

Our Surroundings									
Section	Category:	Credit	Note on Deviation from Original Pre-Assessment	BRE Feedback	HQM Assessor Response	Remediation	Available Credits:	Original Credits Targeted:	Credits Achieved:
Transport and Movement	1 Accessible Public Transport	Access to public transport		None			16	12	12
	2 Alternative Sustainable Transport	Cycle Storage		Mews bike store - It is unclear how the Assessor has confirmed compliance with the definitions - adequate lighting	As built drawings show Encapsulite MT50-LED Linear light fitting however this appears to have been missed on site as no photographic evidence can be provided.	FEC has instructed their multi-trade contractor to install a linear light fixture within the bike shelter.	6	3	6
		Cycle networks		None			3	0	3
		Electric Vehicle Charging Points		Credit not targeted			4	0	0
		Car Clubs		Credit not targeted			2	0	0
	3 Local Amenities	Key Local Amenities		None			12	12	12
Outdoors	4 Ecology	Beneficial Local Amenities		None			7	7	7
		Previously Development Land	The Preliminary Ecological Appraisal does not include the recommendation that all those working on site have been briefed on the protection measures put in place and the areas that are not accessible. Additionally, the recommendations provided in Philorum's Post Construction statement do not match the recommendations stated in the Preliminary Ecological Appraisal and also states that one of the recommendations is yet to be implemented. The Philorum statement does not confirm that the plant species used are native or non-invasive. Evidence to confirm that all the information collected as part of the ecology survey as well as any new ecology on site arising from enhancement is added to the local biodiversity records centre database could not be found		The PEA was only missing one small piece of information to be BRE compliant but cannot be amended at this stage of the project. The PEA was carried out at the planning stage of the project, recommendations provided and, has met all other HQM criteria. Philorum also provided a post construction report confirming that the recommendations have been implemented. This is provided in Appendix B.	All ecologist recommendations have been implemented. No remedial action required	6	6	6
		Appointing an Expert					2	2	2
		Early Appointment					2	2	2
		Survey - COMPREHENSIVE ROUTE					3	3	3
		Recommendations implemented					10	10	10
		Diseased or Invasive Species					2	0	2
		Maintaining Ecology					3	3	3
		Local Biodiversity Records					2	2	2
	5 Recreational Space	Accessible Public Recreational Space		None			4	4	4
		Private Space		None			6	0	1
		Communal Space		Credit not targeted			2	0	0
		Management Strategy		Credit not targeted			3	0	0
		Growing Space		Credit not targeted			2	0	0
		Expert Input		Credit not targeted			1	0	0
		Initial Planting		Credit not targeted			2	0	0
Safety and Resilience	6 Flood Risk	Flood Risk		None			18	18	18
	7 Managing the Impact of Rainfall	Home Information		None		Ardmore	0	0	0
		Managing the rate & volume of run-off - COMPREHENSIVE ROUTE	Credits lost - Drainage report confirmed greenfield volume of run off unachievable.	The Drainage Report by Bradbrook does not confirm that the peak rate run-off and volume of run off calculations account for the 6 hour storm for the 1-year and 100-year return period events. Furthermore, evidence of calculations to determine the equivalent greenfield peak run-off rate could not be found. The report does not confirm that the calculations include an allowance for climate change that is in accordance with the current best practice national planning guidance and that any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other sustainable Urban Drainage Systems (SuDS) techniques.	Although the Drainage Strategy report by Bradbrook does not address all of the HQM criteria in specific detail, the overall result is that the development complies with main requirement – to achieve greenfield run off rates and, attenuate run off volumes. The letter from Heyne Tillett Steel confirms that the SuDS strategy agreed through the planning process was to restrict and attenuate the surface water flows from the areas of the site with new construction down to the greenfield rate. The attenuation has been designed for no flooding in the 100 year peak storm event. Ardmore have provided written confirmation that the drainage has been installed in accordance with the design and specifications. Both letters can be found in	The development has met greenfield run off rates and provides attenuation for 100 year peak storm event. No remedial action required.	12	12	9
		Water Quality		Credit not targeted			2	0	0
		Designing for Maintenance and Operation		None			2	0	2
		Security Needs Assessment		Suitable post-construction evidence to confirm that all recommendations proposed by the SQSS have been implemented could not be found.	Secured By Design Certificates were provided to the BRE as evidence, however they also require photographs and as-built drawings demonstrating compliance.	The development has achieved SBD certification demonstrating implementation of all security measures. No remedial action required.	0	0	0
	8 Security	Security Features					10	10	10
							144	106	114

