



Assuring a quality, sustainable built environment

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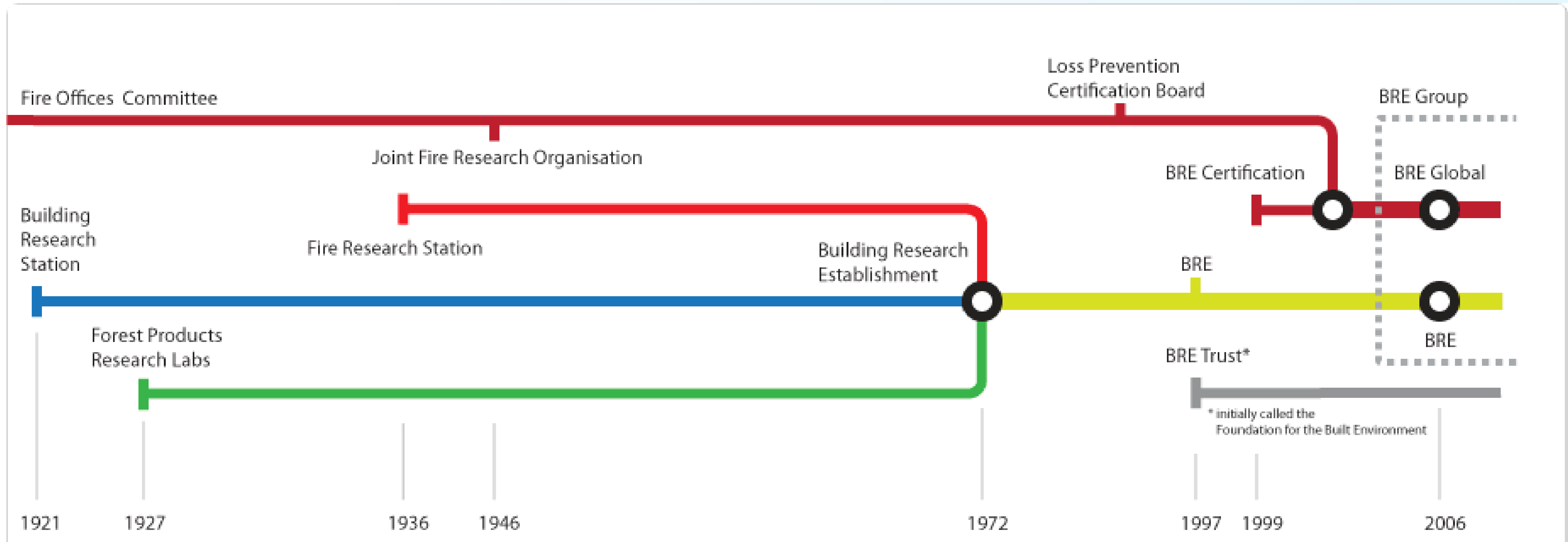


1. Principles and standards
2. Drivers and uptake

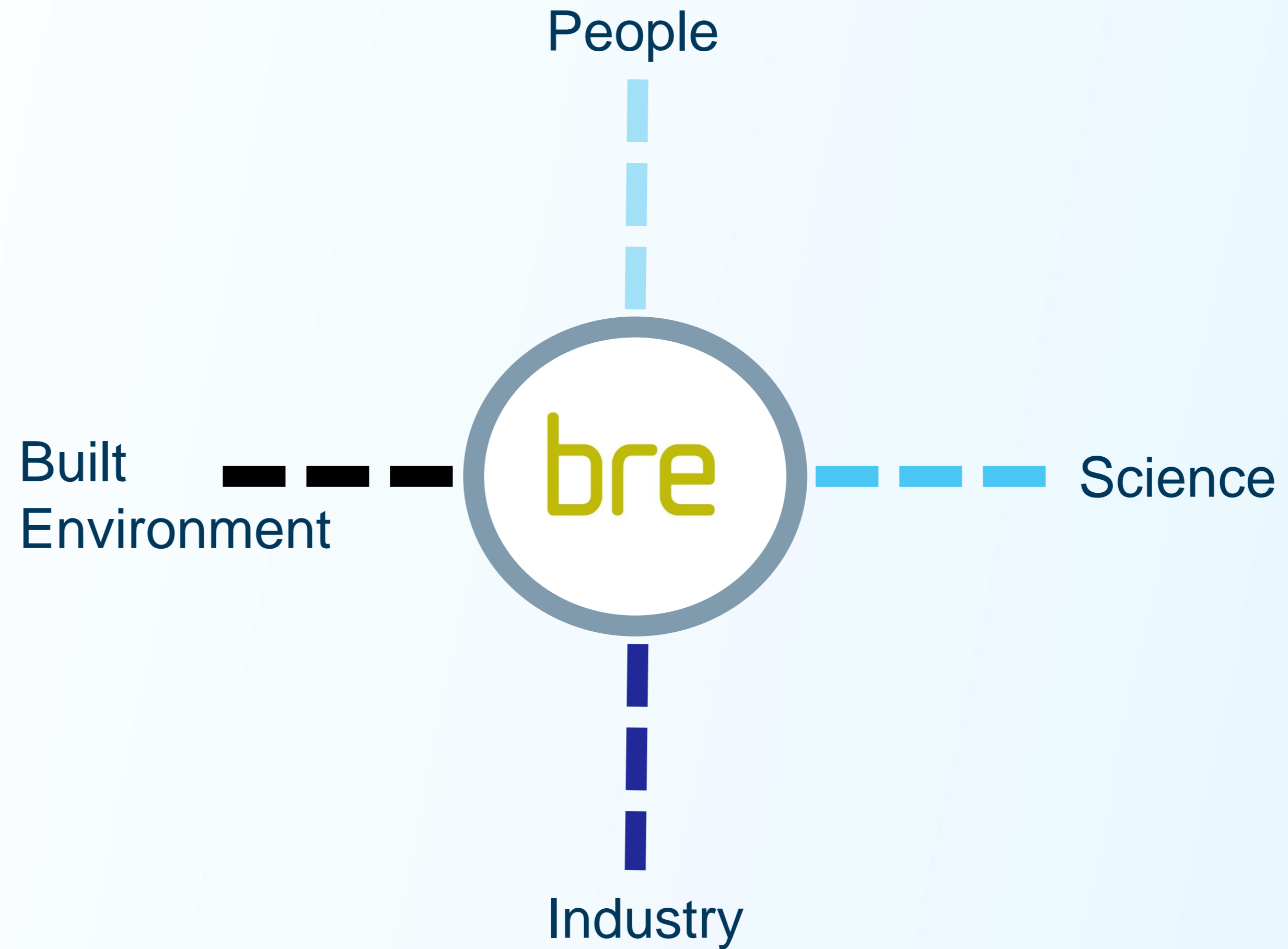
Who are we?

