



**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 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 and a CIOB chartered building consultancy. 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 the main asset management system providers including Northgate, Keystone, Asprey, In4systems, PIMSS, ECMK, Kykloud 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   |
| Private House Condition Surveys                              |
| Fire Risk Assessments  |
| Options Appraisals   |
| Strategic Asset Management and Business Planning Advice      |
| Data Validation  |
| Housing Quality Standards Surveys (Decent Homes, WHQS, SHQS) |
| HHSRS Surveys  |
| Energy Performance Certificates                              |
| Retrofit Assessments   |
| Asbestos Surveys   |
| Building Surveying   |
| DDA Assessments  |
| Dilapidation Surveys   |
| Surveyor/System Training                                     |

# Key People



**Andrew Robinson FCIQB**  
DIRECTOR

Andrew has 29 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.



**Dave Binns MCIOB**  
ASSOCIATE

Dave has worked for the company since 2002 and currently operates at a senior management level within the asset management team. Dave works with clients across the UK and has amassed project management experience ranging from nationwide stock condition survey projects to cladding removal and sampling on high-rise blocks. He has an in-depth knowledge of all asset management systems and the latest housing legislation, successfully delivering commissions on-time and within budget.



**Lydia Israel MRICS**  
SENIOR PROJECT MANAGER

Lydia started her career with us as an undergraduate, returning as a qualified building surveyor and currently operates as a Senior Project Manager. 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 MCIOB**  
SENIOR PROJECT MANAGER

Adam successfully completed an undergraduate placement with the company and returned as a qualified building surveyor. Six years later he holds the position of senior project manager, 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.

# BPHA

## Structural Assessments of High Rise Properties

### SERVICES PROVIDED

- Construction audit to determine the primary and any secondary load distribution arrangements
- Site testing of key structural components, in this case reinforced structural concrete
- Laboratory testing of material samples taken from site
- Assessment of Compartmentalisation within the block
- Assessment of condition of M&E services within the block



BPHA appointed our asset management team to undertake a structural assessment of 16 high rise blocks to inform the options appraisal process for each site.

*The survey outputs included:*

- Abseil survey to assess the structure at higher levels, test concrete components and undertake a visual inspection with defects being marked on elevation drawings.
- Visual Mechanical & Electrical (M&E) survey to assess the current condition of the services with the blocks.
- Breaking out locations of the structure at lower level to confirm construction details and establish the condition of concrete elements.
- Assess the general condition of the blocks structures by taking samples of the main primary concrete components both internally and externally for testing of chlorides.
- On site cover and carbonation testing of the main primary concrete components both internally and externally. External & internal concrete elements.
- Provide a report on the survey findings and recommendations.

The structural report enabled our design team to then undertake an options appraisal with detailed options studies showing the potential outcome if the blocks were to be refurbished or if the sites were to be redeveloped.



# Brighton & Hove City Council

## Stock Condition Surveys

### SERVICES PROVIDED

- Stock condition surveys to 20% of the dwellings within the BHCC stock
- Additional stock condition surveys to 750 blocks and 120 private sector properties
- External and communal surveys to 100% of the blocks within the BHCC stock
- Collect any data in relation to any HHSRS hazards found whilst surveying the properties
- Provide an in-depth report on all aspects of the commission



Our survey team was appointed to carry out stock condition surveys in order to calculate cost plans that would be used to support their thirty year business plan.

Notification letters were sent to all the properties, informing residents that our surveyors would be calling at their homes. The letter noted a free phone telephone number and email address that residents could use in the event of an appointment cancellation or adjustment. The fieldwork process lasted 14 weeks (4 weeks less than originally planned) with data collected using the Northgate SAM asset management system. During the fieldwork process we carried out re-surveys to 5% of all the properties surveyed to validate the information captured. Once the fieldwork had been completed, we carried out a 100% desktop validation of all the data that had been collected on-site to check for any inputting errors, and ensure consistency across the survey data that had been captured.

We cloned the data on unsurveyed properties allowing for the costs and life cycles to be calculated within the Mobile SAM system. Mobile SAM is able to produce backlog repair cost profiles, 30-year future major renewal tables, Decent Homes Results, Decent Homes Failure Costs for each property.





# Onward Housing

## Energy Performance Certificates

### SERVICES PROVIDED

- 2000 EPC Surveys



Onward Housing procured Michael Dyson Associates Ltd (MDA) through the Fusion21 framework to provide EPC's to their housing stock which were due to expire.

The output of the project was the provision of the property address list with the 16-digit report reference number (RRN), along with XML files for each property surveyed. The energy data produced was then used to offer up options for energy efficiency improvements as well as to model different energy efficiency scenarios to ascertain how potential improvements would impact EPC ratings. The data captured was analysed to identify specific property archetypes, and wider estates which had the poorest energy efficiency ratings, so that Onward can target these properties for future energy efficiency improvement works to help meet future carbon reduction targets. MDA completed the surveys using the Elmhurst RdSAP Go app, enabling the surveys to be lodged through Elmhurst.

Onward issued notification letters to all properties contained within the asset register noting that appointments could be made by contacting MDA's designated resident liaison team. The fieldwork period began with a surveyor briefing involving internal MDA staff and external fieldworkers. The briefing involved a thorough review of MDA's expectations, best surveying practises, code of conduct and health & safety risks. The briefing reduces the risk of surveyor variability and ensures that the quality of the data collected is consistent throughout the fieldwork period. The total on-site fieldwork process lasted three months.

All EPC surveys were completed in line with the programme and agreed budget and successfully lodged with Elmhurst.



# Wolverhampton Homes

## Structural Surveys of Non-Traditional Properties

### SERVICES PROVIDED

- Impressionistic external visual survey of all WH stock of non-traditional properties
- Identify any structural repairs and improvements previously undertaken
- Assess the current condition and forecast future life expectancy by undertaking Invasive Investigations to a representative sample of each non-traditional property type
- Provide a traffic light report including budget costings to identify an order of which house types require attention first and to assist in setting budgets to achieve a further 30 years life



Michael Dyson Associates Ltd was appointed to undertake 100% visual surveys and an invasive investigation of a representative sample of Wolverhampton Homes (WH) stock of non-traditional properties which included pre-cast reinforced concrete, in-situ concrete, steel frame and timber frame property types.

**Impressionistic Surveys** – An external visual inspection was undertaken on all 2376 non-traditional properties to identify what previous works had been carried out and to get a general impression of the overall condition of the properties. This impressionistic survey allowed for the number of invasive surveys required at each of the property type to be identified. The results of the impressionistic survey was illustrated in a report and presented to WH prior to the invasive survey so that WH could comment on the survey numbers required.

**Invasive Survey** – The invasive survey was based upon sampling a representative sample of each property type (10%). The survey methods used included:

- Determination and location of principal structural components
- Boroscope inspections of cavities and voids
- Removal of sections of external cladding and brickwork to assess the condition of the concrete, timber and steel structures behind
- Sampling and independent laboratory testing of in-situ and PRC components, plus recording of condition of steel reinforcement depth of cover and carbonation levels

The information obtained formed a detailed traffic light system report which included recommendations and budget costings to enable WH to plan and prioritise any repairs required to maintain the properties for at least a further 30 years.





## 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

**PROSPER**

 South East Consortium

**CHIC** 

 **reallies**  
Procurement with Purpose

**LONDON  
CONSTRUCTION  
PROGRAMME**

 **pvh** | PROCUREMENT  
FOR HOUSING

PROCUREMENT  **HUB**

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

 **gcc  
nps** y gwasanaeth  
caffael  
cenedlaethol  
national  
procurement  
service

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



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