

# Public Document Pack



## EXECUTIVE COMMITTEE TUESDAY, 29 NOVEMBER 2016

A MEETING of the EXECUTIVE COMMITTEE will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, TD6 0SA on TUESDAY, 29 NOVEMBER 2016 at 10.00 am

J. J. WILKINSON,  
Clerk to the Council,

22 November 2016

BUSINESS		
1.	<b>Apologies for Absence</b>	
2.	<b>Order of Business</b>	
3.	<b>Declarations of Interest</b>	
4.	<b>Minute (Pages 1 - 8)</b>  Minute of Meeting of Executive Committee of 15 November 2016 to be approved and signed by the Chairman. (Copy attached.)	5 mins
5.	<b>Strategic Housing Investment Plan 2017-2022 (Pages 9 - 236)</b>  Consider report by Service Director Regulatory Services. (Copy attached.)	30 mins
6.	<b>Any Other Items Previously Circulated</b>	
7.	<b>Any Other Items which the Chairman Decides are Urgent</b>	

### NOTES

1. Timings given above are only indicative and not intended to inhibit Members' discussions.
2. Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.

**Membership of Committee:-** Councillors D. Parker (Chairman), S. Aitchison, S. Bell, C. Bhatia, J. Brown, M. J. Cook, V. M. Davidson, G. Edgar, J. G. Mitchell, D. Moffat, D. Paterson, F. Renton and R. Smith

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Please direct any enquiries to Fiona Henderson    Tel:- 01835 826502  
Email:- [fhenderson@scotborders.gov.uk](mailto:fhenderson@scotborders.gov.uk)

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**SCOTTISH BORDERS COUNCIL  
EXECUTIVE COMMITTEE**

MINUTE of Meeting of the EXECUTIVE COMMITTEE held in the Council Chamber, Council Headquarters, Newtown St Boswells, TD6 0SA on Tuesday, 15 November, 2016 at 10.00 am

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- Present:- Councillors D. Parker (Chairman), S. Aitchison, S. Bell, C. Bhatia, M. J. Cook, V. M. Davidson (from para 2.2), G. Edgar, J. G. Mitchell, D. Moffat, F. Renton and R. Smith
- Apologies:- Councillors D. Paterson
- In Attendance:- Depute Chief Executive - Place, Corporate Transformation and Services Director, Chief Financial Officer, Clerk to the Council, Democratic Services Officer (F. Walling).

1. **MINUTE**

The Minute of meeting of the Executive Committee of 1 November 2016 had been circulated.

**DECISION**

**APPROVED for signature by the Chairman.**

2. **QUARTERLY CORPORATE PERFORMANCE REPORT (QUARTER 2, 2016/17)**

- 2.1 With reference to paragraph 4 of the Minute of the Executive Committee of 16 August 2016, there had been circulated copies of a report by the Chief Executive presenting a summary of Scottish Borders Council quarterly performance information for Members. In her introduction, the Corporate Performance and Information Manager, Sarah Watters, explained that this was the 11th report over a 3 year period of reporting against the 8 priorities that the Council wished to be addressed. Performance Indicators had continued to evolve to reflect policy and service changes; a summary of the main changes being provided in Section 4 of the report. One of the changes was to reflect work done by Health and Social Care Locality Co-ordinators and to include locality data within the infographic. This would be built upon as local health and social care work developed. A high level summary of performance against the Council's corporate priorities was given in Section 5 of the report with a more detailed presentation and explanation of each Performance Indicator (PI) provided in the Appendix to the report. Where possible, information that was collected on a quarterly basis was presented but this was not possible for all areas of Council business, for example, school attainment. All information contained within the report was also made available on the SBC website using the public facing part of SBC's Performance Management software (Covalent). This could be accessed at [http://www.scotborders.gov.uk/info/691/council\\_performance/1353/our\\_performance\\_as\\_a\\_council](http://www.scotborders.gov.uk/info/691/council_performance/1353/our_performance_as_a_council) and by clicking on "Scottish Borders Performs".

**MEMBER**

Councillor Davidson joined the meeting during the discussion below.

