Michael Dyson
associates ltd

Capability Statement

High-Rise & Cladding Remediation Work

Introduction & Competence

"Michael Dyson Associates Ltd is committed to adhering to the principles of the Building Safety Act, ensuring the safety of our clients' housing stock through the provision of robust survey, design and project management services."

With over 40 years' experience providing professional services to the construction industry, and the operation of a thorough training, research and development programme, we have developed a comprehensive understanding of building regulations, fire safety protocols, construction management and design practices, particularly the changes following the introduction of the Building Safety Regulator in October 2023.

We are a chartered surveying organisation regulated by the RICS, a chartered building consultancy registered with the CIOB and a chartered architectural practice with the RIBA, as well as holding corporate and individual memberships of the Association for Project Safety (SSIP accredited), and group body corporate status with the CIAT; we also hold ISO 9001:2015 and ISO14001:2015 accreditation and Constructionline Gold Level Membership.

Our staff all hold individual qualifications relevant to their role and can demonstrate a commitment to continuous professional development. We ensure they remain updated with the latest industry trends/innovation, attend regular relevant CPD/training programmes and engage in ongoing learning, enhancing their knowledge and skills.

We have developed an enviable reputation throughout the UK as one of the leading consultancies dealing with the structural assessment, design and management of remedial works programmes for all types of low, medium and high-rise (high risk) blocks including those of Large Panel System (LPS) Construction. Through our multi-disciplinary service provision we have conducted thorough surveys, inspections/investigations, identified hazards and implemented effective design/risk mitigation strategies to enhance the safety of buildings and their occupants, as well as the surrounding environment/communities.

Our ability to effectively communicate and collaborate with project stakeholders, including fellow consultants, principal contractors, residents and regulatory authorities, is instrumental in ensuring the successful implementation of building safety measures. We seek to identify risk and determine the most appropriate solution to repair, reclad and improve the blocks, working closely with all stakeholders to provide cost effective, innovative and sustainable solutions whilst prioritising safety.

We are dedicated to upholding the principles of the Building Safety Act and promoting a culture of safety. To this end our ISO and SSIP certified procedures have been adapted to ensure compliance with the competence requirements of PAS8671:2022 and capturing building and fire safety regulatory requirements; thereby providing us with the knowledge and tools to navigate the complexities of the Building Safety Act and provide expert guidance to ensure compliance and mitigate risks. We are also a Registered Signatory of the Building a Safer Future charter.

Key People

Alistair Dyson

MANAGING DIRECTOR

Alistair is known for his determination and enthusiasm for ensuring that projects are achieved in line with our clients regulatory and statutory obligations. Following the issue of the Hackitt report, and the subsequent implementation of the Building Safety Act, he has been the driving force behind a progarmme of Director level workshops to ensure a full understanding of the impact of the Act on our service provision. 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.

Paul Tyrer RIBA IMAPS

DIRECTOR - DESIGN

Paul is a chartered architect responsible for managing a professional team of architects and technologists. During his 16 years' post qualification experience he has gained significant experience working through all RIBA work stages on housing projects of varying size and value. He has developed expertise in design specifically associated with the remediation of high risk buildings. Recently, he has been instrumental in the implementation of new procedures linked to the requirements of the Building Safety Act, and ensuring competence in delivering the associated Principal Designer role in line with the requirements of PAS8671:2022.

Michael Brown MRICS IMAPS

DIRECTOR - CONTRACT

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. A skilled workshop facilitator, he has led teams on many largescale 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 building safety requirements.

Andrew Robinson FCIOB

DIRECTOR - ASSET MANAGEMENT

Andrew has 30 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. Andy has helped guide and advise many clients through the required processes to achieve success with their projects and manage their property portfolios. Recently his focus has been on delivering structural investigations to inform our clients' building safety cases in line with the Building Safety Act.

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 and aligned with the requirements of the building safety act:

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 including energy modelling
Concept design proposals
Budget cost estimates
Develop procurement strategy
Pre-application discussions
Building safety survey and reports
Assistance with building safety case report
RIBA 3 - 4
Pre-construction CDM Principal Designer duties
Liaison with Fire & Façade Engineers
Organising fire strategy (Gateway 1)
Develop design proposals and specifications
Resident engagement & planning consultations
Prepare planning drawings and submit planning application
Pre-tender budget cost estimates
Prepare work packages and procurement documentation
Evaluation of contractors' tender submissions
Prepare & submit tender report
Building Regulations Principal Designer (Gateway 2)
Prepare & submit building regulation application
Complete SAP calculations
RIBA 5-7
Construction phase CDM Advisor / Principal Designer duties
Building Regulations Principal Designer (Gateway 2 & 3)
Produce construction drawings
Discharge of planning & building control conditions
Provide contract administration services
Organise and chair progress meetings
Undertake valuations and issue relevant certificates
Site visits to confirm construction is in-line with statutory requirements
Clerk of Works duties
Produce final construction issue drawings
Management of handover & defects inspections
Management of statutory requirements

