

# Lifespan EPC Roll-Up & Intelligent Desktop Reports



*Turn Existing RdSAP Data into  
Asset Intelligence*

**Better Data. Stronger Insight. Smarter Investment Decisions.**

Most housing providers already hold valuable EPC data across their portfolio. The challenge is that this information often sits in isolation and is not being fully utilised to support asset management, retrofit planning, investment decisions, or compliance activities.

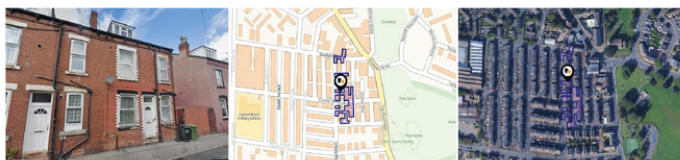
The Lifespan EPC Roll-Up service transforms existing EPC data into structured housing asset intelligence, significantly enriching your Lifespan dataset while providing immediate access to powerful property and portfolio insights.

Unlike traditional survey programmes, the Lifespan Roll-Up approach delivers portfolio-wide intelligence quickly and cost-effectively, creating a stronger foundation for future asset management and investment decisions.

## A Smarter Alternative to Traditional Surveys

A typical surveyor-led EPC assessment can cost around £60 per property. For a housing provider managing 18,000 properties, that represents an investment of approximately £1,080,000 million.

### Property Overview



#### Property

|                        |                                         |         |          |
|------------------------|-----------------------------------------|---------|----------|
| Type:                  | Terraced                                | Tenure: | Freehold |
| Bedrooms:              | 2                                       |         |          |
| TUFA(GIA):             | 656 ft <sup>2</sup> / 61 m <sup>2</sup> |         |          |
| Plot Area:             | 0.58 acres                              |         |          |
| Year Built :           | 1900-1929                               |         |          |
| Council Tax :          | Band A                                  |         |          |
| Annual Estimate:       | £1,522                                  |         |          |
| Title Number:          | WYK876380                               |         |          |
| UPRN:                  | 72052412                                |         |          |
| Restrictive Covenants: | No                                      |         |          |

#### Local Area

|                                                                                            |                      |                                    |                     |
|--------------------------------------------------------------------------------------------|----------------------|------------------------------------|---------------------|
| Local Authority:                                                                           | Leeds                | Estimated Broadband Speeds         |                     |
| Conservation Area:                                                                         | No                   | (Standard - Superfast - Ultrafast) |                     |
| Flood Risk:                                                                                |                      |                                    |                     |
| <ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul> | Very low<br>Very low | <b>15</b><br>mb/s                  | <b>5500</b><br>mb/s |

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



### Option 1: Lifespan Roll-Up

£2.50 per Property

For 18,000-property portfolio:

**Total Investment: £45,000**

**Total Saving: £1,035,000**

**95.8% Cost Reduction**

**Saving per Property: £57.50**

### What's Included?

Transform existing EPC data into enriched asset intelligence.

## Includes:

- ✓ EPC data conversion and enhancement
- ✓ Structured asset data population
- ✓ Housing asset intelligence creation
- ✓ Import and integration into Lifespan Housing
- ✓ Improved portfolio data consistency
- ✓ Data validation and quality improvement

## Benefits:

- Rapid improvement of asset records
- Better understanding of housing stock
- Enhanced data quality for future surveys
- Supports investment planning and asset strategy
- Creates a stronger foundation for compliance and retrofit programmes

## Option 2: For a Limited Time Only Lifespan Roll-Up Plus Intelligent Desktop Reports

### £3.25 Per Property

For a Limited Time Only Lifespan customers can purchase Roll-Up services plus Intelligent Desktop Reports and gain access to a powerful additional layer of property intelligence and reporting capability. This option not only enhances your Lifespan dataset but also provides professionally generated, customer-facing property intelligence reports powered by trusted national data sources.

If customers were to create intelligent desktop reports separately the normal price would be £2 per property, therefore combining the rollup and report saves you £1.25 per property, which is a saving of £22,500 over 18,000 properties.

For just £3.25 per property, housing providers can transform existing EPC data into a comprehensive property intelligence dataset, enhance their Lifespan records, gain professional desktop reports, and still save over £1 million compared to traditional survey-led EPC assessments.