My Home									
Section	Category:	Credit	Note on Deviation from Original Pre-Assessment	BRE Feedback	HQM Assessor Response	Remediation	Available Credits:	Credits Targeted:	Credits achieved:
Comfort	9 Indoor Pollutants	Minimising Emissions from Building Product Types		Evidence that paints used in wet areas (e.g. bathrooms, kitchens, utility rooms) protects against mould growth. It is not clear that Eurofins Product Testing A/S is accredited to ISO/IEC 17025 and covers Sampling: Pumped sampling for formaldehyde in air; pumped sampling for VOCs in air; and Chemical analysis: Determination of formaldehyde by derivatization of VOCs	Eurofins Quality Policy Statement confirms that they follow BS EN ISO 17025:2017. Please refer to Appenix I	No remedial action required.	4	2	4
		Minimising Airborne Formaldehyde from all Sources		Credits not targeted			3	0	0
		Minimising Airborne TVOC's from all Sources		Credits not targeted			3	0	0
		Average Daylight Factor kitchens		None			6	0	6
	10 Daylight	Average Daylight Factor living rooms		None			6	2	6
		View of sky		None			4	0	4
							0	0	0
	11 Internal and External Noise	Appointment of a Suitably Qualified Acoustician		None			0	0	0
		Internal ambient noise levels are achieved	Credits lost - results indicated only 1 credit achieved	None			2	2	1
		External Noise Levels	Credits lost - results showed credits not achievable	None			2	2	0
	12 Sound Insulation	Letter of commitment - Sound Insulation Between Dwellings - 5dB		None			4	3	4
		Sound Insulation Between Rooms		Credits not targeted			4	0	0
	13 Temperature	Prerequisite - Home Information		As Built Thermal Analysis results required	These are Included in Appendix D.	No remedial action required.	0	0	0
		Temperature Analysis - Current Conditions					12	12	12
		Temperature Analysis - Predicted Climate Change Environment	Temperature analysis at planning stage did not include future weather scenario	None			8	8	0
	14 Ventilation	Prerequisite - Home Information		Credits not targeted			0	0	0
		Ventilation Air Intakes		Credits not targeted			4	0	0
		Ventilation Rates		Credits not targeted			4	0	0
		Maintenance and Controls		Credits not targeted			4	0	0
Energy and Cost	15 Energy and Cost	Prerequisite - Home Information		None			0	0	0
		Energy Performance - COMPREHENSIVE ROUTE		As Built SAP worksheets required	These are included in Appendix H.	No remedial action required.	42	15	15
		Towards Carbon Negative		Credits not targeted	Credits not sought		6	0	0
		Cost	Credits lost - Ardmore unable to provide sufficient infmation				14	5	0
	16 Decentralised Energy	Prerequisite - Home Information		None			0	0	0
		Feasibility Study		None			2	2	2
		Installation		MCS certificate for installed PV is required.	This is provided in Appendix E.	No remedial action required.	6	6	6
17 Impact on Local Air Quality	Monitors and Controls		Credits not targeted	Credits not sought		2	0	0	
Materials	18 Responsible Sourcing	NOx emissions - Complete					11	11	11
		Prerequisite - All timber and timber based products used in the Product Procurement Policy and Product Environmental					0	0	0
		Responsible Sourcing of Construction Products Assessment - FOUNDATION ROUTE	Credits lost - Ardmore were unable to provide sufficient documentation for further credits	None	List of construction products and suppliers required		3	3	3
	19 Environmental Impact of Construction Products	Product Procurement Policy and Product Environmental Information	Credits lost - Policy must be in place at Stage 2, prior to Ardmore appointment	None			8	8	0
		Building Lifecycle Assessment - COMPREHENSIVE ROUTE	Credits lost - these required action at Stage 2, after Ardmore's appointment	None			23	1	0
	20 Lifecycle Costing of Construction Products	Homeowners Life Cycle Cost Report	Credits lost - these required action at Stage 2, after Ardmore's appointment	None			9	9	0
		Component Level Life Cycle Cost Optimisation	Credits lost - these required action at Stage 4 but dependent on Stage 2 credits being achieved	None			9	9	0
	21 Durability of Construction Products	Integral Elements		Sufficient post-construction evidence to confirm that the appropriate measures have been installed onsite as designed could not be found. The evidence - Letter from Elliot Bacon at Ardmore dated 11.12.24, on its own is not enough to confirm compliance.	The apartments are occupied and it is not possible to obtain photographic evidence of implementation.	Ardmore have provided written confirmation that the design measures specified have all been implemented. This can be found in Appendix F. No remedial action required.	7	7	7
		Finishing Elements					3	3	3
	Space	22 Drying Space	Adequate Internal Drying Space		None			2	0
Adequate External Drying Space				Credits not targeted			1	0	0
23 Access and Space		Nationally Described Space Standards		None			4	4	4
		Flexible Design		None			2	2	2
		Accessible Design		None			4	0	4
24 Recyclable Waste		Consultation with Waste Collection Authority		Confirmation that consultation took place with the local authority on the required waste and recycling provision is required.	The Operational Waste Strategy from the planning stage confirms that the waste storage proposed is in line with LBH requirements demonstrating that consultation took place however no formal communication can be provided.	No remedial action required.	2	2	2
		Recyclable waste		Evidence is also required to demonstrate that sufficiently sized internal recycling bins have been installed in all dwellings and that bin stores are located within 30m distance from the home entrance	Photographic evidence of internal recycling bins, and drawings show the travel distances for residents to the bin stores are provided in Appendix G.	No remedial action required.	5	5	5
		Composting		Post construction evidence is also required to demonstrate that all homes have been provided with internal composting waste storage that is a minimum of 10 litres in volume	Email confirmation that an order was placed with LBH for the internal bins has been provided as evidence for the HQM assessment.	No remedial action required.	3	0	3
Water	25 Water Efficiency	Water Efficiency		Datasheets confirming the flow rates from all installed WHB taps, showers, baths, WCs and kitchen taps must be provided. The flow rates test results provided by Ardmore was not deemed robust enough as evidence on its own.	The flow rates test results provided by Ardmore was not deemed robust enough as evidence on it's own. Datasheets for flow restrictors and delivery notes confirming these products were delivered to site could not be obtained from Ardmore.	Flow rate testing was undertaken by Ardmore to confirm these comply with HQM requirements. No remedial action required.	8	0	8
		Water Recycling		Credits not targeted			2	0	0
							276	133	118

