

Home Quality Mark ONE: Wales – Consultation Workshop

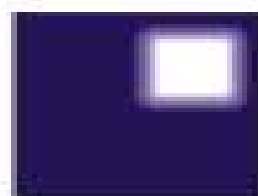
5nd February 2018

Cardiff



Welcome

Gordon Brown Director





developed by
bre

More, better quality, sustainable homes for Wales



**ADEILADU
ARBENIGRWYDD**
YNG NGHYMRU



**CONSTRUCTING
EXCELLENCE**
IN WALES

Agenda

8.15 **Welcome** Gordon Brown, Director Constructing Excellence in Wales

8.20 **HQM Introduction, Policy Context,** Gwyn Roberts
Homes and Communities Lead, BRE

9.30 **HQM Structure, Minimum standards** Gwyn Roberts

10.00 **BREAK**

10.20 **Key Technical Areas** Nandini Buhagiar
HQM ONE Project Lead

11.30 **Questions and Close**



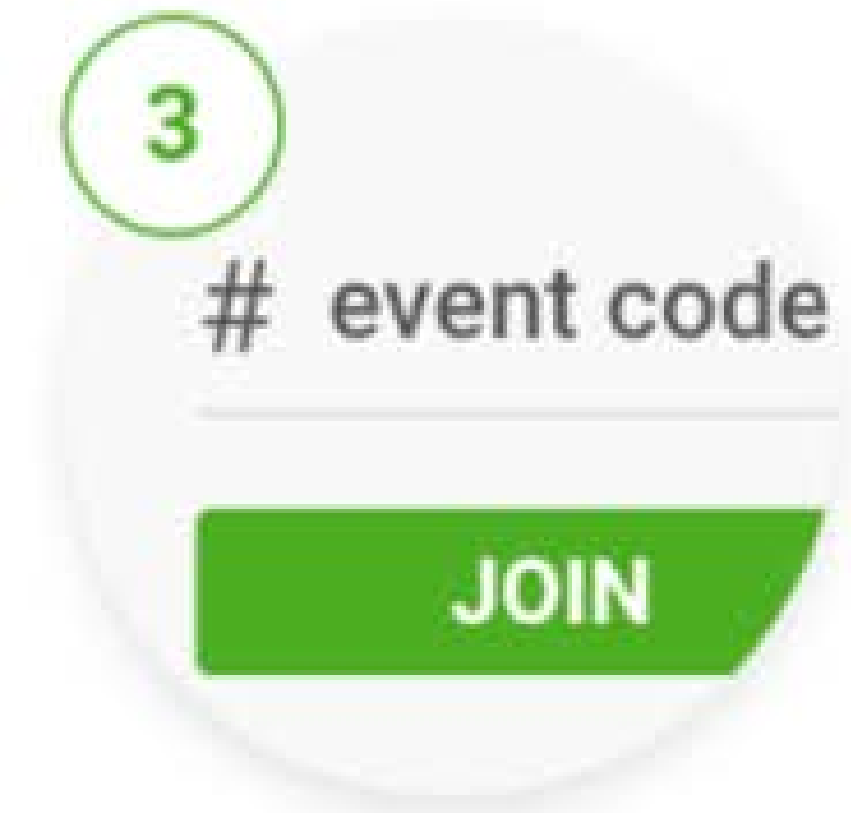
Ask a Question at anytime;



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Home > Topics > Planning > Building regulations > Sustainable building standards > Code for Sustainable Homes

Code for Sustainable Homes

Last updated 17 June 2016

Share    

The Code for Sustainable Homes applies to all new housing promoted or supported by us or our Sponsored Bodies.

Following changes to building regulations and planning policy in England the Code for Sustainable Home (CSH) is being withdrawn. Whilst Welsh Government

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Planning

- ▶ Building regulations
- ▶ Sustainable building standards
- ▶ Building Research Establishment Environmental Assessment Method (BREEAM)
- ▶ **Code for Sustainable Homes**
- ▶ Technical Guidance: Code for sustainable homes

RELATED LINKS

Build
Review

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12 month

All Party Parliamentary Group for Excellence in the Built Environment




HOUSE OF COMMONS
LONDON SW1A 0AA

More homes, fewer complaints

Report from the Commission of Inquiry into the
quality and workmanship of new housing in England

