

Michael Dyson
associates ltd



Contents

About Us

Services

Projects

How To Appoint Us

Contact

(click/tap shortcut optional)

About Us

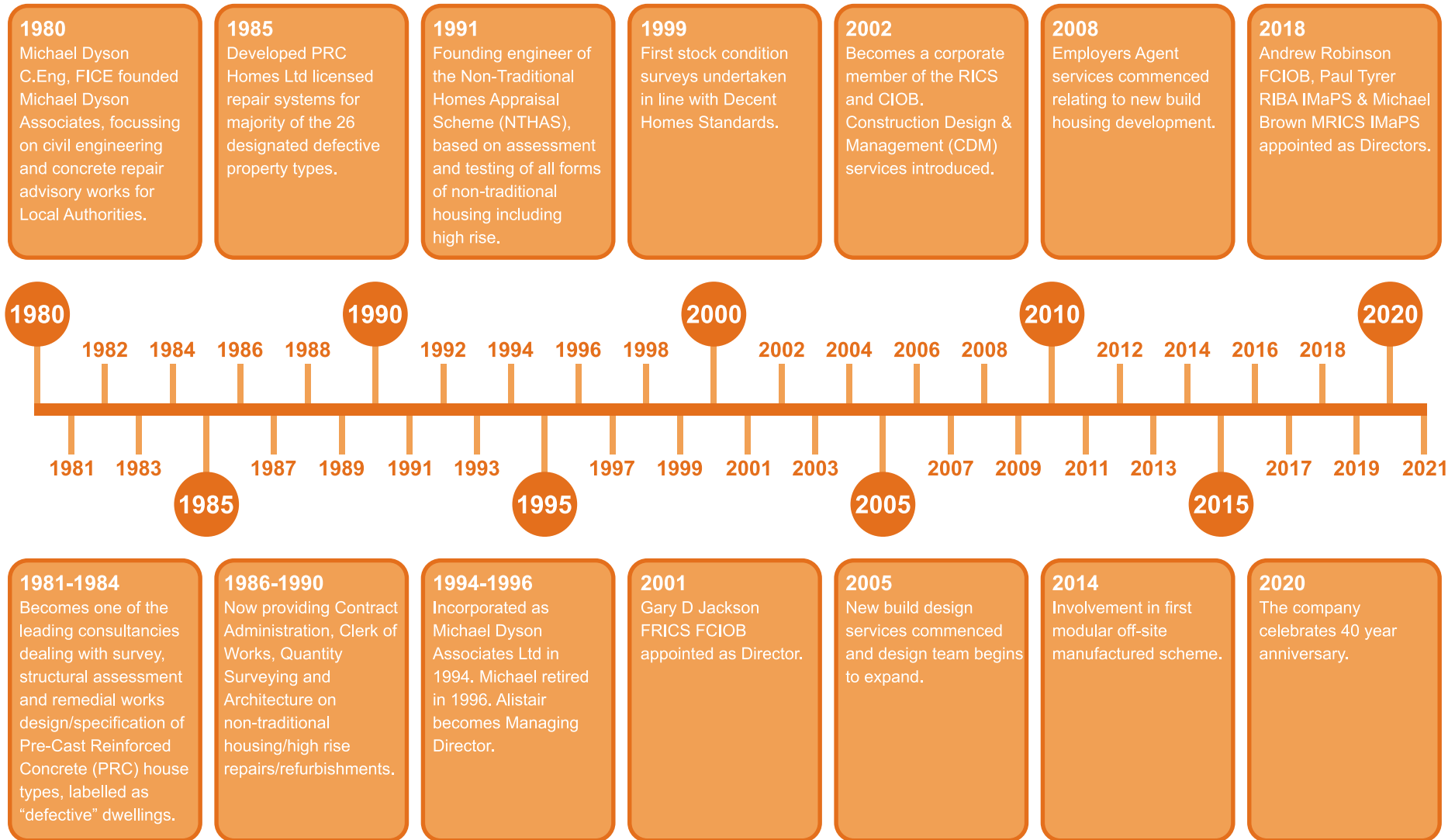
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“Our business is rooted in the long standing relationships we have created across the social housing sector and those we continue to create as we diversify into other sectors. Our staff are at the heart of our ethos and the key to our success. We are all passionate about the work we undertake and the values we hold; integrity, enthusiasm, openness, care, quality, safety, learning and performance. I am proud of what we have achieved over the last forty one years and, along with my fellow Directors, I look forward to maintaining our excellent service delivery standards into a long and successful future.”