**Other suppliers of desktop reports can charge anywhere between £15 - £30 per property making this early adopter package incredibly good value for money.**

For 18,000-property portfolio:

**Total Investment:** £58,500

**Total Saving:** £1,021,500

**94.6% Cost Reduction**

**Saving per Property:** £56.75

Important Note Regarding Source Data Quality - The Lifespan Roll-Up service assumes that EPC records can be successfully matched to the customer's property portfolio using standard address matching processes.

Where source data contains inconsistencies, missing information, duplicate records, non-standard addressing formats, or discrepancies between EPC and asset management datasets, additional data cleansing and XML address matching may be required before the roll-up process can be completed.

## What's Included in the Intelligent Desktop Reports Package?

### Comprehensive Property Intelligence

Each report automatically aggregates housing-relevant information from trusted national datasets including:

- HM Land Registry
- Environment Agency
- Ordnance Survey
- EPC databases
- Planning and Local Authority dataset

## Property Information Delivered

### Property & Location Intelligence

Understand more about every property and its surrounding environment.  
Including:

- ✓ Location context
- ✓ Property characteristics
- ✓ Neighbourhood information
- ✓ Development context
- ✓ Local planning considerations

### Environmental Risk Intelligence

Identify potential risks before committing time and resources.  
Including:

- ✓ Flood risk information
- ✓ Environmental constraints
- ✓ Development considerations
- ✓ Site context information

### Energy & Retrofit Intelligence

Gain immediate insight into housing performance.  
Including:

- ✓ EPC information
- ✓ Energy performance data
- ✓ Early retrofit indicators
- ✓ Planning context for improvement works
- ✓ Support for energy and decarbonisation planning

## Planning & Development Intelligence

Access valuable information that often requires manual desktop research.  
Including:

- ✓ Planning history
- ✓ Development context
- ✓ Local authority data
- ✓ Potential development constraints

### Property EPC - Additional Data



#### Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Enclosed End-Terrace                       |
| <b>Transaction Type:</b>            | Grant scheme                               |
| <b>Energy Tariff:</b>               | Single                                     |
| <b>Main Fuel:</b>                   | Mains gas (not community)                  |
| <b>Main Gas:</b>                    | Yes                                        |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Mechanical extract, decentrali             |
| <b>Walls:</b>                       | Solid brick, with external insulation      |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation            |
| <b>Roof Energy:</b>                 | Very Good                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs       |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Good                                       |
| <b>Lighting:</b>                    | Excellent lighting efficiency              |
| <b>Floors:</b>                      | To unheated space, no insulation (assumed) |
| <b>Total Floor Area:</b>            | 61 m <sup>2</sup>                          |

## Key Advantages of Intelligent Desktop Reports

### Turn Property Insight into Portfolio Intelligence

Most desktop property reports are used once and then forgotten.

Lifespan Intelligent Desktop Reports are different.

Relevant property intelligence is retained within the Lifespan platform, creating richer asset datasets that support future:

- Asset reviews
- Stock condition planning
- Survey preparation
- Investment planning
- Retrofit programmes
- Portfolio analysis

### Faster Survey Preparation

Provide surveyors with detailed desktop intelligence before attending site.

Benefits include:

- ✓ Reduced manual research
- ✓ Better prepared surveyors
- ✓ Improved survey efficiency
- ✓ Stronger evidence gathering