July 2016

LENDERS
Improving energy costs in mortgages
Promoting energy efficiency in homes

Executive Summary 

Download Full Report 



Consumer Trust

- Information “When I’m looking it will give me some pointers”
- Over 90% people would prefer a home with independent mark.
- 1 in 5 people would pay more.
- 75% would pay £750 or more per home for certification. Of this 13% would pay £3000



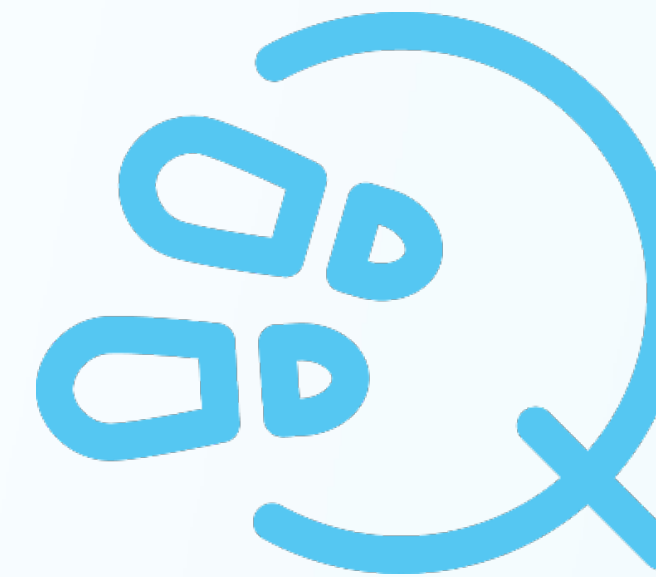
Home Quality Mark (HQM)