Alistair M Dyson, Managing Director

Company Timeline





Michael Dyson Associates Ltd
celebrated its 40th year in business in 2020

A family run company, we have become a well established multi-disciplinary construction consultancy providing a comprehensive range of professional services to our clients.

In wishing to set ourselves apart from other service providers we have developed a culture of commercial transparency, innovation and excellence; we take great care in fully understanding the needs of our clients to ensure our service aligns with their expectations and enhances their business activities, whilst taking into consideration their social, economic and environmental responsibilities.

We are committed to continuing employee development, providing opportunities for both professional and personal growth.

We are corporate members of the RICS, CIOB and APS, a chartered architectural practice with RIBA and hold group membership of CIAT. We hold commercial membership of TPAS (Tenant Participation Advisory Service). Our business processes are aligned with our externally certified ISO 9001:2015 and ISO 14001:2015 compliant Integrated Management System, our SSIP certification and Constructionline Gold Member status; this ensures we provide our clients with the highest level of consistent, quality service, whilst managing safety, reducing our impact on the environment and fulfilling our corporate social responsibilities.

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Social Responsibility

Michael Dyson Associates Ltd understands the requirements of the Public Services (Social Value) Act and our responsibility to contribute to the economic, social and environmental well-being of the communities in which we work. We work closely with our clients to identify their social value priorities, considered alongside our own developed social responsibility programme, to ensure our services have a positive impact on the local community.



Our commitment to social value is demonstrated by initiatives including:

- Appointment of apprenticeships and young people on accredited training courses at our head office location
- Appointment of local Senior Project Manager to support our work in London and the South East
- Annual intake of at least 6 undergraduate positions from universities throughout the UK, providing accredited training and sponsorship opportunities
- Attendance at local careers fairs, university open days, providing lectures and careers advice at schools and universities
- Mentoring and financial support to our designated charity, Worth Unlimited, a charity and social enterprise providing youth clubs, food and learning related programmes to children and adults
- Supporting educational and charitable initiatives within the communities in which we work e.g. presentation to teenage girls regarding women in construction in Lewisham
- Assisting with local community projects including painting of community centres, donations to local food banks, homeless shelters, Christmas lunches and presents for disadvantaged families, laptops to encourage digital inclusion etc
- Operation of a charitable fund to support and sponsor our staff and clients in their own charity fundraisers; these have included 3 Peaks Challenge, Race for Life, Great North Run
- Training for our client teams to “upskill” in relation to our service provision e.g. HHSRS surveys, procurement activities etc
- Promoting sustainable procurement policies, engagement with local supply chains and social enterprises

Services

(click/tap to return to contents)



Architecture, Design & BIM

“Provided as a stand-alone service, or with the excellent support of other disciplines within Michael Dyson Associates Ltd on an integrated basis, our Architecture & Design team focus on achieving the real goal of any project: the realisation of our Client’s vision through economical, sustainable and progressive design.”

The design team at Michael Dyson Associates Ltd consists of a group of highly qualified professionals, including RIBA Chartered Architects, CIAT qualified Technologists, Chartered Structural Engineers and a BIM Manager, along with supporting assistants in each role. This breadth of skill and knowledge ensures assignment of the appropriate professional to every project to manage and deliver a successful outcome.

A RIBA Chartered Practice, we provide a full architectural and structural design service to meet our clients’ individual needs from project inception to completion including:

- Feasibility and Master-planning
- Option Studies
- Measured Building Surveys
- New Build and Refurbishment Design
- High Rise Refurbishment/Recladding Specialist
- Low/Zero Carbon Designs
- Modern Methods of Construction
- Landscape Design
- Structural Design
- BIM
- 3D Visualisations
- Consultation Events

Our design team keeps up to date with current legislation, regulation and innovation so that all our projects can both meet the demands of the brief and maximise the potential of any site to ensure our clients achieve the best value possible from their investments.



