

25

ANNIVERSARY

**HOMES FOR
SCOTLAND**

Annual Awards



Customers | Community | Commitment



- 01** Chief Executive's Message
- 02** The Award Categories
- 03** The Judging Process
- 04** Annual Lunch 2025
- 05** Promotion and PR
- 06** Guidance
- 07** Home Builders of the Year – Large / SME / Affordable Housing Provider
- 16** Submission
- 17** 2024 Shortlist

Chief Executive's Message



Dear colleague

With Homes for Scotland marking its 25th anniversary in 2025, the policy environment within which the home building sector operates has never been more challenging or complex.

It is in this context that we recently undertook a comprehensive review of our annual awards programme, originally introduced to recognise best practice, and increase standards. These objectives remain as important as they did at the outset.

Whilst the awards have evolved significantly over the years to ensure their ongoing relevance and robustness, we believe it is a timely juncture to consider categories and criteria to reflect the reasons that all in this vital sector get out of bed every morning for. In undertaking this we have also listened to feedback from members.

So I am pleased to announce today a refreshed approach which focuses on our customers, the communities in which we work and the commitment of all those involved day in, day out in delivering much needed homes across all tenures. These elements will be considered just as important as how members are integrating increasingly onerous policy and regulatory change.

Under the guidance of this year's chair Sarah Stanger, who has been a member of the independent judging panel since 2021 and brings considerable commercial insight and awareness from her experience working in the home building sector and now as an advisor to the Housing Growth Partnership, this is the lens through which all submissions will be assessed going forward whilst retaining the integrity and reputation the HFS awards have become renowned for.

25 years on since HFS was established, we have a wonderful opportunity to demonstrate how far we all have come in that time. I therefore urge all members to support the awards with a fresh impetus that allows us to clearly illustrate to all our wider stakeholders that home building really is a force for good.

Yours sincerely

Jane Wood
Chief Executive

The Award Categories

The 2025 award categories comprise:

1. Private Development of the Year – large (100+ homes)
2. Private Development of the Year – medium (36-99 homes)
3. Private Development of the Year – small (up to 35 homes)
4. Affordable Development of the Year – large (100+ homes)
5. Affordable Development of the Year – medium (36-99 homes)
6. Affordable Development of the Year – small (up to 35 homes)
7. Supporting Member of the Year (*as voted by the HFS membership*)
8. Home Builders of the Year – Large / SME / Affordable Housing Provider

Please note:

- 🏠 Judges will use their discretion to reallocate entries into other categories as they deem appropriate.
- 🏠 All awards are dependent on a sufficient number of entries being received in each category.
- 🏠 Whilst joint venture and partnership entries are acceptable, no public referencing will be given to non-member companies.

The Judging Process

Please note that the 2025 judging panel will be confirmed in due course.

- 1** Entries will, in the first instance, be assessed according to a single stage submission process with judging based on quality, content and strength of case being made.
- 2** Entrants should ensure submissions clearly meet the criteria outlined for each category.
- 3** Entries will be scored equally across the defined criteria set out in each category using pre-developed matrices (which will also be available for the information of entrants) to ensure consistency in approach.
- 4** Judges will contact organisations for further information if they consider necessary.
- 5** Entries will be shortlisted as agreed by the judges. Judges will then undertake pre-arranged site visits to those shortlisted in the Private and Affordable Development of the Year categories. Those shortlisted for Home Builder of the Year will be invited for interview.
- 6** For those shortlisted in the Home Builder of the Year category, up to two senior management representatives will be invited for interview with members of the independent judging panel on what makes them stand out as a potential award recipients.
- 7** Management of the judging process will be agreed by the judges themselves.
- 8** Judges will declare any vested interests in any submissions and remove themselves from assessment of such entries.
- 9** The judges may, in exceptional circumstances, give special recognition as they feel appropriate eg both in relation to particular developments/projects/practices or with regards outstanding individuals encountered during the judging process
- 10** The judges may reallocate entries into other categories as they deem appropriate.
- 11** Each category must receive the designated minimum number of entries to be taken forward in the judging process.

Annual Lunch 2025



Our 2025 HFS Annual Lunch & Awards will be an upscaled event to meaningfully recognise the value and impact of our organisation over its 25-year existence.

Please contact the Homes for Scotland Executive Team for any booking enquiries – info@homesforscotland.com / 0131 455 8350.

Winners of the 2025 Homes for Scotland awards will be announced at the event at the Edinburgh International Conference Centre on Friday 30 May. Bookings for the premier event in the Scottish home building calendar (open to members only) will open shortly.

Annual Lunch 2025
sponsored by

 Burness Paull

Pre-Lunch reception
sponsored by

 NHBC

Promotion and PR



Homes for Scotland will be looking to promote the awards as fully as possible – look out for further updates within our weekly news round-up.

Guidance



This section provides direction on what the judges will be looking for in entries across the various categories.