600 + researchers, scientists, engineers, architects, planners and other built environment professionals sharing a common goal – to build a better world; together



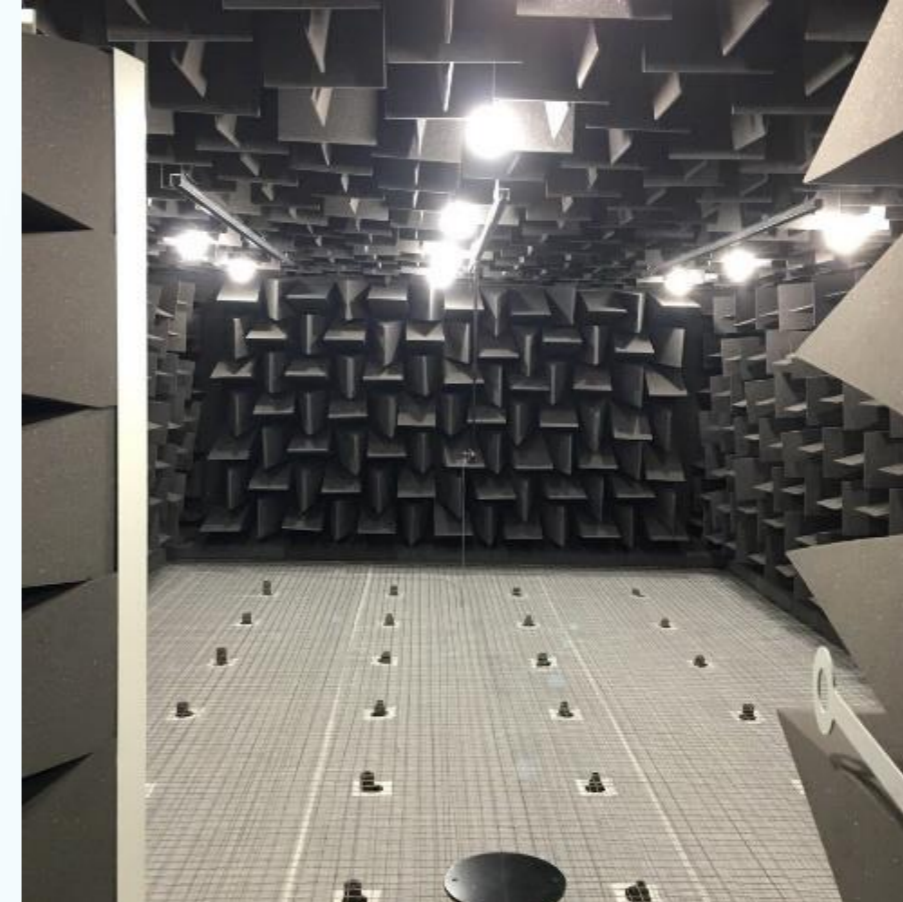


- Standards
- Certification
- Expert witness
- Training
- Advisory
- Research
- Testing
- Innovation



Facilities for testing:

- Acoustics
- Fire
- Structures
- Products
- Geotechnical
- Wind / weather
- Air quality



BREEAM

HOME
QUALITY
MARK 



Providing **consumers** with information to help make a **smart choice** when buying or renting a new home

Enabling **house builders** to **showcase** their quality and **differentiate** themselves

Provide assurance to **policy makers, planners and financiers** that homes will be **built to higher quality standards**

HOME
QUALITY
MARK



developed by

bre



Underpinned by stakeholder consultation and consumer research

- Technical – Cross industry focus groups and live test cases
- Market – MoneySupermarket, CSH residents, Grand Designs and focus groups



I have been working for years to raise the benefits of healthy homes to the general public, it is great to see BRE's Home Quality Mark helping to provide further information
Oliver Heath TV presenter



Consumers are concerned – value impartial information...

