

Councillor Andy Baker
Portfolio Holder for Housing and Planning

BY EMAIL

30 January 2026

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: Additional Stock Condition Data Services.

I write to consult you in respect of a proposed officer decision to order additional data specialist works 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 last of these phases is currently under way.

In October 2025 I published a decision, with your concurrence, engage Property Tectonics to transfer all of the data into Lifespans at a cost of £2,500. Since that decision the team has obtained a revised quotation from Property Tectonics to include survey data gained in relation to the third tranche of dwellings and for the blocks which, contrary to my earlier letter, were not included in the original quotation, in the sum of £4,000.

Alternative options would be to:

- set the task of inputting the data to a team member – not proposed - without the specialist knowledge of the system manufacturer, this is likely to be a laborious task that detracts from other service priorities.
- Seek to recruit an additional staff member for a fixed period – not proposed- likely to be time consuming and more costly.
- Seek to procure other external assistance – not proposed - without the specialist knowledge of the system manufacturer it is unlikely that this will prove to be successful.
- Retain the Stock data in the form provided by the surveyors – not proposed – would fragment the data and reduce handing and retrieval ability.
- Seek an inputting system for the data from the Council's IT Team – not proposed – The team is assisting with data matching and other services in a number of areas and the use of Property Tectonics in the short term allows the IT team longer to develop techniques to focus on other areas of data handling.

Funding for the data handling is available within the existing revenue budget for the surveys.

Accordingly I propose to issue instructions to Property Tectonics to transfer all of the stock condition survey data collected into Lifespans including the additional data as their revised quotation. 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 January 2026

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

I refer to your letter dated 30 January 2026 concerning the action you propose to take under the powers delegated to you in respect of your proposed decision to: issue instructions to Property Tectonics to transfer all of the stock condition survey data collected into Lifespans including the additional data as their revised quotation.

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

Additional comments (if any)

Original Authorised by the Portfolio Holder 30 January 2026.