- 2.2 Mrs Watters referred to the main improvement areas and key concerns summarised within the report and Members asked questions about the background to the data provided. Responses were given about the way in which Adult and Child Protection

concerns and incidents were recorded and any relationship between improving attainment in schools and the number of exams taken. Clarification was also given about how the measurement of energy consumption had been calculated. With regard to the reduction in average time to determine planning applications it was noted that this trend should continue due to implementation of Scottish Planning Policy to reduce the use of legal agreements and replace these where possible with planning conditions. In a discussion about the occupancy rate for Council-owned industrial and commercial units it was suggested that this quarter's rate of 86% was an acceptable balance between the desire for income from occupation of lets and ensuring availability of vacant property for businesses to move into. It was agreed that it would be useful to receive data on occupancy rates at a locality level in future performance reports. In relation to Priority 3 'Provide High Quality Support, Care and Protection' a question was asked about the impact to services of the increase in uptake of the Self Directed Support (SDS) approach. In recognising the complexity of the issues Members agreed with officers' suggestion that a report on SDS be brought to a future meeting.

## **DECISION**

### **(a) NOTED:-**

- (i) the changes to performance indicators outlined in Section 4 of the report; and**
- (ii) the performance presented in Section 5 and within Appendix 1 and the action being taken within Services to improve or maintain performance.**

### **(b) AGREED:-**

- (i) that data on occupancy rates of Council-owned industrial and commercial units be provided on a locality level in future Corporate Performance Reports; and**
- (ii) that the Depute Chief Executive – People would present a report on the impact to services of the increase in uptake of the Self Directed Support approach to a future Executive Committee meeting.**

## **3. MONITORING OF THE GENERAL FUND REVENUE BUDGET 2016/17**

- 3.1 There had been circulated copies of a report by the Chief Financial Officer which provided the budgetary control statements for the Council's General Fund based on actual expenditure and income to 30 September 2016 and explanations of the major variances between projected outturn expenditure/income and the current approved budget. The revenue monitoring position set out in the report was based on actual income and expenditure to 30 September 2016. The Chief Financial Officer confirmed that the Council was projecting a balanced position to 31 March 2017 with identified pressures currently being managed within departmental budgets. This balanced position assumed that £0.539m relating to the IT contract, where CMT had given a corporate commitment to fund the pressures, would be addressed in the remainder of the financial year. Pressures of £0.290m to support the Corporate Transformation programme also required to be funded. At 30 September 2016, 71% of savings had been delivered (£6.959m planned efficiency savings delivered as per the Financial Plan with £0.108m achieved by alternative, permanent measures and £1.759m delivered temporarily). The remaining 29% (£3.534m) was profiled to be achieved during the remainder of 2016/17. A detailed review of remaining savings was given in Appendix 3 to the report. Further emphasis during 2016/17 needed to be placed on delivering the savings permanently as required by the Financial Plan. The current value of savings delivered temporarily in 2016/17 was £1.759m; these savings needed to be delivered on a permanent basis and considered as part of the budget process. Full details of pressures, risks and challenges were detailed

in Appendix 1 to the report alongside the significant majority of areas of the Council's operation where approved budget plans remained on track. Appendix 2 detailed budget virement requirements.

- 3.2 Members discussed the report and received answers to their questions. With regard to the CGI contract, the Chief Financial Officer confirmed that the Enterprise Resource Planning (ERP) solution was on track to go live on 1 April 2017. Members expressed concern regarding the continuation of the delay in the Scottish Wide Area Network (SWAN) project, referred to in the report as an area of significant pressure. Officers gave further information on the current position and about the action being taken by the Council to pursue recompense for excess costs. It was agreed to provide a further update to the Executive Committee on the SWAN project within the budget monitoring report in 3 months. Discussion continued on the Children and Young People's Service and the area of potential pressure relating to External Placements. Members requested a report with some analysis of the results of the work of the Multidisciplinary Team around the child, to which additional financial resource had been directed and on how the Council's approach to out of area placements was assisting with pressures and improving outcomes for children. With regard to the pressure relating to planning and the income from planning fees it was noted that, in an independent review of the Scottish Planning System, a two-stage process to raise fees had been recommended to ensure that planning authorities were better resourced. Following the review, the Scottish Government aimed to consult fully on a White Paper which should be published soon.