- 98% of new home owners reported snags and defect in 2017 (HBF, 2017)
- Over 90% prefer a home with an independent mark
- 1-5 willing to pay more (75% >£750 more)

Ombudsman needed for faulty homes
Calls for the creation of an ombudsman to protect homeowners from sub-standard new houses are intensifying after concerns emerged over the independ...
thetimes.co.uk

Bovis buyers who became victims of the rush to build homes
Hundreds of buyers, including Kelly Terry from Maidstone, Kent (pictured), have complained on internet forums and social media sites.

5th July
FULL STORY: Newport City Homes' cladding fails fire safety tests
Estel Farell-Roig | ArgusFarellRoig
Multimedia reporter

Unhappy new home buyers
Public group

ten floorboards: life on a 'flagship' home
don was built in 2014 as a 'flagship' home, which provided the

Four tower blocks near Old Kent Road to be evacuated over safety fears in wake of Grenfell Tower fire
HATTY COLLIER, ELEANOR ROSE | Thursday 10 August 2017 18:37 | 2 comments

New homes warranty firm pays millions to leading homebuilders
Construction standards and credibility questioned after it emerges National House Building Council pays developers up to £15m a year
theguardian.com



Running Costs



Health and Wellbeing



Environmental Impact

Possibly moving to:

HQM Beta






HQM ONE (proposed)



Plus additional minimum requirements



- Holistic scheme addressing issues across entire triple bottom line + quality assurance
- HQM One out for consultation
- Minimum entry requirements
 - Flood risk
 - Security (Wales)
 - Temperature
 - Ventilation
 - Project management
 - Commissioning
 - Defect inspection/record keeping
- Back stop's for indicators

HQM sections, category, assessment issues and available credits				
Section	Category	Assessment Issue	No. Credits Available	
 Our surroundings	Transport and Movement	01 Accessible Public Transport	15	
		02 Alternative Sustainable Transport Options	17	
		03 Local Amenities	16	
	Outdoors	04 Ecology	36	
		05 Recreational Space	22	
		Safety and Resilience	06 Flood Risk	19
			07 Managing the Impact of Rainfall	19
			08 Security	09
 My Home	Comfort	09 Indoor Pollutants	12	
		10 Daylight	13	
		11 Internal and External Noise	04	
	Energy and Cost	12 Sound Insulation	09	
		13 Temperature	17	
		14 Ventilation	13	
		15 Energy and cost	60	
	Materials	16 Decentralised Energy	08	
		17 Impact on Local Air Quality	15	
		18 Responsible sourcing of construction products	25	
		19 Environmental Impact from Construction Products	25	
		20 Life Cycle Costing of Construction Products	12	
	Space	21 Durability of Construction Products	07	
22 Drying Space		03		
23 Access and Space		11		
Water	24 Recyclable Waste	10		
	25 Water Efficiency	17		
 Delivery	Quality Assurance	26 Project Preparation	06	
		27 Commissioning and Testing	11	
		28 Inspections and completion	16	
	Construction impacts	29 Responsible Construction Management	05	
30 Construction Energy Use		05		
31 Construction Water Use		05		
32 Site Waste Management		15		
Customer Experience	33 Aftercare	04		
	34 Home Information	00		
	35 Smart Homes	08		
	36 Post Occupancy Evaluation	10		

Health and Wellbeing

Criteria for:

- **Air quality**
- **Daylighting**
- Sustainable transport
- **Temperature**
- **Acoustics**
- Security
- **Ventilation**
- Ecology
- **Recreational space**
- **Access and space**
- + ...



Key is ensuring
delivery.



Cost

Criteria for:

- **Energy tool based on actual costs**
- **Water efficiency**

- Maintenance and controls
- **Temperature**
- **Security**
- **Flood risk**
- Digital connectivity
- **Ventilation**

+...



