

COMPANY PROFILE

# Greybox Geospatial

Innovative solutions. Precision data. Decisive action

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GREYBOX GEOSPATIAL LTD - UK WIDE

# Welcome to Greybox.

We turn precision data into actionable insight — helping our clients see, build and manage their spaces with confidence.

Greybox Geospatial was founded on a simple conviction: that the built environment is moving from static assets to intelligent systems, and that the organisations who win in this transition will be the ones with high-quality digital data underneath them.

We are a UK-based team of construction professionals, BSI-certified BIM specialists and Civil Aviation Authority (CAA) certified UAV operators. Our work spans digital construction, reality capture, UAV survey and digital transformation advisory. We deliver across critical infrastructure, defence, public sector and commercial property portfolios.

What sets us apart is the combination of technical mastery and project delivery experience. Our directors hold master's-level qualifications in construction, design modelling and structural engineering, and have spent careers inside the asset-intensive sectors we now serve. We understand the 'what' of your work because we have lived it. We connect it to the 'where' with rigour you can audit.

This document is an introduction to who we are, the services we deliver, and the outcomes we are accountable for. Whether your project is a one-off survey or a multi-year digital construction initiative, we welcome the conversation.

## Jac Parry

Director  
BIM Implementation - ISO19650 - Reality Capture - 3D Modelling

## Andy Tiplady

Director  
UAV Operations - LiDAR - Digital Twin - Aerial Mapping

## Daniel Kent

Director  
Information Management - Digital / AI Workflows - Asset Management

## Tanya Parry

Accountant  
Project Commercials - Contract Management - Accounting & Investments



# Meet the team behind Greybox.

Our directors combine academic excellence with decades of practical project delivery across digital construction, reality capture and geospatial intelligence.



## Jac Parry

DIRECTOR

Jac brings extensive expertise in digital construction and geospatial intelligence. With a strong academic background and practical industry experience, Jac leads our strategic initiatives in BIM implementation and digital transformation. Specialising in ISO 19650 compliance and reality capture, Jac ensures clients receive cutting-edge solutions backed by rigorous technical knowledge.



## Daniel Kent

DIRECTOR

Daniel has an MSc in Construction Project Management and is a qualified BIM professional. His background in Central Government and Defence FM project delivery. He leads on the digital transformation and AI ideation for both project and asset management workflows. He brings real world benefits through the use of AI, BIM, Reality Capture & UAV applications.



## Andy Tiplady

DIRECTOR

Andy combines deep technical knowledge with extensive project delivery experience across asset-intensive sectors. His expertise in UAV operations and precision surveying drives our innovative approach to data capture. With a focus on data quality and regulatory compliance, Andy ensures our solutions meet the highest standards while delivering practical, actionable insights for our clients.



## Tanya Parry

ACCOUNTANT

Tanya Parry is a highly experienced Management Accountant with over 10 years in the industry. Throughout her career, Tanya has played a key role in attracting multi-million pound investment for globally leading marine energy projects, bringing both financial expertise and a passion for sustainability to everything she does. She also brings valuable experience from working with a major UK development company, giving her a broad and well-rounded commercial background.

# Inside this profile .

A guided tour of Greybox Geospatial — our team, our capabilities, our sector reach and the outcomes we are accountable for.

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# Specialists in digital construction, reality capture & UAV survey.