Asset Management

“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 an 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.

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

We undertake many types of activity all tailored to individual client requirements including:

- Stock Condition Surveys
- Structural Surveys
- Private House Condition Surveys
- Fire Risk Assessments
- Options Appraisals
- Strategic Asset Management & Business Planning Advice
- Data Validation
- Housing Quality Standards Surveys (Decent Homes, WHQS, SHQS)
- HHSRS Surveys
- Asbestos Surveys
- Building Surveying
- DDA Assessments
- Dilapidation Surveys
- Estate/Environmental Surveys
- Energy Performance Certificates
- Surveyor/System Training

Michael Dyson Associates Ltd has the expertise, experience and appetite for helping our landlord clients get the very best from their assets.



Principal Designer & CDM Advisor

“Michael Dyson Associates Ltd has always managed construction contracts with the utmost regard for health and safety; aligning our service with the requirements of the CDM Regulations. CDM 2015 is at the heart of our service provision; protecting our clients’ best interests whilst delivering safety in design, construction and maintenance.”

Our extensive design, construction and specialist engineering knowledge provides project delivery teams with comprehensive appreciation of health, safety and welfare for all forms of construction including high risk building projects; we lead to protect the best interests of others. We have CDM experience dating back to early 2000s, originally as Planning Supervisors, then as CDM Co-ordinators and more recently Principal Designers and CDM Advisors. We have the resources, internal knowledge sharing and competence to act as Principal Designer or CDM Advisor for new build, refurbishment and specialist projects. All staff members carrying out these duties are Incorporated Members of the Association for Project Safety (IMaPS). In addition we hold Corporate Membership of the Association for Project Safety and our systems have been certified by the APS as meeting Safety Schemes in Procurement (SSIP) requirements.

In driving forward agendas for project safety and accident reduction, we seek to impart our knowledge, experience and understanding to all members of the project delivery team; our ISO 9001/14001 certified integrated management system ensures that our processes and activities align with all Health and Safety Regulations and official guidance. We offer services to a wide variety of clients based on Principal Designer duties or enhanced CDM Advisor services with the aim of delivering efficient, economic, pragmatic yet robust health and safety outcomes.

We offer a cost-effective service whilst following all regulatory requirements adding value to the project for the benefit of clients, contractors and end users.



Employers Agent & Project Management

“Michael Dyson Associates Ltd has diverse project management experience from a variety of sectors. We are passionate about the control of risk and successful project delivery measured by the key performance indicators of cost, quality and time benchmarks.”

Our highly qualified and experienced team assist clients nationwide to set the parameters for best value and statutory compliance establishing the management tools and processes in support of new build, refurbishment and regeneration schemes. Since 1980, we have successfully delivered a wide range of projects using standard and bespoke forms of contract including the JCT, PPC and NEC suites. We are heavily involved in the delivery of schemes under various forms of Development Agreement including s106, Land & Build, Joint Ventures and the like.

Our team of Chartered Surveyors and experienced Project Managers appreciate the varying needs and requirements of our wide range of clients and adopt a flexible, client facing “hands-on” approach to delivery.

Our service provision typically includes:

- Employers Agent
- Contract Administrator
- Programme Manager
- Clerk of Works & Quality Manager
- Quantity Surveyor & Cost Control
- Partnering Advisor
- Key Performance Indicator Measurement, Reporting & Benchmarking
- Party Wall Act Formalities and Advice
- Resident Liaison
- Client Representation/Critical Friend
- Training Programmes
- Workshop Facilitation
- Risk Management

We have the knowledge and understanding to ensure our clients' projects are robustly and professionally controlled providing certainty and peace of mind.



Procurement

“Michael Dyson Associates Ltd procures over a hundred million pounds worth of construction related activities on behalf of our clients every year. Our objective is always to ensure statutory compliance, with the right product being secured for the right price, aligning with client objectives. Our overriding commitment is to ensure best value is provided.”

