

Michael Dyson
associates ltd

Capability Statement

Domestic Retrofit



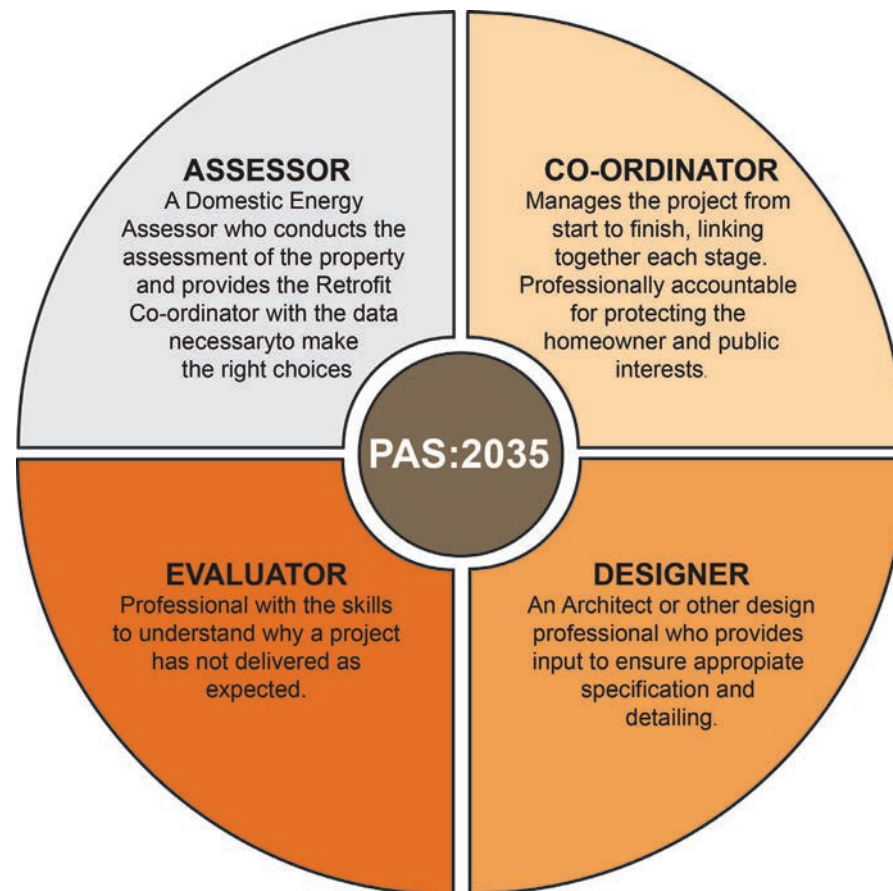
Introduction

“Michael Dyson Associates Ltd is committed to working with our clients to meet their carbon reduction targets, whilst considering safety, cost, programme and quality requirements. Our multi-disciplinary service provision has been developed to support our clients on their retrofit journey, creating healthier homes and cutting fuel bills for residents”

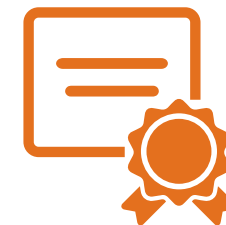
PAS 2035 outlines the standards and requirements for the retrofitting of domestic buildings, providing a framework for improving the energy efficiency, comfort, and sustainability of existing homes while ensuring the safety and well-being of occupants.

As a RIBA Chartered Architectural Practice and RICS regulated Chartered Surveyors, with over 40 years' experience delivering professional consultancy services to the housing sector, we have developed specific expertise in dealing with insulating homes and addressing the problems associated with retrofitting existing properties to address issues around energy efficiency and thermal comfort.

Our key project staff have a thorough understanding of the PAS2035 specification through external and in-house training programmes and experience in delivering a range of projects which have adopted the PAS 2035 specification. Our retrofit team have obtained the relevant training and certifications related to retrofitting and energy efficiency. Our Retrofit Assessors are all qualified DEAs, Trustmark accredited and hold a Level 4 Award in Retrofit Assessment. Our Retrofit Co-ordinators are Trustmark accredited holding the Level 5 Diploma in Retrofit Co-ordination and Risk Assessment. Our Retrofit Designers are qualified architects or architectural technologists and have completed the Level 3 Award in Energy Efficiency for Older and Traditional Buildings.



PAS 2031:2019
The Certification Process

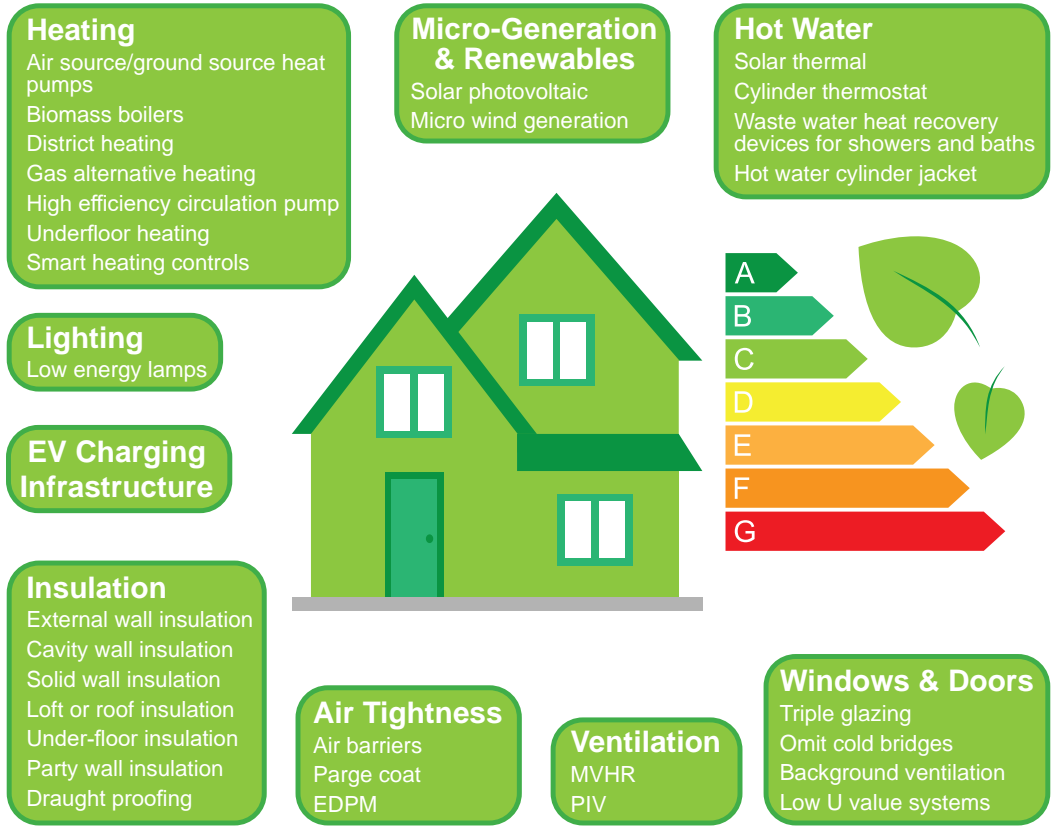


PAS 2035:2019 / 2023
The Design Process






Service Provision

Client Awareness/Training
Support with SHDF and other Grant Funding Applications
Energy Surveys including Energy Performance Certificates (EPC) and SAP Assessments
Stock Assessment, Data Analysis and Archotyping
Advice/Identification of Opportunities to Improve EPC/SAP Ratings, Reduce Carbon Emissions & Provide Fuel Bill Savings
Retrofit Designer
Retrofit Assessor
Retrofit Co-ordinator
Retrofit Evaluator
Sustainable/Low Energy Use Design Options
Architecture
Contract Administration
Quantity Surveying
Project Management
Principal Designer
Building Regulations Principal Designer
Procurement
Thermal Modelling / Pressure Testing
Measured Surveys
EnerPHit Design
Post Occupancy Evaluations and Monitoring

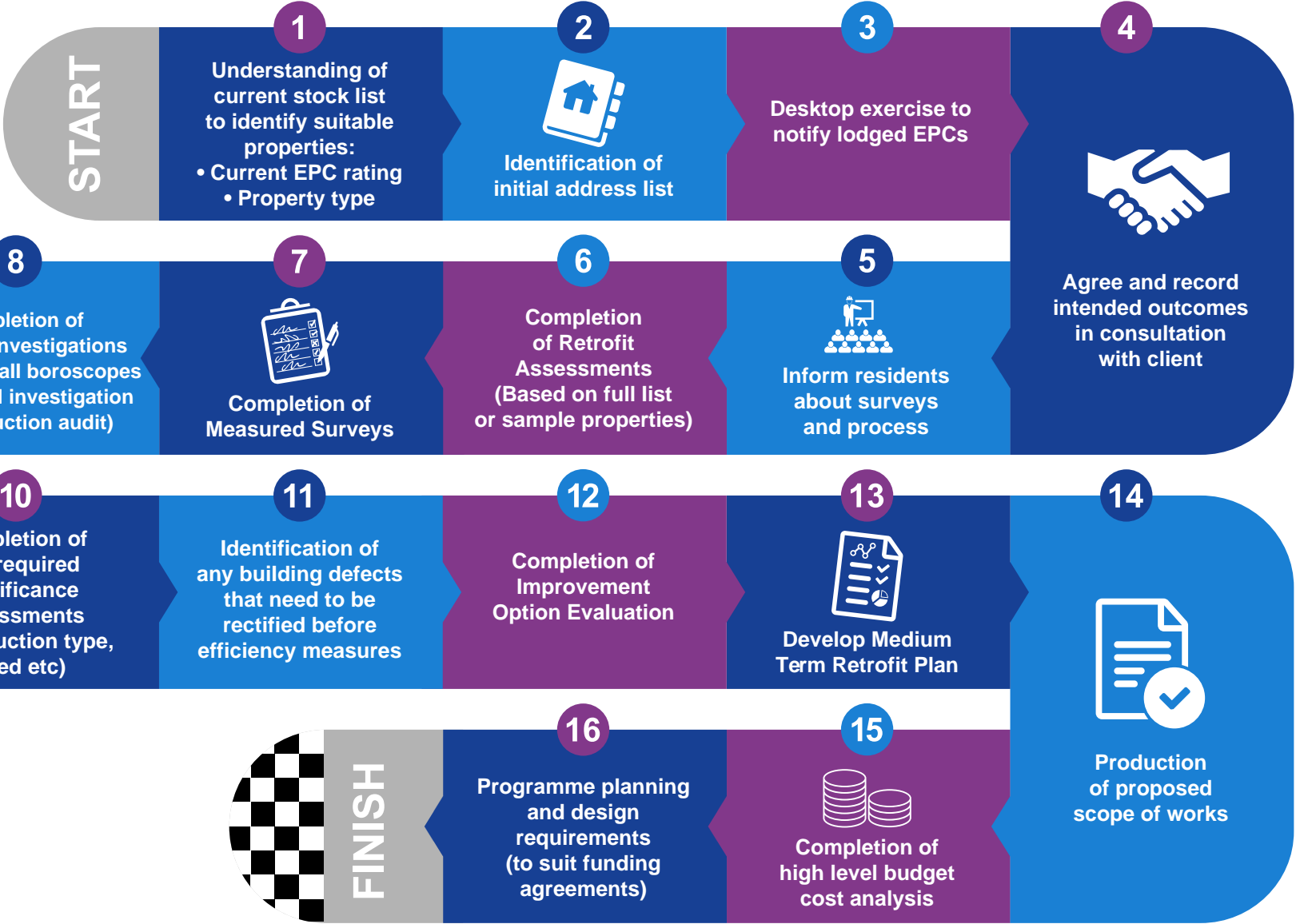


Michael Dyson Associates Ltd is:

-  Raising energy efficiency standards in over **3000** existing homes across the UK
-  Delivering over **£80m** of energy efficient home improvements for our clients
-  Saving households up to **£350** per annum on their energy bills

Retrofit Journey

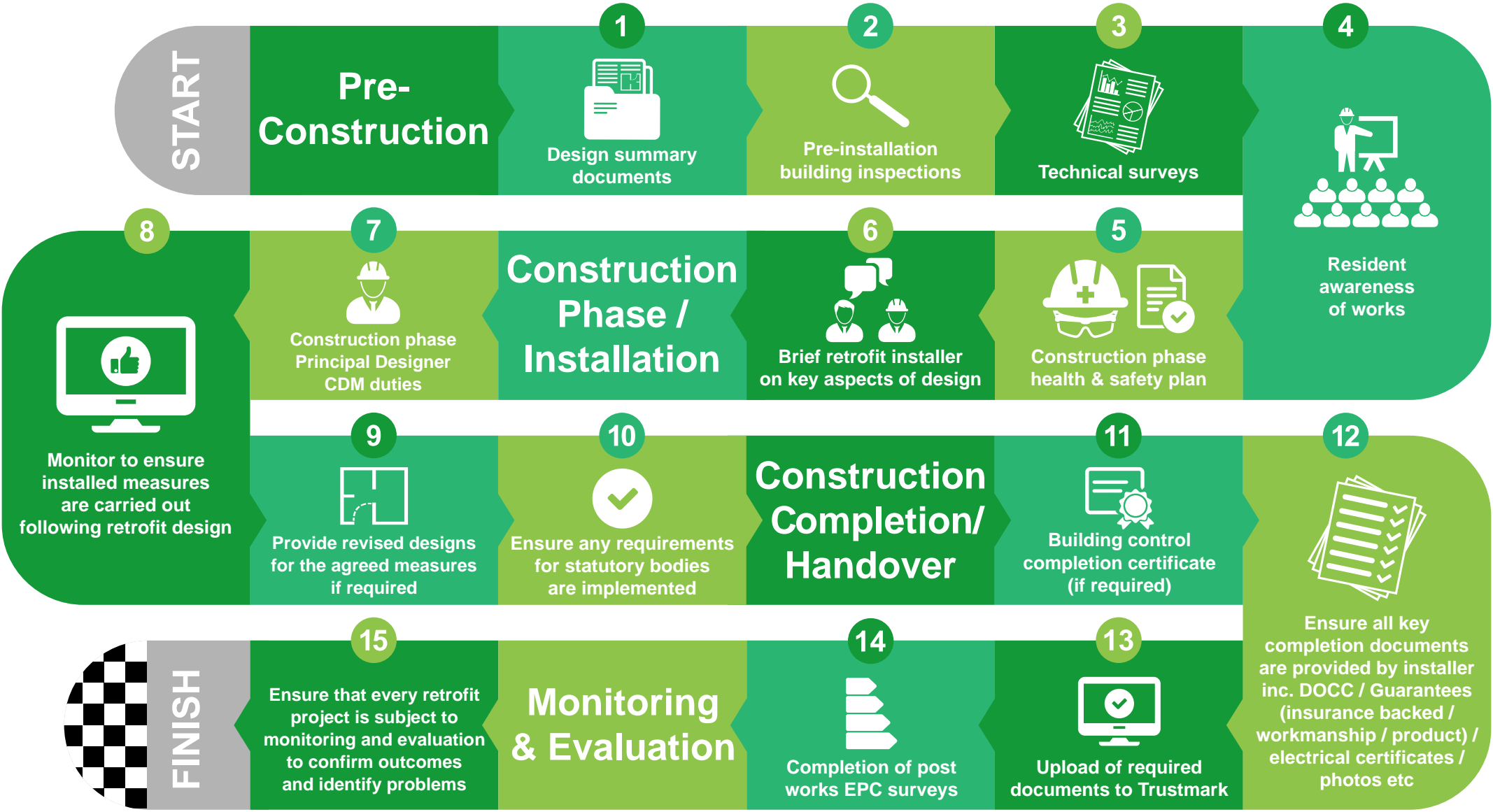
Stage 1 - Analysis / Data Gathering



Stage 2 - Design & Co-ordination



Stage 3 - Delivery



Recent Projects

Onward Housing

Energy Efficiency Retrofit Works to 166 Properties in Lancashire and 47 Properties in Greater Manchester

- SHDF Wave 2 Funding
- EWI for 131 properties
- CWI 82 properties
- Loft Insulation 166 properties
- New ventilation system 166 properties
- Contract administration, quantity surveying, PAS 2035 assessor, designer and co-ordinator

54 North

Energy Efficiency Works to 98 Flats in 3 Blocks at Wood Lane Court, St Marys Court and St Marys Close in Leeds

- SHDF Wave 2 Funding
- EWI
- CWI
- Roof insulation
- Windows and doors
- New mechanical extraction and ventilation system
- Contract administration, CDM principal designer, PAS 2035 assessor, designer and co-ordinator
- Roof Insulation
- Use of Passive House Planning Package (PHPP)

Cardiff Community Housing

Energy Efficiency Retrofit Works in Cardiff

- Welsh Government Funded - PAS 2035 standards
- EWI
- New windows and doors
- PVs and new roofs
- Contract administration, architecture, PAS 2035 assessor, designer and co-ordinator

Manningham Housing Association

Energy Efficiency Retrofit Works to 111 Properties in Bradford

- SHDF Wave 2 Funding
- Loft insulation top up
- Room in the roof insulation
- Full controls (TRVs) from programmer and room thermostat
- Low energy lighting
- Addition of photovoltaic panels
- Possible CWI
- Ventilation upgrade including mechanical extracts to kitchen & bathroom and door undercuts
- Contract administration, PAS 2035 assessor, designer and co-ordinator

City of York Council

Energy Efficiency Retrofit Works to 40 Flats in York

- SHDF Wave 2.1 Funding
- EWI
- PV installation
- Air source heat pumps
- Remodelling
- PAS 2035 assessor, designer, co-ordinator, principal designer and structural engineering

Dudley Metropolitan Borough Council

Energy Efficiency Retrofit Works to 34 EWI & 130 ELNS Properties

- Green Homes Grant Funding
- Render EWI for 50 properties
- New heating system for 130 properties
- PV's to 75 properties
- New ventilation systems
- PAS 2035 assessor, designer and co-ordinator

Connexus Housing

Energy Efficiency Retrofit Works to 190 Rural Properties

- ERDF Warmer Homes Funding
- Render EWI & brick slips
- New windows, roofs, heating and ventilation systems
- Internal remodeling to move bathrooms
- Use of Passive House Planning Package (PHPP)

Sheffield City Council

Energy Efficiency Retrofit Works for up to 500 Properties

- LAD2 Funding
- Elemental energy efficiency works including loft insulation, cavity fill insulation, new windows, cylinder replacement
- New ventilation systems
- PAS 2035 assessor, designer and co-ordinator

Leeds City Council

Energy Efficiency Retrofit Works to High-Rise Blocks

- SHDF Funding
- Render EWI for 7 high-rise blocks
- New windows, roofs and ventilation systems
- PAS 2035 assessor, designer and co-ordinator (Risk Pathway C)

Aspire Housing

Energy Efficiency Retrofit Works for 44 BISF Properties

- SHDF Funding
- Structural remedial works, new external wall with rendered EWI and new windows
- New heating controls and ventilation systems
- PAS 2035 assessor, designer, co-ordinator

Midland Heart

Energy Efficiency Works to 72 Victorian Properties

- SHDF Funding
- IWI to front elevations, EWI to rear and side elevations
- Room in roof insulation / loft insulation
- New ventilation systems

Thurrock Council

Structural Repairs and Energy Efficiency Works to 70 Non-Traditional Properties

- ECO 4 Funding
- Render EWI
- New windows
- Roof insulation
- New ventilation systems
- Structural repairs

Kirklees Council

Retrofit Pilot Scheme

RIBA Stages of Work 0-7

SERVICES PROVIDED

- Architect/Lead Designer
- Retrofit Designer
- Retrofit Assessor
- Retrofit Co-Ordinator
- Structural Engineering
- Thermographic Surveys



Kirklees Council appointed us to design, and support delivery of, an energy retrofit pilot scheme on behalf of. The purpose of this pilot scheme was to develop a new energy retrofit housing standard, to allow the Council to implement across their full portfolio of properties in the future. The pilot scheme consisted of eight properties, with an EPC rating of E or lower.