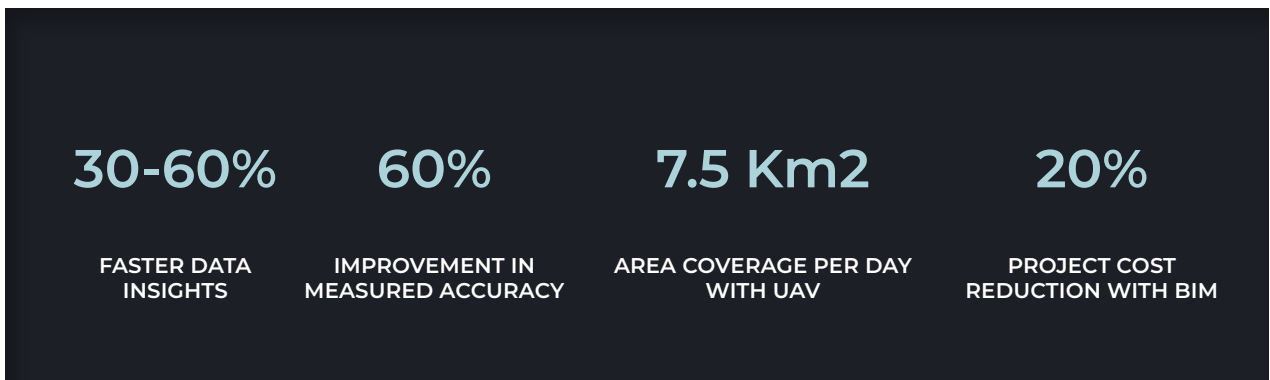
Greybox Geospatial deliver digital solutions that empower data-driven decision-making across asset-intensive sectors.

Greybox was founded by project professionals, engineers, surveyors and BIM specialists with decades of delivery experience across government, defence, critical national infrastructure, transport, and commercial estates.

Our work follows the 'Golden Thread' principle: every dataset is captured to a known standard, structured to ISO 19650, and made auditable from day one.

We bring together AEC expertise with BSI-certified BIM specialism and Civil Aviation Authority-licensed UAV operations under a single accountable team from initial survey through to digital twin handover and lifecycle support.

For our clients, that means data you can trust when it matters for building safety, asset management decisions, regulatory reporting and digital transformation programmes.



## IN COLLABORATION WITH





OUR APPROACH

We bridge the gap  
between raw spatial data  
and strategic action.

PRECISION INSIGHTS - SMARTER DECISIONS

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UK-WIDE REALITY CAPTURE - DIGITAL CONSTRUCTION - AERIAL SURVEY

# The principles behind every deliverable.

A clear vision, a precise mission, and values that guide every survey, model and engagement.

## OUR VISION

To become the leading provider of asset intelligence, transforming data into meaningful solutions for a sustainable future.

## OUR MISSION

At Greybox Geospatial, we harness cutting-edge technology to transform spatial data into critical information and insights. We empower businesses and industries with precise digital solutions optimising workflows, enhancing decision-making and driving efficiency. Through advanced UAV operations, reality capture, asset identification and intelligent automation, we bridge the gap between raw data and strategic action.

## OUR VALUES

### Precision

Delivering accurate, reliable and reproducible data to a measurable tolerance, every time.

### Innovation

Embracing new technologies, new workflows and new ways of thinking to push what is possible for our clients.

### Sustainability

Using digital data to reduce waste, optimise resources and support environmental and social objectives.

### Integrity

Transparent, ethical and accountable in every dataset, deliverable and client conversation.



# The numbers that matter.

Greybox Geospatial deliver digital solutions that empower data-driven decision-making across asset-intensive sectors.

## 400X

### FASTER CAPTURE

UAV survey vs. traditional ground methods on comparable sites.

## ±2-5mm

### LiDAR ACCURACY

At 10m range millimetre-grade fidelity for asset modelling.

## 1M pts

### PER SECOND

Point cloud density from professional-grade LiDAR systems.

## ISO 19650

### COMPLIANT BY DEFAULT

BIM execution plans aligned to UK BIM Framework.

## 100%

### DIGITAL DELIVERY

Cloud-based handover auditable and Golden Thread ready.

## >50%

### REDUCED REWORK

Stemming from miscommunication and poor project data

## Built on four operating differentiators

### EXPERTISE

Decades of experience and academic qualifications in construction design modelling, structural engineering and digital construction.

### INNOVATION

Continual investment in best-in-class hardware and software: Reality Capture, LiDAR, Photogrammetry, UAV, GPR, thermal, AI & Machine Learning.

### ACCURACY

Quality-controlled workflows producing audit-grade data for building safety, planning and asset decisions.

### PARTNERSHIP

Senior-led delivery on every project from concept to ongoing asset management.

# Our integrated workflow.

Our services work as a single, end-to-end offering — from first flight through to long-term digital twin management.