## **DECISION**

### **(a) NOTED:-**

- (i) the corporate monitoring position projected at 30 September 2016, the underlying cost drivers and the identified areas of financial risk as reflected in Appendix 1;**
- (ii) the progress made in achieving Financial Plan savings in Appendix 3 and the ongoing action to ensure delivery of 2016/17 Financial Plan savings on a permanent basis; and**
- (iii) that all management teams were focused on delivering measures to ensure a balanced outturn position was delivered in 2016/17 including delivery of £0.539m of savings to fund IT contract costs and £0.290m to support Corporate Transformation.**

### **(b) APPROVED:-**

- (i) the virements attached as Appendix 2 to the report; and**
- (ii) the transfer of £1.683m into Allocated Reserves to contribute towards IT Transformation (£0.177m) and agreed contribution to the 2017/18 Financial Plan (£1.506m).**

### **(c) AGREED:-**

- (i) to receive an update on the SWAN project as part of the monitoring report in February 2017; and**
- (ii) that the Depute Chief Executive – People would present a report, on the work of the Multidisciplinary Team around the child as this related to the**

**budget pressure associated with External Placements, to a future meeting of the Executive Committee.**

**4. MONITORING OF THE CAPITAL FINANCIAL PLAN 2016/17**

There had been circulated copies of a report by the Chief Financial Officer providing an update on the progress of the 2016/17 Capital Financial Plan, and seeking approval for projected outturns and associated virements, and the reallocation of funds. Details of the update were shown in four appendices to the report. The monitoring tables in Appendix 1 reported on actual expenditure to 30 September 2016. Key issues identified in these tables were summarised within the main report. The tables identified a projected net variance of £2.179m against the approved budget. The net in-year budget increase of £1.162m was primarily due to a gross-up of external funding received from the Society of Chief Officers for Transport in Scotland (SCOTS) of £0.503m for Roads and Bridges and an increase in the projection for the Plant and Vehicle Replacement, fully funded from the Plant and Vehicle Fund. The net budget timing movements to future years amounted to £3.341m, the most significant of which was £0.6m for the Street Lighting Energy Efficiency Project, £0.485m for Selkirk Flood Protection and £1.475m for Early Learning and Childcare. Appendix 3 contained a summarised list of timing and budget movements within the 2016/17 Capital Plan. Appendix 2 contained a list of the block allocations approved for this year and the various approved and proposed projects to be allocated from them within the 2016/17 Capital Plan. A list of estimated whole project capital costs for single projects which would not be completed in the current financial year was included in Appendix 4. The Chief Financial Officer highlighted the key parts of the report and answered questions on specific points. With regard to the Street Lighting Energy Efficiency project, he explained that the timing movement of £0.6m to 2017/18 was the result of savings made in the current works programme due to a reduction in the cost of lanterns. Members welcomed this saving and noted that the decision about whether to use this balance to extend the programme or use elsewhere would be made as part of the budget process.

**DECISION**

**(a) AGREED:-**

- (i) the projected outturns in Appendix 1 to the report as the revised capital budget; and**
- (ii) to approve the virements as detailed in Appendix 3.**

**(b) NOTED:-**

- (i) the budget virements previously approved by the Chief Financial Officer and Service Director Assets and Infrastructure under delegated authority, detailed in Appendix 2;**
- (ii) the list of block allocations detailed in Appendix 2; and**
- (iii) the list of whole project costs detailed in Appendix 4.**

