HOMES FOR SCOTLAND

AWARDS 2027















Supporting the drive for more homes



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Chief Executive's Message



I am delighted to launch the 2027 Homes for Scotland Awards, celebrating the projects and people that represent the very best our sector has to offer.

At a time when the need for more homes has never been more important, our awards provide a powerful opportunity to highlight the ways in which HFS members are playing their part in addressing Scotland's housing emergency. From delivering high-quality new homes and creating sustainable communities to developing future talent and leading on new innovations, there is much for us to recognise and celebrate amongst the challenges.

The continued member engagement with the awards demonstrates how highly they are valued, with their first-class reputation now well-established. For 2027, we have taken a deliberate and consistent approach to categories to provide maximum opportunity for organisations of all types and sizes to showcase their achievements and set out the ways in which they are supporting the drive for more homes.

I also wish to thank Chair Sarah Stanger for the vital role she has played in guiding our independent panel and in shaping the awards through her commitment, expertise and insights.

Importantly, these awards are about more than recognising best practice. They shine a light on our sector, highlighting the vast contribution made to our country's social wellbeing, economic growth and prosperity.

I therefore encourage all members to consider their own examples of excellence and to enter as many relevant categories as possible by the closing date of **Friday 22 January 2027**.

Jane Wood
Chief Executive

The Award Categories

The 2027 award categories comprise:

1. Private Development of the Year – Large (100+ homes)
2. Private Development of the Year – Medium (36-99 homes)
3. Private Development of the Year – Small (up to 35 homes)
4. Affordable Development of the Year – Large (100+ homes)
5. Affordable Development of the Year – Medium (36-99 homes)
6. Affordable Development of the Year – Small (up to 35 homes)
7. “One to Watch” award
8. Supporting Member of the Year
9. Home Builders of the Year – Large/Medium/Small/Affordable Housing Provider

Please note:

Judges will use their discretion to reallocate entries into other categories as they deem appropriate.

All awards are dependent on a sufficient number of entries being received in each category.

Whilst joint venture and partnership entries are acceptable, no public referencing will be given to non-member companies.

The Judging Process

Please note that the 2027 judging panel will be confirmed in due course.

1. Entries will, in the first instance, be assessed according to a single stage submission process with judging based on quality, content and strength of case being made.

2. Entrants should ensure submissions clearly meet the criteria outlined for each category.

3. Entries will be scored equally across the defined criteria set out in each category using pre-developed matrices (which will also be available for the information of entrants) to ensure consistency in approach.

4. Judges will contact organisations for further information if they consider necessary.

5. Entries will be shortlisted as agreed by the judges. Judges will then undertake pre-arranged site visits to those shortlisted in the Private and Affordable Development of the Year categories. Those shortlisted for Home Builder of the Year will be invited for interview.

6. For those shortlisted in the Home Builder of the Year category, up to two senior management representatives will be invited for interview with members of the independent judging panel on what makes their organisation stand out as a potential award recipient.

7. Management of the judging process will be agreed by the judges themselves.

8. Judges will declare any vested interests in any submissions and remove themselves from assessment of such entries.

9. The judges may, in exceptional circumstances, give special recognition as they feel appropriate eg both in relation to particular developments/ projects/practices or with regards outstanding individuals encountered during the judging process

10. The judges may reallocate entries into other categories as they deem appropriate.

11. Each category must receive the designated minimum number of entries to be taken forward in the judging process.

Annual Lunch 2027



Attracting c.900 senior sector leaders and guests in 2026, *the* premier event in the Scottish home building calendar returns to the Edinburgh International Conference Centre on Friday 14th May 2027.

Winners of the 2027 Homes for Scotland awards will be announced at the event (open to members only), bookings for which will open shortly.

Please contact the Homes for Scotland Executive Team with any booking enquiries – **info@homesforscotland.com / 0131 455 8350**.

Annual Lunch 2027
sponsored by

Burness Paull

Pre-Lunch reception
sponsored by

NHBC

Promotion and PR













Homes for Scotland will be looking to promote the awards as fully as possible – look out for further updates within our weekly news round-up.

Guidance



This section provides direction on what the judges will be looking for in entries across the various categories.

There are no limits to the number of entries in any category from any member.

Please note:

- Entrants should ensure submissions clearly meet the criteria outlined for each category.
- The importance of providing full and relevant answers, evidenced as appropriate.
- Judges would prefer to see photographs of both external and internal photography, but will accept CGIs if not available.
- Entrants should carefully consider the quality of images supplied as these will go on to form the basis of promotion of any shortlisted or winning submission.