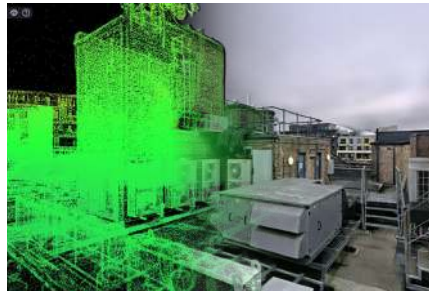


## Aerial Intelligence

UAV operations, LiDAR scanning, topographic survey and aerial inspection.

CAA-LICENSED

01



## Reality Capture & Digital Twin

Photogrammetry, 3D modelling, asset digitisation, intelligent twins.

ISO 19650

02



## Precision Survey & Inspection

Condition surveys, thermal imaging, roof inspection, digital survey.

AUDIT-GRADE

03



## Specialist Survey Solutions

Confined-space, GPR and advanced inspection where conventional methods cannot reach.

MITIGATE

04



## Digital Transformation

ISO 19650 implementation, BIM plans, Common data environment strategy, training and advisory.

STRATEGIC

05



## Data Quality Excellence

Golden Thread compliance, Building Safety Act 2022 readiness, lifecycle assurance.

BSA 2022

06



SERVICE LINE - 01

## Aerial Intelligence Solutions

Advanced aerial data capture delivering comprehensive site intelligence from above, supporting faster decisions, enhanced oversight and safer inspection of hard-to-reach areas and assets.

From single-site UAV operations through to multi-day LiDAR campaigns, our CAA-licensed pilots deliver millimetre-grade data, processed and structured for direct use by your design, planning and asset teams.

### UAV (Drone) Operations

CAA-certified pilots delivering high-resolution aerial imagery and site documentation.

### LiDAR Scanning

1 million points per second at ±20mm accuracy at 10m range.

### Aerial Inspections

Remote visual and thermal inspection of structures and infrastructure.

### Topographical Survey

Detailed terrain mapping with accurate elevation models.

#### KEY BENEFITS

- ✓ Up to 400× faster than ground methods on comparable sites.
- ✓ Comprehensive site coverage with millimetre-grade fidelity.
- ✓ Enhanced safety through fully remote data capture.
- ✓ Real-time processing and rapid delivery to client teams.



#### APPLICATIONS

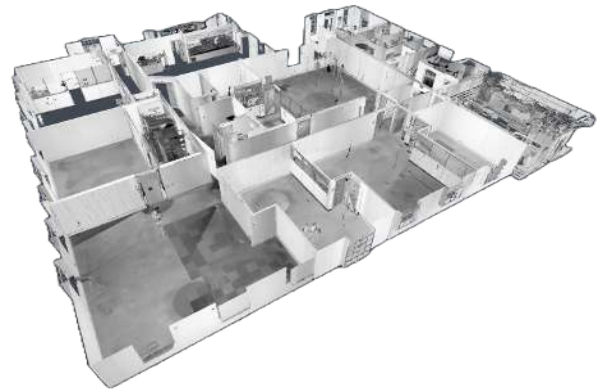
Construction monitoring · Infrastructure inspection · Land development · Environmental assessment

## SERVICE LINE - 02

# Reality Capture & Digital Twins

Transform physical environments into precise digital representations supporting collaboration, predictive maintenance and asset management across the lifecycle.

We combine terrestrial laser scanning, UAV photogrammetry and BIM modelling to produce digital replicas of buildings, infrastructure and full estates structured for ISO 19650 delivery from day one.



## Reality Capture Services

Advanced scanning and photogrammetry capturing existing conditions.

## Digital Twin Development

Intelligent digital replicas of assets that evolve with the real world supporting predictive maintenance.