Lewisham Homes / United Living

Replacement Cladding at Hatfield Close & Gerrard House

SERVICES PROVIDED

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

NBCA NATIONAL BUILDING & CONSTRUCTION AWARDS 2021
OVERALL GOLD WINNER

Following the Grenfell tower disaster in June 2017, Lewisham Homes (LH) 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. LH took the immediate decision to strip the existing cladding as emergency works. As project partners, we as Lead Consultant and United Living as Principal Contractor, 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, 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.

Walsall Housing Group

Structural Investigation to High-Rise Blocks

SERVICES PROVIDED

- Structural Surveys & Engineering

We were appointed by Walsall Housing Group (WHG) to undertake a two-stage structural assessment of 16 high-rise blocks in Walsall.

WHG required information on the structural components/build-up of each of the blocks as part of the Building Safety Case requirement for registering their high-risk blocks with the Building Safety Regulator.

The survey objectives were to undertake the assessment in two stages as follows:

- Stage 1 - Initial impressionistic assessment and construction audit.
- Stage 2 - Structural assessment.

The overall general construction of the blocks was identified to be in satisfactory condition, with some of the blocks having previous repairs undertaken including external wall insulation applied to external elevations and new roof coverings.

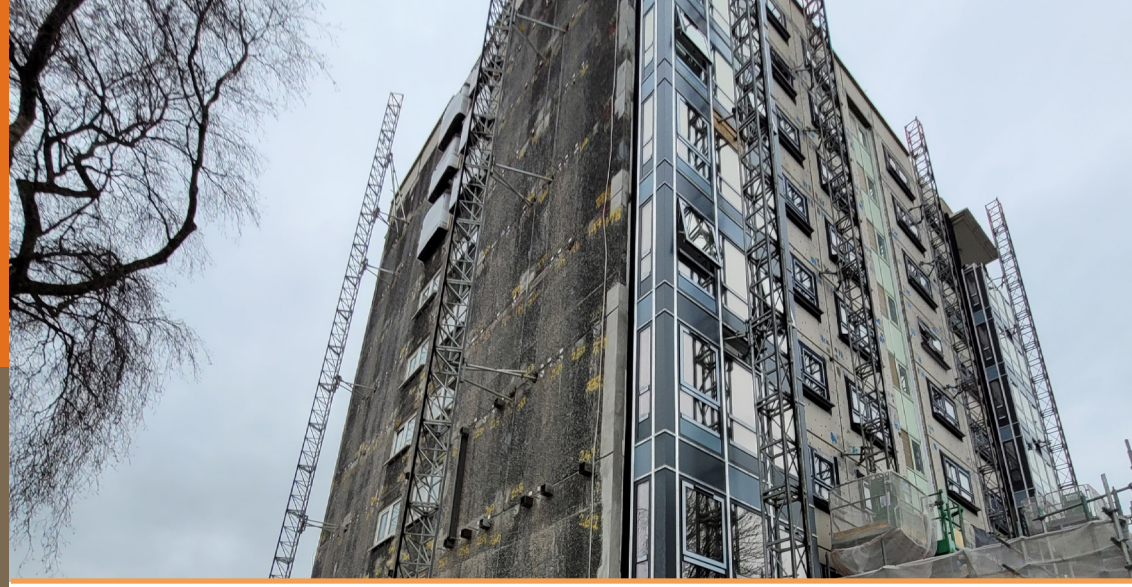
Upon completion of the survey a report was produced which provided the information WHG required for their Building Safety Case and provided recommendations for proceeding with the stage 2 investigation. Also during the stage 1 investigation, 11 blocks were identifed as having cantilever balconies;we noted the risks associated with these and offered up an additional inspection to assess the overall condition of the balconies including inspecting the reinforcement within. WHG deemed the balconies a priority and we have since been commisoned to udertake further assessments to the cantilever baclonies on the 11 blocks.

Equans / Birmingham CC

External Refurbishment of Sorrel House Tower Block

SERVICES PROVIDED

- Lead Designer / Architect
- Bim Co-ordinator
- Measured Survey



We are working alongside Equans (Contractor), and Curtins (Structural Engineers) to carry out the structural repairs to Sorrel House tower block, a Large Panel System (LPS) building for Birmingham CC (BCC).

