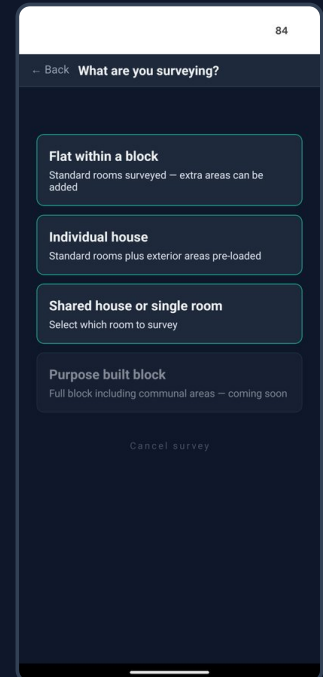




HOUSING SURVEY PLATFORM

From inspection to **evidence** in real time.

Sandford Site Scan creates a GPS-stamped, tamper-evident audit trail from the physical property to the regulatory record - before the surveyor leaves the building.



1,600+

Registered providers now
subject to Awaab's Law

29

HHSRS hazard categories
assessed automatically at
point of capture

BS 10008

Aligned - tamper-evident
chain of custody

£0

Additional hardware -
standard mobile device

PATENT PENDING

IN PILOT

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The audit trail problem in housing.



Paper forms

A paper form carries no verifiable timestamp, no GPS context, and no chain of custody - making it difficult to defend as a contemporaneous record in regulatory proceedings.



WhatsApp photos

Metadata is stripped in transit. No room-level mapping, no hazard classification, no HHSRS linkage. Photographs on a personal device cannot be reliably linked to a survey record.



Spreadsheets

Completed after the fact and subject to error or amendment without trace. Not a contemporaneous record - does not satisfy the evidential requirements of regulatory investigation.



Delayed reporting

When documentation happens back at the office, time elapses between observation and record - breaking the chain of custody at the point it matters most.

AWAAB'S LAW - SOCIAL HOUSING (REGULATION) ACT 2023

The regulatory landscape has changed.

Following the death of Awaab Ishak from prolonged mould exposure in a social housing property, Parliament introduced mandatory response timeframes. From October 2025, registered providers must investigate hazards within legally defined windows - and demonstrate compliance with a timestamped, documented evidence trail.

24 HOURS

Emergency hazards - make-safe works must begin within 24 hours of identification

10 DAYS

Significant hazards - investigation must begin within 10 working days

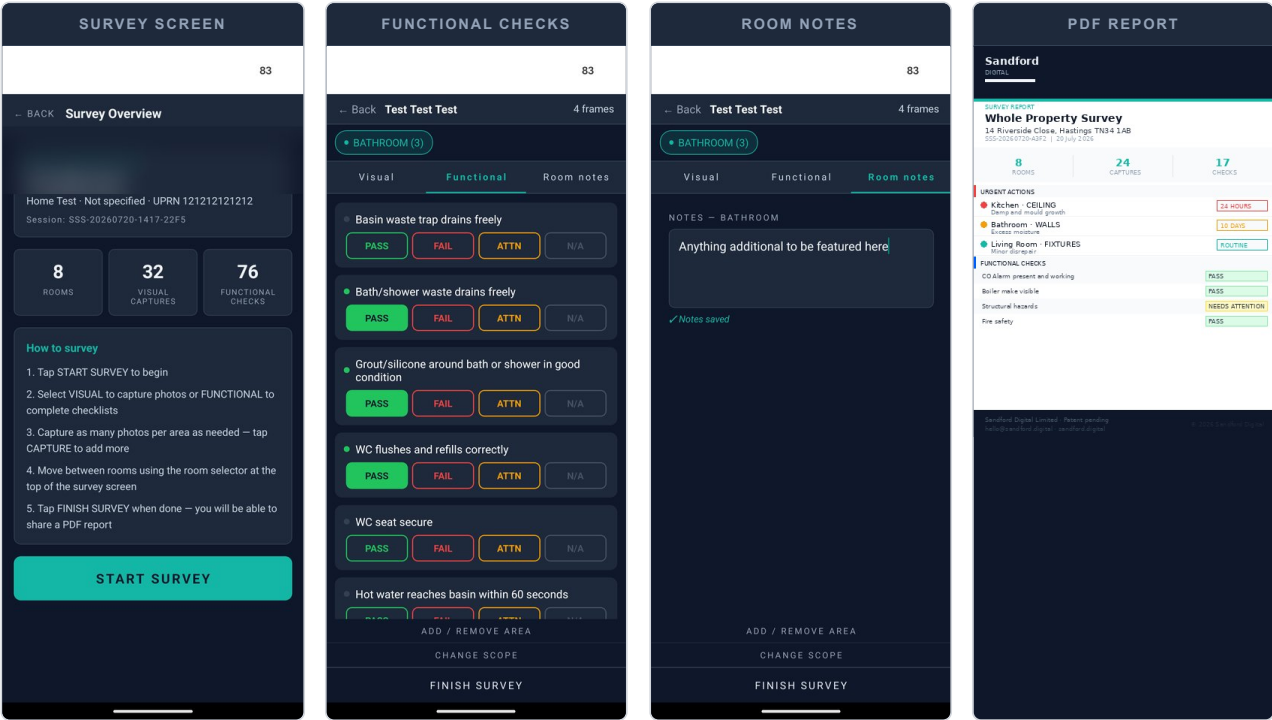
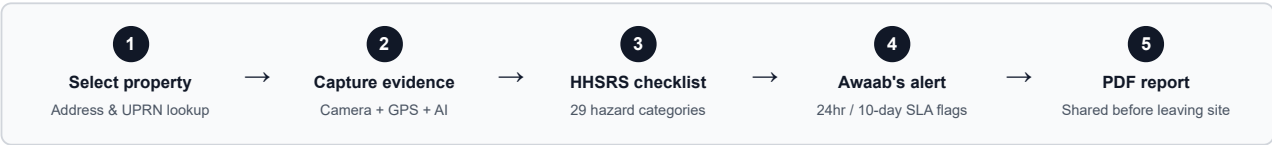
ROUTINE