Procurement activity forms an intrinsic part of our service provision and using the vast experience of our RICS and CIOB qualified professional team we take a fundamental role in sourcing best value on projects ranging from basic landscaping type projects to large scale urban regeneration schemes. We have the management and technical systems in place to meet our clients' needs in an ever-changing marketplace, responding to demand efficiently and cost-effectively.

Our team is always committed to drill into the finer details in sourcing products and managing costs; this often involves close collaboration with suppliers to fully understand the true costs.

Our service provision typically includes:

- Partnering and Best Value Procurement Advisors
- Find a Tender Service (FATS) Compliant Procurement Processes
- Guidance on Selection of Procurement Routes and Contract Forms
- Statutory Procurement Rules Advice
- Cost Estimates and Budget Advice
- Tender Document Preparation and Management
- Independent Procurement Advisor, Evaluator & Adjudicator
- Cost Control

Our role is to guide and assist our clients through the procurement process, managing costs and ensuring confidence and certainty in statutory compliance.



High Rise

“Michael Dyson Associates Ltd has unrivalled experience of assessing the structural condition of domestic high rise blocks. Since 1999 we have been providing innovative and cost effective solutions to repair, maintain and expand the life of these structures and improving the thermal performance and aesthetics to the benefit of our clients and their residents.”

Our service includes supporting clients in assessing the structural resilience of both large panel systems (LPS) and concrete framed/masonry blocks against accidental loading and effecting interventions to minimise the risk of disproportionate collapse, this issue having come very much to the fore following the Grenfell tragedy in 2017 and subsequent advice from Government, not least the Building Safety Bill.

Our Structural Engineers and Technicians are skilled and experienced in establishing the construction details and condition of all types of high rise blocks. We take a managed risk approach to ensure we develop the most appropriate solutions to repair and improve high rise blocks in technical and financial terms; and we work closely with stakeholders to provide innovative and sustainable outcomes to improve the operational life, appearance and “street appeal” for this often unattractive element of our clients’ housing stock as well as satisfying increasingly stringent regulation and technically aware residents.

We provide many types of high rise assessment tailored to our clients’ individual needs, including:

- Construction Audits
- Structural Surveys
- Investigation & Reporting of Building Defects
- Concrete durability assessments
- LPS assessments relating to the potential for disproportionate collapse
- Solutions to achieve EWS1 certification
- Fire Risk Assessment
- Architectural Refurbishment/Cladding Design
- Structural design of repairs & improvements inc. calculations & drawings
- Abseil Surveys
- Condition Surveys
- Measured Surveys
- M&E Surveys
- Specialist Lift Surveys
- CCTV & Drainage Surveys
- Drone access investigations
- Option Appraisal



Non-Traditional Housing

“With forty years’ experience of assessing the condition and future repairing liabilities of all forms of non-traditional housing, we are recognised as the country’s leading expert. We have developed intrusive survey techniques which provide our clients with maximum information whilst ensuring minimum disturbance to customers’ homes.”

Our extensive involvement with PRC Homes and the Non-Traditional Homes Appraisal Scheme (NTHAS) has allowed us to build a strong team of qualified Structural Engineers, Building Surveyors and Technicians who, over the last forty years, have amassed unique experience in this specialist area.

We routinely undertake investigations and assessments to inform the present condition and predicted life expectancy of all non-traditional property types including costed options for the repair and maintenance of these often undervalued properties; this allows our clients to make informed decisions to meet the future repairing needs of this element of their housing stock, including giving them an ongoing underwritten assured life or even status as a mortgageable asset.

We provide many types of assessment, each tailored to the needs of our individual clients, including:

- Option Appraisal
- Structural Surveys
- Investigation & Reporting of Building Defects
- PRC Homes Licensed Repair Schemes
- NTHAS Assessments and Repair Schemes
- Foundation & Geotechnical Investigations
- Design Calculations
- Assured Life and Mortgageable Repair Solutions
- Costed Repair Solutions
- Thermal Assessments & Imagery

Michael Dyson Associates Ltd has the necessary ability and experience to help our clients plan effectively for the maintenance and improvement of their non-traditional housing assets.



