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**HOMES FOR  
SCOTLAND**

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**AWARDS 2019**

**JUDGES'  
REPORT**

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# INTRODUCTION

Following an interim review involving members and judges last year, our 2019 Awards again adhered to the stringent criteria which was developed in 2015.

With main categories remaining the same, the Innovation and Best Practice award was expanded to allow Homes for Scotland (HFS) members to highlight examples of innovative practices they have implemented with a view to having a significant positive impact on their individual organisation. Categories comprised:

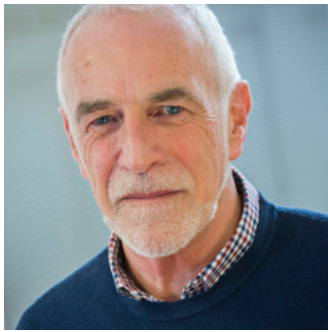
- 🏠 **Private Development of the Year – large (100+ units)**
- 🏠 **Private Development of the Year – medium (26-99 units)**
- 🏠 **Private Development of the Year – small (up to 25 units)**
- 🏠 **Affordable Housing Development of the Year**
- 🏠 **Company Innovation and Best Practice**
- 🏠 **Supporting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



**Fraser Carlin**  
Convenor,  
RTPI Scotland



**Douglas Cochrane**  
Chair,  
UK Finance



**Kareen Davidson**  
Former Sales & Marketing Director,  
Bett Homes



**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



**David Stewart**  
Senior Policy Officer,  
Scottish Land Commission  
(Former Policy Lead, SFHA)



**Stuart Tait**  
Manager,  
Clydeplan

## THE JUDGING PROCESS



The Awards were opened for entries on Wednesday 5 December 2018 with a closing date for submissions of Friday 1 February 2019.

A total of 80 entries was received (a 20% increase on the previous year) with each judge assessing entries across several categories.

The judging process was based on the quality and content of submissions received. 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 Company Innovation and Best Practice and Supporting Organisation of the Year categories.

The shortlisting process was completed on Friday 15 March, with awards and commendations agreed on Tuesday 9 April. Details were announced at the Homes for Scotland Annual Lunch & Awards ceremony on Friday 17 May.

## CHAIR'S FOREWORD

I was delighted to be asked by HFS to Chair the judging panel again this year.

Firstly, I must thank all the judges who participated in the decision-making process. Their dedication, thoroughness and expertise yet again shone through, ensuring comprehensive consideration of submissions in all awards categories.

Once again, the judges were ably assisted by the staff at HFS who we thank for their efficient organisation of the whole process.

A total of 80 entries (a 20% increase on last year) was submitted across all categories, clearly reflecting the continuing prestige attached to the Awards. Most submissions were received in the Affordable Housing category. Geographically, entries spread from Inverness in the north to Ayr in the south, and most points in-between.

Submissions were generally of a very high standard but:

- 🏠 some entry forms were not properly completed or missing required information
- 🏠 some images were of a poor standard with an over-reliance on CGI in certain cases
- 🏠 some included interior shots when criteria clearly stated that they should not

This affected scoring accordingly.

It was also apparent that one or two submissions had been entered prematurely and would benefit from re-entry in 2020 in order to allow fuller assessment.

Given the large number and overall quality of the entries, compiling the shortlists was no mean feat. This was only achieved after much debate on the merits of each development, as the marking was very close in many cases.

In the Private Development categories, the judges visited all the shortlisted sites and met with the developers. Ranging from new settlements to urban regeneration projects and from luxury apartments to small conversions, the judges were impressed by the excellent quality of them all in terms of building design and site layout. However, we were unanimous in our choice of winners in each category with selected projects considered to be 'outstanding'. High praise indeed.

The Affordable Housing category was no less competitive and the variety of entries, ranging from large-scale urban renewal sites to small-scale conversions, gave the judges much to ponder. We would therefore suggest that consideration be given to splitting entries in this category into large and small developments.

Once again, the judges were delighted with the overall design and layout of projects in this category, reflecting that improvements across the board in terms of 'place-making

and community' continue to be paramount. But the judges were clear as to the winner in what was a very difficult category to assess.

