

HOMESPLUS

HEALTHIER | SAFER | BETTER



HOMESPLUS

CRITERIA AND SCORING

Borrows OFSTED categories for familiarity: **'OUTSTANDING'**, or **'VERY GOOD'** because they are well understood by consumers.

Grades awarded from points tally from achieving key desirables, notably air quality and natural light FOR HEALTHIER OUTCOMES.

Points weighted so more desirable outcomes (as well as expense of delivery) are better rewarded, such as adoption of the 'Nationally described space standard'.

Houses scored out of 60; apartments have their own separate 40 points. Add one to the other to make scores out of 100. (Most developments have a mix.)

SPACE AND ACCESSIBILITY 30POINTS

| | INTERNAL SPACE | STORAGE | HOME WORKING SPACE | ACCESSIBILITY |
|------------------------------|--|--|---|--|
| HomesPlus requirement | All homes to meet Nationally described space standard. | Home plans must demonstrate how the NDSS storage requirements are not compromised by the position of kit, such as an MVHR unit, water tank or washing machine. | Minimum 75% of homes to have dedicated 2sqm working space with natural light and ventilation. This can be located in any habitable room, or in circulation such as an upstairs hallway, but needs to be in addition to a table planned for shared meals and not created by repurposing wardrobe or cupboard space from a bedroom. | Minimum 90% of homes to be accessible and adaptable to M4 (2) and above. |
| Points Awarded | 10 | 5 | 5 | 10 |

NATURAL LIGHT AND VENTILATION 40POINTS

Highest scoring set to reflect healthy living focus; 25 points exclusive to apartments (where issues are more troubling)

| | FRESH AIR | HIGHER CEILINGS | PRIVATE OUTDOOR SPACE as garden, patio or balcony | NATURAL LIGHT and FRESH AIR to apartment circulation |
|--------------------------------|---|---------------------------------------|---|--|
| HomesPlus requirement | | Minimum 2.5m floor to ceiling height. | All homes to provide access to private outdoor space Minimum outdoor space for houses 1-2 beds: 40sqm 3 beds: 60sqm 4 beds and above: 100sqm | |
| Exclusive to apartments | A. No single aspect room to exceed in depth 2.5 times its height POINTS 3 B. Adequate cross ventilation with the distance between openings not more than 5 times the height of the space being vented POINTS 3 C. 90% of main bathrooms have openable window POINTS 2 D. 90% of kitchens have openable window POINTS 2 | | Minimum 90% of apartments to have a balcony or patio space with a minimum size of 3sqm | A. Minimum 90% of apartments should be served by circulation that has natural light and ventilation. POINTS 5 B. Blocks to have no more than 5% of apartments single-aspect north-facing POINTS 5 |
| Points Awarded | MAX 10 | 5 | GARDENS 10 BALCONY OR PATIO 5 | MAX 10 |

| | VERY GOOD | OUTSTANDING |
|-------------------|-----------|-------------|
| Houses | 40/60 | 45/60 |
| Apartments | 25/40 | 30/40 |
| Total | 65/100 | 75/100 |

The requirement for gardens and balconies/patios in apartments to meet a particular size anticipates that a few properties will fall short.

The following general principle then applies:

- 90 – 100% earns full points
- 75 – 90% earns 40% of points
- <74% earns 0 points.

SAFE, SMART, SECURE 25POINTS

To encourage energy and safety innovation; 10 points exclusive to apartments

| | FIRE SAFETY | INNOVATION |
|--------------------------------|---|--|
| HomesPlus requirement | | Technical advances not yet required by regulation to keep homes safer or reduce running costs, such as: <ul style="list-style-type: none"> • Doors and windows compliant to PAS24 increased security • Air quality monitor • Smart energy monitoring system* • Security cameras linked to smart phones* • Electricity generation from PVs • Electric vehicle charging • Building to robustdetails® to stifle noise • Specialist lighting to promote health and well-being • Digital information welcome packs • Any other innovation, including spatial planning or use of sprinklers in buildings of less than 4 storeys (*a list giving more detail on appropriate choices to be made available) |
| Exclusive to apartments | Buildings of 4 or more storeys fitted with sprinklers. 50% of points to be awarded where there are sprinklers to all common areas in apartment buildings | |
| Points Awarded | 10 | 3 POINTS EACH TO A MAXIMUM OF 15 POINTS |

CONSUMER INFORMATION 5POINTS

| | ENDORSE BUILDERS WITH GOOD CUSTOMER FEEDBACK | |
|------------------------------|--|--|
| HomesPlus requirement | Help potential purchasers find those companies with good customer feedback through rewarding good HBF/NHBC 5-star scores where they are 4- or 5-star rated | For the 1 in 10 sites where contractor does not take part in HBF/NHBC ratings, alternative source of points is membership of Considerate Contractor scheme |
| Points Awarded | 5 | |

