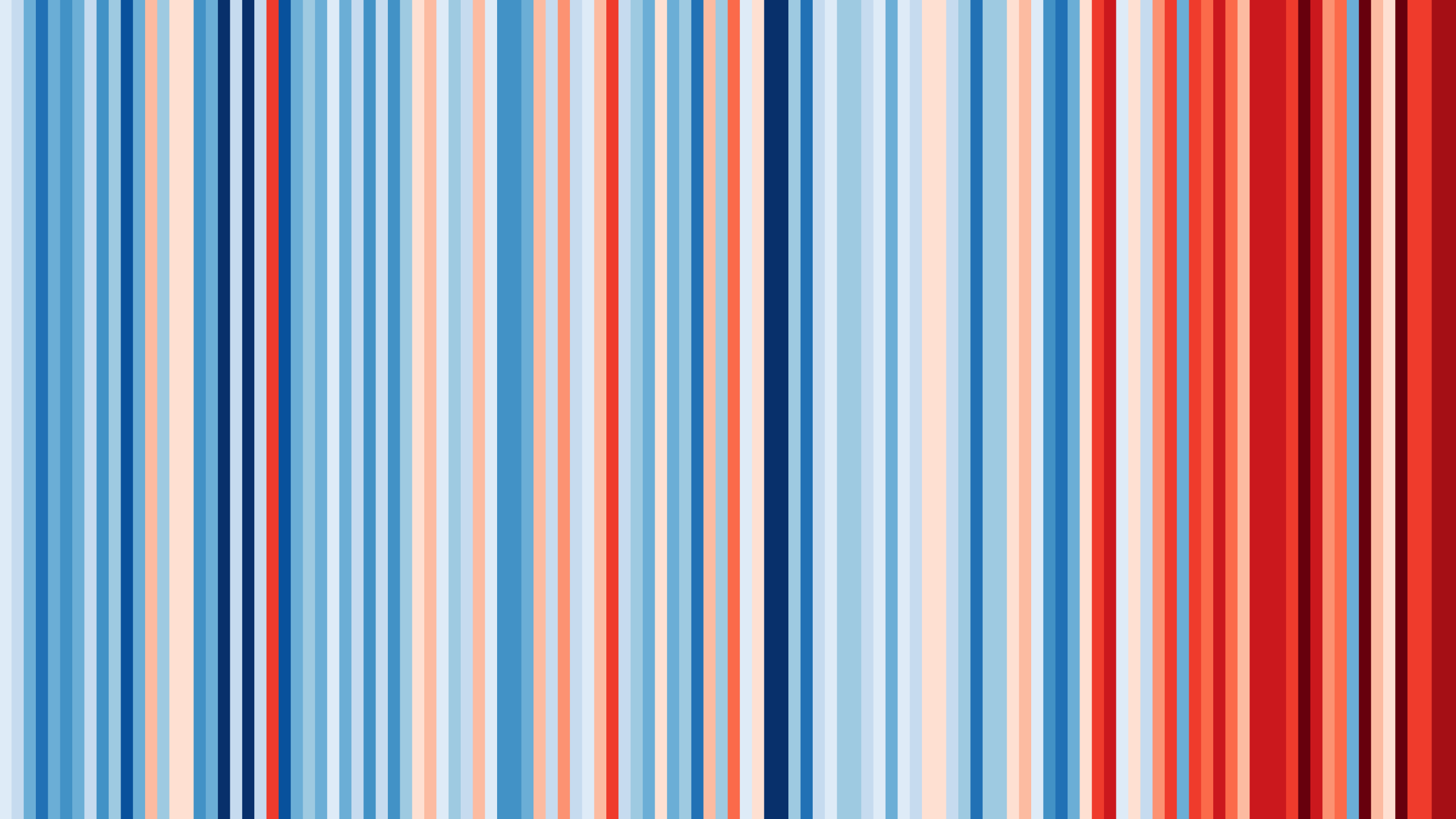


# Delivering quality sustainable housing and communities: The role of certification

Jon Gilbert, Policy Advisor

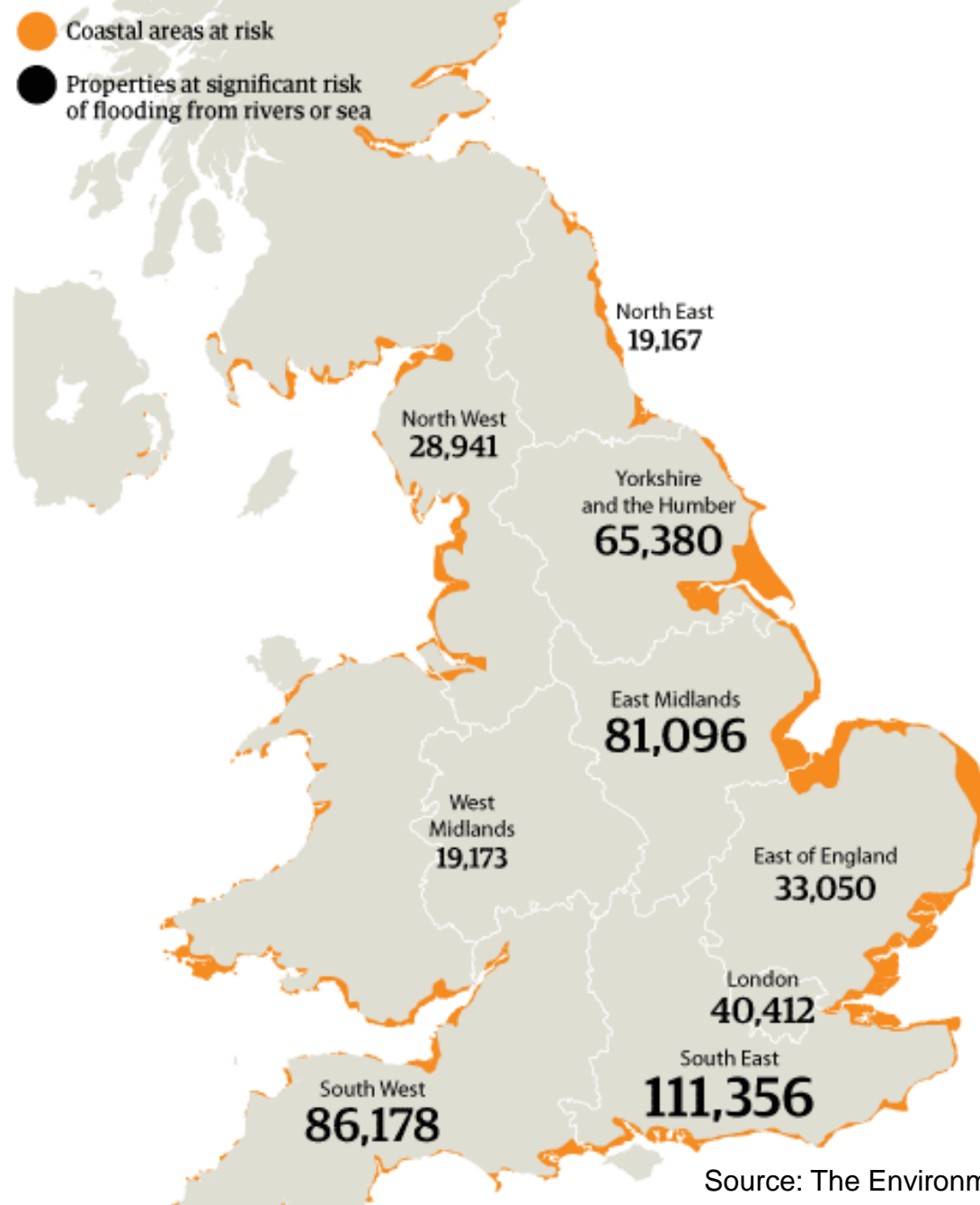
Part of the BRE Trust





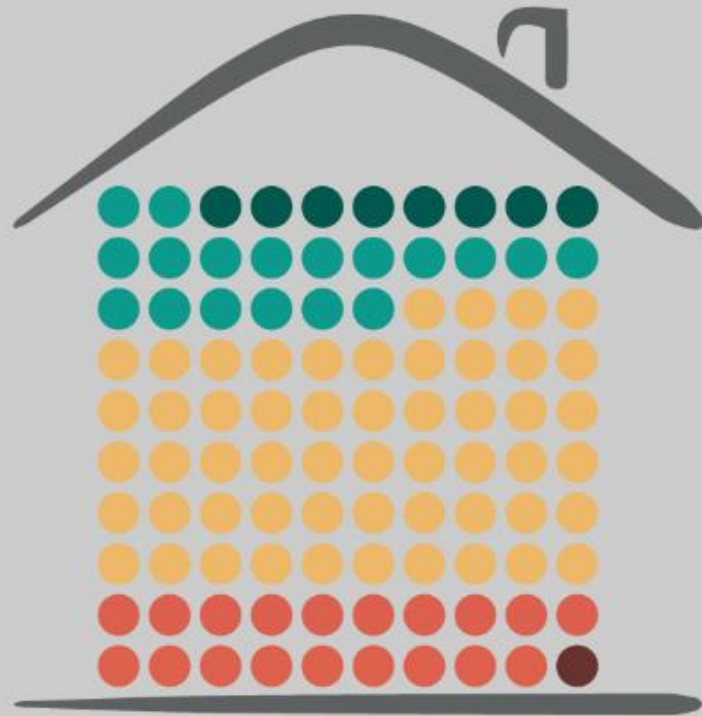
### Probable scenario: A 2-metre rise in sea levels

- Coastal areas at risk
- Properties at significant risk of flooding from rivers or sea



Source: The Environment Agency

## A HOUSING DESIGN AUDIT FOR ENGLAND



‘Nationally, the picture is largely of new housing development that is overwhelmingly mediocre or poor (three quarters of projects) with good or very good schemes constituting just a quarter (37 out of 142) of the developments’.

Performance gap exacerbates design failings

# Building Research Establishment

- Active since 1921
- Largest UK charity for research and education in the built environment
- Profits go to the trust and further research.



# Key products and service brands

BREEAM®

LPCB

BRE ACADEMY®



HOME  
QUALITY  
MARK



BRE SMARTWASTE

YellowJacket 

 BRE INNOVATION PARKS NETWORK

 CONSTRUCTING  
EXCELLENCE

## BREEAM overview

- **Longest established and most widely used** sustainability assessment method for buildings; launched 1990
- **Drives innovation and standards above the regulatory minimum**
- **Third party certification**
- **1000's of licensed assessors** worldwide
- Robust, evidence based criteria that is process and outcome focussed

*BREEAM certifies quality and sustainability in the built environment including their running costs, health and wellbeing and environmental impact.'*