It was obvious from many of the submissions in the Company Innovation and Best Practice category that the major concern of the industry is the loss of experienced skills and how that issue is addressed. Those shortlisted sought to encourage younger people into the industry and, in particular, redress the gender balance of the workforce of the future. The judges welcomed these initiatives.

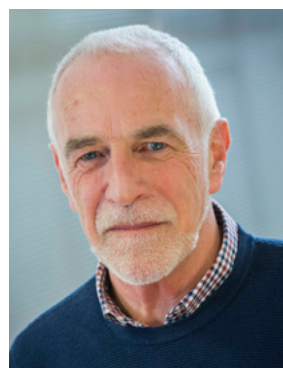
The judges had a very difficult job in assessing entries in the Supporting Organisation category since all those entering provide tremendous service to the home building industry and are to be applauded. Once again, however, the decision on the winner was unanimous.

Deciding upon the much-coveted Home Builder of the Year Award was, as always, a challenging process. With all those who wished to be considered for this accolade interviewed by the judges, we thank them all for the warm welcome extended to us.

The interviews were comprehensive and those taking part have to be congratulated for their candid, no-holds barred approach. The detailed information required by the judges was readily available and very well presented but the judges were united in their choice of winner.

The overriding objective of all those interviewed was securing 'customer satisfaction' throughout the house purchase process and beyond. Huge strides have been made in this respect, and it was refreshing to hear that members are determined to ensure that high standards are achieved and maintained. Worryingly, however, the challenge of attracting younger people into the industry was, again, a recurrent theme.

The challenge laid down by the judges last year to members was to continue 'raising the bar'. This was well and truly achieved across all sectors in our view and we have no doubt that 2020 will produce another crop of outstanding developments.



**Andy Mitchell (Chair)**  
Former Land Director  
CALA Homes

# SHORTLIST

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



Barratt & David Wilson Homes  
East Scotland  
*Newcraighall Village, Edinburgh*



Barratt Homes North Scotland  
*Riverside Quarter, Aberdeen*



CALA Homes (West)  
*21 Mansionhouse Road, Glasgow*



Robertson Partnership Homes  
& Urban Union  
*Pennywell Living, Edinburgh*



Stewart Milne Homes  
Central Scotland  
*Dargavel Village, Bishopton*

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



A & J Stephen (Builders) &  
ZeroC Holdings  
*Phase 1A, Tornagrain*



Bancon Homes &  
Halliday Fraser Munro  
*Monument View, Inverurie*



Barratt Homes West Scotland  
*Waterside, Renfrew*



CALA Homes (East)  
*The Crescent at Donaldson's, Edinburgh*



Dandara  
*The Meadows, Aberdeen*



Mactaggart & Mickel  
*Greenan Views, Ayr*

# SHORTLIST

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



Bancon Homes  
*Aspire Mews, Aberdeen*



CALA Homes (West)  
*Riverside at Bothwell, Lanarkshire*



Headon Developments  
*The Mews, Edinburgh*



Whiteburn Projects  
*Ashludie House, Monifieth*

## Affordable Housing Development of the Year



Champion Homes  
*Former Caledonian Road School, Perth*



Clyde Valley Housing Association  
*Coatbridge Library, Coatbridge*



Glasgow Housing Association (part of the Wheatley Group) & CCG  
*Dougie Drive, Glasgow*



Home Group  
*Muirsketh Road, Glasgow*



Kingdom Housing Association  
*Fraser Avenue Regeneration, Inverkeithing*



Sanctuary Group  
*Anderston Regeneration, Glasgow*



# SHORTLIST

## Company Innovation and Best Practice



Barratt Homes  
*Building without Barriers*



Mactaggart & Mickel  
*Becoming an Employer of Choice*



McTaggart Construction  
*Sustainable Communities Programme*

## Supporting Organisation of the Year



Contract Scotland



Perceptive Communicators

Winners were announced at the Homes for Scotland Annual Lunch & Awards ceremony on Friday 17 May.