Structural Engineering

“With forty years’ experience providing structural services, we provide our clients with maximum relevant information whilst ensuring minimum disturbance to both our clients and their customers.”

We provide a variety of Structural Engineering and related services, each tailored to the needs of our clients, including:

- Structural Surveys
- Structural Calculations and Design
- Investigation & Reporting of Building Defects
- Non-traditional domestic construction
- PRC Homes and NTHAS Licensed Repair Schemes
- Assessments of high rise blocks including large panel systems (LPS)
- Option Appraisal of Structural Solutions
- Foundation & Geotechnical Investigations
- Highways, Drainage and Infrastructure Design

We have established a strong portfolio working with housing sector clients including local authorities, housing associations, contractors and developers as well as private sector clients; we provide a collaborative approach capitalising on our in-house multi-disciplinary team which includes Architects, Building and Quantity Surveyors to add depth to our Structural Engineering service.

We benefit from a strong team of qualified Structural Engineers, Chartered Building Surveyors and Technicians who have amassed experience and expertise in providing clients with costed options for new build schemes and the repair and maintenance of low, medium and high rise properties, based upon models and site investigations. Our services include designing infrastructure including roads, drains, culverts, retaining walls and ancillary structures.



Modular Solutions

“With significant design development & specification experience of off-site manufactured build systems, Michael Dyson Associates Ltd continues to seek innovation which provides cost, quality, programme and Health and Safety benefits for our clients.”

Modular build systems are a natural progression of our commitment to best practice and best value; we test system benefits against real time client requirements and site specific restrictions. We have modelled the benefits of major modular build systems against the most recent innovation processes and continue to maximise improvements whilst protecting our clients from risks.

Our service activities relating to housing developments using off-site manufactured timber or steel framed modular construction systems include:

- Site Specific Appraisals
- Architectural Design
- Employers Agent
- Technical Advice
- Cost Viability
- Performance Feasibility
- Procurement

By striving to maintain our status as market leaders within the sector, we employ continuous improvement processes which maximise the benefits of modular construction and off-site manufacture for both new build and repair systems; these benefits are immediately transferable to housing providers nationwide.



Zero Carbon Solutions

“Michael Dyson Associates Ltd is committed to working with our clients to meet their net zero carbon targets, whilst considering safety, cost, programme and quality requirements.”

Our multi-disciplinary service provision has been developed to ensure the homes we design and deliver, whether through retrofitting or new build, are sustainable and maximise the performance of buildings, as well as having the flexibility for future use and to meet emerging standards.

Our services include:

- Client awareness/training
- Support with grant funding applications
- Energy surveys including Energy Performance Certificates (EPC) and SAP assessments
- Stock assessment, data analysis and archotyping
- Advice and identification of opportunities to improve EPC/SAP ratings, reduce carbon emissions & provide fuel bill savings through refurbishment
- Retrofit Designer
- Retrofit Coordinator
- Retrofit Assessor
- Sustainable design for new build housing
- Contract administration
- Quantity surveying
- Project management
- Procurement
- Post occupancy evaluations and monitoring

Projects

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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.



Broadacres Housing Association

Design Services – Rural Exception Site, Huby

SERVICES PROVIDED

- Architectural Design RIBA 0-3+
- Novated Design Services RIBA 4-6



We were appointed via Broadacres consultants framework to consider a site with a previous failed planning application in Huby. We carried out a feasibility study to ascertain viability based on a rural exception site resulting in a design to provide 12 new homes. Broadacres purchased the land and our services were retained to complete design services up to submission of planning application.

Due to the previous failed application, by others, and the requirement to service local social housing needs we facilitated various design meetings with the client and held pre application meetings with the local planning department resulting in designs to introduce 8 x 2 bed 4 person houses and 4 x 3 bed 5 person houses, along with 2 parking spaces per property and 4 visitor spaces. The designs reflected properties in the surrounding Huby village area in scale and materiality. A new access road was proposed to highways adoptable standards.

