

# Welcome

M3Vision User Event | 2026



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# Session 1

M3Vision Updates:  
Latest Features & Roadmap



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# From Data to Insight

What do we own?

What condition is it in?

What will it need?

When will it need it?

What will it cost?

What should we prioritise?



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# M3Vision: The Bigger Picture

- Asset and property information
- Condition data
- Energy information
- Compliance-related data
- Planned maintenance
- Data Collection



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# What's New in M3Vision?

- Asset Management
- Surveys & Inspections
- Compliance & Safety
- Integrations & Data
- Reporting & Analytics
- Workflow & Operational Efficiency

# 2026 Feature Highlights

## Data Quality

Quality Rules, duplicates, conflicts and lifecycle checks

## Analytics

Expanded Power BI Analytics Views

## Energy & EPC

RdSAP10 Reporting, EPC Data Export

## Compliance & Safety

HHSRS Updates, Decent Homes 2

## Integrations and Data Exchange

Switchee and TCW integration



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# 2026 Feature Highlights

## **Operational Efficiency & Workflow**

Rejected Survey Management, Asset Visit Export

## **Survey & Inspections**

Validation Survey Creation, SAP 10 Data Collection

## **Asset Condition**

Improved Hazard History, Decent Homes Dashboard



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ASSETS

🔍 Advanced Search

🕒 Saved Search

🔖 Bookmarked Assets

📄 Copy Assets

Batch Cloning

Copy or Transfer

+ Add Asset

REPORTING

📊 Analytics Views

📈 Forecasting

⚡ Energy

📁 Reports

📄 Audit Log

APPRAISAL 🏠

📊 Asset NPV Appraisal

SURVEYS

📄 Survey Design

Total Active Assets

194



Completed Inspections

58.25%

Surveyed: 113



Average Condition Rating

60.52%

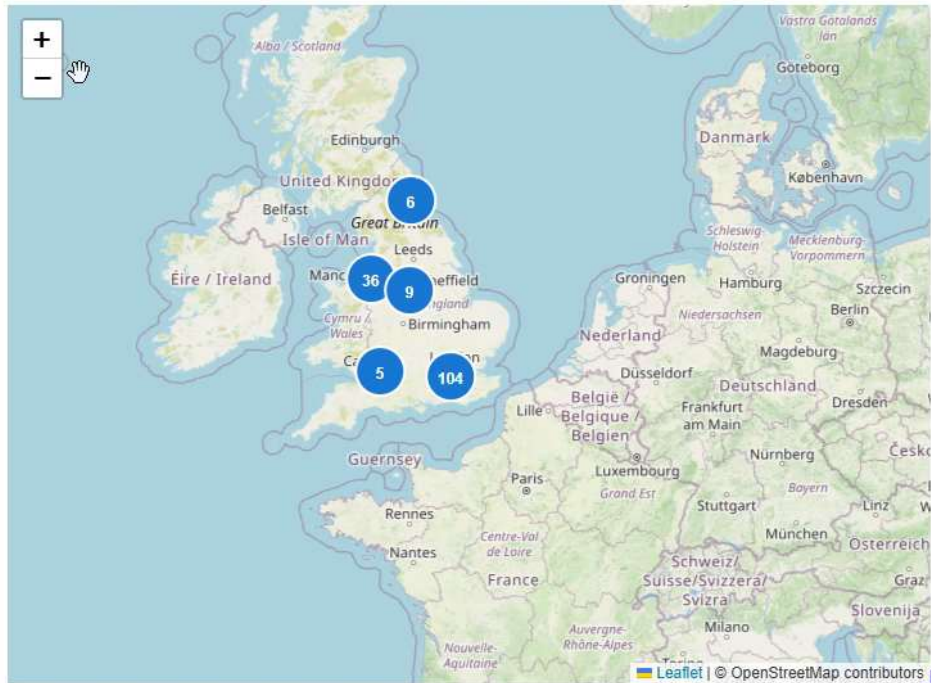


RECENTLY VISITED PROPERTIES

Export

| UPRN           | Address                                                     | Visit Type  | Created By      | Survey Date | Hazard Identified |
|----------------|-------------------------------------------------------------|-------------|-----------------|-------------|-------------------|
| HOLBH009       | 9, Rand Street, Tranmere, CH41 1AQ                          | SCS         | Cheryl Campbell | 10/09/2026  | ⚠️                |
| WOLD001        | Room 1, Woodland House, Wood Drive, CH41 1AQ                | SCS         | Craig Mitchell  | 26/08/2026  | ⚠️                |
| 100000000008   | Cardigan Heights, Cardigan Heights, Cardigan Road, CH42 8EF | Desktop SCS | Ryan Vaughan    | 01/07/2026  | -                 |
| TEMP_UPRN_TEST | 1, Temp asset test, Cf838ef                                 | SCS         | Ryan Vaughan    | 30/06/2026  | -                 |
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| TEMP_UPRN_TEST | 1, Temp asset test, Cf838ef                                 | SCS         | Ryan Vaughan    | 30/06/2026  | -                 |
| 100000000005   | 18, 18 Eaton Road, CH42 3BX                                 | SCS         | Ryan Vaughan    | 30/06/2026  | ⚠️                |