There are no limits to the number of entries in any category from any member.

Please note:

- 🏠 entrants should ensure submissions clearly meet the criteria outlined for each category
- 🏠 the importance of providing full and relevant answers, evidenced as appropriate
- 🏠 judges would prefer to see photographs of both external and internal photography, but will accept CGIs if not available
- 🏠 entrants should carefully consider the quality of images supplied as these will go on to form the basis of promotion of any shortlisted or winning submission



2024 Large category winner Taylor Wimpey East for Bankfield Brae, Edinburgh - ([click here to view the winner's video](#))

Private Development of the Year – large (100+ units)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

The following criteria will be used to judge each entry, with a maximum of 250 words allowed for each:

- Place / design / sustainability**
For example: demonstrating well considered development layout, diversity of house types / building techniques/materials, landscaping & biodiversity, distinctive character and street scenes, sense of arrival, notable sustainability features.
- Customer**
For example: demonstrating strong and measurable customer satisfaction levels.
- Community engagement and impact**
For example: evidenced active listening and collaboration with the local community; highlighting local benefits.
- Quality**
For example: demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder /warranty providers).
- Health & safety**
Site-specific metrics.
- Innovation**
For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.

- People / Team**
You may wish to highlight outstanding individuals or teams who have gone beyond and exceeded expectations in advance of/during/at the end of the development.

Submissions are invited for developments/phases or those completed between 1 August 2023 and the closing date of Friday 7 February 2025, with the stipulation that 20% of the development/phase is legally complete/occupied.

New phases of existing developments adhering to this timeframe/stipulation are also welcome, as are strategic/larger masterplan developments for which judges will have discretion to make distinct awards.

All entrants must declare if there are any issues that may impact the reputation and credibility of the awards.

A minimum of three entries must be received for the category to move forward in the judging process.

A maximum of five developments will be shortlisted for visiting by the judges.

It is proposed that site visits take place between 24 March – 4 April 2025 (although this may be subject to change).

Judges will be on site for a maximum of 30 minutes.

Judges may wish to pull out examples of conversion/refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).



2024 Medium category commendation The JR Group for Carrick Street, Ayr

Private Development of the Year – medium (36-99 homes)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

The following criteria will be used to judge each entry, with a maximum of 250 words allowed for each:

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New phases of existing developments adhering to this timeframe/stipulation are also welcome.

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Small category winner Whiteburn Projects for Viewforth, Kirkcaldy - ([click here to view the winner's video](#))

Private Development of the Year – small (up to 35 units)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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New phases of existing developments adhering to this timeframe/stipulation are also welcome.

All entrants must declare if there are any issues that may impact the reputation and credibility of the awards.

A minimum of three entries must be received for the category to move forward in the judging process.

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2024 Medium category commendation Eildon Housing Association for Poynder Apartments, Kelso

Affordable Development of the Year – large (100+ homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click [here](#) for further information).

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

The following criteria will be used to judge each entry, with a maximum of 250 words allowed for each:

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2024 Medium category winner *Campion Homes & Kingdom Housing Association for Primrose Street, Alloa* - ([click here to view the winner's video](#))

Affordable Development of the Year – medium (36-99 homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click [here](#) for further information.)

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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Judges may wish to pull out examples of conversion/refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).



Home Builder of the Year 2024 Affordable Housing Provider Kingdom Housing Association

Affordable Development of the Year – small (up to 35 homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click [here](#) for further information.)

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.

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Judges will be on site for a maximum of 30 minutes.

Judges may wish to pull out examples of conversion/refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).



2024 Supporting Organisation of the Year winner Perceptive Communicators

Supporting Member of the Year

HFS Associate and Strategic Land Promoter members are integral in both supporting our work on behalf of the sector and delivering the homes of all tenures required to meet the needs of all those living in Scotland.

The winner of this award will be voted on by the HFS membership, with full details to follow.



Home Builders of the Year – 1-2 Large (CALA Homes); 3-4 SME (Whiteburn Projects); 5-6 Affordable Housing Provider (Kingdom Housing Association)

Home Builder of the Year

Our headline Home Builder of the Year awards are designed to reflect the diversity of the home building sector and the all-tenure approach of HFS. Dependent on the number of entries, categories will comprise:

- 🏠 Home Builder of the Year (large)
- 🏠 Home Builder of (SME) <50 units
- 🏠 Home Builder of the Year (Affordable Housing Provider)

Open to submission, entries will be judged on the following criteria:

- 🏠 **People**
Demonstrating how your company's approach to people flows through the organisation e.g. human resources and culture of senior teams, satisfaction / retention level, training and development, succession planning and flexible working / internal promotion policies / thought leadership etc.
- 🏠 **Going Above & Beyond**
What sets your company apart from others? How do you overcome challenge and adversity? Snapshot of the year's highlights, targets met and opportunities taken etc.
- 🏠 **Quality**
Demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder / warranty providers).