# AWARDS AND COMMENDATIONS



## PRIVATE DEVELOPMENT OF THE YEAR

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



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1. Barratt & David Wilson Homes, East Scotland, *Newcraighall Village, Edinburgh*
2. Barratt Homes North Scotland, *Riverside Quarter, Aberdeen*
3. CALA Homes (West), *21 Mansionhouse Road, Glasgow*
4. Robertson Partnership Homes & Urban Union, *Pennywell Living, Edinburgh*
5. Stewart Milne Homes Central Scotland, *Dargavel Village, Bishopston*

6. A & J Stephen (Builders) & ZeroC Holdings, *Phase 1A, Tornagrain*
7. Bancon Homes & Halliday Fraser Munro, *Monument View, Inverurie*
8. Barratt Homes West Scotland, *Waterside, Renfrew*
9. Mactaggart & Mickel, *Greenan Views, Ayr*
10. CALA Homes (East), *The Crescent at Donaldson's, Edinburgh*

11. Dandara, *The Meadows, Aberdeen*
12. Bancon Homes, *Aspire Mews, Aberdeen*
13. CALA Homes (West), *Riverside at Bothwell, Lanarkshire*
14. Headon Developments, *The Mews, Edinburgh*
15. Whiteburn Projects, *Ashludie House, Monifieth*

# PRIVATE DEVELOPMENT OF THE YEAR LARGE (100+ UNITS)

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## Winner:

**Stewart Milne Homes Central  
Scotland for Dargavel Village,  
Bishopton**

This development impressed and enthused judges, who heralded Dargavel Village as an example of how a layout using Designing Streets to the full can provide an end result of attractive streets and lanes which weave nature into everyday experience.

The attention to detail on high quality hard landscaping, walls and front gardens lined with hedging or shrubs coupled with the wide housing mix and different material finishes create diverse streetscapes which give the development a village feel with a real sense of community.

The judges praised the way in which the houses were carefully positioned to optimise filtered views over Central Park and the active pedestrian linkage to the wider village. The pontoons to the lochan were carefully thought out and well used by residents.

All of these factors convinced the judges that Dargavel Village was a worthy winner in this category.



# PRIVATE DEVELOPMENT OF THE YEAR LARGE (100+ UNITS)

Sponsored by

## Commendation:

### **CALA Homes (West) for 21 Mansionhouse Road, Glasgow**

The judges praised this impressive transformation of a former NHS building, with expert planning and programming meaning that a difficult site was transformed into a striking new development with strong kerb appeal and sympathetic landscaping.

In particular, judges noted the strong, clean urban form which blends in extremely well with the surrounding traditional sandstone properties and the “grass roof” treatment given to the penthouse, with views over the city and beyond. The complex steel structure was a challenge to the team but their passion and pride in the results was obvious to the panel, who felt that this development was a real attribute to an already thriving community.



# PRIVATE DEVELOPMENT OF THE YEAR LARGE (100+ UNITS)

Sponsored by

## Commendation:

**Robertson Partnership Homes & Urban Union for Pennywell Living, Edinburgh**

Judges commended Pennywell Living as an example of an area being regenerated to provide homes both for sale and rent to an excellent standard. With a 50/50 split, a real mixed community has been created.

Demonstrating the true value of Help to Buy, this development makes city centre living achievable for those who may otherwise have struggled to get onto the property ladder, with almost 60% of customers taking advantage of the scheme.

The clean, uncluttered lines of the houses impressed judges and whilst presenting a contemporary “industrial” look, the development was also heralded for its inclusive feel.



# PRIVATE DEVELOPMENT OF THE YEAR MEDIUM (26 – 99 UNITS)

Sponsored by

Judges granted a joint winner in this category, as they simply could not separate the two projects in terms of their achievements.

**Winner:**

**A & J Stephen (Builders) & ZeroC Holdings for Phase 1A, Tornagrain**

Tornagrain Phase 1A marks an important step in the development of a new town settlement between Nairn and Inverness.

Influenced by traditional Scottish vernacular design and town planning, the development has been carefully thought out and involved close consultation through a “charette” design process. Tornagrain follows through on its ambition to create a walkable place, a connected street pattern and an emphasis on people, not cars.

The emerging townscape, connections to nature and introduction of community amenities have already established a strong sense of identity and place.

Judges praised the vision of the landowners, the Earl and Countess of Moray, and believe that both A & J Stephen and ZeroC deserve enormous credit for Tornagrain’s range and quality of homes and their contribution to the development of this sustainable community.



# PRIVATE DEVELOPMENT OF THE YEAR MEDIUM (26 – 99 UNITS)

Sponsored by

## Winner:

### **CALA Homes (East) for The Crescent at Donaldson's, Edinburgh**

Set within the grounds of William Playfair's magnificent A listed Donaldson's school, The Crescent lives up to all expectations.

