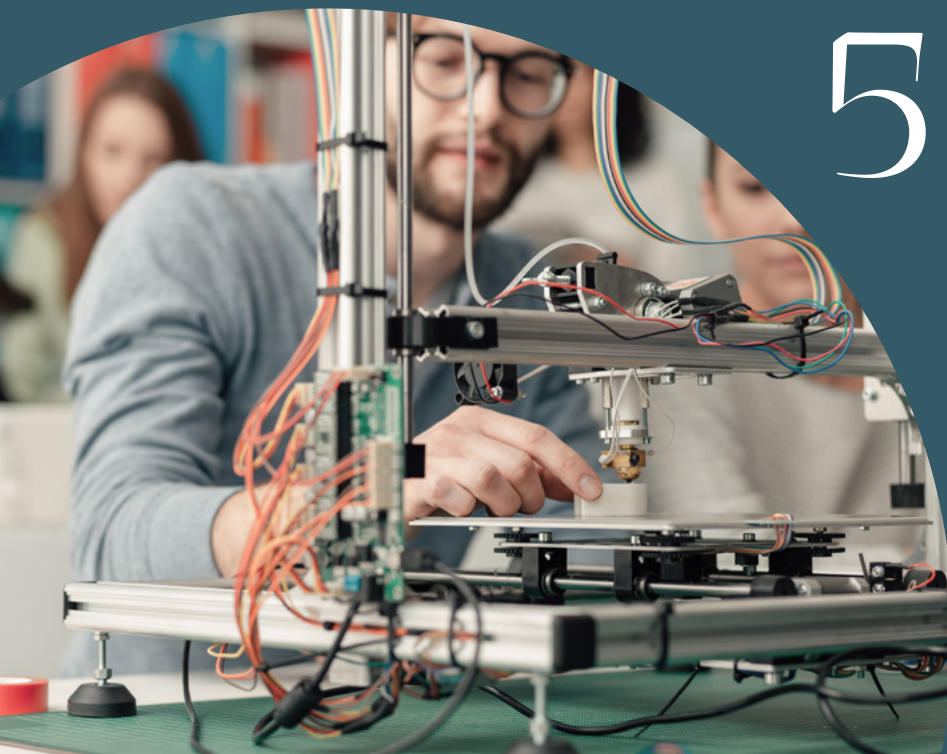
Reveal risks to improve loss prevention

Get alerts to identify potential problems before they cause a major incident — proactively manage risk to minimise the chance of business interruption and unexpected costs.

5

Move to preventative maintenance

Prolong the lifetime and efficiency of assets by using data to take a risk-based approach to maintenance.



The expertise of Zurich Resilience Solutions

- ZRS is the risk engineering consultancy of Zurich Insurance.
- As your partner, we have risk engineers and climate risk engineers who can work with you to improve your organisation's risk posture, based on information from your Zurich insite device.
- With our expertise, we can support you in achieving your operational and sustainability goals, and accelerate your risk reduction journey.

Who is Zurich insite for?

Zurich insite is for businesses with a BMS.
It's designed to work with your current system
and you don't have to be a Zurich insurance
customer to have a device.



Case Study:

Bakery avoids significant loss with insite

Customer: A large-scale baker with over 30 sites across Europe, housing raw material storage, ovens, refrigeration, offices and product storage.

Installation: A single insite device collecting 6,000 data points from the existing BMS.

Data collected: Heating, ventilation, air conditioning, pumps, ovens, boilers, temperature, flow, internal and external physical temperature, humidity, occupancy and lighting, emergency valves and fire protection.

Insights generated over a 3 month period

- A gradual build up of humidity levels identified in an air handling unit that could cause a major escape of water into the main building.
- Cooling and heating systems consistently working against each other.
- The BMS configuration causing systems, such as heating and ventilation, to be running during shutdown periods.



CASE STUDY:
BAKERY AVOIDS SIGNIFICANT LOSS WITH INSITE

Customer Outcomes

- Avoided an estimated direct single loss of €160k, plus business interruption claim for loss of revenue and production time, by detecting the issue with the air conditioning unit before it failed.
- Energy savings estimated at 5% or €60k annually.
- Extended the lifecycle of the air handling unit, saving capital outlay.
- Ongoing monitoring of other equipment extends predicted lifespan by making repairs when equipment performance drops.



Ready to get started? Book a call

Discover how Zurich insite can deliver next-generation building management for your organisation. Talk to one of our experts. In a 20 minute consultation, we'll understand your priorities, explain how Zurich insite works and identify next steps.



Call us on +44 (0) 7809 147645



Email us at zrs.property.uk@uk.zurich.com

FAQs



What is Zurich insite?

A small self-installed device that listens to your BMS data. Additional sensors can also be added to increase data intelligence.

Is Zurich insite compatible with my BMS?

Zurich insite is compatible with the vast majority of BMS systems, regardless of their manufacturer.

How long does Zurich insite take to install?

Installation is quick and straightforward, typically completed in under 10 minutes.

How soon will I see the benefits?

Within the first month of installation, you'll have access to a dashboard that will help you understand what's happening in your building. After 65 days, you'll have collected enough data to generate a Building Health Check report, which will highlight any issues and recommendations for improvements.

How soon will I achieve a return on investment?

Most organisations see a return on investment within the first year, depending on the scale of implementation and current inefficiencies. This return on investment often takes the form of energy savings and optimised maintenance scheduling, combined with preventative maintenance.



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