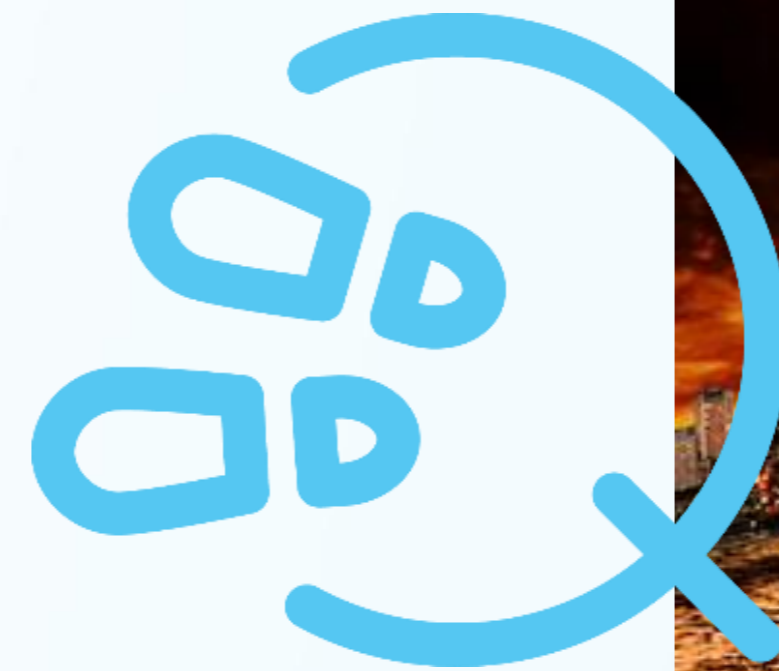
Key is ensuring
delivery.

Climate Change Mitigation and Resilience

A golden thread through the scheme alongside quality assurance

Criteria for:

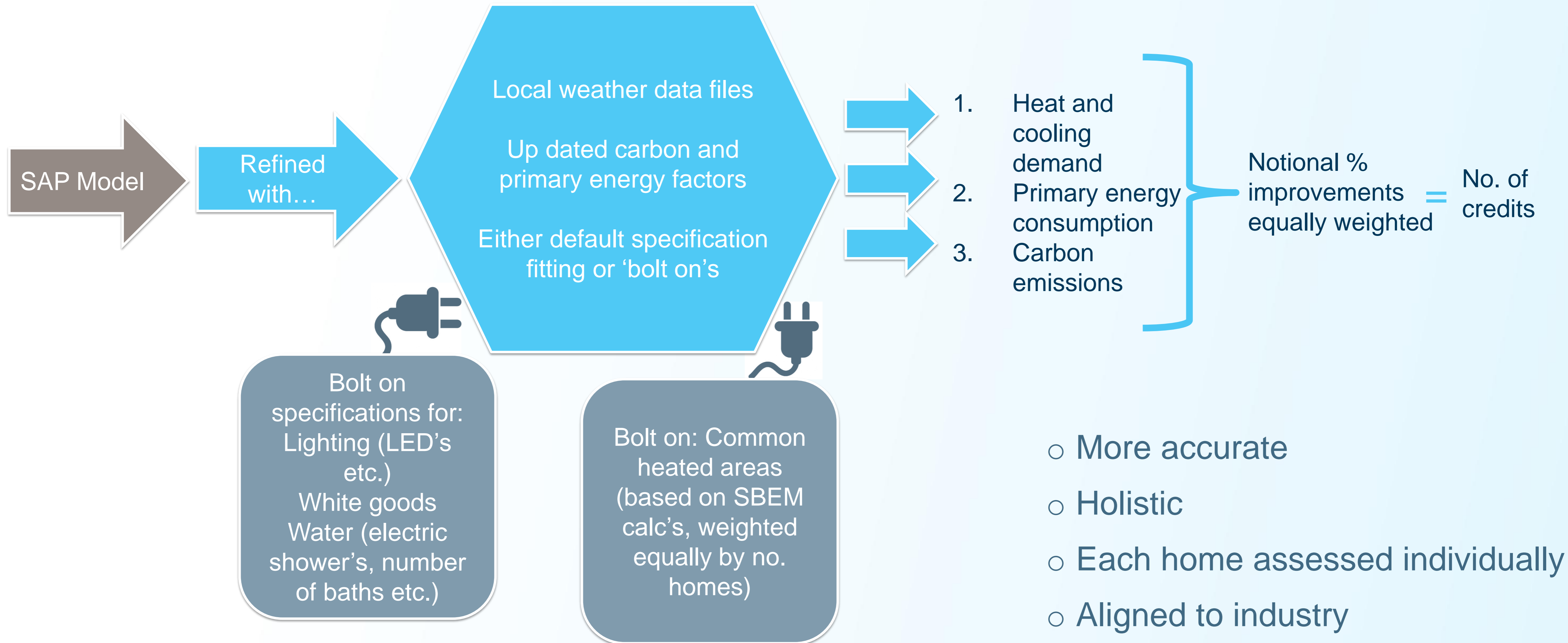
- **Energy**
- Flood risk/rainfall impact
- Sustainable transport
- **Environmental impact of products**
- Air Quality
- **Ecology**
- **Water**
- **Construction site waste**
- Durability
- **Responsible sourcing**
- +...



Key is ensuring
delivery.