Working with renowned architect Richard Murphy, a contemporary architectural language has been deployed, which fits seamlessly into the landscape setting, with all the apartments taking full advantage of the amazing views of the Playfair building, the city skyline and Pentlands beyond.

With the quality of materials, detailing, finish and workmanship truly outstanding, the judges felt this unique project deserved the highest praise and is therefore the second winning entry in this category.





# PRIVATE DEVELOPMENT OF THE YEAR SMALL (UP TO 25 UNITS)

Sponsored by

## Winner:

### **CALA Homes (West) for Riverside at Bothwell, Lanarkshire**

This stand-out development was applauded for the way in which its designers have exploited a river side location while creating a sweeping street scene that is inviting to residents and visitors alike.

Featuring unique elevations and an inspirational architectural approach, the commercial success of the project (every house sold off plan) is due in no small measure to the excellent standard of interior finish and design, which has delivered an intimacy in rooms that carry very large footprints.

CALA was praised for its approach to bespoke design on a challenging site that left the judges momentarily speechless in admiration.



## 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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- 1     Campion Homes, *Former Caledonian Road School, Perth*
- 2     Clyde Valley Housing Association, *Coatbridge Library, Coatbridge*
- 3     Glasgow Housing Association (part of the Wheatley Group) & CCG, *Dougrie Drive, Glasgow*
- 4     Home Group, *Muirsketh Road, Glasgow*
- 5     Kingdom Housing Association, *Fraser Avenue Regeneration, Inverkeithing*
- 6     Sanctuary Group, *Anderston Regeneration, Glasgow*

# AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR

Sponsored by

## Winner:

### Sanctuary Group for Anderston Regeneration, Glasgow

This project is the culmination of a successful and strategic large-scale regeneration programme that has replaced austere and brutalist buildings with high quality placemaking and urban design.

Judges were particularly drawn to the scale and ambition of the development, the addition of walkable spaces, community benefits delivered through major capital investment and the varied mix of housing and tenure types, including mid-market rent.

A vibrant new community with a strong sense of place has been created, incorporating a number of works of public art, notably its own statue of Charles Rennie Mackintosh.



# AFFORDABLE HOUSING DEVELOPMENT OF THE YEAR

Sponsored by

## **Commendation:**

### **Clyde Valley Housing Association for Coatbridge Library, Coatbridge**

The judges were hugely impressed by the high quality, sensitive and complex restoration of this B listed building as well as the housing association's successful partnership working with the council, Historic Environment Scotland and funders.

As well as restoring a beautiful building and creating a high quality place to live, the project has secured the long term future of an important and much loved part of Coatbridge's civic and built heritage that will act as a catalyst for investment in the wider town centre.

The project is an example of how town centre properties can be reimagined and in doing so, provide much needed affordable homes which are close to amenities and jobs, and all while creating a sense of pride by the residents of these new homes.



## COMPANY INNOVATION AND BEST PRACTICE

This category was expanded this year to allow members to highlight examples of innovative practices they have implemented with a view to having a significant positive impact on their individual organisation. This could include staff/skills development initiatives as well as recognising the particular achievements of individual employees/teams and how these have made a difference to performance.

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



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- 1-2 Barratt Homes, *Building without Barriers*  
 3-4 Mactaggart & Mickel, *Becoming an Employer of Choice*  
 5-6 McTaggart Construction, *Sustainable Communities Programme*

# COMPANY INNOVATION AND BEST PRACTICE

Sponsored by

## Winner:

### **Barratt Homes for Building without Barriers**

This initiative aims to focus attention on diversity and inclusion within the business and create an environment where all employees feel included, treated with dignity and respect and are in a position to reach their potential and contribute to Barratt's future success. Judges were hugely encouraged to see a major PLC home builder recognising and championing the benefits of establishing an inclusive, diverse and valued workforce.

Tangible actions taken to drive this cultural change include scaling the mix of employees against UK-wide working population trends and targeting disparity, positive discrimination for minority groups and the roll-out of specific health and wellbeing and mental health campaigns.

