



**Michael Dyson**  
associates ltd

# Capability Statement

High Rise & Cladding Remediation Work



# Introduction

Michael Dyson Associates Ltd (MDA) has been providing a comprehensive range of multidisciplinary professional services to social housing clients throughout the UK for over 40 years. We are a chartered surveying organisation regulated by the RICS, a chartered building consultancy registered with the CIOB and a chartered architectural practice with RIBA, as well as holding corporate and individual memberships of the Association for Project Safety (SSIP accredited), group membership of the CIAT, ISO 9001:2015 & ISO 14001:2015 accreditation and Constructionline Gold Level Membership.

We first became involved with the problems associated with properties of non-traditional construction in 1981, since then we have developed an enviable reputation throughout the UK as one of the leading consultancies dealing with structural assessment, design and management of remedial works for all types of low, medium and high rise blocks including those of LPS construction.

We identify risk and determine the most appropriate solutions to repair, reclad and improve the blocks, working closely with all stakeholders to provide cost effective, innovative, safe and sustainable solutions to improve the operational life, appearance and “street appeal” of this often unattractive and unsafe element of our clients’ housing stock.

We are continually adapting our processes and procedures, adopting a regular programme of CPD and staff training to ensure our service provision aligns with changing client requirements/obligations – this has recently included the outcomes of the Hackitt report, Fire and Building Safety Standards, Retrofitting and the Zero Carbon agenda as well as adoption of BIM processes and investment in BIM technology using the Revit system.

# 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.



# Key People



**Alistair Dyson**  
MANAGING DIRECTOR

Alistair commenced his career in contracting and is remembered for his appetite and enthusiasm for ensuring that projects were achieved within budget and ahead of time. He is committed to delivering a quality service for our clients, blending the individual strengths of his multi-disciplinary team with his own practical appreciation of the construction process, ensuring clients' interests are safeguarded throughout and their requirements achieved precisely and objectively.



**Andrew Robinson FCIOB**  
DIRECTOR - ASSET MANAGEMENT

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 high rise 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.



**Michael Brown MRICS IMAPS**  
DIRECTOR - CONTRACT ADMINISTRATION

Michael is a chartered surveyor, managing a team of professionals in the delivery of a range of services including contract administration, project management, procurement, building surveying, CDM principal designer, clerk of works, quantity surveyor and party wall surveyor. He has led teams on many large-scale projects including multi-million-pound tower block refurbishment and remediation programmes throughout the UK, ensuring our clients contracts are delivered in line with agreed quality, time, budgetary and safety requirements.



**Paul Tyrer RIBA IMAPS**  
DIRECTOR - DESIGN

Paul is a chartered architect responsible for managing a professional team of architects, technologists and structural engineers. During his 15 years post qualification experience he has gained significant experience working through all RIBA work stages on projects of varying size and value, developing specialist knowledge and skills in relation to the option appraisal process and designs for tower block refurbishment and remediation projects. He has a keen interest in the built environment and the dedication to see projects through to their conclusion.

# Service Provision

Our experience and resources have evolved over the years, enabling us to provide a comprehensive range of architectural, structural and building surveying services to support our client's low, medium and high rise block refurbishment and remediation programmes. Our services can be appointed on a stand-alone basis or as a bespoke multi-disciplinary service based on the following detailed RIBA stages:

## RIBA 0 - 2

Construction audits

Structural surveys, investigations & reports

Measured surveys

Structural & wind load calculations

Drone footage and abseil surveys

Fire Risk Assessments

Option appraisals

Concept design proposals

Budget cost estimates

Develop procurement strategy

Pre-application discussions

## RIBA 3 - 4

Pre-construction Principal Designer duties

Liaison with Fire & Façade Engineers

Develop design proposals and specifications

Resident engagement & planning consultations

Develop Pre-Construction Information (CDM)

Prepare planning drawings and submit planning application

Pre-tender budget cost estimates

Preparation of work packages and procurement documentation

Evaluation of contractors' tender submissions

Prepare & submit tender report

Prepare & submit building regulation application

## RIBA 5 - 7

Construction phase Principal Designer/CDM duties

Produce construction drawings

Discharge of planning & building control conditions

Provide contract administration services

Organise and chair progress meetings

Undertake valuations and issue relevant certificates

Carry out snagging inspections

Clerk of Works duties

Produce final "construction issue" drawings

Management of handover & defects inspections



# Lewisham Homes / United Living

## Replacement Cladding – Tower Blocks at Hatfield Close & Gerrard House

### SERVICES PROVIDED

- Architecture
- Contract Administration
- Quantity Surveying
- Structural Engineering
- Clerk of Works
- M&E Design
- Principal Designer



Following the Grenfell tower disaster in June 2017, Lewisham Homes proceeded to test cladding on various high rise blocks within their stock. The test results from the BRE showed the cladding system at Hatfield Close (two blocks) and Gerrard House had ‘failed’ in terms of combustibility. Lewisham Homes took the immediate decision to strip the existing cladding as emergency works. Project partners were appointed under an accelerated process.