The HQM Energy Engine



Strategic Ecology Framework –

- Identifying and understanding the risks and opportunities for the site
- Managing negative impacts on habitats and biodiversity
- Enhancement of ecological value
- Long term biodiversity management and maintenance

Updating our approach
and aligning with current
thinking i.e. ecosystem
services and natural
capital



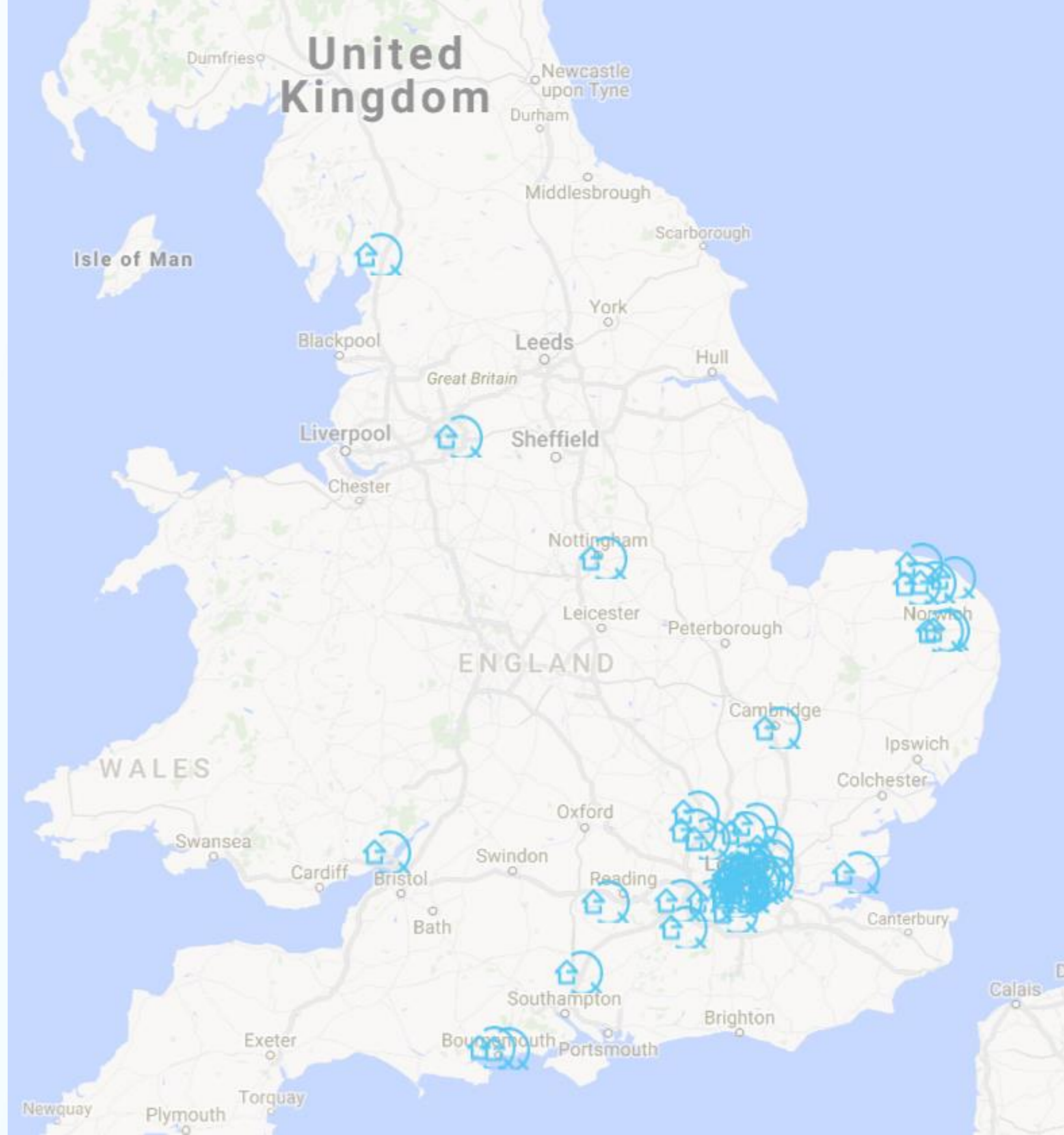


Drivers and uptake



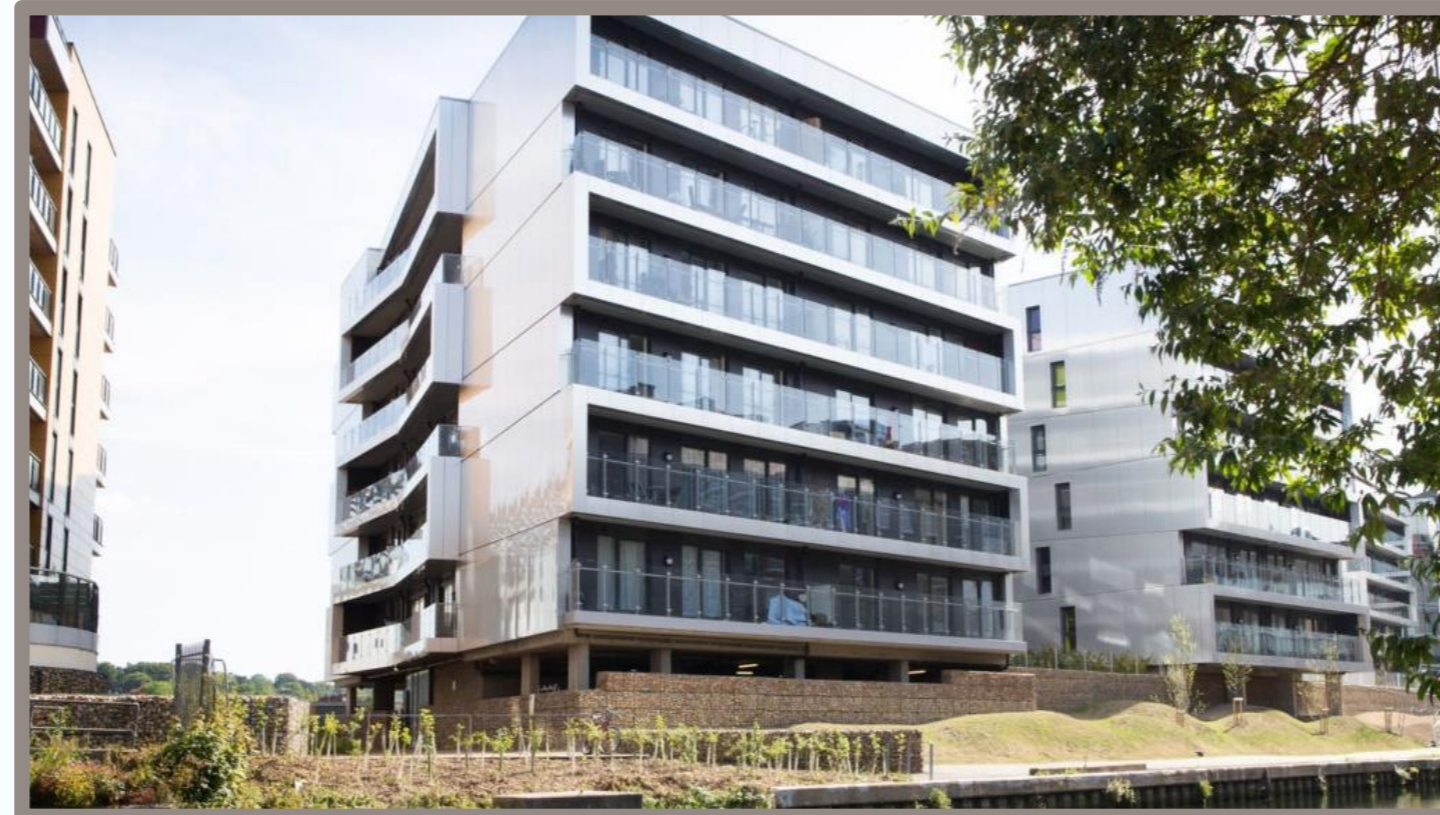
13,000+ Homes Registered

- HQM Beta across England
- HQM One = Wales and Scotland





- High end / luxury
- Social housing providers
- SME housebuilders
- Large and small developments
- Flats / detached homes



Promoting HQM as a demonstrator of quality...

Havant
BOROUGH COUNCIL

Local Plan 2036

Draft Havant Borough Local Plan 2036

Published for public consultation from Monday 8 January to Friday 16 February 2018

Havant Borough Local Plan

Camden Local Plan 2017

Planning

HIGHEST QUALITY

Code for Sustainable Homes and the Home Quality Mark

At Cross Nicholson, we believe in building high-quality homes and sustainable mixed-use communities that improve the quality of life for people now and in the future.

Lancaster Grange is a cutting-edge development. As well as being built to Level 4 of the Code for Sustainable Homes, it's also the second development in the UK to be built to BRE's new standards - The Home Quality Mark (HQM). The HQM standards focus on the customer and how people live in their homes. Essentially, it ensures you get the best out of your home and can live in it happily for many years to come.

BREEAM Communities

Lancaster Grange is a flagship development with BREEAM Communities accreditation, a certification scheme which promotes the successful integration of sustainable design in the planning of new communities. Within the masterplan we have carefully considered the overall neighbourhood and focused on integrating Lancaster Grange within its environmental, social and economic context.

Cycle routes have been created to connect with the wider area and we have developed pedestrian pathways and vibrant shared spaces including communal growing spaces, gardens and play areas. This not only makes it easy for

Industry

CONSTRUCTION CONTRACT

This Contract made and entered into on this ___ day of ___ between _____, hereinafter designated as the Owner, and _____ designated as the Contractor.