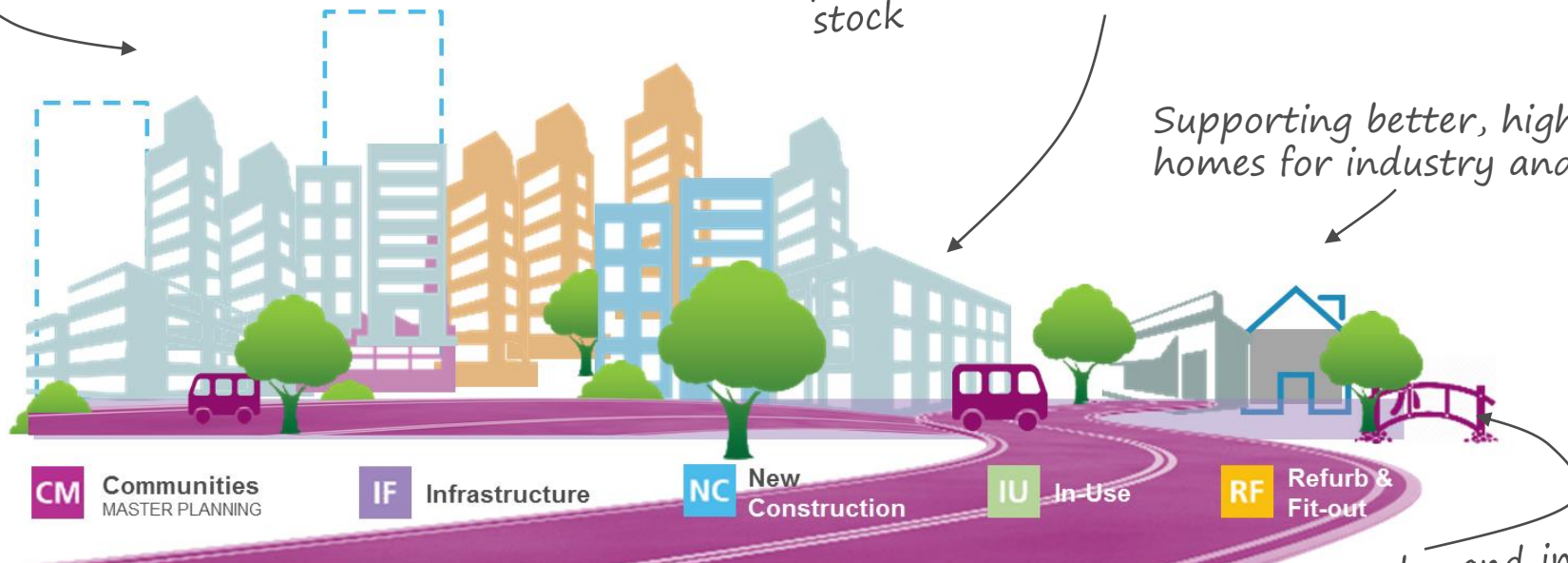


## Sustainability across the whole built environment

*Driving performance across non-domestic use types; education, commercial, retail, healthcare, multi residential, leisure, defence and security etc.*

*Maximising efficiencies and opportunities during refurbishment and operation; reducing the performance gap and optimising the existing stock*

*Supporting better, higher quality homes for industry and consumers*



*Engaging people with their built environment and empowering communities to thrive*

*Improving public realm and infrastructure by reducing negative impacts and disruption whilst recognising good practice.*





# Home Quality Mark (HQM) The principles

*‘HQM certifies quality and sustainable new homes including their **running costs**, **health and wellbeing** and **environmental footprint.**’*



**HOME QUALITY MARK** delivered by **bre** [www.homequalitymark.com](http://www.homequalitymark.com)

### Certificate: Post Construction Stage

**This is to certify that:**  
An amazing house  
Asset Address First Line  
Asset Address Continued Here  
City, County  
Postcode

**A development by:**  
Client:  
46 letters here also in 1 line 12pt xx xxxxxx.  
Lead Constructor:  
46 letters here also in 1 line xxx xxx xxxxxx.  
Lead Designer:  
46 letters here also in 1 line xxx xxx xxxxxx.

has been assessed as  
**HQM ONE**

★★★★★  
**Outstanding** Score 100%

**My costs** 3 **My wellbeing** 5 **My footprint** 3



# Consumers are concerned

- 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 complaining of problems with their new homes.

**Facebook: Unhappy new home buyers**  
Public group

**the guardian**  
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

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

**the guardian**  
New floorboards: life on a 'flagship' home  
The house was built in 2014 as a flagship project, which provided...

**News > London**  
**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

1.1k shares

Like Click to follow The Evening Standard

# What the assessment covers



## Our Surroundings

Transport & Movement

Outdoors

Safety & Resilience



## My Home

Comfort

Energy

Materials

Space

Water






## Delivery

Quality Assurance

Construction Impacts

Customer Satisfaction

- Minimum 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
		12 Sound Insulation	09
	Energy and Cost	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	
24 Recyclable Waste		10	
 Delivery	Water	25 Water Efficiency	17
	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	

- Star rating + Indicator scores
- Indicator scores allows project to measure impact on **costs**, **wellbeing** and **environmental footprint**.