Running Costs



Health and Wellbeing



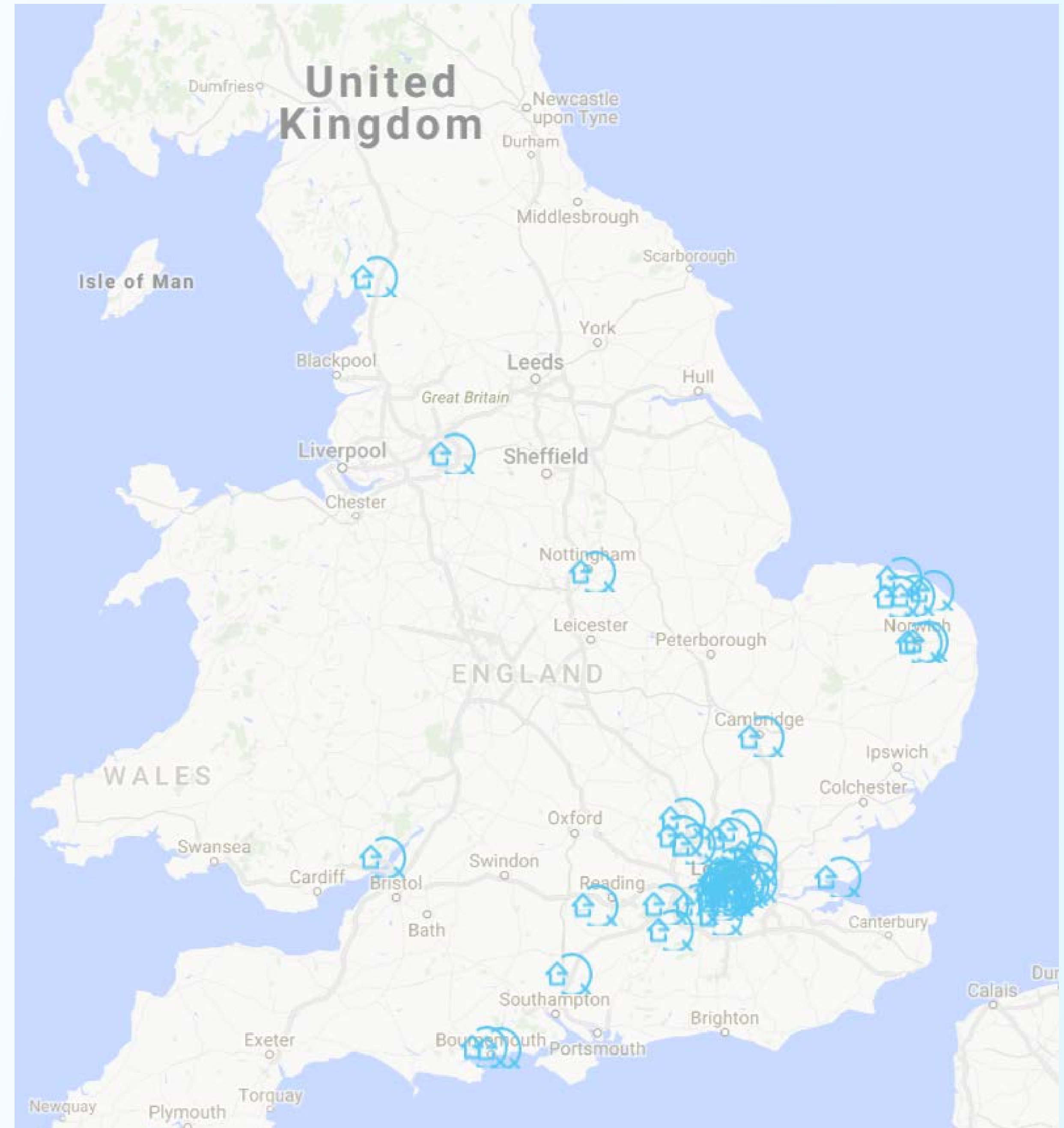
Environmental Impact

1) Differentiate

2) Information

c16,000 Homes Registered to Beta in England

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



Part of Something bigger

Longest established and most widely used
Launched in 1990

Robust, evidence based criteria that is process
and outcome focused

Third party certification scheme

Drives innovation and standards above the
regulatory minimum

Credible label showcasing CSR

Differentiate + Information





HQM ONE TECHNICAL CONSULTATION

- Consultation open until 16th February
- Different version for Wales
- www.homequalitymark.com/HQMONEconsultation

HQM Beta



Better

Good

Very Good

Excellent

Outstanding

HQM ONE (proposed)