## 2D & 3D Modelling & BIM

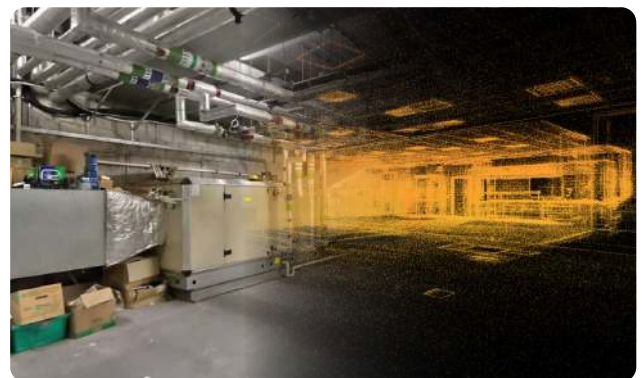
Remote visual and thermal inspection of structures and infrastructure reducing risk and access cost.

## Asset Digitisation

Comprehensive databases of components, condition and specification.

## KEY BENEFITS

- ✓ Enhanced collaboration through shared single-source digital models.
- ✓ Advanced scanning and photogrammetry capturing existing conditions.
- ✓ Precise three-dimensional representations for design and analysis.
- ✓ Comprehensive databases of components, condition and specification.



## APPLICATIONS

BIM model creation · Heritage preservation · Facility management · Construction planning



SERVICE LINE - 03

## Precision Survey & Inspection

Detailed assessment and monitoring services providing critical insight into asset condition, performance and maintenance need.

Our combination of terrestrial laser scanning, thermal imaging and aerial inspection produces audit-grade evidence packages for facilities management, insurance and compliance use

### Digital Survey Services

Modern survey techniques and advanced instrumentation for precise measurement.

### Thermal Imaging

Infrared analysis identifying heat signatures, energy inefficiency, moisture and structural anomalies.

### Condition Survey

Comprehensive asset condition assessment with detailed reporting and lifecycle planning.

### Roof Inspection

Drone-based and thermal inspection of membrane integrity and drainage.

KEY BENEFITS

- ✓ Non-invasive inspection — minimal operational disruption.
- ✓ Detailed condition reports for FM, insurance and compliance use.
- ✓ Early identification of latent defects and maintenance need.
- ✓ Compliance-ready evidence packages for regulators and insurers.



APPLICATIONS

Building maintenance planning · Insurance assessment · Compliance monitoring · Pre-purchase survey

SERVICE LINE - 04

## Specialist Survey Solutions

Advanced survey solutions for complex environments delivering data where traditional methods cannot reach, structured for the people who need to act on it.

Whether the challenge is a confined-space, industrial vessel, a buried utility network, a listed building or a high-risk asset under inspection, we tailor the methodology to the problem.



### Confined Space Survey

Remote-sensing solutions for tanks, vessels, voids and hazardous areas.

### Ground Penetrating Radar (GPR)

Subsurface investigation detecting buried utilities and structural elements.

### BIM Consultancy

Strategic BIM guidance and ISO 19650 implementation.

### Advanced Inspection

Specialised inspection of industrial equipment and heritage buildings.

#### KEY BENEFITS

- ✓ Access assets traditional survey cannot reach.
- ✓ Enhanced safety through remote data collection.
- ✓ Subsurface investigation with no excavation.
- ✓ Heritage-grade documentation for listed assets.



#### APPLICATIONS

Industrial facility assessment · Archaeological investigation · Utility mapping · Heritage documentation

# Strategic advisory for lasting change.

Beyond survey delivery, we help organisations build the internal capability, processes and information frameworks needed to drive digital maturity.

## BUILDING INFORMATION MANAGEMENT

- ISO 19650 implementation
- BIM Execution Plan development
- Common Data Environment strategy & setup
- ISO 19650 Information requirements
- Golden Thread compliance

## TRAINING & CAPABILITY

- Bespoke training programmes
- BIM & digital construction skills
- Digital maturity workshops
- Team upskilling & certification
- Ongoing support & mentoring