2026 Large category winner Taylor Wimpey East Scotland for West Craigs, Edinburgh - (click here to view the winner's video)

Private Development of the Year – Large (100+ homes)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

The following criteria will be used to judge each entry, with a maximum of 250 words allowed for each:

- **Place / design / sustainability**

  For example: demonstrating well considered development layout, diversity of house types / building techniques/materials, landscaping & biodiversity, distinctive character and street scenes, sense of arrival, notable sustainability features.

- **Customer**

  For example: demonstrating strong and measurable customer satisfaction levels.

- **Community engagement and impact**

  For example: evidenced active listening and collaboration with the local community; highlighting local benefits.

- **Quality**

  For example: demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder /warranty providers).

- **Health & safety**

  Site-specific metrics.

- **Innovation**

  For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.

- **People / Team**

  You may wish to highlight outstanding individuals or teams who have gone beyond and exceeded expectations in advance of/during/at the end of the development.

Submissions are invited for developments/phases completed between 1 August 2025 and the closing date of Friday 22 January 2027, with the stipulation that 20% of the development/ phase is legally complete/occupied.

New phases of existing developments adhering to this timeframe/ stipulation are also welcome, as are strategic/larger masterplan developments for which judges will have discretion to make distinct awards.

All entrants must declare if there are any issues that may impact the reputation and credibility of the awards.

A minimum of three entries must be received for the category to move forward in the judging process.

A maximum of five developments will be shortlisted for visiting by the judges.

It is proposed that site visits take place between Monday 15 March -Thursday 25 March 2027 (although this may be subject to change).

Judges will be on site for a maximum of 45 minutes.

Judges may wish to pull out examples of conversion/ refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).







2026 Medium category winner Miller Homes for Chapel Gardens, Dumbarton (click here to view the winner's video)

Private Development of the Year – Medium (36-99 homes)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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- **Health & safety**
  Site-specific metrics.
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Judges may wish to pull out examples of conversion/ refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).







2026 Small category winner Robertson Homes for Shawfair, Dalkeith - (click here to view the winner's video)

Private Development of the Year – Small (up to 35 units)

The Private Development of the Year categories are open to entries from all HFS home builder members and joint ventures, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be private for sale.

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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- **Quality**
  For example: demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder /warranty providers).

- **Health & safety**
  Site-specific metrics.

- **Innovation**
  For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.

- **People / Team**
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New phases of existing developments adhering to this timeframe/ stipulation are also welcome.

All entrants must declare if there are any issues that may impact the reputation and credibility of the awards.

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2026 Large winner The Springfield Group & Wheatley Group for Deans South, Livingston - (click here to view the winner's video)

Affordable Development of the Year – Large (100+ homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click here for further information).

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

The following criteria will be used to judge each entry, with a maximum of 250 words allowed for each:

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  For example: demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder /warranty providers).
- **Health & safety**

  Site-specific metrics.
- **Innovation**

  For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.
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2026 Medium category winner Lar Projects Ltd for The Quadrangle, Glasgow - (click here to view the winner's video)

Affordable Development of the Year – Medium (36-99 homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click here for further information.)

As well as demonstrating how the development creates a high-quality place for people to live in, entries should also reflect the importance attached to customers, the local community and, where possible, the commitment of those involved in the delivery of the development.

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- **Quality**
  For example: demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder /warranty providers).
- **Health & safety**
  Site-specific metrics.
- **Innovation**
  For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.
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Judges will be on site for a maximum of 30 minutes.

Judges may wish to pull out examples of conversion/ refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).







2026 Small category winner McTaggart Construction and West Dunbartonshire Council for Willox Park, Dumbarton - (click here to view the winner's video)

Affordable Development of the Year – Small (up to 35 homes)

The Affordable Development of the Year categories are open to all HFS home builder, RSL and joint venture members, though only HFS members will be publicly referenced. The majority of homes in any development entered in these categories should be grant funded social rented housing, homes for mid-market rent and the provision of housing for low cost home ownership (most notable the new supply shared equity scheme. (Please click here for further information.)

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- **Health & safety**
  Site-specific metrics.
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  For example: demonstrating thought leadership and modelling best practice in areas such as energy efficiency, technology, sales and marketing, customer care. Additionally, addressing ways in which challenges and adversity have been overcome.
- **People / Team**
  You may wish to highlight outstanding individuals or teams who have gone beyond and exceeded expectations in advance of/during/at the end of the development.

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All entrants must declare if there are any issues that may impact the reputation and credibility of the awards.

A minimum of three entries must be received for the category to move forward in the judging process.

A maximum of three developments will be shortlisted for visiting by the judges.

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Judges will be on site for a maximum of 30 minutes.