Plus additional minimum requirements

Agenda



HQM Structure, Minimum standards

Scheme Structure

Our Surroundings

Transport &
Movement

Outdoors

Security &
Resilience

My Home

Comfort

Energy & Cost

Materials

Space

Water

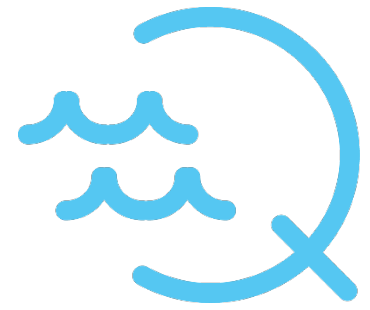
Delivery

Quality
Assurance

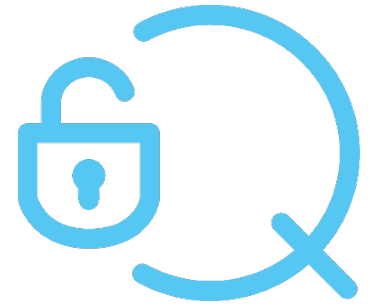
Construction
Impacts

Customer
Satisfaction

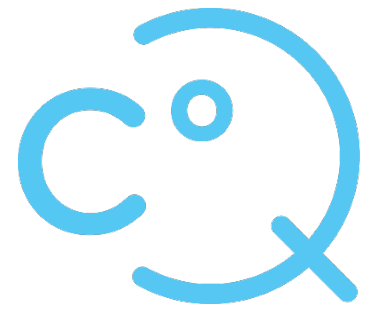
HQM ONE Minimum Standards



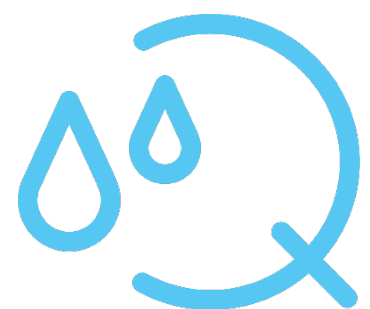
- Flood and Assessment



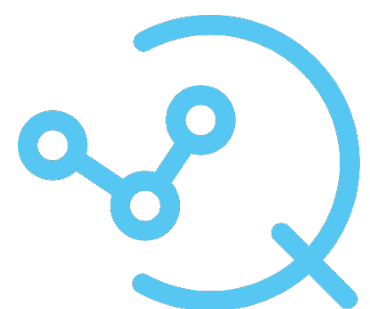
- Security– Wales Only*



- Temperature Analysis



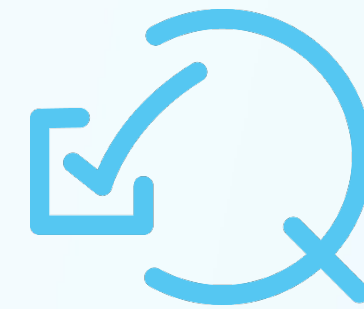
- Ventilation rates



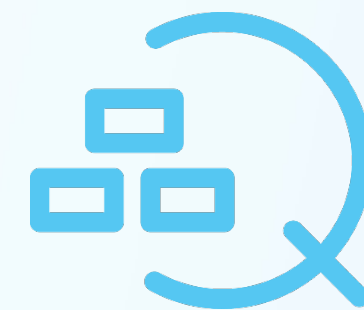
- Project Delivery Plan, Procurement Policy and Dissemination



- Commissioning & testing strategy



- Visual Defects & Construction Record



- Warranty & Handover Visit



- Home Information



HQM ONE Indicator Backstops



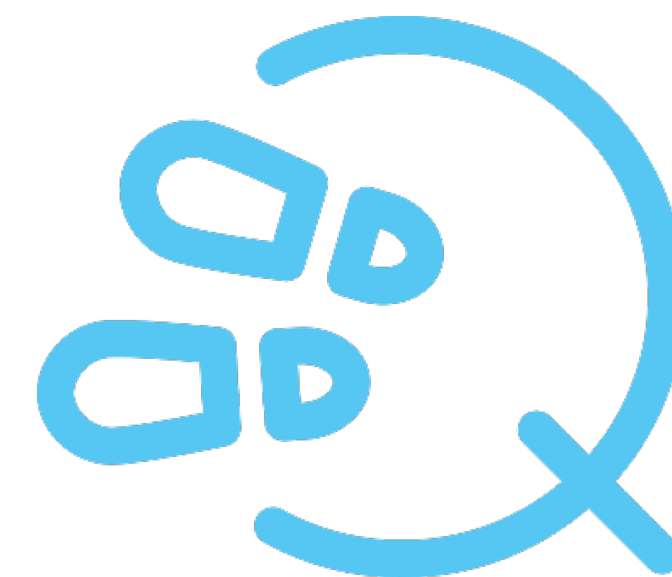
Running Costs

- Flood Risk, Security, Temperature, Ventilation, Energy, Water.



Health and Wellbeing

- Recreational space, Indoor Pollutants, Daylight, Sound, Temperature, Ventilation, Access, Space