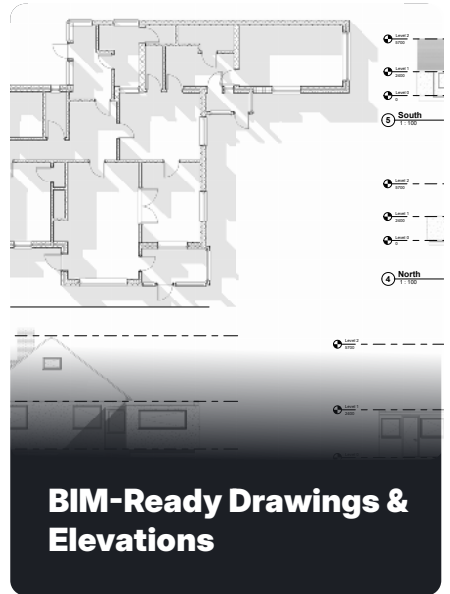
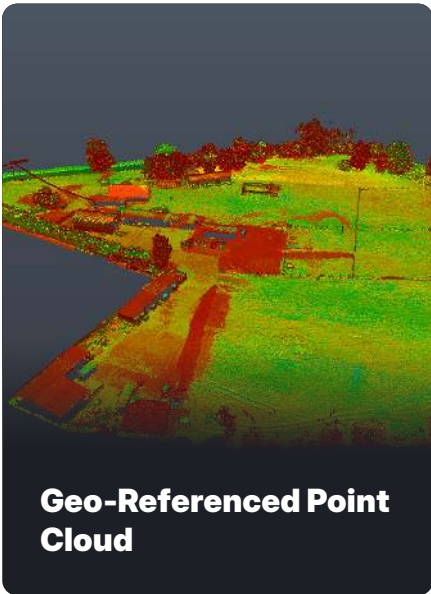
## STRATEGIC ADVISORY

- Digital transformation roadmaps
- Bid & work winning consultancy
- Process optimisation analysis
- ROI & business case development
- Implementation pathway guidance



# The kit, the workflow, the outputs.

We invest continually in best-in-class hardware and software from terrestrial scanners through to bespoke digital twin pipelines.



# The Golden Thread starts on day one.

Greybox Geospatial deliver innovative solutions that empower data-driven decision-making across asset-intensive sectors. Here's where we add value:

## HIGHER-RISK BUILDINGS

Golden Thread information capture aligned to Higher-Risk Building safety case requirements.

## PROJECT PROGRAMMES

ISO 19650-compliant information delivery from feasibility through to operational handover.

## EXISTING ASSETS / ESTATES

Reality capture and condition data feeding into asset management systems for portfolio decisions.

## ASSET DIGITISATION

Digital asset capture aligned to lifecycle information management requirements.

## SECURE BY DESIGN

Secure-by-design data capture aligned to InfoSec and accreditation requirements.

## DRIVING DIGITAL

Digital and information management consultancy aligned to organisational information goals.

# Trusted across asset-intensive sectors.

From critical national infrastructure to creative production, we deliver tailored digital solutions for the industries that depend on accurate digital data.



## Critical Infrastructure

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- Energy & utilities
- Telecommunications
- Infrastructure development
- Transport & aviation



## Government & Defence

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- Defence estate
- Central Government
- Education & healthcare
- Public sector property



## Commercial & Industrial

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- Manufacturing
- Commercial property
- Agriculture & land management
- Residential development



## Creative & Leisure

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- TV & film production
- Sports & leisure venues
- Retail estates
- Media & entertainment

# Outcomes our clients can measure.

How your data translates into measurable outcomes.



## INDUSTRIAL

### Aerial & Reality Capture - 3D

Delivered an integrated reality capture programme for an infrastructure client, combining a UAV topographical survey with terrestrial laser scanning (LiDAR). From this we produced a Gaussian splat 3D model and a ground-level virtual tour. We then created full as-built CAD drawings of all properties alongside 3D models for future development.

Environment: **Industrial Yard**      Location: **Worcester**  
 Area Covered: **21,500 m2**      Output: **2D + 3D Drawings & Models**



## CONSTRUCTION

### Investigation & As-Built Drawings

Investigation works for a restaurant build in Mayfair, examining legacy access points adjacent to the premises for new potential access points. We surveyed and recorded the existing layouts to establish an accurate picture of each access point. We then updated the as-built drawings to reflect the investigation findings, providing the client with a reliable basis for development decisions.