**5. PROJECTED BALANCES AT 31 MARCH 2017**

There had been circulated copies of a report by the Chief Financial Officer which provided an analysis of the Council's balances as at 31 March 2016 and advised Members of the projected balances at 31 March 2017. The unaudited Council's General Fund useable reserve (non-earmarked) balance was £7.082m at 31 March 2016. The first monitoring position reported to the Executive Committee in August 2016 reflected a balance of £5.638m in line with the approved Financial Strategy. The report confirmed that the projected balance as at 31<sup>st</sup> March 2017 remained £5.638m. The Council's allocated

reserve balance was £3.360m at 31 March 2016 and was projected to be £5.501m at 31 March 2017. The increase from the last reported position was as a result of an allocation of £0.177m from the revenue budget into the IT Transformation allocated reserve and an allocation of £1.506m from the revenue budget to support the 2017/18 Financial Plan as approved by full Council on the 11 February 2016. The total of all useable balances, excluding developer contributions, at 31 March 2017 was projected to be £20.570m, compared to £31.163m at 31 March 2016. The difference related almost entirely to earmarking. As the financial year progressed, earmarked balances to be carried forward to 2017/18 and future years were expected to increase. The report explained that the projected balance on the Capital Fund of £1.350m would be affected by any further capital receipts, developer contributions, interest credited and any expenditure authorised to be financed from the Fund during the remainder of the financial year. There followed a discussion on the approach taken to the balance being maintained in the Council's general fund reserve. It was noted that Scottish Borders Council's strategy was to use reserves to manage unforeseen risks and support the delivery of the financial plan including the major transformation programme being taken forward to ensure sustainability of the budget in the face of future challenges and risks. In response to a question about the Council's future development and use of renewable energy it was confirmed that this was a major part of the Transformation Programme.

## **DECISION**

### **NOTED:-**

- (a) the projected revenue balances at 31 March 2017 as detailed in Appendices 1 and 2 to the report;**
- (b) the projected balance in the Capital Fund detailed in Appendix 3; and**
- (c) the allocation of £1.683m from the revenue budget to the allocated reserve to support IT contract as approved by Council and the 2017/18 Financial Plan both reflected in the revenue monitoring report.**

## **6. CORPORATE TRANSFORMATION PROGRESS REPORT**

With reference to paragraph 8 of the Minute of 16 August 2016, there had been circulated copies of a report by the Corporate Transformation and Services Director which provided an update on progress in developing and delivering the Council's Corporate Transformation Programme and set out planned activity in the reporting period to February 2017. The current areas of work within the Programme were detailed in the tracker in Appendix 1 to the report under the 8 Corporate Priorities. Included was a brief description of the purpose of each Programme, a summary of progress made to date (rating them Red, Amber or Green) and key milestones in the next quarter. Section 4 of the report set out the key highlights over the last reporting period. The Borders Railway reached its one year anniversary in September 2016 with over 1 million passengers having used the service in the first year. Significant progress was being made across the Blueprint programme. Detailed performance reporting infographics relating to the Borders Railway and Sustainable Transport were set out in Appendices 2 and 3 to the report. The Corporate Transformation and Services Director drew attention to the key sections of the report. With regard to the Digital Transformation Programme, he referred to the emerging collaborative approach, with two meetings of the Borders Digital Forum having taken place. Representatives were in attendance from communities across the Borders in addition to suppliers and regulators. With regard to the Borders Railway, the Director advised that the Council had held discussions with ScotRail about service performance issues which had been the focus of concern. Members welcomed the approval of funding for the ScotRail Retail Hub at Tweedbank Station. There was further discussion and questions asked about the rate of progress of the Localities Programme. The Director explained how the programme was linked to the Community Planning Partnership and to the opportunities presented through the Community Empowerment Act. It was confirmed that the timing of the development of Local Outcome Improvement Plan and the Locality

Plans would be discussed at the next meeting of the Community Planning Strategic Board.