Environmental Impact

- Ecology, Energy, Responsible Sourcing, Environmental Impact, Water, Site Waste

Agenda



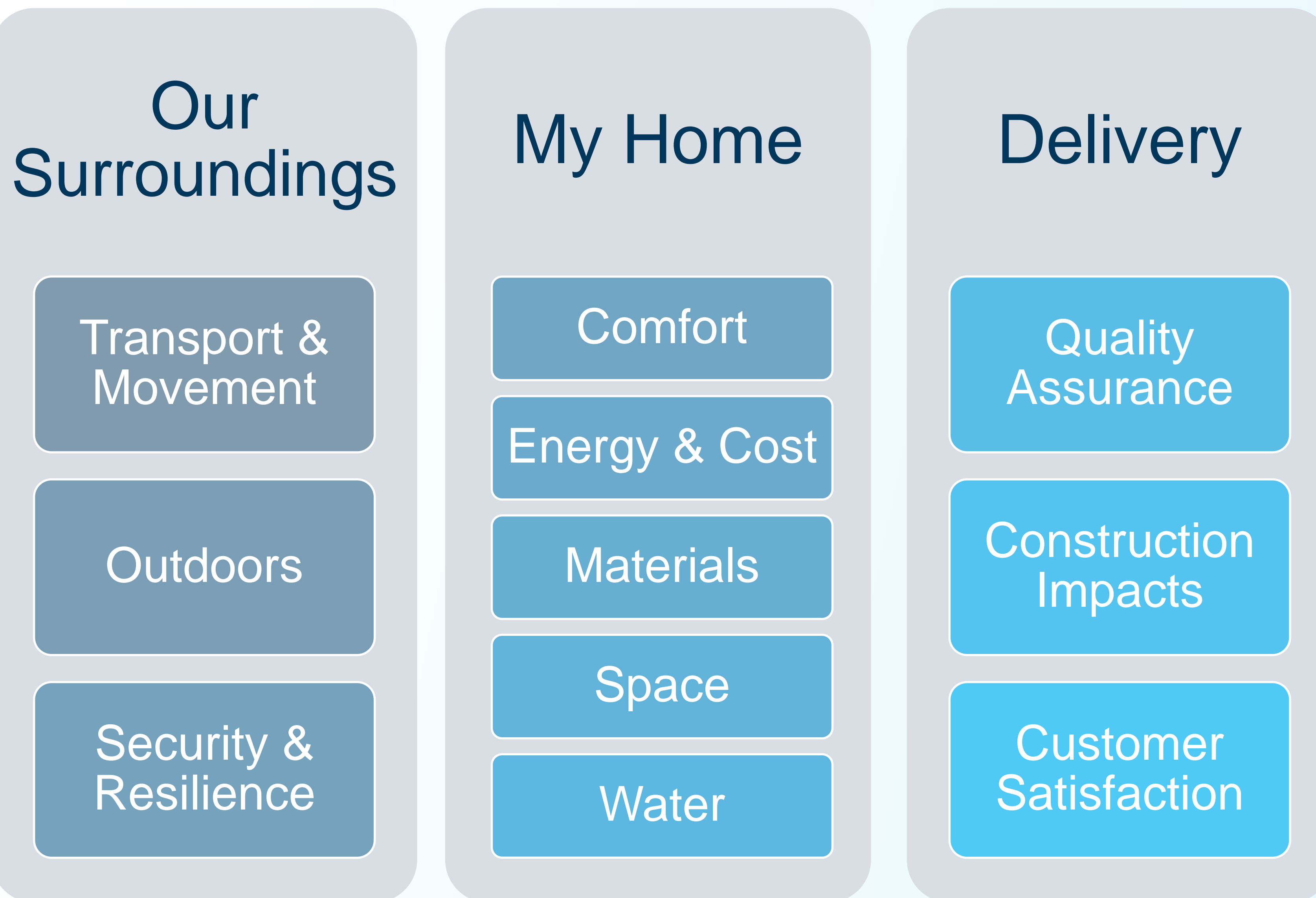
Break

Agenda



Key Technical Areas

Nandini Buhagiar
HQM ONE Project Lead





Scheme Structure- Our Surroundings

Transport & Movement

01 Accessible
Public Transport

02 Alternative
Sustainable
Transport Options

03 Local
Amenities

Outdoors

04 Ecology

05 Recreational
Space

Security and Resilience

06 Flood Risk

07 Managing the
Impact of Rainfall

08 Security

Transport & Movement

01 Accessible
Public Transport

02 Alternative
Sustainable
Transport Options

03 Local
Amenities



Reduce dependency on private transport by ensuring occupants have access to:

- public transport networks
- sustainable transport options
- range of key amenities

Outdoors

04 Ecology

05 Recreational Space



- Protect, maintain and enhance existing ecology of the site
- Promote community cohesion, activity and wellbeing

Safety and Resilience

06 Flood Risk

07 Managing the Impact of rainfall

08 Security



Reduce risk of flooding via location, design and managing surface water run-off.
Improve quality of life

Encourages developments where occupants feel safe and secure

Approved document Q compliance

Security needs assessment (SNA)

Issues identified addressed and implemented

Home information





Scheme Structure- My Home

Comfort

09 Indoor air quality

10 Daylight

11 Noise

12 Sound Insulation

13 Temperature

14 Ventilation

Energy

15 Energy and Cost

16 Decentralised Energy

17 Impact on Local Air

Scheme Structure- My Home contd..

