



CHANGING
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JUDGES' REPORT



AWARDS 2018

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Introduction



Now in its 16th year, our 2018 Awards programme followed the stringent judging criteria honed over the last two years in order to maintain the scheme's rigour and robustness.

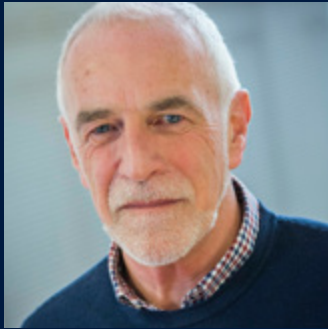
Categories for this year included a new Innovation & Best Practice award which sought to showcase the many positive and progressive initiatives undertaken by the home building industry on a daily basis. Categories comprised:

- 🏠 **Private Development of the Year – large (100+ units)**
- 🏠 **Private Development of the Year – medium (26-99 units)**
- 🏠 **Private Development of the Year – small (up to 25 units)**
- 🏠 **Affordable Housing Development of the Year**
- 🏠 **Innovation & Best Practice**
- 🏠 **Supporting Organisation of the Year**

All submissions were open to home builder, Registered Social Landlord and associate members with Home Builder of the Year decided by the independent judging panel following interviews with those shortlisted in the Private Development categories. These interviews with senior management covered areas such as customer and employee satisfaction, product design, health and safety, demonstrations of investment and growth and other quality indicators. Interviews were also conducted for both the Innovation & Best Practice and Supporting Organisation of the Year categories.

The judging panel

Our esteemed judging panel this year comprised:



Andy Mitchell (Chair)
Former Land Director,
CALA Homes



Kareen Davidson
Former Sales & Marketing Director,
Bett Homes



Linda Docherty
Past Chair,
CML Scotland



Ewan Fraser
Former Chief Executive,
Dunedin Canmore



Ian Gilzean
Chief Architect,
Scottish Government



Allan Lundmark
Former Director of Planning,
Homes for Scotland



Douglas Read
Past President,
RIAS



Stefano Smith
Immediate Past Convenor,
RTPI Scotland



David Stewart
Policy Lead,
SFHA



Stuart Tait
Manager,
Clydeplan

The judging process



The Awards were opened for entries on Monday 11 December 2017 with a closing date for submissions of Friday 2 February 2018.

A total of 67 entries (a 25% increase on the previous year) was received, with each judge assessing entries across several categories.

The judging process was based on the quality and content of submissions received in relation to the specified criteria and guidance provided in the entry brochure. It was further supported by the use of scoring matrices to ensure consistency in assessment.

In addition, judges undertook site visits to all shortlisted entries in the Private Development

and Affordable Housing Development of the Year categories. Home Builder of the Year interviews took place with those shortlisted under the Private Development categories. Representatives from the judging panel also interviewed those shortlisted in the Innovation & Best Practice and Supporting Organisation of the Year categories.

The shortlisting process was completed on Friday 16 March, with awards and commendations agreed on Tuesday 24 April. Details were announced at the Homes for Scotland Annual Lunch & Awards ceremony on Friday 25 May.

Chair's foreword

It was a privilege to be asked to Chair this year's Homes for Scotland (HFS) Annual Awards. As a "new boy" on the panel, I must thank my fellow judges for their support, expertise and candour, which made my job all the easier. With all having extensive experience in the home building sector, their positivity and enthusiasm was refreshing. Thanks to them all for their input.

A mention must also be given to the HFS staff for their wonderful organisation of the awards process and site visits which made the logistics so much easier.

This year saw a 25% increase in the number of submissions. As well as being geographically diverse (from South Ayrshire to Dingwall and Aberdeen to the Borders), the judges were of the opinion that, yet again, the bar had been raised in terms of quality. In fact, it was declared that this year was the best yet.