ASSET MAP 🔍



# What's coming in M3Vision?

- Regulatory Updates
- Enhanced reporting and analytics
- Appraisal functionality
- Continued improvements to forecasting

# **M3Vision Web Roadmap: What's Next?**



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# M3 Vision Web Roadmap 2026

## Version 26.1

- PDF Asset Condition Report
- Asset Visit Export
- Search and Map improvements
- EPC Data Export within Data Management
- Asset State management e.g. Disposals
- Rejected Survey Management
- Improved Hazard History
- Decent Homes Dashboard
- Asset Appraisals v1

## Version 26.2

- Enhanced QA Rules in Exports
- Photo Management Improvements
- Validation Survey Creation
- Copy/Transfer Functionality
- Switchee Integration
- Asset Appraisals v2

## Version 26.3

- HHSRS Changes
- Scheduling Assistant v1
- Link between Condition and Energy Data
- Decent Homes 2
- SAP 10 Data Collection and Reporting

## Version 26.4

- Enhanced Data Search
- AI on Images
- Integration with M3 Pamwin
- Comparing Forecast Reports
- In app notifications / reminders
- Integration with Vieweet
- Planning Wizard v1
- Integration with SOR Repair Orders
- Integrated Help & Assistance



# **M3Vision Mobile App Roadmap: What's Next?**



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# M3 Vision Mobile Roadmap 2026

## Version 3.1.6

- Survey Feedback in App (rejected surveys)
- Ability to switch between instances
- Validation Surveys
- Update User Preferences: Resource Management

## Version 26.2

- Improved Hazard Tracking (None)
- Quicker and more robust sync process
- In App Survey Metrics
- Granular user permissions copy ability

## Version 26.3

- SAP 10 Data Collection
- Revised HHSRS
- AI Face Blur
- Custom Validation Rules
- Directions to Property from Pre-Inspection
- Android Push Notifications
- Synch Activity Reporting

## Version 26.4

- Condition Data Populates Energy Data
- Draw Floorplans in App
- Integrated App Training
- Record Video in App
- Pre-Inspection Journey Improvements: No access
- Improved Work Allocation ability to assign surveys
- Improved Survey UX



# **M3Vision Mobile – From Roadmap to Reality**

**Delivering greater flexibility and control in the field**



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# **Copy Function Configuration**

**Control how copying is used within mobile surveys**

- **Improve Data Quality**
- **Promote Consistency**
- **Reduce Copying Risk**
- **Strengthen Survey Controls**



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# Coming to M3Vision Mobile

A first look at new reporting functionality arriving in our next mobile release



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# **In-App Survey Metrics**

**Giving users:**

- **Improved Visibility**
- **Simplified Reporting**
- **Productivity Tracking**
- **Easier Reconciliation**



# Your Priorities

## Let's shape what's next

- What works well today?
- What could work better?
- What information do you need more quickly?
- Which processes would you like to simplify?
- What integrations would add the most value?
- What should be our development priorities?