### Stronger Asset Management Decisions

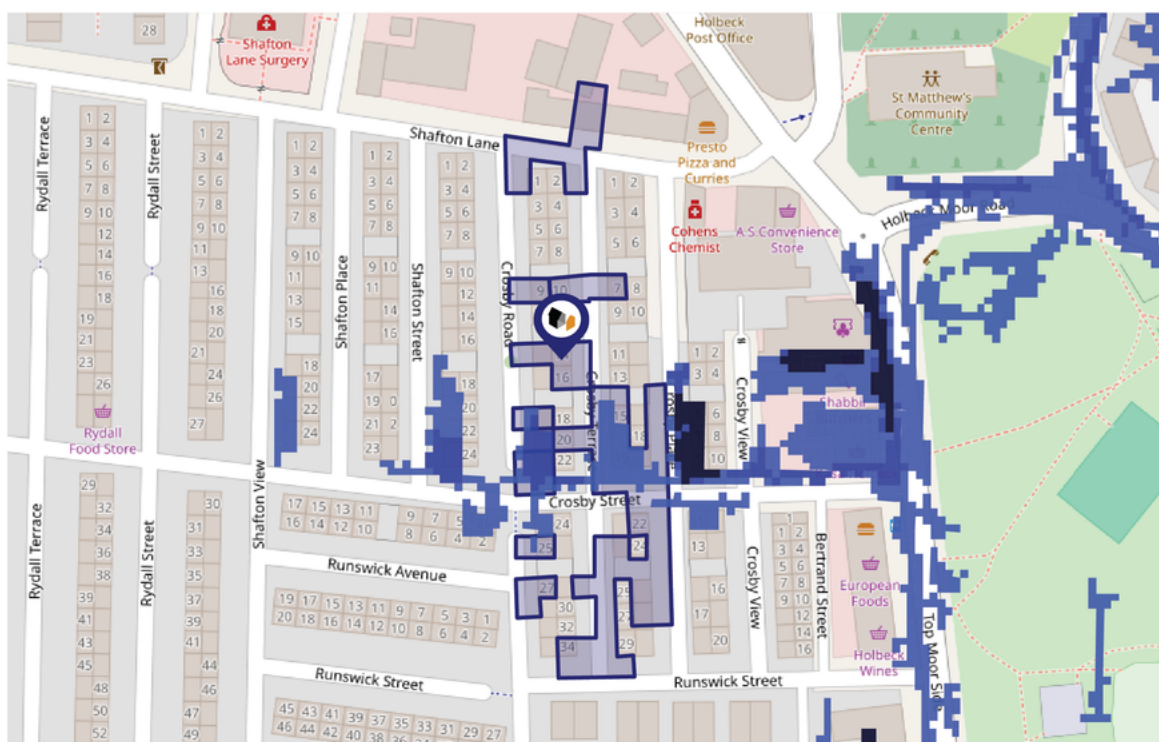
The enhanced data helps organisations:

- ✓ Improve asset strategy development
- ✓ Support portfolio segmentation
- ✓ Prioritise investment
- ✓ Identify risks earlier
- ✓ Strengthen business cases
- ✓ Make more evidence-based decisions