The proposed site was off gas and Broadacres design criteria required an energy efficient site without dependence on fossil fuels, therefore our designs were based on high efficiency fabric first approach with air source heat pumps to meet a minimum SAP level A output.

Following planning permission we developed our drawings to enable the procurement of a contractor and our services were novated RIBA 4-7 to the successful contractor, Esh.

Cherwell District Council

Design Services – Mixed Tenure Site, Banbury

SERVICES PROVIDED

- Architectural Design RIBA 0-7
- Principal Designer



Our design team were appointed to provide architectural services to deliver new homes on the site of a former public house. Feasibility options were produced and pre-application advice sought leading to development of 7x2 bed houses, 6x1 bed flats and 1x3 bed house, along with 26 parking spaces.

Our service continued with production of planning application package specifications to support the procurement of a contractor and construction drawings to meet building regulation requirements, attending regular progress meetings and design inspections during construction.

The scheme has been nominated in the Inside Housing 2021 Best Affordable Housing Development under £5m category and featured on BBC television as demonstration of a scheme with high levels of resident satisfaction.

Connexus

Warmer Homes Programme

SERVICES PROVIDED

- Lead Consultant
- Architectural Design
- Project Management
- Contractor Procurement
- Quantity Surveying
- Contract Administration
- Measured Surveys



Procured through the Bloom framework this project, which has been awarded ERDF funding through the Warmer Homes programme, relates to energy efficient upgrade works to 112 houses (approx. 45 variants) spread across numerous rural addresses in Shropshire and Herefordshire.

The works will be delivered to the Enerphit standard and the Passive House Planning Package route. Our designs have therefore included for:

- Improvements to air tightness via parge coat to external walls and membranes at interfaces
- EWI mineral wool insulation (220-250mm thick)
- New triple glazed windows
- New heating system (high efficiency electric)
- New mechanical ventilation (continuous background)

Ancillary works will include:

- Roof extensions
- Relocation of Meter boxes
- EWI taken below ground (Below the DPC)
- Rainwater relocated to external face

The project will be delivered under a D&B contract.

Hertsmere Borough Council

Design Services – Residential Development on Former Police Station Site

SERVICES PROVIDED

- Architectural Design RIBA 0-3+



Our Design Team was appointed to deliver concept designs leading to an outline planning approval application for the development of this site situated on the Elstree Way Corridor in Borehamwood. The design would be heavily influenced by the Council's Elstree Way Corridor Area Local Plan & Design Guides as well as the context of the immediate surrounding area.

We produced concept massing models for early discussions with planners leading to design proposals that achieved planning permission for 97 apartments, consisting of predominantly 1 & 2 bedroom apartments to meet local demand and 1 x 3 bed apartment, all housed within 2 new apartment blocks of 7 & 8 storeys in height, for a mix of affordable and market rent. Energy efficiency considerations were an important factor in design development & specific sustainable design features have been incorporated to align with local social, environmental and economic objectives.

These include:

- Installation of green roofs for rainwater recycling and to reduce rainwater run off times
- Electric charging points to encourage the use of electric vehicles
- Photovoltaic panels on the roof of one of the blocks
- Introduction of cycle storage areas, car club parking spaces and reduced overall parking to encourage use of public transport.
- Landscaped amenity space has been incorporated around the site, as well as a roof top garden on one of the blocks with screening, seating and a range of planters.

Kirklees MBC

Retrofit Pilot Scheme

SERVICES PROVIDED

- Architectural Design RIBA 0-7
- Principal Designer
- Retrofit Co-Ordinator
- Thermographic Surveys
- EPC's
- Air Tests



We were appointed to provide multi-disciplinary lead designer services for the retrofitting of 8 houses seen as a flagship pilot scheme by Kirklees Council. The aim is to create a Kirklees standard, to allow a programme of retrofitting to their current portfolio of properties (approx 3,500), tackling fuel poverty by making the existing properties more thermally efficient with a fabric first approach.

