

Home Quality Mark Scoring

The scoring for HQM has been based on the same weightings and scoring methodology that underpin BREEAM albeit tailored to the needs of the new build housing sector. Industry has already been consulted on this process and these weightings will be revisited on a regular basis to ensure that they continue to represent a consensus view of relative priorities. Where potential to impact specific BREEAM categories is different in the domestic sector, this has been justified.

In HQM the total score is proposed to be out of 500 credits – and the weightings are accounted for within the credit allocation, meaning that credits are of equal value across the whole scheme. This creates a simple way of comparing issues and determining their contribution to an overall star rating.

In order to create the right balance of credits, a certain proportion of credits must be achieved in each section in order to achieve particular star ratings.

The indicator scoring has been consulted on over the course of the development of HQM, with private and social house builders, assessors and other experts. It is something that we welcome further feedback on.

The following pages contain;

- 1) Proposed credit allocation across all issues
- 2) Proposed minimum scores for star ratings

The scoring will continue to be developed until October; it provides an indication at this stage while the technical criteria is still under development.

Once the technical criteria is close to finalisation we will be able to issue pre-estimator calculation tool.

Home Quality Mark draft scoring for July consultation

Chapters	Categories	Issues	Total Credits
Our Surroundings	Site Context	Land Use and Visual Impact	5
		External Spatial Design	7
	Movement and Connectivity	Accessible Public Transport	16
		Alternative Sustainable Transport	15
		Local amenities	19
	Outdoors	Ecology Review	5
		Maintaining and enhancing ecological value	15
		Ecological management	4
		Growing space	5
		Recreational space	9
	Safety and Resilience	Flood Risk	18
		Managing the impact of rainfall	16
		Security	4
My Home	Energy	Cost	32
		Reducing CO2 and Green House Gases	32
		Impact on Local air quality	11
		Decentralised energy and storage	9
		External lighting	4
		Comfort & Health	Indoor pollutants
	Daylight		8
	Loss of daylight to neighbouring		3
	Sunlight		3
	Internal and external noise		10
	Sound insulation		10
	Temperature		19
	Ventilation		15
	Materials	Environmental Impact	26
		Life Cycle Costing	18
		Durability and Resilience	23
		Responsible Sourcing	23
	Space	Drying space	3
		Dwelling space	9
		Recyclable Waste Storage	13
Water	Water Efficiency	10	
	Leak Detection	5	
Knowledge Sharing	Home Delivery	Commissioning and Fabric Testing	13
		Awareness & Training	5
		Communication	3
		Construction Energy	2
		Construction Water	2
		Considerate Construction	2
		Waste Arisings	6
		Diversion from Landfill	6
	User Experience	Aftercare	8
		Home information	5
Monitoring and controls		8	
Post Occupancy Evaluation		7	
		Total Credits	500

Total credits in Each section	
138	Our Surroundings
295	My Home
67	Knowledge Sharing

	1 star	2 star	3 star	4 star	5 star
Minimum Total credits	200	250	350	400	450
Minimum Credits in Our Surroundings	41	66	90	108	124
Minimum Credits in My Home	89	142	192	230	266
Minimum Credits in Knowledge Sharing	20	32	44	52	60
Sum of minimum credits from each section	150	240	325	390	450
Percentage	30	48	65	78	90