## **DECISION**

**NOTED the continued progress made in developing and delivering the Corporate Transformation Programme.**

### **7. SCRUTINY COMMITTEE RECOMMENDATION**

- 7.1 There had been circulated copies of a Minute extract from the Scrutiny Committee meeting of 27 October 2016. This followed a report to the Committee by the Service Director Assets and Infrastructure providing information on the Council's bridge assets. The report included a list of all bridges in the Scottish Borders, current processes for inspection and maintenance, planned investment, key issues around bridge condition and plans for improvement. The Service Director had explained at that meeting that the current Scottish Borders Council's Road Asset Management Plan (RAMP), approved in 2014, detailed what was required to manage the road network assets, including bridges. However, ensuring that all bridges were inspected regularly to assess condition and then undertaking necessary works was increasingly difficult in the current financial climate. The report presented the current planned investment in bridges and the process around identifying planned maintenance work with future planned actions around performance reporting. After discussion the Scrutiny Committee had agreed that the need to carry out inspections of the bridges asset was paramount in order to prioritise repairs using the Code of Practice for Management of Highway Structure recommendations. Once the inspections had been carried out, the results could then be incorporated into the regular performance monitoring reports to Executive Committee. The Committee also asked that officers continued to assess, on a case by case basis, any opportunities for funding to assist with future repairs to bridges.

## **MEMBER**

Councillor Edgar left the meeting during the discussion below.

- 7.2 In a discussion of the Minute extract and recommendation, Members welcomed the work carried out by the Scrutiny Committee and agreed that it was right to highlight the importance of regular inspection of the Council's bridge assets. They also agreed that it was appropriate to receive an annual report on the condition of bridges and a prioritised list for repair. However the view of Members was that an annual report on the condition of bridges should be incorporated into the Roads Asset Management Plan (RAMP) process rather than through the quarterly performance reports to the Executive Committee. It was therefore agreed to amend the part of the recommendation regarding the reporting procedure.

## **DECISION**

### **AGREED:-**

- (a) **to endorse the following parts of the recommendation from the Scrutiny Committee that:-**
- (i) **the current Roads Review should take account of the need to inspect bridges within the Code of Practice for Management of Highway Structures recommendations and that, if possible, some additional resources be identified to allow this work to be carried out in line with the priorities within the Roads Asset Management Plan;**
  - (ii) **when considering future repairs to historic and iconic Borders bridges, officers continued to assess on a case by case basis any opportunities for external funding**



- (b) that, once the inspection of bridges had been carried out, the condition of all bridges be categorised and incorporated into an annual report to the Executive Committee as part of the Roads Asset Management Plan process.**

*The meeting concluded at 11.40 am*

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## **STRATEGIC HOUSING INVESTMENT PLAN 2017-2022 SUBMISSION**

### **Report by the Service Director Regulatory Services**

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## **EXECUTIVE COMMITTEE**

**29 November 2016**

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### **1 PURPOSE AND SUMMARY**

- 1.1 The purpose of this report is to seek Council approval of the Strategic Housing Investment Plan (SHIP) 2017 -2022 due to be submitted to the Scottish Government by 30 November 2016.**
- 1.2 The report provides comment on how affordable housing priorities will be addressed through assistance from the Scottish Government's Affordable Housing Supply Programme and the SHIP identifies housing projects which are anticipated to be delivered in Scottish Borders over a five year period within this funding framework.
- 1.3 Local Authorities are now required to produce and submit its SHIP to the Scottish Government bi-annually for review. Scottish Borders Council with the involvement of its key partners via the SHIP Working Group has prepared this SHIP submission. The SHIP articulates how the Council and its RSL partners will seek to assist the Scottish Government fulfil its commitment to deliver at least 50,000 new affordable homes during this Parliament and to extend delivery beyond that time period, and how the Council's affordable housing investment needs and priorities identified in the Council's forthcoming Local Housing Strategy (LHS) 2017-2022 will be delivered in practice over a five year period.
- 1.4 Underpinned by a verbal resource planning assumption from Scottish Government Officials of between £8.6m up to as much as £15m per annum, along with RSL partner private sector borrowing and a commitment from the Council's Affordable Housing Budget, this SHIP sets out how, when and where the Council and its partners could with potentially deliver up to as many as 1,192 affordable homes over the period of SHIP and beyond. This is providing that all identified challenges and infrastructure issues be resolved in a timely manner, the anticipated grant funding is forthcoming, the sector has the capacity to deliver on such a scale then Officers and partners are optimistic that substantially more affordable homes can be delivered which also includes a number of additional extra care housing developments in key Borders towns.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that Members approves the SHIP 2017-2022 for submission to the Scottish Government More Homes Division by 30 November 2016.**