Materials

18 Responsible
Sourcing

19 Environmental
Impact

20 Life Cycle
Costing

21 Durability

Space

22 Drying Space

23 Access &
Space

24 Recyclable
Space

Water

25 Water Efficiency

Comfort

09 Indoor Air Quality

10 Daylight

11 Noise

12 Sound Insulation

13 Temperature

14 Ventilation



- Rewards home design and specification decisions that create a healthy and comfortable internal environment

Energy

15 Energy and Cost

16 Decentralised
Energy

17 Impact on Local Air



Improve energy performance of home through design, specification and use of LZCTs

Materials

18 Responsible
Sourcing

19 Environmental
Impact

20 Life Cycle
Costing

21 Durability



- Rewards procurement decisions that reduce social & environmental impact as well as maintenance, repair and replacement costs of the home

Space

22 Drying
Space

23 Access &
Space

24 Recyclable
Space



- Rewards compliance with national space standards, are accessible to all and flexible to cater to future needs

Water

25 Water Efficiency



- Encourages the use of water efficient fittings and water recycling to reduce mains water consumption in the home



How does HQM ONE address quality?

Focus on aspects that lead to a quality home

- Design, Materials, Workmanship, Customer Support

Ensure transparency throughout the whole process

- Construction journals to be developed to record details of installation of key constructions elements, sign-offs, any remedial works carried out

Focus on key areas to achieve build quality

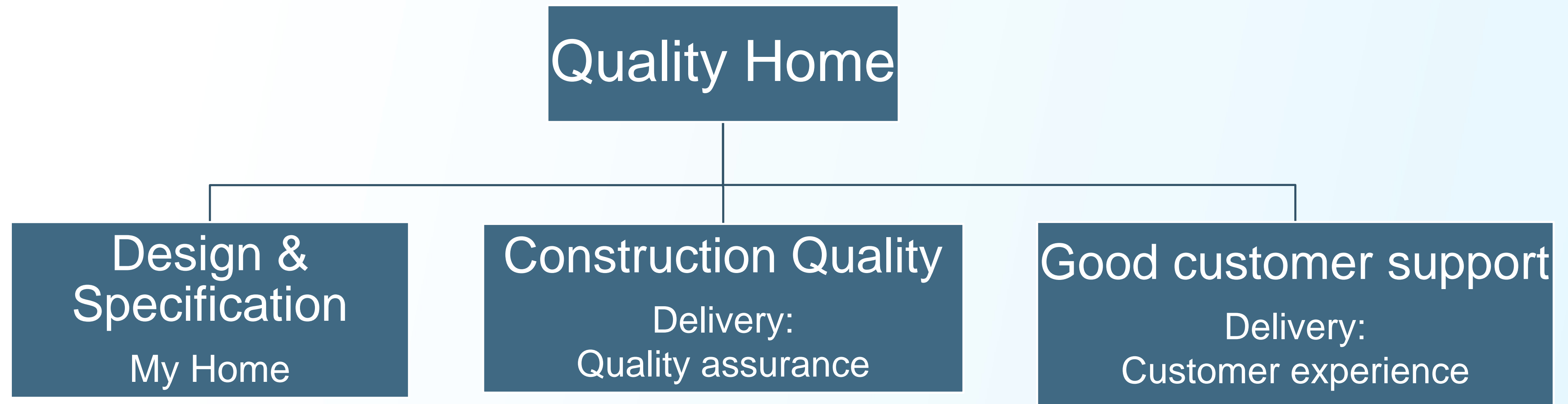
- Through all phases of constructions and pre handover
- Encourage collaborative working and communication between different teams

Offer protection beyond warranties and ensure accountability

- Ensure potential home owners have the right to inspect homes prior to handover
- Allow for snagging checks and pre completion inspection

Set minimum requirements for each indicator and rating

Three key aspects that lead to quality home



- Issues within the scheme that fall under these three main areas were reviewed, amended, improved and where required enhanced with a view to bringing increased value to the end user and the industry.