That the Contractor and the Owner agree and bind and obligate themselves as Contractor to provide the improvements/remodeling/reconstruction/rehabilitation in a workmanlike manner and in accordance with the plans and specifications provided attached Scope of Work exhibit, if any, to the property located at _____, Louisiana:

Owner agrees, binds, and obligates him/herself to pay Contractor for \$ _____ together with any additional costs including, but not limited to extra work, overages, and/or escalated costs of materials.

Commencement of Construction. Construction will commence on or Substantial completion of the work will be _____ days after completion. However, this time period may, at Contractor's option, be extended one day for each day delayed due to weather, fire, strikes, material shortages, or Acts of God. Owner delays the construction process including, but not limited to, the selection, ordering, and Owner selections. Failure of Contractor to timely complete shall not be considered a completion shall be that date when the work is completed sufficiently enough to utilize the work in the manner in which it is intended to be utilized.

Owner Obligations. The Owner further agrees and obligates himself to provide materials, and colors required in a timely manner. Owner also agrees and obligates and/or required approvals and/or acknowledgements from any Architectural Board or is relevant to the work. Owner further agrees to cooperate with and make every effort to hinder Contractor and/or the work. Owner shall allow Contractor and/or employee Contractor to have continuous access to premises upon which the work is to be performed from the hours of 7 o'clock a.m. to 5 o'clock p.m. Such access shall include, but not be limited to, premises unlocked regardless of the presence of Owner. However, in the event that work, Owner assumes any and all liability and responsibility for any and all costs associated with, related to, and/or arising from the work delay including, but not limited to, wages, loss of income, start-up costs, sub-contractor delays, additional time charges, material delays, charges, and material loss charges. Owner further

Land Sale Contract

Date and names of parties. This contract is entered into on February 16, 2012, between Edward Cox (landowner), whose mailing address is 1702 Typhoon Drive, Columbia, MO, and Eric/Ida Eschwege, whose mailing address is 999 Farm Road 140, Watfield, MO.

Section 1. Description of Remed Land and Length of Tenure

A. Description of Land. The Custom Operator agrees to perform custom farming operations for the owner on the following land or parcels of real estate located in the County of Webster and the State of Missouri, and described as follows:

SEE APPENDIX A FOR LEGAL DESCRIPTION.

and commonly known as the Panther Creek farm and consisting of approximately 98 acres.

B. Length of tenure. The term of this contract shall be from February 16, 2012 to February 15, 2013. Extensions must be in writing and attached to this contract, and both parties agree that failure to execute an extension at least 3 months before the end of the current term shall be constructive notice of intent to allow the contract to expire.

Section 2. Method Of Payment

The Custom Operator agrees to submit to the Landowner an itemized written statement of work completed after

HomeOwners Alliance | We're on your side

For Buyers | For Owners | For Sellers | For Members | For the Press

RECENT POSTS

Millennials missing a trick?

Latest mortgage news, January 2018

300,000 feel pressured into using estate agent services

Property Predictions for 2018

A Christmas gift from lenders? And other mortgage news

Introducing BRE's Home Quality Mark for new homes

Following an extensive consultation with leading players in the house building industry, BRE's national quality mark for new housing - the Home Quality Mark - is now open for registrations.

December 26, 2015

We're celebrating the launch of BRE's Home Quality Mark for new housing.

Designed to transform the way consumers choose the homes they buy and rent, the full standard for meeting the mark is now available online.

Using a simple star rating system, the Home Quality Mark (HQM) will provide more reassurance to consumers about the performance and quality of both the living space and community.

It will help local communities understand which proposed developments are a force for good and provide the financial sector with greater reassurances over investments.

Buying a home?

Become a member today to access our home helpline, discounted conveyancing, expert advice & legal service

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Keep up to date with latest adv

Become a member today

Become a member of the HomeOwners Alliance:

- ✓ To Ask an Expert
- ✓ Access our Home Helpline
- ✓ Free Legal Advice Line
- ✓ Free free mortgage advice
- ✓ Discounted conveyancing
- ✓ Unbiased advice

Join today >

Landowners/HDV /Advocates



Lloyds and The Beacon, Lumiere

Part of £1 billion low interest loans for green buildings

Aiming to be the most sustainable high rise – zero bills



The image shows a screenshot of a Financial Times article. At the top, the 'FINANCIAL TIMES' logo is visible. Below it, a navigation bar includes 'HOME', 'WORLD', 'UK', 'COMPANIES', 'MARKETS', 'OPINION', 'WORK & CAREERS', and 'LIFE & ARTS'. The article is categorized under 'Sustainability' with an 'Add to myFT' button. The headline reads 'Lloyds to offer £1bn in cut-rate loans for green buildings'. The sub-headline states: 'Bank to give discounts of up to 20bp on loans of £10m or more to clients achieving sustainability targets'. Below the text is a photograph of a worker in a white hard hat and orange safety vest installing solar panels on a roof. The photo is credited to '© Getty'. At the bottom of the article snippet, there are social media sharing icons for Twitter, Facebook, and LinkedIn, along with a 'Save' button and a comment count of '2'. The date 'MARCH 11, 2016 by: Judith Evans' is also visible. The bottom of the article snippet shows the beginning of the text: 'Lloyds Banking Group is to deploy £1bn in cut-rate loans to real estate clients seeking'.