### 3 The Strategic Housing Investment Plan 2017-2022

- 3.1 Local Authorities have previously been required to produce and submit a rolling five year Strategic Housing Investment Plan (SHIP) to the Scottish Government on an annual basis. Following revised guidance from Scottish Government received in August 2014 Local Authorities are now required to produce and submit its SHIP to the Scottish Government bi-annually to inform the development of the next three year Strategic Local Programme for 2017-2020.<sup>1</sup>
- 3.2 The SHIP is a five year plan that sets out strategic investment priorities for affordable housing in order to achieve the targets identified in the Council's Local Housing Strategy (LHS) 2012-2017, and also in its forthcoming LHS 2017-2022. This SHIP is a realistic, imaginative and practical plan that rolls forward projects identified in previous SHIPs and introduces new projects and demonstrates how, when and where the Council and its partners intend to deliver these projects. It also illustrates how a variety of funding mechanisms are maximised to ensure the delivery of the projects.
- 3.3 'Ambitious for the Borders' and LHS targets of 100/103 affordable homes per year, was at the time challenging to deliver in the prevailing financial context. However, for the financial period 2012-2016, a total of 467 new affordable homes have been delivered through use of all available Affordable Housing delivery mechanisms. This averages at 116 units per annum, thereby exceeding the Council's targets. This has been made possible through the Council participating in the first National Housing Trust (NHT) programme and receiving additional affordable housing supply programme funding from Scottish Government, and delivering 39 new homes for mid-market rent by September 2016 through the Council-led NHT Local Authority [LA] Variant programme.
- 3.4 The Council and its partners continue to work together to find creative and resourceful solutions in order to continue to build new affordable homes in the Borders that will meet a growing demand. In summary, the SHIP 2017-2022:
- a) Sets out investment priorities for Affordable Housing
  - b) Demonstrates how these will be delivered
  - c) Identifies the resources required to deliver these priorities
- 3.5 As reported in previous submissions, the SHIP Project Working Group remains the Council's key working group that is responsible for development of SHIP, which prioritises the affordable housing projects proposed and the ongoing review of new and current projects through collaboration with Scottish Government via regular Quarterly programming meetings.
- 3.6 Officers are still currently proactively pursuing with the implementation of a NHT LA Variant initiative agreed by Council in December 2013. This has provided 45 additional affordable homes for mid-market rent by end of November 2016. Information on other potential projects is included in this submission and a total of 10 sites have been identified which have the potential to deliver a further 64 properties<sup>2</sup>.

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<sup>1</sup> The Strategic Local Programme sets out the programme of housing projects that will be grant assisted by Scottish Government over three years

<sup>2</sup> At the time of writing a number of uncertainties were beginning to emerge over deliverability of specific projects.

## **4 PRIORITISATION**

- 4.1 The Projects contained within the SHIP programme are prioritised on the basis of a number of factors. The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by RSLs (and other potential Developers) in the Scottish Borders over the five year rolling planning horizon provided by SHIP.
- 4.2 The model used in the project assessment and prioritisation process reflects the reality of the ever changing political and economic climate and is used by the SBC SHIP Group to review, track and monitor the relative priority of existing and new projects that arise. In this way projects can be either accelerated or deferred depending on changing circumstances.
- 4.3 Using this tool, individual projects included in earlier SHIPs can be reviewed by the SHIP Project Group to determine their priority, and new projects brought forward for inclusion in SHIP have also been assessed for prioritisation. Analysis of the outcomes of the weighting assessment exercise and project descriptions can be viewed in Appendix 1 of the SHIP update 2017-22. However, it should be noted that this particular submission includes potential projects that have yet to be prioritised but brought forward in an enormous effort to maximise grant spend, deliver more affordable homes and assist the Scottish Government meet its ambitious 50,000 affordable housing target over the life of the Parliament.