Judges may wish to pull out examples of conversion/ refurbishment/repurposing within this category for separate consideration at their discretion (noting that all such developments must be providing additional supply).





2026 One to Watch winner Dean Murdoch of Springfield Properties was presented with his award by Sir Chris Hoy

“One to Watch” award

Introduced in 2026 to spotlight outstanding individuals demonstrating exceptional promise at an early stage in their careers, we are delighted to be reprising this “people” category for 2027. Nominees should already be making a significant contribution to both their organisation (in any business area) and the future success of the wider home building sector.

We are seeking nominations for those whose early achievements set them apart as “one to watch” and are already making a difference by:

- **Going above and beyond**
- **Pushing boundaries and inspiring others around them**
- **Delivering high-quality outcomes for customers/ colleagues/communities**
- **Showing initiative**
- **Championing collaboration**
- **Embodying the attitudes and skills our sector needs for the years ahead.**

If you know someone whose passion, energy and potential stand out, we encourage you to put them forward!

Entries should provide a summary of the nominee’s career progression, an overview of their current role and details of specific achievements. The criteria used to judge for judging comprises:

- **Demonstrated impact within their role or team**
- **Evidence of initiative, innovation or leadership**
- **Commitment to personal and professional development**
- **Contribution to positive culture, collaboration or customer outcomes**
- **Clear potential for continued growth within the industry**

Please note:

Only one nomination per organisation / operating division is permitted in this category.



2026 Supporting Member of the Year winner Bracewell - (click here to view the winner's video)

Supporting Member of the Year

HFS Associate and Strategic Land Promoter members are integral in both supporting our work on behalf of the sector and delivering the homes of all tenures required to meet the needs of all those living in Scotland.

The winner of this award will be voted on by HFS Home Builder and RSL members, with full details to follow.









2026 Home Builders of the Year
1. Large - Miller Homes
2. Medium - Campion Homes
3. Small – GS Brown Construction
4. Affordable Housing Provider – Wheatley Group

Home Builder of the Year

Our headline Home Builder of the Year awards are designed to reflect the diversity of the home building sector and the all-tenure approach of HFS. Dependent on the number of entries, categories will comprise:

Home Builder of the Year (Large) 200+ homes per annum

Home Builder of the Year (Medium) 50-199 homes per annum

Home Builder of the Year (Small) <50 homes per annum

Home Builder of the Year (Affordable Housing Provider)

Open to submission, entries will be judged on the following criteria:

- **People**
  Demonstrating how your company's approach to people flows through the organisation e.g. human resources and culture of senior teams, satisfaction / retention level, training and development, succession planning and flexible working / internal promotion policies / thought leadership etc.

- **Going Above & Beyond**
  What sets your company apart from others? How do you overcome challenge and adversity? Snapshot of the year's highlights, targets met and opportunities taken etc.

- **Quality**
  Demonstrating high quality through recognised industry metrics (such as the New Homes Quality Board / 5 star builder / warranty providers).

- **Innovation / repurpose / reuse / sustainability**
  Demonstrating innovation across multi functions such as design, place making, marketing, engagement and new products, sustainability initiatives and progress to net zero.

- **Health & safety**
  Including corporate approach and latest organisation-wide metrics.

- **Customer Journey**
  Including latest key performance indicators on satisfaction and comparison with previous two years, details of how quality management and delivery is embedded, handover process, complaints procedure, in place monitoring systems with respect to entry dates, how often such systems are assessed, actions taken to improve on time delivery and latest key statistics etc.

- **Partnership**
  Describe partnership approach and engagement e.g. with other developers, local authority, local stakeholders and communities, and being a good neighbour.

Please note:

It is proposed that interviews take place between Monday 15 March – Thursday 25 March 2027 (although this may be subject to change).

Entries








1. CCG (Scotland) & West Dunbartonshire Council – Mount Pleasant, Glasgow (commended)
2. Wheatley Group & Cruden – West Craigs 4 & 5, Edinburgh (finalist)
3. Lovell Partnerships – Oakwood Edge, Mayfield (finalist)
4. Eildon Housing Association – Edgar Road, Westruther (finalist)
5. Tulloch of Cummingston – Inchbroom Pines, Lossiemouth (finalist)
6. Briar Homes (Scotland) - Cedarview, Renfrewshire (finalist)

1 Entries must be submitted using the relevant pro-forma developed for each category to help streamline the entry/judging process.

2 Each entry must use an individual pro-forma.

3 All entries must be received separately i.e. where a company is entering more than one category, these should NOT be combined into the one submission.

4 Submissions must be signed off and submitted by a senior representative of the entering organisation.

5 Entries should clearly demonstrate how they meet the guidance requirements criteria set out for each award and will be considered accordingly.

6 Only Homes for Scotland members will be publicly referenced in relation to any shortlisting/award.

7 It is the responsibility of each applicant to substantiate/evidence their entry.

8 Standard marketing materials will not be accepted.

9 A corporate logo, together with electronic versions of supporting images, should be included as individual jpegs in 300dpi jpg format as opposed to being incorporated within other documents. Entries taking the form of joint submissions with other companies should include the corporate logos of ALL partner organisations. Individual image files should be no larger than 3MB.

10 Entries must be submitted by 4.30pm on the closing date of **Friday 22 January 2027**.

11 All entries will be held in strict confidence.

12 Homes for Scotland would wish to give appropriate publicity to the awards scheme and winning entries. Photographs and images submitted will, unless otherwise stated, be assumed to be available for use by Homes for Scotland in such publicity or otherwise more widely (eg on the Homes for Scotland website or in brochures) at a later date.

Submission

All entries must be submitted via one of the following methods, with full instructions available on the Homes for Scotland website here:

Step 1. Each entry must be submitted using one of the entry forms available to download here.

Step 2. Required and optional items should be uploaded to the zip folder entry template available on the Homes for Scotland website here and then either:

(a) Uploaded to Dropbox/WeTransfer/Google Drive with the link to individual folders included within the entry form

or

(b) emailed directly to **awards@homesforscotland.com**

NB: total file size must not exceed 30MB. File names of documents and images should be no more than ten characters to prevent corruption of files on transfer.

An acknowledgement will be generated upon receipt. Should this not be received, please contact the Homes for Scotland office.

2026 Shortlist

All winners were announced at the HFS Annual Lunch on Friday 15 May 2026 at the EICC.

Affordable Development of the Year – Large (100+ homes)

Finalists

Developer	Development
The Springfield Group & Wheatley Group	Deans South, Livingston **(WINNER)**
Wheatley Group & Cruden	West Craigs 4 & 5, Edinburgh

Affordable Development of the Year – Medium (36-99 homes)

Finalists

Developer	Development
CCG (Scotland) & North Lanarkshire Council	Brandon Street, Motherwell
Lar Projects Ltd	The Quadrangle, Glasgow **(WINNER)**
Lovell Partnerships	Oakwood Edge, Mayfield

Affordable Development of the Year – Small (up to 35 homes)

Finalists

Developer	Development
CCG (Scotland) & West Dunbartonshire Council	Mount Pleasant, Glasgow **(COMMENDATION)**
Eildon Housing Association	Edgar Road, Westruther
McTaggart Construction and West Dunbartonshire Council	Willox Park, Dumbarton **(WINNER)**

Private Development of the Year – Large (100+ homes) Sponsored by: Pegasus Group

Finalists

Developer	Development
Barratt and David Wilson Homes	Findrassie, Elgin
Barratt and David Wilson Homes	David Wilson Homes @ St Andrews
Bellway Homes (Scotland East)	Dalmore Grange, Auchendinny
Miller Homes	Antonine Brae, Bo'ness
Taylor Wimpey East Scotland	West Craigs, Edinburgh **(WINNER)**

Private Development of the Year – Medium (36-99 homes) Sponsored by: Pegasus Group

Finalists

Developer	Development
Campion Homes	Strathearn Gait, Crieff
Cruden Homes	King's View, Glasgow
Miller Homes	Chapel Gardens, Dumbarton **(WINNER)**
Tulloch of Cummingston	Inchbroom Pines, Lossiemouth

2026 Shortlist

All winners were announced at the HFS Annual Lunch on Friday 15 May 2026 at the EICC.

Private Development of the Year – Small (up to 35 homes)
Sponsored by: Pegasus Group

Finalists

Developer

Briar Homes (Scotland)

Robertson Homes

Development

Cedarview, Renfrewshire

Shawfair, Dalkeith **(WINNER)**

Supporting Member of the Year

Bidwells
Bracewell **(WINNER)**
Brindley Associates
Dougall Baillie Associates
Geddes Consulting
Hallam Land
Perceptive Communicators
Rettie & Co
Savills

One to Watch Award

Dean Murdoch, Springfield Properties

Judges' Special Recognition Award

Pauline Mills, Taylor Wimpey East Scotland

Home Builder of the Year – Large (200+ homes per annum)

Miller Homes

Home Builder of the Year – Medium (50-199 homes per annum)

Campion Homes

Home Builder of the Year – Small (<50 homes per annum)

GS Brown Construction

Home Builder of the Year – Affordable Housing Provider

Wheatley Group

DELIVERING MORE

HOMES FOR SCOTLAND

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#hfsawards
#deliveringmore
#homesforscotland