Click on the map for further details of shortlisted developments

In the Private Development categories, site visits were undertaken to the wide range shortlisted, covering apartments, detached housing and cottages - some were greenfield, others urban renewal/brownfield. However, it was apparent that all, to a greater or lesser extent, had taken on board the importance of "placemaking" and "community". Innovation in terms of road layout, landscaping, sustainable drainage systems, home design and use of external materials was to the fore. Long may this continue.

The determination shown by each of the winners in the Development categories was the subject of much debate between the judges and that in itself reflects the quality of the developments viewed. The pride and passion shown by all our hosts shone through during these visits.

It was apparent from a number of entries in the Supporting Organisation of the Year category that many companies in the supply chain have established a mutually beneficial synergy with the home building industry. With a large variety of services provided eg from land promotion to marketing and engineering, the panel interviewed representatives from each of the three shortlisted companies.

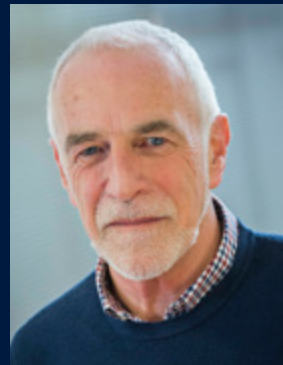
The judges also interviewed those shortlisted in the new Innovation & Best Practice category. As a very open category, the judges found it necessary to split submissions in terms of process, technology and delivery in order to make the best assessment of entries.

The much sought-after Home Builder of the Year category was hotly contested, and, ultimately, all were in touching distance of this coveted award.. Those interviewed are to be congratulated on their presentations and professionalism. They were precise, informative and enthusiastic, with the common theme from all involved being the emphasis on "customer satisfaction" ie delivery of a quality product, on time and making the purchaser's journey as stress free as possible.

The interviews were exhaustive, and the judges were impressed by the depth of information made available to assist in their decision-making process. With many companies also now alive to the necessity of introducing graduate trainees and apprentices to fill skill shortages, the judges found it inspiring to see that some gave a voice to these young people as part of their presentation party.

Overall, the judges were delighted with the quality of the entries in 2018, but it now sets an even higher benchmark for next year. This a positive place for the industry to be in and I look forward to seeing what HFS members can achieve in 2019.

Onwards and upwards!



Andy Mitchell (Chair)
Former Land Director
CALA Homes

Shortlist

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The following list of shortlisted companies was announced on 27 March:

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

- 🏠 Avant Homes
Richmond Gate, Glasgow
- 🏠 Mactaggart & Mickel Group
Castle Grove, Newton Mearns
- 🏠 Miller Homes
Ashludie Grange, Monifieth
- 🏠 Miller Homes
Varsity North, Edinburgh
- 🏠 Stewart Milne Homes
Regency Place, Aberdeen

Private Development of the Year – medium (26-99 units)

- 🏠 CALA Homes (East)
Liberton Grange, Edinburgh
- 🏠 Cruden Homes (East)
Hydro Gardens, Peebles
- 🏠 David Wilson Homes West Scotland
The Botanics, Glasgow
- 🏠 McCarthy & Stone
Jameson Gate, Edinburgh
- 🏠 Stewart Milne Homes Central Scotland
Calderwood, East Calder

Private Development of the Year – small (up to 25 units)

- 🏠 A & J Stephen (Builders)
Chapelton, Aberdeenshire
- 🏠 Dundas Estates
Kings Court, Dunbar
- 🏠 Mactaggart & Mickel Homes
Red Lion, Newton Mearns
- 🏠 McCarthy & Stone
Eighteen Murrayfield Road, Edinburgh

Affordable Housing Development of the Year

- 🏠 Albyn Housing Society
Craig Road, Dingwall
- 🏠 CCG (Scotland)
Leith Fort, Edinburgh
- 🏠 Eildon Housing Association
Roxburgh Street & Union Street, Kelso
- 🏠 Places for People
Harvesters Way, Edinburgh
- 🏠 Springfield Properties /
Dunedin Canmore Housing Association
Muirhouse, Edinburgh

Innovation and Best Practice

- 🏠 CALA Group
Get Into Construction
- 🏠 Miller Homes
Online home purchasing
- 🏠 Springfield Properties
Choices Interactive
- 🏠 Springfield Properties
Villages concept

Supporting Organisation of the Year

- 🏠 Morrison Construction
- 🏠 Pixel Image
- 🏠 Rettie & Co

Winners were announced at the Homes for Scotland Annual Lunch & Awards ceremony on Friday 25 May.