- 🏠 **Innovation / repurpose / reuse / sustainability**
Demonstrating innovation across multi functions such as design, place making, marketing, engagement and new products, sustainability initiatives and progress to net zero.
- 🏠 **Health & safety**
Including corporate approach and latest organisation-wide metrics.
- 🏠 **Customer Journey**
Including latest key performance indicators on satisfaction and comparison with previous two years, details of how quality management and delivery is embedded, handover process, complaints procedure, in place monitoring systems with respect to entry dates, how often such systems are assessed, actions taken to improve on time delivery and latest key statistics etc.
- 🏠 **Partnership**
Describe partnership approach and engagement e.g. with other developers, local authority, local stakeholders and communities, and being a good neighbour.

Please note:

It is proposed that interviews take place between 24 March – 4 April 2025 (although this may be subject to change).

Entries



- 1** Entries must be submitted using the relevant pro-forma developed for each category to help streamline the entry/judging process.
- 2** Each entry must use an individual pro-forma.
- 3** All entries must be received separately i.e. where a company is entering more than one category, these should NOT be combined into the one submission.
- 4** Submissions must be signed off and submitted by a senior representative of the entering organisation.
- 5** Entries should clearly demonstrate how they meet the guidance requirements criteria set out for each award and will be considered accordingly.
- 6** Only Homes for Scotland members will be publicly referenced in relation to any shortlisting/award.
- 7** It is the responsibility of each applicant to substantiate/evidence their entry.
- 8** Standard marketing materials will not be accepted.
- 9** A corporate logo, together with electronic versions of supporting images, should be included as individual jpegs in 300dpi jpg format as opposed to being incorporated within other documents. Entries taking the form of joint submissions with other companies should include the corporate logos of ALL partner organisations. Individual image files should be no larger than 3MB.
- 10** Entries must be submitted by 4.30pm on the closing date of **Friday 7 February 2025**.
- 11** All entries will be held in strict confidence.
- 12** Homes for Scotland would wish to give appropriate publicity to the awards scheme and winning entries. Photographs and images submitted will, unless otherwise stated, be assumed to be available for use by Homes for Scotland in such publicity or otherwise more widely (eg on the Homes for Scotland website or in brochures) at a later date.

Submission

All entries must be submitted via one of the following methods, with full instructions available on the Homes for Scotland website [here](#):

- Step 1. Each entry must be submitted using one of the entry forms available to download [here](#).
- Step 2. Required and optional items should be uploaded to the zip folder entry template available on the Homes for Scotland website [here](#) and then either:
 - (a) Uploaded to Dropbox/WeTransfer/Google Drive with the link to individual folders included within the entry form

or

- (b) emailed directly to **awards@homesforscotland.com**

NB: total file size must not exceed 30MB. File names of documents and images should be no more than ten characters to prevent corruption of files on transfer.

An acknowledgement will be generated upon receipt. Should this not be received, please contact the Homes for Scotland office.

2024 Shortlist

Development of the year Large (100+ units)

Sponsored by **openreach**

Finalists

Barratt East Scotland - Baltic Street, Leith
CALA Homes (East) - Waterfront Plaza, Leith
CALA Homes (West) - Jordanhill Park, Glasgow
CCG (Scotland) & Home Group - The Meat Market, Glasgow
Keepmoat - Northbridge, Glasgow
Taylor Wimpey - Bankfield Brae, Edinburgh (WINNER)

Development of the year Medium (26-99 units)

Sponsored by



Finalists

Campion Homes & Kingdom Housing Association - Gauldry, Fife
Campion Homes & Kingdom Housing Association - Primrose Street, Alloa (WINNER)
CCG (Scotland) - Dundashill Plot 3, Glasgow
Eildon Housing Association - Poynder Apartments, Kelso (COMMENDATION)
Headon S1 St Andrews West Ltd - St Andrews West - N6 Phase 1, St Andrews
The JR Group - Carrick Street, Ayr (COMMENDATION)
McTaggart Construction & North Ayrshire Council - Harbourside, Irvine
Robertson Homes - Thorn View, Glasgow

Development of the year Small (up to 25 units)

Finalists

CCG Homes - Calderwood Lodge, Glasgow
Lar Housing Trust - Ford's Road, Edinburgh
Whiteburn Projects - Viewforth, Kirkcaldy (WINNER)

Supporting Organisation of the year

Finalists

Perceptive Communications (WINNER)
Pixel
Rettie & Co

People | Place | Planet

Finalists

CCG (Scotland) (WINNER)
Whiteburn Projects (WINNER)

Outstanding leadership in Home Building

Janice Russell, McTaggart Construction

Home builder of the Year - Large

Home builder of the Year - SME

Home builder of the Year - Affordable Housing Provider

CALA Homes (WINNER)

Whiteburn Projects (WINNER)

Kingdom Housing Association (WINNER)

DELIVERING MORE

**HOMES FOR
SCOTLAND**

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