Our designs include the following measures for incorporation:

- Removal of cold bridges – existing chimneys being removed to the underside of the roof.
- Upgrade thermal envelope
- EWI applied to all elevations with a render finish
- Triple glazing
- High performance doors to give a better U value
- Solar PV panels
- Enhanced insulation:- Within the roof space we are introducing additional insulation to ensure that any cold spots or paths are minimised to ensure as much heat is kept in the house as possible.

Lewisham Homes / United Living

Replacement Cladding – Tower Blocks at Hatfield Close & Gerrard House

SERVICES PROVIDED

- Architectural Services RIBA 2-7
- 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.

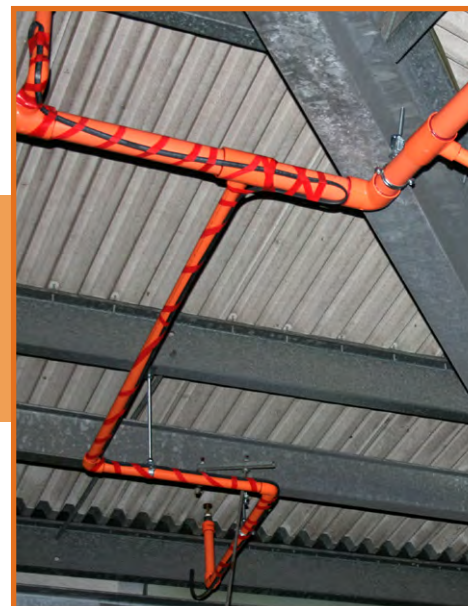


North Lanarkshire Council

Sprinkler Installations at Birkshaw Tower

SERVICES PROVIDED

- Employers Agent / Project Management
- Procurement
- Quantity Surveying
- CDM Advisor / Principal Designer



The project comprised of the design, supply, installation, testing and commissioning of a category 3 pump and tank fed sprinkler system. The scheme also included the installation of fire alarms to all domestic properties and communal areas in line with BS9251, BS5839-1 and BS5839-6. This was the first sprinkler installation project the Council had undertaken and was regarded as their pilot for future installations to their high-rise stock.

The block was constructed in 1970 and a large quantity of asbestos had been identified which had the potential to become a health & safety issue, hindering the works progress. During the pre-construction phase, we worked together with the Council's asbestos team and Vipond Fire Protection Limited (VFPL), to discuss the implications the asbestos would have on the project. It was agreed at an early stage that refurbishment & demolition asbestos surveys would need to be undertaken by VFPL along with subsequent asbestos removal in order to facilitate the safe installation of the sprinkler system.

During the project there was a significant change to Scottish Legislation in relation to fire and smoke alarms within domestic properties. To ensure the Council was compliant with the new fire and smoke alarms legislation, we took a proactive approach in negotiating with the project team to ensure compliance was achieved and the works were future-proofed as far as possible. We continue to work with North Lanarkshire Council on the roll out of sprinklers to a further 44 high rise blocks.

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.

Sanctuary Housing Group

Housing Developments, Essex

SERVICES PROVIDED

- Employers Agent
- Quantity Surveying



As nr 1 ranked Employers Agent in the South East Region of the Sanctuary framework, we were appointed to provide Employers Agent and QS services for the delivery of homes across 3 separate mixed tenure developments in Essex.

- 68 New homes at Tokely Road, Frating, Tendring
- 150 new homes at Conrad Road Whitham
- 120 new homes at Barrow Hall Road, Great Wakering

The schemes would deliver a mixture of homes for affordable rent, shared ownership and market sale using a range of Sanctuary standard house types. We worked closely with the appointed contractor and the Sanctuary sales team to agree suitable programmes of works delivered in phases. The first phases focused on a selection of homes for market sale, including the show home, to provide early revenue to the client, with affordable tenures in the next phases and leaving the remaining market sale properties until the later phases allowing more time for the sales team to market the properties.