Awards



Private Development of the Year

Entries across the Private Development categories were asked to demonstrate how each created a high quality place for people to live in, while also measuring their commercial success. Key criteria assessed by the judging panel included contributions to the place-making and sustainability agendas as well as architectural design quality.



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- 1. Avant Homes, *Richmond Gate, Glasgow*
- 2. Stewart Milne Homes, *Regency Place, Aberdeen*
- 3. Mactaggart & Mickel Group, *Castle Grove, Newton Mearns*
- 4. Miller Homes, *Ashludie Grange, Monifieth*
- 5. Miller Homes, *Varcity North, Edinburgh*
- 6. CALA Homes (East), *Liberton Grange, Edinburgh*
- 7. Cruden Homes (East), *Hydro Gardens, Peebles*
- 8. McCarthy & Stone, *Jameson Gate, Edinburgh*
- 9. David Wilson Homes West Scotland, *The Botanics Glasgow*
- 10. Mactaggart & Mickel Homes, *Red Lion, Newton Mearns*
- 11. A&J Stephen (Builders), *Chapelton, Aberdeenshire*

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

Sponsored by

Winner:

Stewart Milne Homes for Regency Place, Aberdeen

Regency Place is part of a master plan to provide 3,000 homes, both private and affordable. With a real sense of community already evident in its early stages due to the construction of parkland, play area and walkways at the outset, the attention to detail in the hard landscaping, design and external elevations stood out to the judges, providing a safe and attractive layout which occupants can celebrate and enjoy.

Not only has this development led the way in securing major infrastructure backing, a ground-breaking “nerve centre” has been designed. Solely dedicated to providing hyper-fast broadband through fibre optic cables, each home is future-proofed, including four fibre optic connections per property.

The creation of a Community Interest Company where home owners retain shares was also applauded by the judging panel.

This ambitious development has fully implemented the “designing streets” philosophy and demonstrates modern living at it absolute best.



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

Sponsored by

Commendation:

Miller Homes for Ashludie Grange, Monifieth

A stunning development set in the grounds of a former NHS hospital, the design and road layout make this large site feel intimate and yet also provide a sense of community. The retention of a variety of trees planted in the 1860s was challenging but successful.

Judges were particularly impressed by the development's commercial success, with queues forming overnight at each sales release.

The panel commended Ashludie Grange as a stand-out development of modern, attractive homes in a mature setting.



Private Development of the Year – medium (26 - 99 units)

Sponsored by

Winner:

David Wilson Homes West Scotland for The Botanics, Glasgow

Making the most of a dramatic yet challenging site on the River Kelvin, David Wilson Homes has gone the extra mile to secure a high-quality design outcome. Attention to detail on all aspects of the project has resulted in exceptional material finishes which blend naturally into the surrounding conservation area. The site is an attractive mix of apartment buildings and terraced houses with great layouts and views.

An impressive team approach has ensured that commercial success and great placemaking have gone hand-in-hand. An exceptional project and worthy winner in the judges' view.



Private Development of the Year – medium (26 - 99 units)

Sponsored by

Commendation:

McCarthy & Stone for Jameson Gate, Edinburgh

McCarthy & Stone's Retirement Living development at Jameson Gate is a worthy addition to Portobello's High Street. This is a project which delivers on its placemaking objectives with clarity of design and appropriate material choices. It makes the most of views from the site whilst being well-connected to public transport and a wealth of other local amenities.

