

Councillor Andy Baker
Portfolio Holder for Housing and Planning

BY EMAIL

14 October 2025

Assistant director: Building & Public Realm
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Tel: (01255) 686933
Email: awhite@tendringdc.gov.uk

Our Ref: AW/Lifespan
Please ask for: Andy White

Dear Councillor Baker

Consultation in Relation to Proposed Officer Decision: Procurement of Additional Stock Condition Data and Services.

I write to consult you in respect of a proposed officer decision to procure an additional energy efficiency information as part of condition surveys of the housing stock and also to engage data specialists to input data into the database system

As a social landlord we need to improve our data retention and practical retrievability in order to address a range of issues including:

1. meeting the new regulatory regime following the Hackett review,
2. other matters following the Grenfell fire incident,
3. claims numbers,
4. the death of Awaab Ishak in Rochdale and
5. need to address climate change.

The new regulatory framework comes into force on 01 April 2024 and we need to be able to demonstrate a better understanding of the condition of our housing stock.

Regardless of these external factors, the Council has always been committed to providing good quality housing so it is important we have a robust grasp of the condition of our stock which requires an up to date survey to be undertaken.

The Council uses a database called Lifespan provided by Property Tectonics Limited. Property Tectonics also completed early phases of stock surveys amounting to almost 25% of the stock under a framework agreement. Following a competitive procurement process Micheal Dyson Associates were appointed to carry out surveys of the remaining stock in three phases. The first two of these phases are under way with a potential decision to bring forward the final phase depending on budget availability.

The contract with Michael Dyson Associates does not include the collection of details for Reduced Data Standard Assessment Procedure, the basis of Energy Efficiency Ratings or for the inputting of the survey findings into Lifespan. The data is important for future programming of energy efficiency and carbon reduction measures as well as for stock assessment.

The team has obtained a quotation from Michael Dyson associates to collect the additional energy efficiency information at an additional cost of £22.80 per property as survey work proceeds. The team has also obtained a quotation from Property Tectonics to transfer all of the data into Lifespans at a cost of £2,500.

Alternative options would be to forego the energy efficiency information or to engage a separate firm to survey the stock independently. The first of these options would limit the ability to accurately programme future works and the second is likely to prove costly and involve our tenants in further appointments and inconvenience. As an alternative to engaging assistance with the data handling a team member could be set the task of inputting the data: but, without the specialist knowledge of the system manufacturer, this is likely to be a laborious task that detracts from other service priorities.

The current phases of surveys have been ongoing for some weeks and therefore the additional cost applies only to future surveys in these phases, around 750 properties. Funding for this exists within the revenue budget for Energy Efficiency certificates, subject to a minor budget movement which I agreed with Finance colleagues under delegate arrangements. Funding for the data handling is available within the existing revenue budget for the surveys.

Energy data in respect of properties already otherwise surveyed can be extrapolated from already existing data and from the properties in these phases yet to be surveyed.

Accordingly I propose to issue instructions to Michael Dyson Associates to collect energy efficiency data in remaining properties to be surveyed in the current phases of the stock condition survey and to issue instructions to Property Tectonics to transfer all of the stock condition survey data collected into Lifespans in order to facilitate effective use. If you concur, can I ask that you sign and return the attached pro-forma to me. If you have any questions or other comments please do not hesitate to contact me.

Yours sincerely

A White

Andy White
Assistant Director Building & Public Realm

Assistant director: Building & Public Realm
BY EMAIL (awhite@tendringdc.gov.uk)

Tendring
District Council



As signed October 2025

Consultation in Relation to Proposed Officer Decision: Procurement of Additional Stock Condition Data and Services.

I refer to your letter dated 14 October March 2025 concerning the action you propose to take under the powers delegated to you in respect of your proposed decision to:

- issue instructions to Michael Dyson Associates to collect energy efficiency data in remaining properties to be surveyed in the current phases of the stock condition survey, and to;
- issue instructions to Property Tectonics to transfer all of the stock condition survey data collected into Lifespans in order to facilitate effective use.

I CONCUR/DO NOT Concur with the actions you propose.

Additional comments (if any)

Authorised by the Portfolio Holder 16 October 2025.

Councillor Andy Baker - Portfolio Holder for Housing and Planning