



# Guide to Building in Quality (BIQ) Quality Tracker



Lighting for  
a **Living**

**The Building in Quality Tracker (BIQ) is a much-needed solution which it is hoped will stop the culture of ‘spec-breaking’ on building projects. Developed and initiated by three high-profile built environment organisations, the BIQ is being trialled in the UK.**

**From a lighting perspective, there is a collective desire that the BIQ can help prevent quality lighting products from being rejected in favour of cheap alternatives.**

### **How does the Building in Quality Tracker work?**

The Building in Quality (BIQ) Quality Tracker is a free to download digital tool which aims to improve the quality of outcomes in the construction industry.

It sets up a chain of custody, allowing project teams to track quality on construction projects. Using the tracker, contractors are able to review and record the level of quality considered appropriate for a particular project, and then provide the means to deliver better quality outcomes.

The tracker covers eight stages, so risks and quality can be monitored and recorded throughout the project. The tracker consists of three columns; generic quality risk categories are identified in the left-hand column, work stage specific risk-reduction indicators are amplified in the middle column, and explanatory notes are recorded in the right hand column. The results can then be shared and more widely understood with third parties.

### **Who is leading the initiative?**

The BIQ initiative is being led by the Royal Institute of British Architects (RIBA) in association with the Chartered Institute of Building (CIOB) and Royal Institution of Chartered Surveyors (RICS).

The RIBA Client Liaison Group set up a cross-disciplinary working group in 2017 to improve the relationship between contractors and architects, in response to its 2016 Working With Architects client survey findings. In March 2018, the three organisations signed a Joint Memorandum of Understanding for working together to establish a chain of custody system for tracking quality in construction projects.

### **When was it launched?**

The Quality Tracker was launched on 9 October 2018 at UK Construction Week. The scheme is being piloted over six months on real construction projects, and feedback will allow RIBA, CIOB and RICS to make improvements to the system.

### **What is the reasoning behind the BIQ initiative?**

The BIQ is critically important for the reputation and continued success of the UK construction industry to achieve its quality targets consistently and reliably.

Dame Judith Hackitt’s independent review of building regulations and fire safety (issued following the horrors of the Grenfell tragedy) highlighted the need for a ‘golden thread’ of good information that will enable future building owners to better manage their buildings safely.

The Quality Tracker extends that notion to the wider objective of achieving long-term quality in the built environment. There is a clear appetite for improving quality and it is hoped this toolkit will be a catalyst for that change.

### **Why is the Quality Tracker good news for the built environment industry?**

When used, the Quality Tracker, will provide common understanding of a project’s quality goals at all stages of construction. It provides a communication channel to discuss clearly how decisions made at an early stage of the project’s life cycle will impact future quality.

It will also facilitate tender pricing certainty and better align design to end value. More importantly, quality trade-offs can be openly disclosed all the way through to the end-user, closing the loop back to the project originator.

## What kind of projects are eligible?

All construction projects that are currently in progress at any RIBA Stage 0-7 are eligible. Stages that have passed already may be filled in retrospectively, but this must be done on the basis of the information that was available at that time and not with hindsight.

Participating teams must nominate a Pilot Lead to take responsibility for adopting the Quality Tracker. They will provide feedback to the Building in Quality Working Group. The Pilot Lead should be a qualified professional – for example, a chartered member of the RIBA, RICS or the CIOB – with a good overall knowledge of the project.

## What are the benefits of using the tracker?

There are five clear benefits for project teams using the Building Quality Tracker:

- Quality targets may be discussed at the start of a project, but they often get neglected as deadlines approach and costs rise. The tracker is a constant reminder of quality targets.
- It sets up a formal chain of custody for quality that is aligned to the RIBA Plan of Work, enabling the project team to better understand their risks. This collaborative approach improves transparency.
- When a project is completed, it gives stakeholders an honest account about the quality targets for the building they are buying into and its development history.
- It allows clients to demonstrate their commitment to quality and differentiate themselves in the market.
- The wider adoptions of the Quality Tracker will incentivise better quality in buildings, leading to improved human health, safety and wellbeing, whilst boost the construction industry's reputation.

## Why does TamLite Lighting support the Quality Tracker?

At TamLite Lighting we believe the **Building in Quality Tracker** is vitally important for the reputation of the UK built environment industry – and indeed from a consumer safety perspective.

In our view, the nature of lighting makes it far too vulnerable to spec-breaking. In the long-term this 'value-engineering' or cost-cutting approach can present all kinds of issues. Put simply quality must never be compromised at any point in the food chain.

There is no doubt that the landscape of our industry has altered irrevocably since high-profile tragedies such as at Grenfell Tower. As such, as a leading lighting manufacturer we must take the lead:

- We will work hard in our communications to make a very clear case for quality
- We will work with our customers to help them understand why their fittings may be more expensive than low-quality alternatives
- We will always help end users see the added value in our products and solutions

## Where can I find out more information?

The Quality Tracker and associated documents can be downloaded from the RIBA website:

<https://www.architecture.com/working-with-an-architect/building-in-quality-pilot>

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