## **5 INVESTMENT PRIORITIES FOR AFFORDABLE HOUSING 2017-2022.**

- 5.1 The SHIP has been developed in line with the new guidance issued by Scottish Government in July 2016. The planned development programme illustrated in tables 7 to 7D on pages 30-32 of the SHIP shows proposed affordable housing projects and commitments for 2017-2022. Table 3 on page 21 of the SHIP outlines the anticipated number (104) of affordable homes that should be delivered in 2016-2017, which were rolled forward from the previous SHIP 2015-2020. Programming the delivery of all projects are agreed in collaboration with Scottish Government, More Homes Division (East) Office, the Borders Housing Network and the Council.
- 5.2 Underpinned by a verbal resource planning assumption from Scottish Government Officials of between £8.6m up to as much as £15m per annum, along with RSL partner private sector borrowing and the Council's Affordable Housing budget, this SHIP sets out how, when and where the Council and its partners could with potentially deliver up to as many as 1,192 affordable homes over the period of SHIP and beyond. This figure includes an ambitious 1,149 for social rent (including 4 extra care housing developments) and a further 43 for mid-market under the Council's NHT LA Variant programme<sup>3</sup> which could be delivered by March 2019<sup>4</sup>.
- 5.3 It is recognised that there may be other Private Developer and Open Market Shared Equity Scheme and discounted sales house completions during the period of the SHIP, but these cannot be quantified as these are not delivered via programme arrangements.

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<sup>3</sup> At the time of writing

<sup>4</sup> The current agreed timescales from Scottish Ministers for the Local Housing Authority NHT Variant is March 2019  
*Executive Committee - 29 November 2016*

- 5.4 The Council and its partners will continue to work hard together in order to identify new additional affordable housing site opportunities. In the event of any additional funding and resources being made available from Scottish Government, the Council and its partners will be keen to accelerate prioritised projects or positively respond to windfall project opportunities (including site acquisition) via the quarterly programme meetings with the RSLs, and the Scottish Government- More Homes Division.
- 5.5 It should be noted that the slow-down in house sales and low level of private house building completions still continues post-recession in Scottish Borders. This adversely impacts on the release of developer led land supply, and reduces Developer Contributions being received by the Council which in turn are used to assist affordable housing delivery. The general trend remains however in that land owners remain unwilling to sell sites for affordable housing and typically have expectations of pre-crash land valuations. On a more positive note however there have been several recent examples where Developers have been keen to partner with an RSL in order to help “de-risk” starting to open up a housing site through delivery of affordable housing units prior to houses for market sale, thereby providing more certainty in terms of cash flow and income. This means that, due to the restricted level of funding available, land supply will be restricted as developers sit out the recession.

## **6 IMPLICATIONS**

### **6.1 Financial**

- (a) Ensuring the SHIP’s effective implementation and delivery as a strategic housing authority is dependent on SBC’s continuous provision of core services, financial resource allocations from the Scottish Government, partner agencies and private developers and individuals.
- (b) There are a number of funding resources that the Council and its development partners can draw upon including Affordable Housing Investment Programme Grant, 2<sup>nd</sup> Homes Council Tax, Affordable Housing Policy Developer Contributions, Housing Association Private Finance borrowing and Scottish Water Grant Funding.
- (c) Scottish Government is keen to increase the supply of affordable housing over the lifetime of the current Scottish Parliament to over 50,000 homes, and earlier this year raised the RSL unit benchmark grant rates by 20%. Scottish Government have also introduced a new methodology to allocate the national Scottish Affordable Housing Investment Programme budget which is to the advantage of Scottish Borders, and provision made to grant assist projects benefitting the new higher grant rates. These factors combined increased the Borders allocation to £8.633m for 2016/17.
- (d) It had been intended to develop SHIP future year’s delivery on the basis of an annual resource planning assumption of £8.633m. However, Scottish Government Officials have indicated that the Council and its partners should plan on the basis of up to £12m annually. Furthermore it was suggested that this could be further increased to £15m for 2019/20 and 2020/21 subject to RSL partners being able to demonstrate deliverable projects. This presents a huge challenge and opportunity, the like of which has never been seen before, and which will provide a massive boost to the construction industry and the local economy and generating in the region of up to £1.5m Council Tax revenue after that five year period.