= Assured level of performance has been met.



Added value through...

- Resource efficiencies – one stop shop to ensure quality
- Holistic scope – reducing the risk of unintended consequence.
- Transparency and robustness – ensuring that objectives are actually met and delivered on site
- Accessible – consumer facing scheme able to communicate to a wider stakeholder group
- Nationally recognized – part of a nation wide collective increasing access to resources and inspiration



If you remember nothing else...

HQM is a resource efficient way to ensure that sustainability objectives are being delivered, and communicated to a range of stakeholders (including the consumer)

Home Quality Mark ONE UK Technical Manual Consultation





How to get involved...

○ Follow us: **@HomeQM** and **@BRE_BREEAM** 

○ Share with us: HQM / BREEAM blogs on

BREBuzz.net

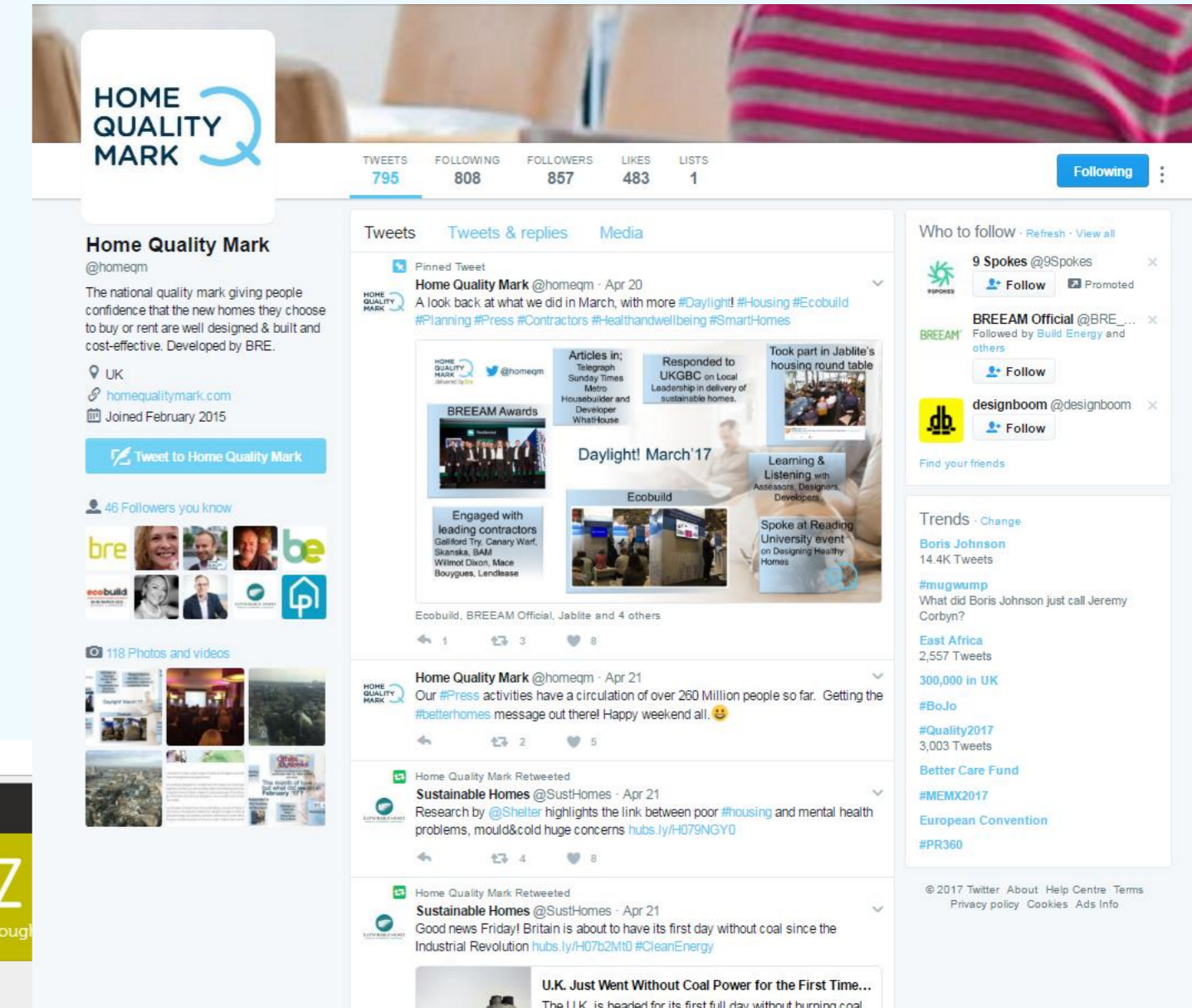
○ Link with us: **BREEAM Official** and **Home Quality**

Mark 

○ <http://www.homequalitymark.com/HQMONEconsultation>

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#betterhomes