A mixture of well-thought out social spaces and choice of well-designed one or two-bedroom apartments resulted in 100% of sales being made off-plan.

The building has a strong community ethos and residents have helped to make this development an enjoyable place to live. The judges were unanimous in awarding a commendation.



Private Development of the Year – small (up to 25 units)

Sponsored by

Winner:

Dundas Estates for Kings Court, Dunbar

Built within a walled garden, this development of 20 homes, with its distinctive character and identity, makes a real and tangible contribution to enhancing the recognisable urban form that is Dunbar's Conservation Area.

The architecture (which draws contemporary inspiration from Dunbar's vernacular in terms of proportion, materials and fenestration) and the careful 'placing' of buildings to enclose space and give an intriguing glimpse of the landscape beyond are the key elements in the creation of a pedestrian friendly place that feels comfortable and enveloping to the resident and visitor alike.

The commercial success of the project is due in no small measure to the excellent standard of interior finish and design. The refusal to compromise on the quality of interior fittings and fixtures has delivered homes of the highest quality. This project will stand as evidence that the developer delivers both high quality, comfortable homes and places that fit well with the urban fabric.



Private Development of the Year – small (up to 25 units)

Sponsored by

Commendation:

**A & J Stephen (Builders) for
Chapelton, Aberdeenshire**

The proportion, scale and detailing of this development of twenty cottage homes are all the product of careful consideration of rural Aberdeenshire's built environment and the needs and aspirations of twenty-first century home buyers.

Firmly set within the context of the masterplan for the new settlement of Chapelton, this development has produced modern homes whose scale and character will appeal to a broad range of age groups, thus making a positive contribution to the building of a diverse and vibrant new community.

The judges heralded this development as testament to the fact that the Scottish home building industry has embraced, and is committed to, the business of building attractive places, not just houses.



Affordable Housing Development of the Year

Entries for the Affordable Housing Development of the Year award were asked to demonstrate how projects created a high quality place to live in as well as how they contributed to the regeneration of local communities.



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Good urban design and excellent build quality were notable in all of the shortlisted developments visited by the judging panel

- 1. Albyn Housing Society, Craig Road, Dingwall
- 2. CCG (Scotland), Leith Fort, Edinburgh
- 3. Eildon Housing Association, Roxburgh Street & Union Street, Kelso
- 4. Places for People, Harvesters Way, Edinburgh
- 5. Springfield Properties/Dunedin Canmore Housing Association, Muirhouse, Edinburgh

Affordable Housing Development of the Year

Sponsored by

Winner:

**CCG (Scotland) for Leith Fort,
Edinburgh**

A striking and successful modern take on the colonies, this reimagining of a popular house type demonstrates real partnership working in action.

The development fully immerses into the community, replacing a high-density scheme that was previously isolated with a carefully designed neighbourhood. The site design provides linkages to other parts of the area while making a feature of the site's history as a fort and existing historic buildings have been successfully integrated.

A well-designed neighbourhood with living streets, the judges unanimously declared this a winner.



Affordable Housing Development of the Year

Sponsored by

Commendation (rural):

Eildon Housing Association for Roxburgh Street & Union Street, Kelso

The judges were highly impressed with what they considered to be a carefully thought-out and well-executed solution to a challenging and complex site.

A great example of town centre regeneration, the design responded well to its context, using a simple but effective palette of materials. Good placemaking made best use of views and with excellent permeability.

Overall, the two interlinking sites were considered to be a great example of town centre regeneration that enhanced the area and provided jobs through the use of a local contractor – a well-designed scheme on a tricky site.



Affordable Housing Development of the Year

Sponsored by

Commendation (high density urban):

Places for People for Harvesters Way, Edinburgh

Whilst entirely different in scale to Eildon Housing Association's commended entry, the judges felt that this project was equally as impressive and deserving of recognition.