HOME  
QUALITY  
MARK  
delivered by bre

www.homequalitymark.com

### Certificate: Post Construction Stage

**This is to certify that:**  
An amazing house  
Asset Address First Line  
Asset Address Continued Here  
City, County  
Postcode

**A development by:**  
Client:  
46 letters here also in 1 line 12pt xx xxxxxx.  
Lead Constructor:  
46 letters here also in 1 line xxx xxx xxxxxx.  
Lead Designer:  
46 letters here also in 1 line xxx xxx xxxxxx.

has been assessed as  
HQM ONE

★★★★★  
Outstanding Score 100%

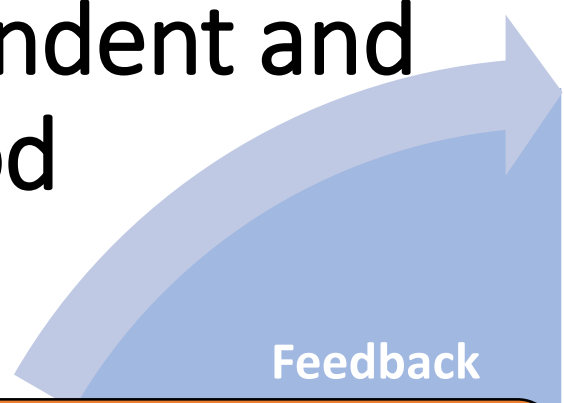
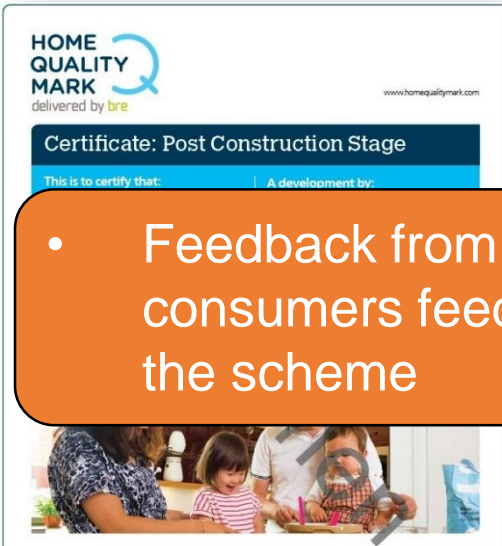
3 My costs    5 My wellbeing    3 My footprint

## What 'My footprint' is based on

- Ecology
- Flood risk
- **Energy forecast and cost**
- Responsible sourcing of materials
- Environmental Impact form construction products
- Site waste

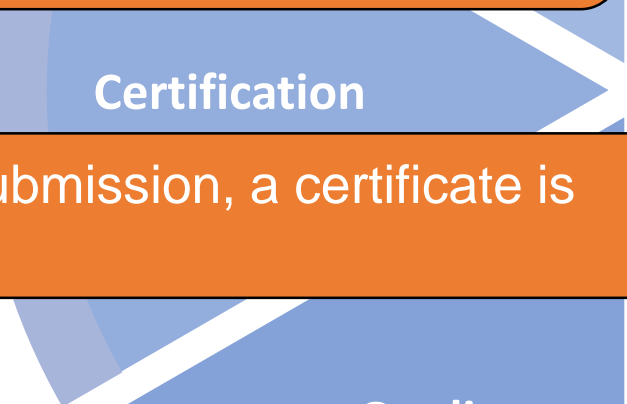


# Robust, independent and rigorous method



Feedback

- Feedback from industry, assessors and consumers feeds back into future updates of the scheme



Certification

- After successful submission, a certificate is awarded



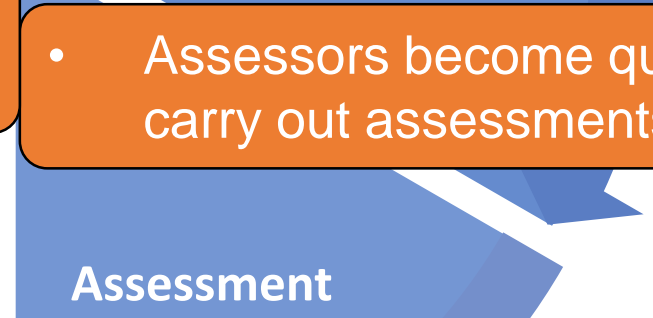
Quality assurance

- Assessment and evidence submitted to BRE QA team for auditing



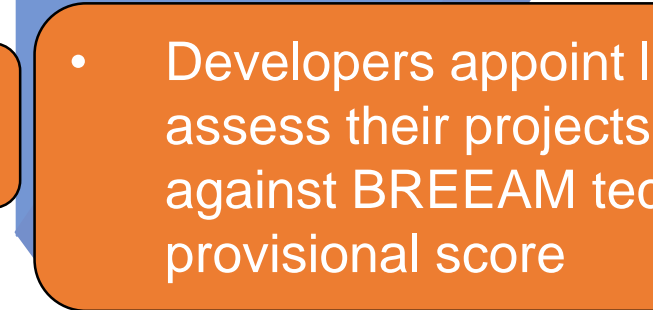
Research & development

- BRE and industry research
- Technical development
- Stakeholder engagement
- Consultations
- Pilot schemes