MDA was appointed to act as the Lead Designer and Architect on the project.

As part of the works, BCC wanted the envelope to be thermally upgraded by replacing windows and doors alongside a new EWI system which would be fully compliant with the new fire regulations.

The core objectives of the scheme are to stop the disproportionate collapse of the building in the case of an explosion, whilst simultaneously reducing the energy consumption for the occupants.

Throughout the design phase of the project, we worked closely with Curtins, as well as the EWI installer Gaffney and Guinan, and the roofing installer Central Roofing, to ensure that a robust solution was delivered.

Equans required a clearly defined responsibility matrix to ensure that if there are any issues with workmanship in the future, whoever was responsible could be identified.

Several proposals were considered for the interfaces between the different contractors, and over a series of workshops a design was finalised.

Greater Manchester Landlords

Structural Surveys Supporting Building Safety Case Reports

SERVICES PROVIDED

- Structural Surveys & Engineering Services

Following a competitive tender via Procure Plus, we were appointed to undertake visual structural surveys to 26 Higher Risk Buildings (HRBs) to inform the production of Building Safety Case Reports (BSCR) consistent with the requirements of the Building Regulator under the auspices of the Building Safety Act (BSA).

The survey objectives were as follows:

- Desktop review of existing information.
- Site visit to inspect common areas, roof space, plant rooms, comms rooms and the like, a minimum of 3 flats internally.
- The production of a report to confirm key structural elements, materials & building stability consistent with current guidance on completing a BSCR.

As part of the setting up process Procure Plus and the four clients agreed a survey format, produced by ourselves, which required Chartered Engineers to inspect and gather the data necessary to complete a BSCR.

Following completion of the survey process, Executive Summaries were provided for each report to enable ‘at a glance’ assimilation of key information.

The majority of the blocks pre-dated the 1972 and 1965 Building Regulations, which meant the design standards were not compatible with either current Building Regulations or the requirements of the BSA. In conjuction with the clients, a ‘red amber green’ system was agreed in order to prioritise the recommencations from the report, particularly those relating to potential component failure and the immediate requirements of the BSR.

Luton Borough Council

External Refurbishment of Eight High-Rise Blocks


Taken by Equans

SERVICES PROVIDED

- Technical Advisor / Technical Audits
- Employers Agent
- Quantity Surveying
- Clerk of Works
- CDM Principal Designer

UNLOCK NET ZERO LIVE AWARDS
27 June, Housing 2023, Manchester Central
WINNER


Taken by Equans

Alongside contractor Equans, we were originally involved in LBC's pilot scheme to carry out energy efficient refurbishment of 2 high-rise blocks part funded through the ERDF. Following a competitive tender process through the Fusion 21 Framework, Equans successfully secured works to a further 6 blocks; the last four blocks provisionally awarded to Equans subject to them meeting agreed KPIs linked to cost, programme, H&S, resident complaints and resident satisfaction on the first two blocks.

LBC's core objectives were to enable households to reduce energy consumption and utility bills, thus tackling fuel poverty, whilst reducing carbon emissions, improving the overall aesthetics, thermal comfort, health & wellbeing, and supporting the green economy. A whole site approach was adopted to energy reduction measures, with external insulation, internal heat exchange systems, LED bulbs, communal PV to roofs and tesla power wall battery storage installed. Additionally, an innovative method of offsite manufacture of the external insulated cladding system, followed by fast onsite installation, was adopted.

Given the scale/multitude of objectives, collaboration was essential in achieving successful outcomes, delivering the project within budget and 6 months ahead of time, tackling fuel poverty and receiving highly positive resident feedback. The whole project delivered the transformation of 8 high-rise residential blocks, through a cost-effective, reliable solution; improving fabric, and core building services performance, followed by whole house energy solutions, successfully resulting in making 736 homes more energy efficient, and safer. The success of our collaboration can be evidenced by our win at the Net Zero Awards: Collaboration of theYear – Home Upgrades.

Equans / Leeds City Council

Retrofit Works to High-Rise Blocks

SERVICES PROVIDED

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

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.

A key project consideration was the revised ventilation strategy to the properties. 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.

Wolverhampton Homes / United Living

Heath Town Estate Refurbishment

SERVICES PROVIDED

- Architecture
- Structural Engineering
- Cost Consultant
- Principal Designer (CDM)

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

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

bloom accredited supplier

EEM Efficiency East Midlands Ltd

LONDON CONSTRUCTION PROGRAMME

EN PROCURE EFFICIENCY NORTH CONSULTANCY FRAMEWORK WORKING TOGETHER

WEST WORKS Procurement Limited

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