Scheme Structure- Delivery

Quality Assurance

26 Project Preparation

27 Commissioning and Testing

28 Inspections and Completions

Construction Impacts

29 Responsible Construction Management

30 Construction Energy Use

31 Construction Water Use

32 Site Waste Management

Customer Experience

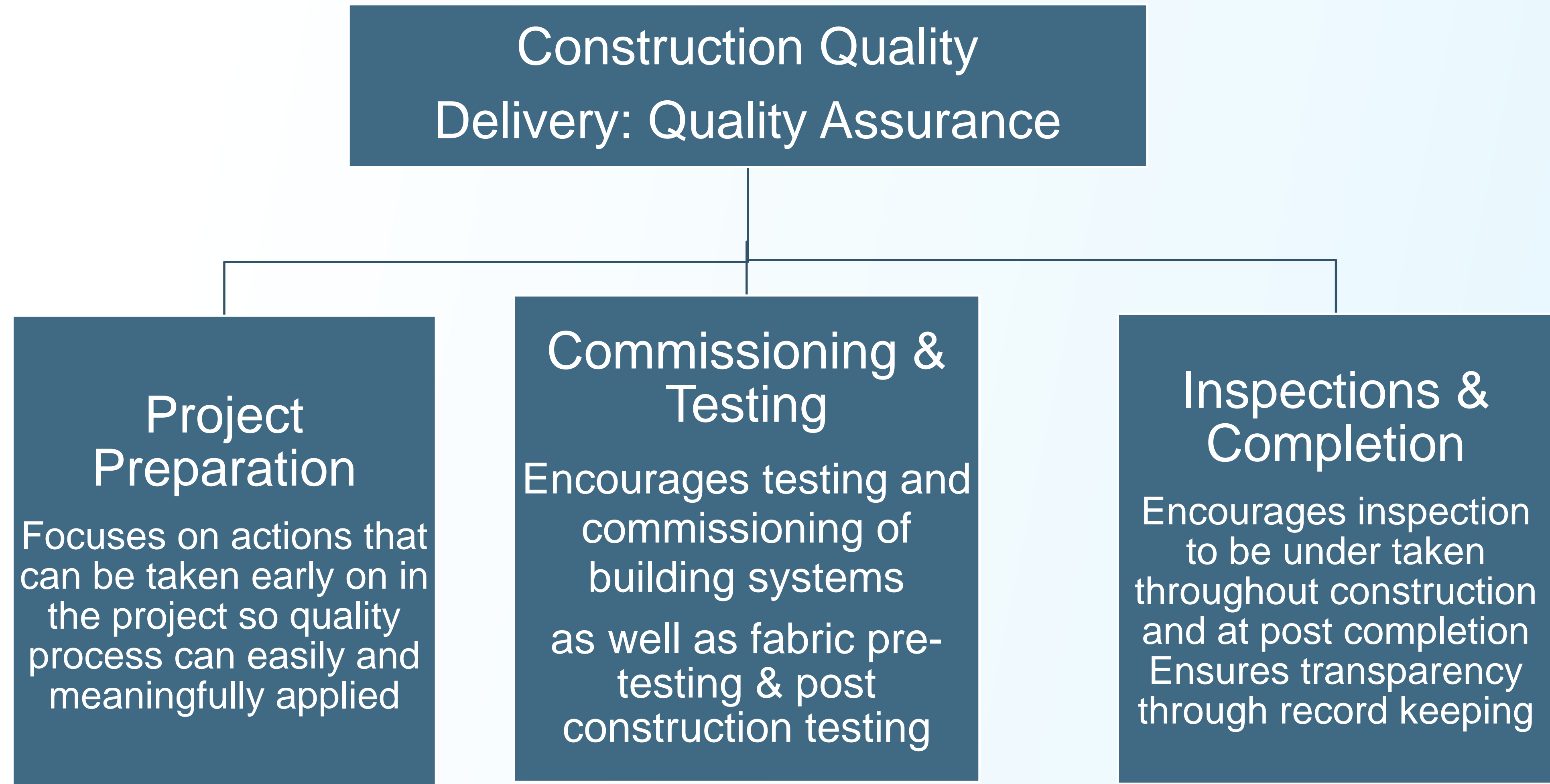
33 Aftercare

34 Home Information