Assessor training

- Assessors become qualified and licensed to carry out assessments through BRE training



Assessment

- Developers appoint licensed assessors to assess their projects (ideally early in design) against BREEAM technical standards, with a provisional score

BRE ACADEMY





# Home Quality Mark (HQM) Drivers and Uptake

# HQM complements local and national policy



## Legislation

According to UK planning and environmental legislation, **local plans must include robust evidence-based carbon targets.**

In particular, the Planning and Compulsory Purchase Act of 2004 requires that local plans include policies “**designed to secure**” that the development and use of land contributes to the **mitigation of, and adaptation to, climate change.**



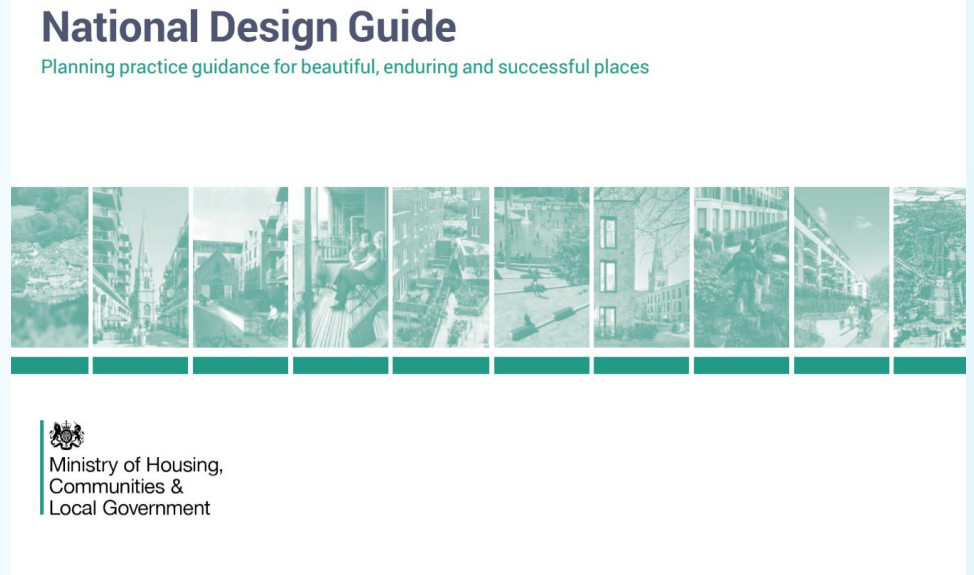
## Drivers for higher standards in NPPF/ PPGs

- Paragraph 129 states that LPAs should ensure that they have access to tools including ‘assessment frameworks’
- Paragraph 130. makes explicitly clear that **LPAs should ensure quality of approved development is not materially diminished between permission and completion.**
- PPG on Design: process and tools



# The evolving picture on energy efficiency standards

- PPG on Climate Change(2019) makes it clear that LPA's "***can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes***"
- However it is not yet clear how **Future Homes Standard** will effect this
- National Design Guide supports HQM



# 18,000 Homes Registered to HQM in England

- High end / luxury
- Social housing providers
- SME housebuilders
- Large and small developments
- Flats / detached homes
- Build to rent
- Across England



# BPS 7014 – BRE's standard for Modular Construction

Can be used in  
combination  
with HQM



## But what does it cost?

Added cost of delivering to HQM can be broken down into 3 areas:

1. Build cost uplift (i.e. added cost of higher build quality)
2. Assessor fees (paid to assessment organisation)
3. Certification fees (paid to BRE)

The developer will bear the burden of any additional cost



## 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





# How local authorities can use HQM as a driver of quality

# Engaging with HQM

Local Plan 2036 **Havant**  
BOROUGH COUNCIL

**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**



Camden

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) standards focus on the customer and how people live in their homes. Essentially, it means you get the best use of your home and can be as happy 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. Vision for the masterplan we have carefully considered the overall neighbourhood and focus on integrating Lancaster Grange within environmental, social and economic.