Barratt's aim is that their workforce reflects the diversity of their customer base - they believe it takes a community to build a community. With the judges wholeheartedly agreeing with this statement, they had no hesitation in awarding Barratt this top prize.



# COMPANY INNOVATION AND BEST PRACTICE

Sponsored by

## Commendation:

### McTaggart Construction for its Sustainable Communities Programme

Focused on going beyond contractual obligations to bring added value, on multiple levels to the communities they create and work in, McTaggart Construction has a strong pedigree in delivering affordable housing projects, having built up specialist knowledge in community engagement and benefits.

The judges noted the wide array of achievements gained within a 12-month period, including:

- 🏠 100 work experience opportunities, often for under privileged individuals – 40% of which have converted to employment with McTaggart Construction and contractors
- 🏠 300 hours of school engagement – targeting disadvantaged areas and upskilling teachers by giving them knowledge of the ‘hidden jobs market’
- 🏠 skills taster days for 100 school pupils
- 🏠 nine current foundation apprenticeships – including helping a refugee with literacy skills in order to fulfil a Modern Apprenticeship

These truly impressive results stood out to judges as a demonstration of a genuine interest in investing in local communities.



## SUPPORTING ORGANISATION OF THE YEAR

This award celebrates the vital part associate and RSL members play in our work and reflecting the broad scope of this award, previous winners in this category include mortgage brokers, housing associations, planning consultants and roofing contractors.

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



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1. Contract Scotland
2. Perceptive Communicators



# SUPPORTING ORGANISATION OF THE YEAR

Sponsored by

## Winner:

### Contract Scotland

Recruitment specialists for temporary and permanent staff for the housing and property industries, Contract Scotland was applauded for working to address the skills shortage at both management and trade levels by bringing new blood and improved gender balance into the sector.

Their non commission-based model means that the team works together to identify the right candidates. They also provide a strong temporary workforce with many having worked exclusively through Contract Scotland for over five years. The team's dedication to this industry is further demonstrated by their passion to support the next generation - working with Developing Young Workforce and visiting schools to present construction as a viable career option.

With a strong focus on employer and employee, Contract Scotland's approach supremely demonstrated its value as a supporting organisation to the home building industry.



## HOME BUILDER OF THE YEAR

Shortlisted on three separate occasions for developments across CALA's East and West divisions in the Private Development large, medium and small categories, the judges were blown away by the diversity of product on display as well as the passion of the whole team which stood out during the site visits and senior management interview.

CALA went on to win awards in the Private Development small and medium categories for Riverside at Bothwell, Lanarkshire (its collection of bespoke homes and apartments set alongside the banks of the river Clyde) and for The Crescent at Donaldson's (a unique development of apartments located within the capital's UNESCO World Heritage site). A commendation was also granted in the large development category for 21 Mansionhouse Road in Glasgow.

Words such as "spectacular", "unique" and "simply stunning" were all used to describe these developments, with the panel stating that CALA had truly gone above and beyond in terms of quality of materials, architectural approach and the ability to transform challenging sites with minimum disruption to local residents and the surrounding area.

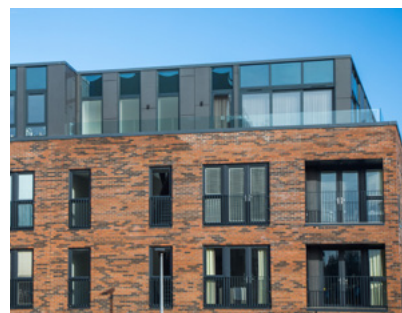
Demonstrating pride in everything they do, judges were unanimous in naming CALA Homes as Home Builder of the Year 2019.



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Taking full advantage of amazing views, the quality of materials; detailing; finish and workmanship of The Crescent at Donaldson's was deemed "truly outstanding" by the judges (image 1)

CALA Homes receiving the Home Builder of the Year award: from (l-r) Richard Goodfellow of lunch sponsor Burness Paul; Host Jo Caulfield; Liana Canavan - Sales and Marketing Director, CALA Homes (West); David McGrath - Managing Director, CALA Homes (East); chair of the judging panel Andy Mitchell (image 2)

The commended Mansionhouse Road site was praised for its strong, clean urban form (image 3)

Riverside at Bothwell took the top spot in the Small Private Development category based on its approach to bespoke design on a challenging site (images 4 & 5)



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