Environment: **Highstreet, Shop**      Location: **Central London**  
 Area Covered: **600m2**      Output: **2D + 360 Virtual Tour**



## COMMERCIAL

### Inspection Survey - Virtual Record

Delivered a full internal and external condition assessment of the building, capturing and reporting all defects through a bespoke virtual platform shared with chartered surveyors to reduce repeat site visits and centrally host the data. The client had full access throughout, including a complete virtual model of the building's interior and exterior with defects tagged for efficient referencing. This gave the client a single, reliable source for future remediation and ongoing decision-making.

Environment: **Office, HQ**      Location: **Outer, London**  
 Area Covered: **9,750 m2**      Output: **360 Virtual - Condition Tour**

# How we work with you.

A five-stage process — senior-led at every step, from first conversation through to ongoing asset support.

## 01

### CONSULTATION

Understanding your requirements  
Technical, regulatory and commercial.

## 02

### SOLUTION DESIGN

Tailored methodology, deliverable  
schedule and quality plan agreed.

## 03

### PROJECT EXECUTION

Professional delivery with regular  
communication and quality  
checkpoints.

## 04

### DATA DELIVERY

Comprehensive deliverables in your preferred formats  
audit-ready.

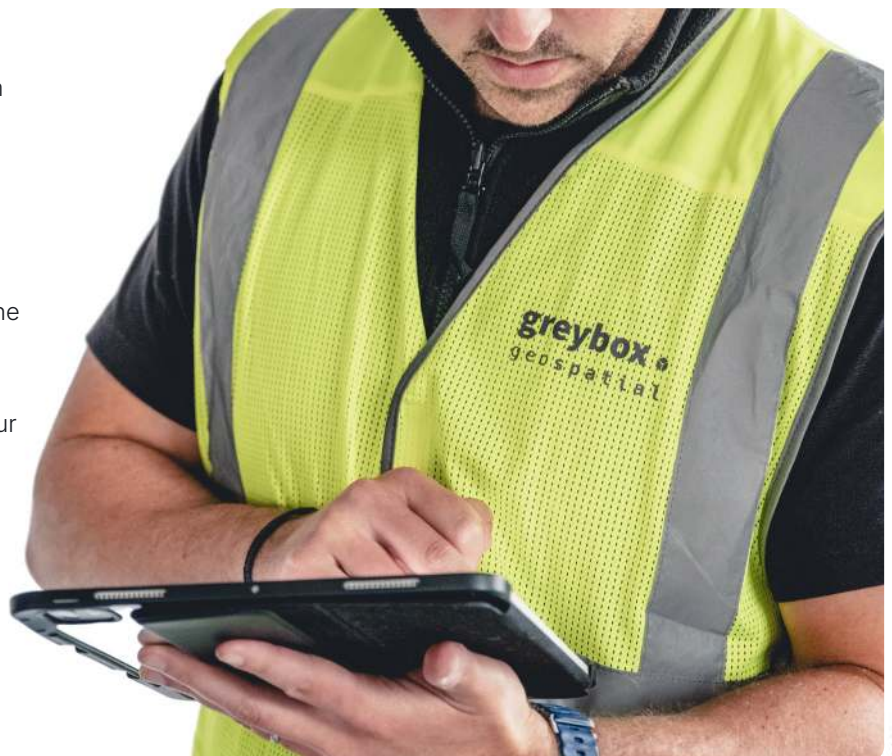
## 05

### ONGOING SUPPORT

Continued assistance, follow-on capture and asset  
management services.

## What you can expect

- Professional, responsive service from your first enquiry.
- Detailed proposals with clear scope, methodology and pricing.
- Regular communication throughout the project lifecycle.
- High-quality deliverables meeting your exact specification.
- Ongoing support and consultation as your needs evolve.
- Single point of accountability senior-led, every job.





Let's map your  
next move.

PRECISION INSIGHTS - SMARTER DECISIONS

Whether you need a one-off survey or a long-term geospatial partner, we welcome the conversation. Get in touch to discuss your project, request a capability statement or arrange a technical briefing.

HEADQUARTERS

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