Knowledge Sharing									
Section	Category:	Credit	Note on Deviation from Original Pre-Assessment	BRE Feedback	HQM Assessor Response	Remediation	Available Credits:	Credits Targeted:	Credits Achieved:
Home Delivery	26 Commissioning and Performance	Prerequisite - Commissioning and Testing Schedule		The commissioning schedule must include the standards to which all systems will be commissioned in accordance with and must include air tightness testing. Additionally, Post-construction evidence to confirm that the applicable building systems have been commissioned in line with appropriate commissioning best practice guidance must be provided. Evidence to confirm that Energy Control Solutions Limited were appointed as the Specialist Commissioning Manager during Stage 4 is required and that the scope of their appointment includes all HQM requirements.	Although the construction programme included commissioning of all systems, the standards were not stated and it is no longer possible to include them. Ardmore have however, provided commissioning certificates for the building services confirming compliance with CIBSE, BSRIA and Building Regulations. Energy Control Solutions appointment letter is dated November 2022 which falls between Stage 4 and Stage 5. Although their appointment does not specifically include all of the HQM criteria, it is sufficiently detailed to ensure that full commissioning support, and	No remedial action required.	0	0	0
		Commissioning Building Services and Control Systems					5	5	5
		Testing Building Fabric					5	5	5
	27 Quality Improvement	Collaborative Working	Credits lost - Requires information from Stage 2 which Ardmore were unable to provide				2	2	0
		Quality Control	Credits lost - Requires information from Stage 2 which Ardmore were unable to provide				5	5	0
		Feedback from Previous Projects		Credit not targeted			3	0	0
	28 Considerate Construction	Considerate Construction - The site is registered the CCS and achieves a score of at least 35 with at least 7 points scored in		None			4	4	4
	29 Construction Energy Use	Contractor's Energy Efficiency Checklist	Credit lost - Requires implementation pre-construction which was not carried out				2	2	0
		Energy Monitoring and Reporting		None			2	2	2
		Detailed Monitoring and Reporting	Credit lost - monitoring was carried out monthly and not weekly				1	1	0
	30 Construction Water Use	Contractor's Energy Efficiency Checklist	Credit lost - Requires implementation pre-construction which was not carried out				2	2	0
		Water Monitoring and Reporting		None			2	2	2
		Detailed Monitoring and Reporting	Credit lost - monitoring was carried out monthly and not weekly				1	1	0
	31 Site Waste	Product Procurement Policy		None			1	1	1
		Construction Resource Efficiency	Credit lost - final waste figures too high to achieve credits				8	2	0
		Diversion of Construction Waste from Landfill		None			4	2	4
		Diversion of Excavation Waste from Landfill		None			2	0	2
	User Experience	Building Warranty - The home is covered by a building warranty		None			0	0	0
		Complete - Basic Aftercare Support		None			0	0	0
		Complete - 4-6 Week Visit		None			3	3	1
		Complete - Remote Support		None			3	3	3
		Complete - On-site Support		None			4	4	4
		Core Home Information		None			2	2	2
		Issue Specific Home Information		None			3	3	3
		Connectivity		None			1	1	1
		Basic Starter Solutions	Credits lost - commitment made by Ardmore however site inspection showed the system installed was not compliant				2	2	0
		Advanced Starter Solutions		Credits not targeted			3	0	0
Future Learning	35 Post Occupancy Evaluation	Controls		Credits not targeted			1	0	0
		Basic POE - FOUNDATION ROUTE		None			4	3	4
		Advanced POE		Credits not targeted			5	0	0
							80	57	43

Results

Category	Available Credits:	Targeted:	Achieved in Principal:
Our Surroundings	144	106	114
My Home	276	133	118
Knowledge Sharing	80	57	43
Total:	500	296	275
	%	59.2	55
Points	HQM Level	%	
150	1 Star	30	
225	2 Star	45	
275	3 Star	55	
375	4 Star	75	
400	5 Star	80	