## Flood Risk Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

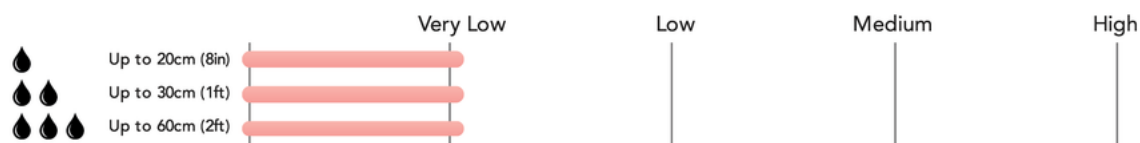


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

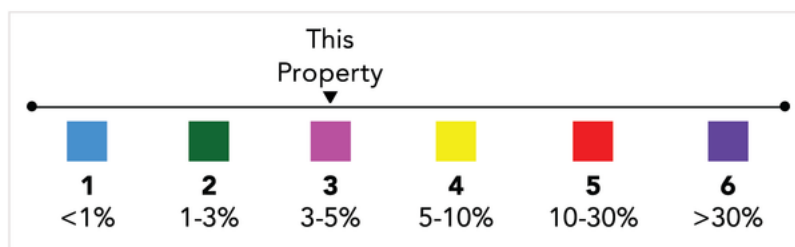
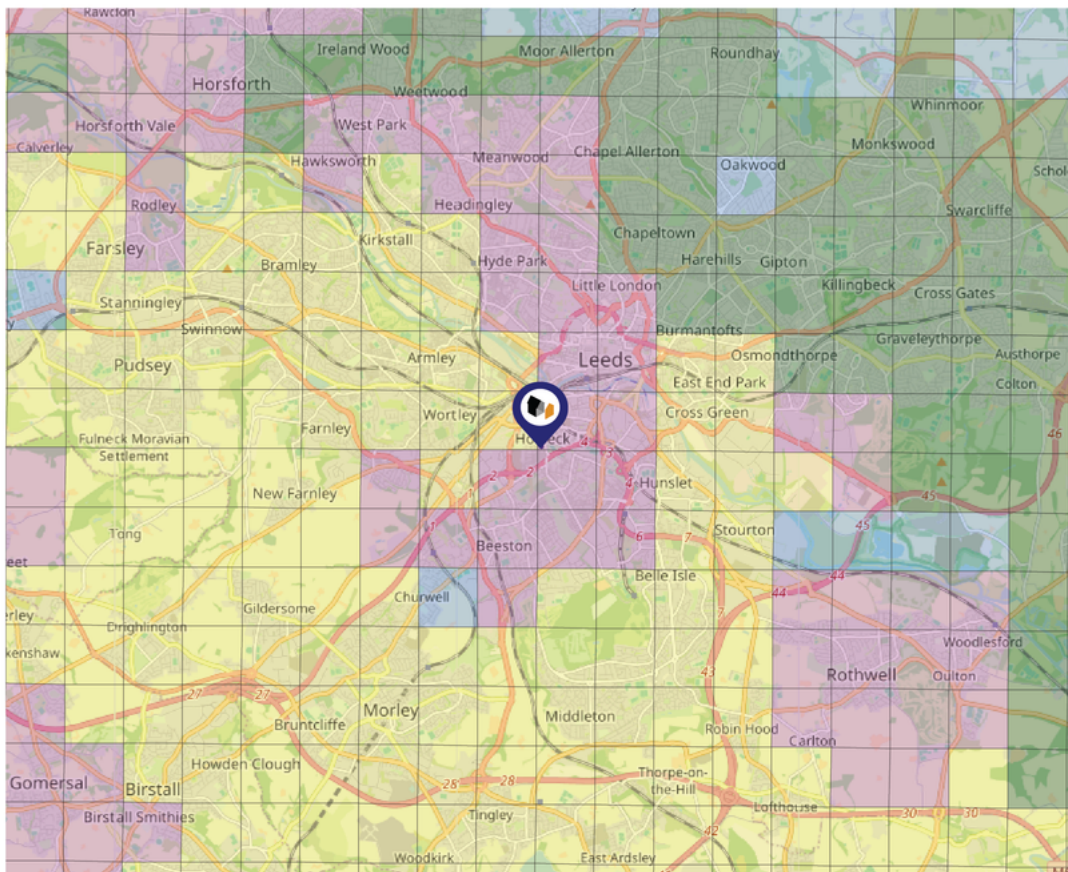


## Environment Radon Gas



### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





property tectonics



## Professional Customer-Facing Reports

Reports are generated automatically and delivered as professional PDF documents suitable for:

- Internal reviews
- Asset management teams
- Technical assessments
- Client-facing outputs
- Board reporting

## Why Housing Providers Choose the Intelligent Desktop Reports Option

### More Data

A richer, stronger housing asset dataset stored within Lifespan.

### More Intelligence

Environmental, planning, energy and property context data available instantly.

### Better Decisions

Improved evidence for asset, retrofit and investment planning.

### Faster Analysis

Minutes instead of hours spent compiling property intelligence.

### Greater Long-Term Value

Information captured once and retained for future use across the housing lifecycle.

## Ideal For

### Housing Associations

Enhance portfolio intelligence and support future investment planning.

### Local Authorities

Improve stock understanding and support retrofit programmes.



property tectonics



## Asset Management Teams

Make faster, data-driven decisions across housing portfolios.

## Surveying Teams

Reduce manual desktop research and improve site preparation.

## Retrofit & Sustainability Teams

Access energy and planning intelligence to support programme development.

## Summary

Lifespan Roll-Up

### **£2.50 per Property**

Transform EPC data into structured housing asset intelligence.

Lifespan Roll-Up Plus Intelligent Desktop Reports

### **£3.25 per Property**

Everything in the Roll-Up service, plus:

- ✓ Professional property intelligence reports
- ✓ Environmental and planning information
- ✓ EPC and retrofit intelligence
- ✓ Survey preparation support
- ✓ Enhanced asset datasets
- ✓ Better portfolio decision-making
- ✓ Stronger foundations for asset management, compliance and retrofit planning

## **Better Data. Better Insight. Better Housing Decisions.**

**Turn existing EPC data into a smarter, more valuable housing asset dataset with Lifespan.**