Lower-risk defects - documented and scheduled for planned maintenance

Evidential requirement	Current approach	Sandford Site Scan
Verified timestamp	Manually recorded - not independently verifiable	Device timestamp locked at point of capture
GPS location proof	Not captured	Precise GPS coordinates on every frame
HHSRS hazard classification	Relies on surveyor knowledge and memory	AI-assessed against all 29 HHSRS categories
Awaab's Law SLA flags	Manual calculation - prone to error or omission	Automatic - 24hr / 10-day deadlines set on capture
Tamper-evident record	Paper or editable digital file	Immutable cloud record aligned with BS 10008
Record keeping	Records held locally or in disconnected systems - difficult to retrieve, share, or present as evidence	All records written to a secure cloud audit trail in real time - accessible and retrievable at any time
Offline capability	Requires connectivity - surveys cannot be completed in properties with no signal	Fully offline - surveys complete without connectivity and sync automatically

"When insurers and regulators ask for proof of asset condition, most organisations can't provide it. Paper forms, WhatsApp photos, spreadsheets. Very little of it holds up."

- Maz Hayes, Founder, Sandford Digital



GPS-stamped chain of custody

Every capture carries GPS coordinates, a verified timestamp, and a session ID - written to a tamper-evident cloud record aligned with BS 10008 principles.

AI hazard assessment

Each frame is assessed against HHSRS categories at the point of capture, with the correct Awaab's Law SLA threshold assigned automatically.

Awaab's Law compliance engine

Emergency hazards trigger an immediate alert. Statutory deadlines are calculated and appear in the PDF report from the moment of identification.

Offline-first

Surveys complete fully offline and sync when connectivity returns. Works in basement flats and properties with no signal. No specialist hardware.

HHSRS functional checklist

29 hazard categories per room - boiler safety, carbon monoxide, structural checks - with surveyor notes attached to each finding.

Instant PDF report

A structured survey report generated and shared from the device before the surveyor leaves the property. No post-survey data entry required.

WHAT THE SYSTEM DOES - IN PLAIN ENGLISH

What the surveyor sees

- A simple camera screen with four capture zones per room: ceiling, walls, floor, and fixtures
- A functional checklist for HHSRS checks - tap Pass, Fail, or Needs Attention
- An immediate Awaab's Law alert when a 24-hour or 10-day hazard is identified

What the manager sees

- A live dashboard of all surveys in progress and completed - by property, by surveyor
- Outstanding Awaab's Law actions with countdown to statutory deadline
- Full evidence record per property - captures, assessments, functional checks, notes

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The cost of a broken audit trail.

COMPLIANCE AND EVIDENTIAL RISK

REGULATORY

RSH

Where a provider cannot demonstrate a documented inspection and response process, the Regulator of Social Housing may require evidence of systemic improvement and has powers to appoint a manager where governance is found inadequate.

LEGAL

Inquest

Where a hazard is linked to serious harm, the absence of a contemporaneous inspection record will be examined at inquest or in civil proceedings. Sandford Site Scan ensures that what was seen, where, and when is documented at the moment of observation.

INSURANCE

Claims

Insurers increasingly require verified photographic evidence with intact metadata and a documented inspection record. A contemporaneous, machine-generated audit trail materially strengthens the evidential position on any property-related claim.

Sandford Site Scan provides the documented, timestamped evidence record that regulators, solicitors, and insurers expect to see.

1

Get in touch

Contact us at hello@sandford.digital. We'll arrange a 30-minute live demo covering a full property survey from door to PDF - no setup required on your side.

2

Pilot programme

We onboard your team with a short walkthrough - typically under an hour. The app installs on any modern mobile device. No new hardware, no IT project.

3

Start surveying

Your team completes the first property survey on day one. Evidence records are created in real time. PDF reports are generated and shared before leaving the building.

Does it require a wi-fi or mobile signal on site?

No. Sandford Site Scan is fully offline-first. Surveys are completed without any connectivity and synced to the cloud automatically when a signal is available.

What devices does it run on?

Any modern Android mobile device - no specialist hardware required. A pilot can begin with devices your surveyors already carry.

How long does a full property survey take?

A typical two-bedroom flat takes 20-35 minutes, including visual captures for all rooms and the HHSRS functional checklist. The PDF report is ready before the surveyor leaves the building.

How is the data stored and who can access it?

Survey data is written to a secure cloud record accessible only to your organisation and Sandford Digital. It is never sold or shared with third parties.



Maz Hayes - Founder, Sandford Digital Limited

Twenty years in regulated industries

Senior digital leadership roles at IBM, WPP, Adobe, RBS and Bank of Ireland UK. Finance officer and management committee member of a registered housing association. Sandford Digital Limited is registered in England and Wales (reg. 15663159).

Patent pending. Sandford Site Scan is built on patent-pending technology for hardware-agnostic spatial triage of mobile asset inspection. IPC classifications: G06V 20/52, G06T 7/00, G06N 3/08.

Ready to see it in action?

A 30-minute live demo covers a full property survey from door to PDF report - on a standard mobile device, with no prior setup required on your side.

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