*The scope of works included:*

**Phase 1** – Emergency works to strip existing cladding materials from each block.

**Phase 2** – Remedial works following stripping of cladding system and enabling works for reinstatement works.

**Phase 3** – General improvement works to blocks (external cladding, kitchen, bathroom & boiler replacements, sprinkler installation, flat roof coverings) and refreshed landscaping.

Our design team was separately appointed to submit a planning application and provide design services on behalf of United Living for the recladding works.

Resident consultation was carried out during the design and throughout the delivery stages with MDA working in partnership with Lewisham Homes and United Living to ensure robust communication processes and a commitment to social value. The project was a winner in the Inside Housing 2020 Resident Safety Campaign Awards.





# Luton Borough Council

## External Refurbishment at Penhill & Leabank

### SERVICES PROVIDED

- Technical Advisor
- Clerk of Works
- Site Inspections & Technical Audits
- Energy Modelling
- Principal Designer



Following a competitive tender process via the Fusion 21 framework, we were appointed to provide multi-disciplinary consultancy services for the energy efficient refurbishment of two high rise blocks in Luton. The works included installation of external wall insulation, installation of heat recovery ventilation systems within each property, LED lighting to all rooms within each flat, solar PV system on the roof with battery storage to supply green energy to the communal services (power and lighting), external cladding and insulation to rooftop tank and lift motor room and replacement of communal windows and smoke vents.

This project was part financed with ERDF funding and was delivered as a pilot, ahead of the next stage of work to refurbish a further 8 similar high-rise blocks. The Technical Advisor role on this project would set a precedent for energy efficient standards and quality that will be used as a reference point for future work.

Our Technical Advisor role was implemented at the very start of the PCSA stage to confirm that the Contractor's Proposals aligned with the design intent, regulatory, quality and maintenance requirements. We ensured that any cost effective alternative options provided by the contractor did not have a detrimental effect on quality and the overall success of the project. Our role continued during the construction stage including on site verification of testing and remedial works, monitoring and logging pull out tests and checking the satisfactory installation of remedial wall ties.

Collaborative working has led to delivery of a successful pilot and the commencement of the next phase of delivery to 8 further blocks, with MDA again providing the Technical Advisor role.





# North Lanarkshire Council

## External refurbishment of four tower blocks

### SERVICES PROVIDED

- Construction Audits
- Structural Assessments / Testing
- Technical Design
- Structural Engineering



The Council appointed Michael Dyson Associates Ltd to carry out construction audits and structural assessments relating to the condition of cladding at four 1960s tower blocks suffering from water penetration, discolouration and cladding panels becoming detached and falling away.

*The full structural assessment of the blocks comprised:*

- A construction audit to determine the primary and any secondary load distribution arrangements
- Site testing of key structural components, in this case a combination of reinforced in-situ and structural concrete
- Laboratory testing of material samples taken from site
- Exposure and assessment of cladding fixing arrangements

The construction audit revealed two built forms: Wimpey No Fines and an unusual shear wall arrangement which was named “Leggat” after the original constructor. The Leggats required further intrusive structural investigations and we carried out wall tie mapping of external elevations and inspections of panel and beam jointing. We established a concept structural design for new cladding materials to accommodate a number of envelope scenarios.

Following completion of our structural investigations and reports, the decision was made to carry out remedial works to the four tower blocks at Blairgrove, Merrystone, Milbrae & Glen Courts, Coatbridge. Our services were retained to provide structural engineering, design and advisory services to deliver the resultant remedial works programme.





# Wolverhampton Homes / United Living

## Heath Town Estate Refurbishment

### SERVICES PROVIDED

- Architecture
- Structural Engineering
- Cost Consultant
- Principal Designer



The scheme consists of 3 x 21-storey high rise blocks, 5 x 10-storey high rise blocks and 10 x 4-storey deck access blocks.

Design options were produced for each of the blocks to enable the decision process and facilitate the production of a detailed cost plan for the proposed works. During the detailed design stages of the scheme Wolverhampton Homes was awarded additional monies from Central Government and the proposed designs were amended to accommodate additional works. The best practice principles generated from the Grenfell Tower disaster were also accommodated in final design reviews before external cladding works commenced.

#### *Design features include:*

- New insulated metal clad pitched roof structures with new external rainwater drainage system
- New high performance glazing and windows with integrated secure ventilators.
- Applied external wall insulation with render finish in a series of key colours with feature clad areas in colour coated aluminium
- Aluminium over cladding to existing access towers, protective parapets at roof level & access controlled doors
- Refurbished communal areas & circulation zones.
- Revised access/egress strategy incorporating new additional stair and lift towers where required in lieu of demolished walkways
- New fire resisting glazed frontages to deck access flats





# 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)