Your feedback matters.

# Thank you



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# Client Satisfaction Survey

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M3Vision

# Session 2

M3Vision: Regulatory Readiness



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# The Regulatory Challenge

## Knowing your stock

- Understand the housing stock
- Know where risks and deficiencies exist
- Evidence decisions
- Maintain accurate and current asset information
- Plan investment effectively
- Demonstrate progress over time
- Good compliance depends on good information.

# This Session

- Awaab's Law
- Decent Homes 2
- HHSRS
- RdSAP10



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# Awaab's Law



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# Awaab's Law: What's changing

Awaab's Law is moving from primarily damp & mould to a much broader set of health and safety hazards, with legally defined response times.

Awaab's Law is moving from “fix damp and mould quickly” to “identify, triage and act on serious hazards quickly.”



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# Awaab's Law: What's changing

**Phase 1** — in force since October 2025

- Significant damp & mould hazards and all emergency hazards
- Emergency hazards must be investigated and made safe within 24 hours

**Phase 2** — 30<sup>th</sup> Nov 2026

Expands to significant hazards

- Excess cold & excess heat
- Falls
- Structural collapse and explosions
- Fire & electrical
- Domestic & personal hygiene & food safety

# Awaab's Law: What's changing

Phase 3 — extends to the remaining  
HHSRS hazards where they represent  
a significant risk, excluding  
overcrowding

Planned for 2027



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# **Awaab's Law:**

## **From reactive response to proactive management**

Better triage and evidence: landlords will need stronger processes for identifying whether an issue is a potential, significant or emergency hazard, supported by new hazard-triage guidance.



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# Awaab's Law:

## From reactive response to proactive management

The key operational change: issues reported by residents (or others) increasingly need to trigger a process.

structured assessment → categorisation → action → communication → completion process



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# Decent Homes 2



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# Decent Homes 1

July 2006 Guidance:

HHSRS

State of Repair

Modern Facilities

Thermal Comfort



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# Decent Homes 1

What doesn't work:

Low standard generally

Differs from resident expectations

HHSRS complex

State of repair – too low a level

Modern facilities has no teeth

Thermal Comfort out of date

Isolates planned maintenance data



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# Decent Homes 2

moves the focus from “Is the property technically decent?” to “Is the home safe, warm, well-maintained and fit for residents?”



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# Decent Homes 2: What's Changing?

- **More focus on safety** — homes must be free from the most serious Category 1 HHSRS hazards
- **Condition rather than age** — components will be assessed based on their **actual condition**, rather than failing simply because they have reached a certain age. The list of components covered is also expanded.
- **Facilities are changing** — kitchen and bathroom age limits are removed, with clearer requirements around core facilities and services

# Decent Homes 2: What's Changing?

- **New window safety requirement** — child-resistant window restrictors will be required where windows present a fall risk
- **Greater focus on warmth and energy efficiency** — thermal comfort is linked to new Minimum Energy Efficiency Standards (MEES), alongside programmable heating.
- **Damp and mould become explicit** — homes will be considered non-decent where landlords have not remedied damp and mould.



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# Decent Homes 2: What Happens Next?