- (e) Providing that all identified challenges and infrastructure issues be resolved in a timely manner, anticipated grant funding is forthcoming, the sector has the capacity to deliver on such a scale then in order to maximise potential grant assistance and this rare opportunity Council Officers and RSL partners have been very ambitious in setting out what potentially could be a bumper number of new affordable homes over the five years of the SHIP and as Table 9 on page 40 of the SHIP illustrates a total investment of up to £163m in affordable homes over the next five years.

## 6.2 Risk and Mitigations

- (a) Delivery of the SHIP is largely dependent upon a number of variables not least of which relate to resource and other political and organisation decision making processes beyond the control of the Council.
- (b) Delivery of the SHIP is also dependant upon ownership of land by the RSLs and the recent delivery of a number of projects has depleted their limited land bank. Officers will continue to work with partner RSLs to ensure that there is a strategic approach to land-banking for affordable housing. In particular this collaboration has identified a number of Council –owned sites which could potentially be developed to provide Extra Care Housing in key Borders settlements.
- (c) The Council is currently reviewing its Corporate Property Strategic Asset Management Plans which will set out the broad strategy for the management of the Council’s property assets in order to maximise their contribution to the Council’s corporate and service goals and objectives as economically, efficiently and effectively as possible; providing the right space, at the right time, in the right location at the right cost. Therefore a strategic approach to the development of affordable housing across the Borders will aim to make the most effective use of land and/or property wherever possible, taking advantage of the Council’s property and asset rationalisation process through collaborative working opportunities will be created where practical for affordable housing development.

## 6.3 Equalities

- (a) In line with both Council policy and legislative requirement, the SHIP 2017-2022 has been subjected to an Equalities Impact Assessment. The outcome of that impact assessment did not identify any concerns about the way the delivery of the SHIP is likely to adversely impact on any of the equalities groupings.
- (b) The development of SHIP update was predicated on the endorsement of the principle of equalities as articulated in the SHIP guidance. The SHIP was subjected to an Equalities Impact Assessment, Strategic Environmental Assessment Screening and Rural Proofing.
- (c) Houses produced by Registered Social Landlords will be allocated according to their individual allocations policy and procedures. As a consequence of being an RSL, they are subject to the weight of statutory scrutiny via external Regulation and Inspection by the Scottish Housing Regulator.

## 6.4 Acting Sustainably

- (a) In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of the SHIP 2017-2022 has been undertaken using the criteria specified in Schedule 2 of the Act. The pre-



screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

- (b) By seeking to provide more new affordable houses, the SHIP update will promote sustainable communities and help to address many of the housing supply challenges identified in the Local Housing Strategy 2012-2017 and Local Housing Strategy 2017-2022.
- (c) There are no adverse economic or social effects resulting from SHIP delivery, and potential environmental effects from new build housing will be addressed through the Planning Process and National policies and standards.

## 6.5 Carbon Management

- (a) It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations.
- (b) New Build housing will have a general effect on the region's carbon footprint however these are addressed within the Planning and Building Standards processes, and will be consistent with meeting the housing requirements and standards as set out by the Scottish Government.
- (c) It is anticipated that RSL affordable housing identified in the SHIP 2017-22 will be built to Scottish Government's "Silver Standard". In the event that this cannot be reached, new houses will be built to comply with current Scottish Building Standards, thereby seeking to maximise the opportunity for energy efficiency and reduction of fuel poverty.

## 6.6 Rural Proofing

- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso.
- (b) The SHIP project working group carried out a rural proofing exercise as part of the preparation of the SHIP in June 2016. It was determined that the delivery of this SHIP will not have any unforeseen negative impact on the rural area, and was most likely to have positive effects by increasing the supply of affordable housing, and that the needs of rural areas have been properly taken into account.

## 6.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made to the Scheme of Administration or Scheme of Delegation as a result of this report.

## 7 CONSULTATION

- 7.1 The SHIP Working Group has been consulted and contributed to this report.
- 7.2 The Chief Financial Officer, