



**Michael Dyson**  
associates ltd

# Capability Statement

Asset Management



## Introduction

“The practise of enabling information systems that support the management of an organisation’s assets is fundamental to any business. With over forty years’ experience, spending time in people’s homes is almost second nature. We are skilled in getting our job done without creating work or inconvenience to others.”

Michael Dyson Associates Ltd is a RICS chartered surveying organisation, a CIOB chartered building consultancy and a CABE company affiliate. Our asset management team consists of a highly qualified group of people who specialise in gathering, validating, analysing and reporting on the information our clients need to help run their business and get the very best from their assets.

As well as carrying out a range of building and structural surveys, we also offer advice on asset management, options studies, business planning, IT systems, data control and reporting. We enjoy strong relationships with Asprey Solutions but also work with all of the the main asset management system providers including Northgate, Keystone, In4systems, PIMSS, ECMK, Kykcloud and Rowanwood Apex.

## Service Provision

We undertake a range of activities tailored to individual client requirements including:

Stock Condition Surveys

Non-Traditional Housing Assessments and Repair Solutions

Specialist High Rise Surveys and Assessments

Structural Surveys

Building Safety Case Support

HHSRS Surveys

Building Surveying

Energy Performance Certificates

Surveyor/System Training

Strategic Asset Management and Business Planning Advice

Fire Risk Assessments

Options Appraisals

Data Validation

Housing Quality Standards Surveys (Decent Homes, WHQS, SHQS)

Retrofit Assessments

Asbestos Surveys

Dilapidation Surveys

# Key People



**Andrew Robinson FCIOB**  
DIRECTOR

Andrew has 34 years' experience in the maintenance, repair and refurbishment of existing buildings. He has an active role in managing a team of professionally qualified building surveyors and engineers undertaking numerous concurrent commissions from stock condition & structural surveys to multi-million pound refurbishment projects. Andrew has helped guide and advise many clients through the required processes to achieve success with their projects and manage their property portfolios.



**Lydia Israel MRICS/MCABE**  
ASSOCIATE

Lydia started her career with us as an undergraduate, returning as a qualified building surveyor and now operates as an associate. Lydia is experienced in a variety of surveying duties relating to building, structural, stock condition, HHSRS, measured, energy and quantity surveying. She has specialist knowledge of working with non-traditional housing and understanding technical drawings, and possesses strong communication skills with the ability to prioritise and plan effectively.



**Adam Eaton MCIQB**  
ASSOCIATE

Adam started his career with us as an undergraduate, returning as a qualified building surveyor and now operates as an associate. Adam is experienced in managing and delivering stock condition survey programmes, structural, building, HHSRS and measured surveys. He is also a qualified DEA and retrofit assessor. He is experienced with the majority of asset management systems used by our housing sector clients and possesses strong communication and project management skills.



**Ben Dilley**  
SENIOR PROJECT MANAGER

Ben has over 20 years' experience with MDA and has been involved in numerous structural and condition surveys for our local authority and housing association clients. Ben has developed in-depth knowledge and expertise in delivering major condition and structural surveys and assessments relating to all forms of non-traditional properties. His expertise also encompasses identifying and rectifying the structural problems associated with low, medium and high-rise blocks, including LPS high-rise structures.



# Lewisham Homes

## Structural Survey to Two High-Rise LPS Blocks

### SERVICES PROVIDED

- Structural Survey



We were appointed by Lewisham Homes (LH) to undertake a structural assessment as per Building Research Establishment (BRE) guidance to BR511 on assessing Large Panel System (LPS) blocks.

The survey outputs included:

- Undertake concrete durability testing to assess the general condition of the construction by taking samples of the external and internal pre-cast concrete wall and floor panels.
- Take cores from internal wall and floor panels to assess the compressive strength of each block.
- Open up connections between walls and floors within a minimum of three flats in each block.
- Assess condition of dry pack mortar between floors and walls.
- Undertake High Alumina Cement Testing (HAC).
- Undertake wind and normal loading calculations and provide commentary on accidental loading.
- Provide a report on the survey findings.

The structural report included photographs of observations and detailed drawings of the typical connections, along with the results of all the concrete testing and calculations. The results of the investigation prompted LH to look into their other LPS blocks in their ownership and requested further assistance from ourselves.



# Melton Borough Council

## Garage Condition Surveys

### SERVICES PROVIDED

- Carry out condition surveys to c400 garages split across 30 blocks
- Capture catch up repair costs
- Collect information relating to health and safety concerns or risks
- Produce a report which details the 30-year planned maintenance profile for each garage block



We were appointed by Melton BC (MBC) to undertake condition surveys to c400 garages split between 30 blocks across the borough.

We used the NEC SAM asset management system to collect the data during the fieldwork stage which was then provided to MBC in Excel row-per-property sheets for converting into their Keystone system.

A survey form was agreed during preliminary discussions between ourselves and MBC which allowed for the capturing of planned maintenance and catch-up repair data for each garage block.

The fieldwork process lasted 2 weeks in total and all garages were successfully located and surveyed.

During the fieldwork process, we carried out validation surveys to some of the garage blocks which involved on-site checks. No issues arose during these checks.

Upon completion of the fieldwork process, we validated 100% of the data at desktop to check for any spurious figures or any inputting errors and to ensure consistency across the survey data that had been captured.

A report was produced which included the 30-year planned maintenance cost tables and catch-up repairs. The report also offered recommendations for scope of development for each site which was informed by the RAG rating.



# South Cambridgeshire District Council

## Stock Condition & RdSAP Surveys

### SERVICES PROVIDED

- Stock condition surveys to 5,441 council owned assets
- RdSAP Energy surveys to 5,441 council owned assets
- Provide information on HHSRS hazards identified during surveys
- Provide photos of key components and elevations



We were appointed to carry out a stock condition and rdsap energy surveys for South Cambridgeshire District Council (SCDC).

SCDC had no asset management system in place with which survey data could be collected on site, so as a result, alongside SCDC, we created a completely bespoke survey form using the NEC SAM asset management system. The survey form set up was completed over a period of several weeks, and several meetings were held in person to discuss the survey form, prior to its ultimate sign off by SCDC.

All resident notification was managed by our dedicated resident liaison team, who also managed resident queries and appointments. Over the course of the project, we sent out over 6,300 notification letters, and were able to make appointments directly with 1,353 residents.

We utilised a team of 9 local surveyors who were able to complete 5,256, which equates to 93.8% of the councils housing stock, over an 8 month period. Our dedicated fieldwork management team were able to physically resurvey 296 (5.3%) of those surveys undertaken, to ensure the quality of the data recorded was maintained throughout the project.

Upon completion of the fieldwork, all data collected by our surveyors was validated at desktop, prior to being provided by ourselves.



# Cobalt Housing Ltd

## Stock Condition & Block Compliance Surveys

### SERVICES PROVIDED

- Carry out stock condition surveys to a total of 5,604 dwellings using clients in house, PIMSS Software
- Provide photos of all components and elevations
- Provide information on HHSRS hazards identified during surveys
- Provide a definitive list of items within 67 blocks where compliance information should be collected by Cobalt Housing moving forwards



We were originally appointed via the Fusion 21 framework by Cobalt Housing Ltd (CH) following a competitive tender process to undertake 1,100 stock condition surveys.

The initial surveys were designed to be validation surveys, to ensure the validity of their existing information. During the course of the fieldwork, we were subsequently commissioned to undertake a 100% survey to the CH stock, as well as provide block compliance surveys to some 67 blocks owned and managed by CH.

For the stock condition survey, our surveyors were able to utilise CH in house asset management software PIMSS using android tablets which we provided. We utilised a team of 2 local surveyors for the duration of the project, who were able to complete 5,144 surveys over an 18-month period, equating to 91.8% access across the CH stock.

Upon completion of the fieldwork, all data collected by our surveyors was validated at desktop within the PIMSS software prior to it being approved by CH. CH also continuously validated the data being recorded by our surveyors at desktop to ensure the quality of the data recorded was upheld.

Whilst the stock condition surveys were on site, we were approached by CH who were at risk of not undertaking regular servicing regimes to some equipment within their communal area, as they were unsure what was present within each block.

We devised a survey form which was agreed by CH and were able to mobilise within a fortnight of the original request being received, to be able to survey all 67 blocks owned and managed by CH. Upon completion of the project, a definitive list of all equipment present within each block was provided, as well as a photographic record of each.





# Thurrock Unitary Council

## Repairs to Non-Traditional Properties

### SERVICES PROVIDED

- NTHAS Category 5 Repair Design & Certification
- NTHAS Category 3 Repair Design & Certification



We were appointed by Wates to assist them in the design and certification for the NTHAS Category 3 & 5 Repairs they were undertaking to 77 non-traditional properties for Thurrock Unitary Council (TUC).

Our full design and certification service included:

- Initial structural inspection at each individual property to confirm their suitability for the NTHAS category 3 & 5 repairs. This included, foundation inspections via trial pits, visual assessments to provide defects logs for any concrete repairs and undertaking concrete durability testing to ensure each individual property being repaired to an NTHAS category 3 repair was suitable and if any further remedial measures would be required to properties on an individual basis
- Provide detailed designs and drawings for the recommended NTHAS category 3 & 5 repairs
- Submit all planning and building regulation applications on behalf of Wates.
- Liaise with Wates and undertake site inspections throughout the duration of the project from start to completion to check on progress and advise on any issues.
- Provide NTHAS log books and our own 30 year assured life certificate for each repaired property on completion.

The NTHAS category 3 repairs to Blackborrow, Stent and Wates properties meant that the underlying concrete structures would be protected, allowing the properties to be maintained for at least another 30 years serviceable life.

The NTHAS category 5 repairs to the Airey properties meant that these properties were now repaired in accordance with a mortgageable repair and, subject to individual lenders approval, any future buyers would be able to obtain mortgages against them.



# Citizen

## Structural Investigations to 38 High-Rise Blocks

### SERVICES PROVIDED

- Impressionistic external visual survey of all blocks
- Structural assessment of all blocks



We were appointed via the Fusion 21 framework by Citizen to complete structural investigation works to 38 high-rise blocks in the Coventry area.

Originally, the investigations were to build an internal portfolio of information on the blocks, however, we tailored these as far as reasonably practicable, to assist with the production of the Building Safety Case Report for the Building Safety Regulator.

**Impressionistic Surveys** – We undertook an impressionistic assessment of all blocks. This assessment was an initial visual assessment and desktop investigation to gain an understanding of the blocks constructed form, groupings / similarities and overall condition.

This assessment allowed us to tailor the structural investigations and allocate a priority order for survey.

**Structural Assessment** – Following the impressionistic assessment a structural assessment was undertaken at each block; although tailored to each block based on characteristics such as constructed form, external wall system and age, the assessment typically comprised,

- Construction audit to confirm nature of key structural components
- Wall tie mapping
- Durability testing to concrete components (where present)
- Internal visual survey
- External visual survey
- Rope access survey to undertake assessment of components such as balconies.

On completion of all invasive investigations, we provided Citizen with a Summary Report and a report per block.







## 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

**EEM** Efficiency East Midlands Ltd 

PROCUREMENT  **HUB**

 South East Consortium

**Bloom\***  
\*Opening up procurement®  
Accredited Supplier

**CHIC** 

**WEST WORKS**  
Procurement Limited

**PROSPER**

**LONDON CONSTRUCTION PROGRAMME**

 **EN:PROCURE**  
BUILDING COMMUNITIES IN NORTHERN ENGLAND



# Contact

Michael Dyson Associates Ltd  
West House  
Meltham Road  
Honley  
Huddersfield  
West Yorkshire  
HD9 6LB

01484 666888

[enquiries@mdyson.co.uk](mailto:enquiries@mdyson.co.uk)

[www.mdyson.co.uk](http://www.mdyson.co.uk)