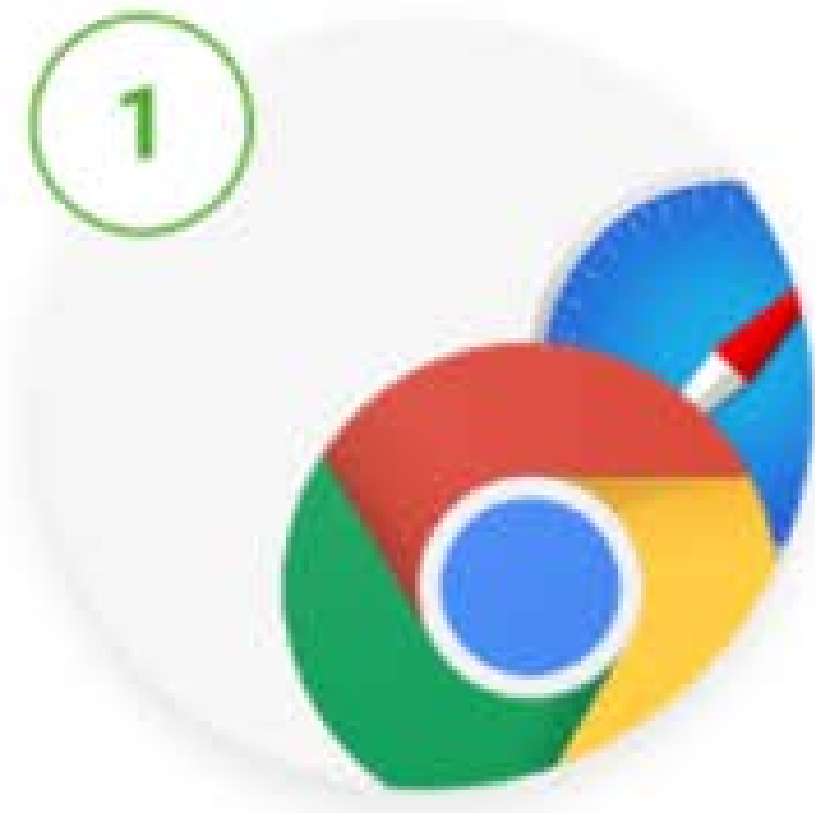
35 Smart Homes

36 Post Occupancy Evaluation

Improving build quality



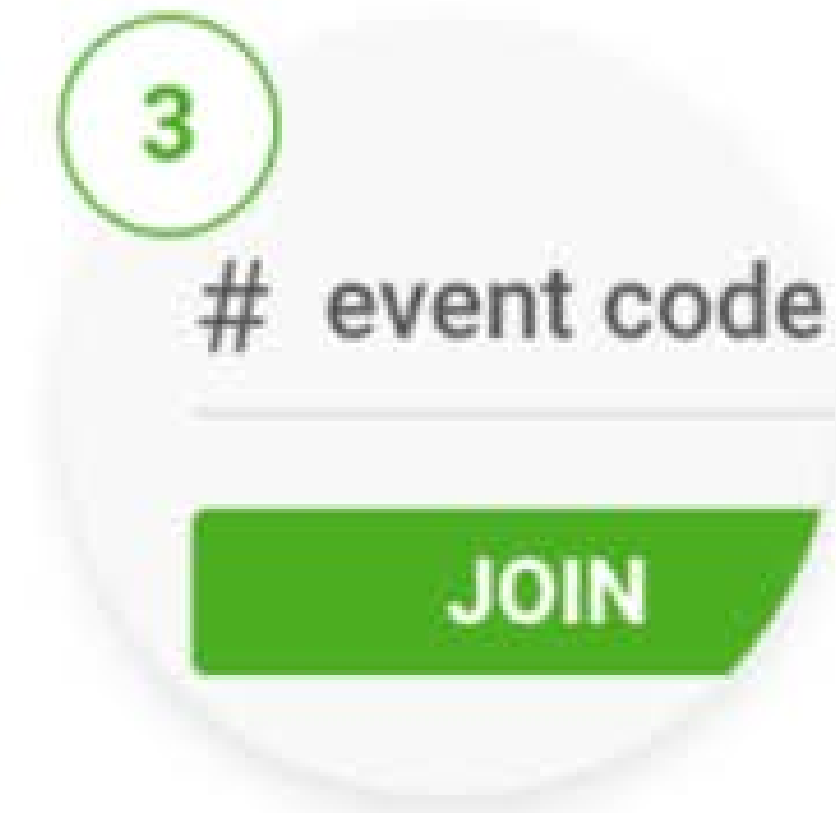
Questions



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Thank you

Presentations;

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CONSTRUCTING
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