Silva Homes

Refurbishment / Remodelling of Iveagh Court

SERVICES PROVIDED

- Costed Option Appraisals
- Architectural Design RIBA 0-3
- Novated Design Services RIBA 4-7
- Contract Administration
- Quantity Surveying



Iveagh Court is a residential complex constructed in 1978. A five storey L shaped building with undercroft car parking and 114 flats accommodated in four levels. We identified a number of issues with the building through a detailed building study, relating to lack of insulation, poor ventilation and drainage, structural defects and generally poor design. Our designs would look at the building as a whole and seek to improve the technical performance, aesthetic qualities and habitable standards.

Resultant works agreed included:

- New balcony solution
- New rainwater collection system to balconies
- Remedial structural works
- New windows and doors
- External wall insulation and insulation to exposed roofs and soffits
- New build communal core to the corner of connecting wings
- New communal entrance steps
- Refurbishment of main roof
- New entry control system
- Aesthetic upgrade

Our Contract Administration team were subsequently appointed to assist with contractor procurement through the SEC framework and manage the contract through to completion on site, with our design team novated to the successful contractor.



Sovini Group (One Vision Housing)

Design Services – Pensby, The Wirral

SERVICES PROVIDED

- Architectural Design RIBA 0-3+
- Novated Design Services RIBA 4-6



We were appointed via the JV North Framework to design new homes on the site of a redundant playing fields in Pensby, The Wirral.

We provided a number of different design options to assess the maximum density of units to inform the viability process and managed further investigations to deal with a number of site abnormalities.

In line with client tenure requirements and the use of client standard house types, we ultimately delivered a design that would provide 35 homes including bungalows, 2 & 3 bed houses on the site for a mix of affordable rent, shared ownership and rent to buy. Energy efficiencies were designed on a fabric first approach that surpasses the minimum target emission rates. The scheme achieved planning submission and the construction phase was delivered by the client's own contractor Carroll Build, with our design services novated.

We have also prepared site layout plans for delivery of a further 24 homes on this site through the proposed purchase of the adjoining children's centre.

Stockport Homes

New Build Modular Housing Development, Stockport

SERVICES PROVIDED

- Employers Agent including Quantity Surveying
- Principal Designer
- Quality Inspections / Management



Following a competitive tender process, Michael Dyson Associates Ltd was appointed to provide Employers Agent services to Stockport Homes on an affordable housing development consisting of 14 new dwellings for affordable rent on a site located at the rear of a Public House at Adswold Road, Cheadle.

The house types include:

- 4 x 3-bed 5-person houses
- 10 x 2-bed 4-person houses

Due to cost viability issues, we worked with Stockport Homes and the developer Bowsall to consider alternative build methods. We carried out a design review and cost analysis to produce a value for money report comparing traditional construction methods to a modular system. Our assessment showed that on this site the modular build method was actually less expensive in overall terms, reduced the programme by six months and was therefore more favourable by providing greater value for money. All 14 properties were subsequently built using a modular construction timber frame system produced off-site.

The scheme was named as a finalist in two prestigious national awards - Inside Housing Development Awards "Modular Development of the Year" and 24 Housing "Affordable Housing Scheme of the Year".

Thirteen Housing Group

Timber Frame Housing, Middlesbrough

SERVICES PROVIDED

- Employers Agent
- Quantity Surveying



This project would see delivery of 92 new build homes for affordable tenures including affordable rent, shared ownership and rent to buy, with a mix of 2-bed bungalows and 2,3 and 4 bed town houses to suit the client's tenant profile.

The Scheme design consists of timber framed construction with brick and render external walls with elements of ship lap cladding.

The project was envisaged to be delivered within a 19-month construction programme, in two phases with 28 units in the first phase and 64 in the second.

The contractor was to be appointed via the client's contractor framework. We worked with the client to produce a full set of tender documents and carry out reviews of tender returns, providing a comprehensive tender report complete with our recommendations.

Issues relating to statutory services alongside Covid disruption resulted in delays to the contract. Collaborative working with the client and the contractor ensured that the project was successfully delivered under budget, to a high-quality standard and with minimal programme overrun due to an agreed phasing of handovers between all parties.

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

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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. The logos are interactive; simply click/tap.



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