The retrofit measures that were incorporated within the final design proposals included:

- Existing cavity insulation removed and replaced with new blown insulation.
- New External Wall Insulation with render finish.
- Re-roofing works and increase of roof/loft insulation.
- Triple glazed windows.
- New high performance external front and rear doors.
- Introducing Air Source Heat Pumps for all properties.
- Four properties received PV Panels.
- Four properties received solar thermal.
- Feature cladding.



Aspire Housing

Energy Efficiency Retrofit Works RIBA Stages of Work 3-6

SERVICES PROVIDED

- Architect
- Retrofit Designer
- Retrofit Assessor
- Retrofit Co-Ordinator
- Principal Designer (CDM)



The scheme involved the refurbishment of 36 non-traditional BISF (British Iron Steel Federation) properties to PAS 2035 standards and undertaken as part of the wave 1 of the Social Housing Decarbonisation Fund. Properties in semi-detached pairs were selected by the client for this project to enable a full building EWI wrap and avoid cold bridges at party wall locations. The properties were two storeys in height and the roofs had already been refurbished as part of an earlier scheme by the client.

Each of the properties' exterior was to undergo a comprehensive transformation. The initial steps involved the complete removal of the existing external cladding to reveal the underlying steel stanchion structure. This structural framework then underwent a thorough inspection to evaluate its current condition. Any areas showing signs of wear, corrosion, or structural deficiencies were addressed to ensure the framework's safety and stability. Our in-house survey team completed the stanchion inspections and issued a 25 year assured life certification on the frame.

Following the stripping works, a timber frame was then installed to the steel frame to provide additional bracing in preparation for the external wall insulation system to be installed. A render finish was applied to the EWI to finish the properties and provide a watertight finish. The chosen colours were kept neutral and in line with the existing street scene.



Equans / Leeds CC

Retrofit Works to High-Rise Blocks RIBA Stages of Work 1-6

SERVICES PROVIDED

- Architect
- Retrofit Designer
- Retrofit Assessor
- Retrofit Co-Ordinator
- Principal Designer
- Structural Engineering



The scheme related to the retrofit works to 4 high-rise blocks, Lovell Park Towers, Lovell Park Grange, Lovell Park Heights & Moor Grange Court in Leeds undertaken as part of wave 1 of the Social Housing Decarbonisation funding.

The 4 blocks included:

- 3 x 17-storey high-rise blocks – Lovell Park Towers, Lovell Park Grange, Lovell Park Heights (99 properties per block)
- 1 x 10-storey high-rise block – Moor Grange Court (59 Properties)

The primary measure for the scheme was EWI (based on mineral wool insulation with render finish), with additional measures including; replacement flat roof insulation, insulation to exposed soffits beneath flats, window/door replacements, balcony repairs, creation of new main entrance with canopy and signage.

Incorporating the PAS 2035 measures to the envelope increased the risk of damp and mould build-ups, therefore, it was pivotal that the ventilation strategy was upgraded to the latest building regulation standards. It was agreed with the client that a decentralized mechanical extract ventilation strategy was adopted for the scheme. This included; replacing the existing ventilation units, introducing additional units to each wet room, and undercutting the internal circulation doors to ensure the flow of air through the flats was maintained.

The resultant scheme has seen energy bills halved with residents saving upto £800/year, carbon emissions from each property has reduced by a third and the flats have achieved EPC ratings of B and C.





How To Appoint Us

In addition to direct appointment, you can use a number of PCR compliant public sector frameworks to access our services. A selection of our current frameworks are provided here. Please contact us for further information or for a general discussion about how we may be able to assist with your project requirements.



FUSION 21

 **pfh** | PROCUREMENT FOR HOUSING

 South East Consortium

 **CHIC**
Framework Consultant

PROCUREMENT  **HUB**

 **Procure PLUS**

 MIDLANDS **NET ZERO HUB**

 **EEM** Efficiency East Midlands Ltd

 **bloom**
accredited supplier

 **EN** **PROCURE**
EFFICIENCY NORTH
CONSULTANCY FRAMEWORK
WORKING TOGETHER

LONDON
CONSTRUCTION
PROGRAMME

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