- Further guidance — more detail needed
- Prepare for 2035 — Vision to calculate
- Model both standards— DH1 and DH2 side-by-side

# HHSRS



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# HHSRS

## Story so far..

- 2006 – first came into force, Housing Act
- 2006 – Decent Homes
- 29 hazards— seen as complex, worked examples
- Indicative method – by far most common in condition surveys

# HHSRS Issues

Complexity

Standardisation

Ease of workflow



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# HHSRS 2026 Update

- 29 → 21 hazards — similar hazards have been combined, e.g. fire/explosions, falls
- Simpler scoring and language — the assessment and scoring process has been updated, with clearer descriptive terms to make results easier to understand.

| Score   | Assigned Band | Category |
|---------|---------------|----------|
| 1000+   | High          | Cat 1    |
| 100-999 | Medium        | Cat 2    |
| <100    | Low           | Cat 2    |

# HHSRS 2026 Update

- New baseline indicators – practical indicators, clearer starting point for assessment
- Terminology for harm
- Updated guidance – including worked examples
- Overall principles – not changed

## Quality Standards Configuration

Select Quality  
Standard:

DHS 1

Edit

Add

Delete

## CRITERIA

## Existing Criteria

Add New Criteria

Criterion B - Non Key

Criterion B - Key

Criterion C - Modern  
Facilities

Criterion D - Thermal  
Comfort

Criterion A - HHSRS

## Standard Rules

**Warning** - some rules have no configured rectification item

Please select criteria first

## Multi Rules

Please select criteria first

Home Screen | M3Vision

Manage your account - M3 Account

https://uat.m3vision.co.uk

M3Vision

Quality Control Rules

CONFIGURATION

Instance Health

Manage

Schedule of Rates

Energy Data Automapping

Attributes

Assets

Condition Rating

Photo Naming

Asset Location Data

Configuration Settings

Data Sources

Quality Standards

Save API

EPC API

Resource Management

DATA

Data Management

Tasks

Search

Search

RECENTLY VISITED PROPERTIES

Export

| UPRN           | Address                                                     | Visit Type  | Created By      | Survey Date | Hazard Identified |
|----------------|-------------------------------------------------------------|-------------|-----------------|-------------|-------------------|
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ASSET MAP

SURVEYOR VISITS (7 DAYS)

Export

| Created By      | Access | No Access | Refused Entry | Total Visits |
|-----------------|--------|-----------|---------------|--------------|
| Cheryl Campbell | 1      | 0         | 0             | 1            |

RECENT ACTIVITY

HMRS RISKS

ASSETS

Advanced Search

Saved Search

Bookmarked Assets

Copy Assets

Add Asset

REPORTING

Analytics Views

Forecasting

Energy

Reports

Audit Log

APPRAISAL

Asset NPV Appraisal

SURVEYS

Survey Design

Quarantine

9, RAND STREET, TRANMERE, CH41 1AQ

SURVEYED - 2026

UPRN: HOLBH009

Property Type: House

Build Type: Traditional

Era: 1967-1982

Number of Beds: 1 Bed

Parent UPRN: -

Area: Tranmere

Build Form: Detached

Business Group: Holborn Hill

Ownership: General Needs

Archetype: House 1967-1982 Detached

Last Update: Cheryl Campbell on 26/08/2026 21:39:51

ASSET PHOTOS

Manage Photos

DUE IN THE NEXT 5 YEARS

£0

CONDITION RATING

97.92%

Change 97.92%

CURRENT V POTENTIAL EPC

-/-

Lodgement Date: N/A

QUALITY STANDARDS

Refresh

Last Update: 27/08/2026

History

Current Cost: £900

5 Year Potential Failure Cost: £0

ASSET CONDITION DATA - SURVEYED

Edit Export

Data State: Active

| Subsection    | Item / Value   | Quantity | UoM | Cost | Install Year | Data Source   | Est. Renew Year | Planned Date |
|---------------|----------------|----------|-----|------|--------------|---------------|-----------------|--------------|
| Boolean       | True           | -        | -   | -    | -            | Vision Mobile | -               | -            |
| Date          | 2026           | -        | -   | -    | -            | Vision Mobile | -               | -            |
| Decimal       | 3.6            | -        | -   | -    | -            | Vision Mobile | -               | -            |
| Integer       | 3              | -        | -   | -    | -            | Vision Mobile | -               | -            |
| PickListItems | PickListItem 1 | -        | -   | -    | -            | Vision Mobile | -               | -            |