Cycle routes have been created to connect with the wider area and we have developed pedestrian pathways and shared spaces including communal growing spaces, gardens and play areas. This new cycle route is open 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/rehabilitate 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 of However, this time period may, at Contractor's option, be extended one day for each delayed due to weather, fire, strikes, material shortages, or Acts of God, Owner delay the construction process including, but not limited to, the selection, ordering, mass Owner selections. Failure of Contractor to timely complete shall not be considered 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 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 hindering 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 premises unlocked regardless of the presence of Owner. However, in the event of 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

**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 1782 Typhoon Drive, Columbia, MD, and Earl Ed Lee, whose mailing address is 999

**Section 1. Description of Parcel 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 Woburn 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 99 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

Become a member today to access our home help, discounted conventional expert advice & legal services. Search HOA

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 with 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**

Become a member of the HomeOwners Alliance:

- To Ask an Expert
- Access our Home Helpdesk
- Free Legal Advice Line
- Free Free mortgage advice
- Discounted conveyancing
- Unbeatable prices

Join today >

Landowners/HD  
V/Advocates

## Writing and positioning policy

- May be positioned in local plan or SPD
- It should be subject to examination and inspection to increase visibility, early integration and validity.
- Planning Authorities must ensure that requirements are clearly outlined within the necessary planning documents

Planning Authority	Current or Emerging	Adoption Stage	Certification policy overview
<a href="#">Havant</a>	Emerging	Draft	BREEAM: New Construction, BREEAM: Communities, HQM
<a href="#">Luton</a>	Current	Adopted 2017	BREEAM: New Construction
<a href="#">Maldon</a>	Current	Adopted 2017	BREEAM: New Construction
<a href="#">New Forest</a>	Emerging	Submitted Nov 2018	BREEAM: New Construction
<a href="#">Newham</a>	Emerging	Submitted Feb 2018	BREEAM: New Construction, BREEAM: Domestic Refurbishment, BREEAM Refurbishment and Fit Out
<a href="#">North Devon and Torridge</a>	Current	Adopted 2018	BREEAM: New Construction
<a href="#">Oxford</a>	Emerging	Draft	BREEAM: New Construction, HQM
<a href="#">Plymouth and South West Devon Joint Local Plan</a>	Emerging	Submitted Jul 2017	BREEAM: New Construction (Plymouth only)
<a href="#">Poole</a>	Current	Adopted 2018	BREEAM: New Construction
<a href="#">Reading</a>	Emerging	Submitted Mar 2018	BREEAM: New Construction
<a href="#">Richmond</a>	Current	Adopted 2018	BREEAM: New Construction, BREEAM: Domestic Refurbishment
<a href="#">Sedgemoor</a>	Emerging	Submitted Aug 2018	BREEAM: New Construction
<a href="#">South Cambridgeshire</a>	Current	Adopted 2018	BREEAM: New Construction, BREEAM: Refurbishment Fit Out, BREEAM: Communities
<a href="#">Stockton</a>	Emerging	Submitted Dec 2017	BREEAM: New Construction
<a href="#">Sutton</a>	Current	Adopted 2018	BREEAM: New Construction
<a href="#">Tower Hamlets</a>	Emerging	Submitted Feb 2018	BREEAM: New Construction, BREEAM: Refurbishment Fit Out, HQM

*See local government guidance for full list of LPAs specifying BREEAM*

# 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

Technical Manual  
England, Scotland & Wales



SD239



# How to get involved

- Tools and guidance are available to drive sustainability and quality in the built environment; discover the [BREEAM Local Government resource pack](#) to get started.
- This is going to be updated with further information in the new year so keep an eye out for updates.
- We are also looking to undertake Cost modelling of the HQM

Come and talk with us!

[Jonathan.gilbert@bregroup.com](mailto:Jonathan.gilbert@bregroup.com)