The third phase of a large regeneration site, this was a well-designed development with excellent connectivity and a strong sense of place. The scheme is environmentally and socially sustainable, boasting a district heating scheme to reduce fuel bills and carbon emissions, and comprises a real mix of tenures.

The judges commended this entry as an excellent large-scale example of urban regeneration with good placemaking and urban design.



Innovation & Best Practice

Mindful of the multiple challenges facing the sector, this new award sought to highlight outstanding examples of innovation & best practice that showcase the many positive and progressive initiatives undertaken in the home building industry on a daily basis.

Those on the shortlist were all invited to interview by the judges.



Miller Homes' online purchasing concept allows customers to reserve a home at a time to suit them



CALA awards at City of Glasgow college



The Choices Interactive online tool as demonstrated at Springfield's sale office



A CALA apprentice in training at City of Glasgow College



Its Villages concept demonstrates that the Springfield team is thinking about building places, not just homes



Miller Homes' online home purchasing innovation

Innovation & Best Practice

Sponsored by

Winner:

**Miller Homes
for online home purchasing**

With ever-more items available to buy online, Miller Homes has pushed this innovation to enable customers to purchase their new home at a time that suits them.

Directly leading to a 30 per cent drop in cancellations, Miller's online purchasing equates to ten per cent of all sales - with 62 per cent being out of hours. With this initiative, the judges agreed that Miller Homes is leading the way forward in terms of specification choice and purchase opportunity.



Supporting Organisation of the Year

This award celebrates the vital role that associate and RSL members play in delivering much needed housing as well as the value they add to the wider industry.

Those on the shortlist each attended interview with representatives of the judging panel.



Morrison Construction acts as a conduit between Scottish Water and home builders/developers to facilitate and enable connection to the water network



Pixel Image's digital offering enables property developers to benefit from innovative technology platforms across a development's lifecycle



A landmark scheme for Scotland's Build to Rent sector, Rettie & Co advised Moda on the acquisition of the Fountainbridge development site



Pixel's Home Selector technology provides plot-specific, detailed content for home buyers to visually interact and engage with



Morrison Construction adds real value to its clients in time and cost savings



Rettie & Co has new home sales roles on key restoration projects such as the former Donaldson's School for the Deaf.

Supporting Organisation of the Year

Sponsored by

Winner:

Rettie & Co

Outstanding winners in the judges' view, the panel was bowled over by both the entry itself and the detailed presentation by senior management which really brought the submission to life.

Providing a comprehensive residential property service, Rettie & Co has a strong understanding of the Scottish market, particularly impressing the judges with their recent involvement in the Build to Rent opportunity.

Rettie's proactive approach to unlocking opportunities was backed-up by a strong evidence base, clearly demonstrating the value added to Homes for Scotland's members and the wider sector.



Home Builder of the Year - Miller Homes

Shortlisted on three separate occasions in the Private Development - Large and Innovation & Best Practice categories, Miller's passion and enthusiasm stood out to the judges during two site visits and a senior management interview.

With the judges giving none of the shortlisted companies anywhere to hide at the interview stage, the Miller team was praised for its transparency in the information offered to the panel, including latest key performance indicators and site-specific information.

Miller went on to receive a commendation for Ashludie Grange in Monifieth, a site which was applauded for both its design quality and outstanding commercial success.

And this commercial success was again at the forefront of the judges' minds as they awarded Miller the top spot for its online home purchasing concept – an innovation which has resulted in a 30 per cent drop in cancellations and greater overall choice for the customer.



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The judging panel commended Ashludie Grange as a stand-out development of modern, attractive homes in a mature setting (images 1, 4 & 6)

The shortlisted Varcity North site has successfully captured the young professional, commuter market, with judges particularly impressed by the placemaking of the development (images 2 & 3)

The winner of the Innovation & Best Practice award - Miller's online purchasing concept allows customers to reserve a home at a time to suit them (image 5)



With thanks to the following award sponsors:

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