ASSET VISITS

Export

| Visit | Survey | Recommended | Access |
|-------|--------|-------------|--------|
|       |        |             |        |

| Hazard List Report, Monday, 14 September 2026 19:26:11 No Labels                               |                    |            |               |                 |          |         |         |            |                                      |                 |                          |               |
|------------------------------------------------------------------------------------------------|--------------------|------------|---------------|-----------------|----------|---------|---------|------------|--------------------------------------|-----------------|--------------------------|---------------|
| File Home Insert Draw Page Layout Formulas Data Review View Automate Help Acrobat              |                    |            |               |                 |          |         |         |            |                                      |                 |                          |               |
| Clipboard Font Alignment Number Styles Cells Editing Sensitivity Add-ins Copilot Adobe Acrobat |                    |            |               |                 |          |         |         |            |                                      |                 |                          |               |
| D8                                                                                             |                    |            |               |                 |          |         |         |            |                                      |                 |                          |               |
| Combined Address                                                                               | Hazard*            | Option*    | Averages      | Date Identified | Severity | Band*   | Score*  | Category   | Justification*                       | Data Source*    | Planned Resolution Date* | Resolution PI |
| 18, 18 Eaton Road, CH42 3BX                                                                    | Entry by intruders | Indicative | All Dwellings | 14/09/2026      | Moderate | D       | 800.00  | Category 2 | resolved                             | Cheryl Campbell |                          |               |
| 18, 18 Eaton Road, CH42 3BX                                                                    | Damp and mould g   | Indicative |               | 30/06/2026      | Slight   | F       | 400.00  | Category 2 | slight damp                          | Ryan Vaughan    |                          |               |
| 18, 18 Eaton Road, CH42 3BX                                                                    | Excess cold        | None       |               | 30/06/2026      |          | #DIV/0! | #DIV/0! | #DIV/0!    |                                      | Vision Mobile   |                          |               |
| 18, 18 Eaton Road, CH42 3BX                                                                    | Falls on the level | Indicative |               | 26/08/2026      | Medium   | Medium  | 100.00  | Category 2 | stairs outside front door are broken | Cheryl Campbell | 23/10/2026               | Fix broken st |
| 18, 18 Eaton Road, CH42 3BX                                                                    | Damp and mould g   | Indicative |               | 26/08/2026      | High     | High    | 1000.00 | Category 1 | damp                                 | Craig Mitchell  | 27/08/2026               | test          |



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# Bringing the HHSRS changes into M3Vision Mobile

Translating the updated approach into a simple surveyor workflow



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# RdSAP 10



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# RdSAP 10: What's Changed?

- **More detailed property data** — RdSAP 10 captures more information about the dwelling, reducing reliance on assumptions and improving the accuracy of assessments.
- **More ways to describe construction** — improvements to how walls, roofs, floors, windows and insulation are recorded mean the assessment can better reflect the actual property.
- **Heating systems updated** — greater detail around heating technologies, controls and low-carbon systems, including heat pumps.



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# RdSAP 10: What's Changed?

- **Renewables and low-carbon technologies** — better representation of technologies such as solar PV and heat pumps.
- **Improved ventilation assessment** — ventilation systems and their characteristics are captured more accurately.
- **Updated energy performance calculations** — the underlying methodology has been updated, meaning the same property can potentially receive a different EPC result under RdSAP 10.



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# RdSAP 10: What's Changed?

- **Better data for retrofit** – the richer dataset makes RdSAP 10 more useful for identifying potential improvements and modelling energy efficiency measures.
- **Data collection becomes more important** – assessors need to capture more granular information, so landlords need good-quality property and component data.



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# **Evolving Energy Data Collection for RdSAP 10**

**A first look at the RdSAP 10 mobile surveying workflow**



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# Knowing Your Stock



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# Can you trust your asset data?

- Incorrect forecasts
- Poor investment decisions
- Duplicated work
- Compliance risks
- Inaccurate reporting
- Lack of confidence in strategic decisions



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# Quality Control Rules

Rule Editor

Preview: rule for

Help

Name

Rule Name

Rule Type

-Select-

Applies To

-Select-

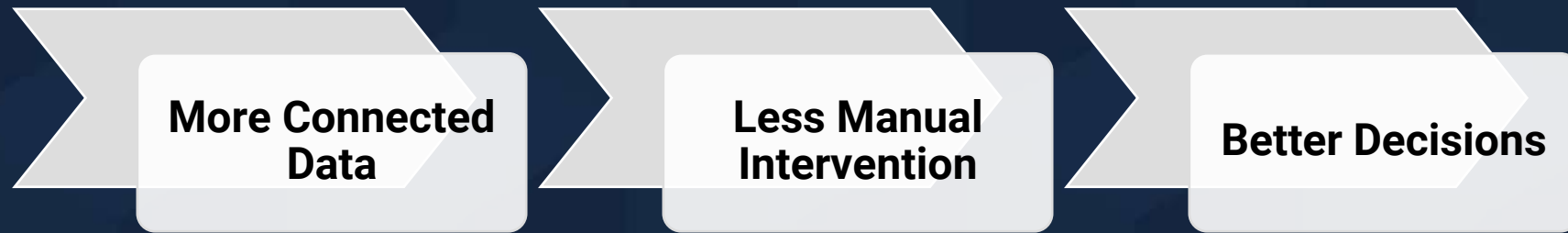
☒ Active

Save

Cancel

| Name                         | Rule Type | Applies To | Active | Description                                                                                                                    | Actions               |
|------------------------------|-----------|------------|--------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Replacement Year Validation  | System    | Item       | Yes    | Validates that the replacement year provided for condition data Items is not earlier than the survey date or the current year. | <div>EditDelete</div> |
| Missing Values               | System    | Item       | Yes    | PicklistSOR items must have a Quantity, Install Date and Renewal Date.                                                         | <div>EditDelete</div> |
| Missing Mandatory Subsection | System    | SubSection | Yes    | Ensures that all mandatory Subsections defined for a Property Group are present for the relevant asset.                        | <div>EditDelete</div> |
| Mutually Exclusive Items     | System    | Item       | Yes    | Ensures that only one mutually exclusive Item is present for a given Subsection on an Asset                                    | <div>EditDelete</div> |

# API Integrations



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# Connecting the Data

## **Government EPC**

Official EPC data

## **Switchee**

Property insight

## **InfoShare+ and Cotality**

Energy Data

## **True Compliance**

Compliance Data



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# Thank you



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# Client Satisfaction Survey

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M3Vision

# Session 3

M3Vision: Innovation, Customer Feedback & Future Priorities

# Customer Feedback

## What are your top priorities for M3Vision?

1. Data & reporting
2. Compliance
3. Forecasting & investment planning
4. Integrations
5. Energy
6. User experience
7. Mobile App

# From Ideas to Development

**Customer Challenge**



```
graph TD; A[Customer Challenge] --> B[Customer Feedback]; A --> C[Product Discussion]; B --> D[Development]; B --> E[Testing & Refinement]; C --> F[Release & cycle continues]; D --> E; E --> F;
```

The diagram illustrates a product development process. It begins with a single box labeled 'Customer Challenge'. From this box, two arrows point downwards to 'Customer Feedback' and 'Product Discussion'. From 'Customer Feedback', two arrows point downwards to 'Development' and 'Testing & Refinement'. From 'Product Discussion', an arrow points downwards to 'Release & cycle continues'. Finally, arrows point from 'Development' to 'Testing & Refinement', and from 'Testing & Refinement' to 'Release & cycle continues', indicating a sequential flow within each column.

**Customer Feedback**

**Product Discussion**

**Development**

**Testing &  
Refinement**

**Release & cycle  
continues**



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# Thank you



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# Client Satisfaction Survey

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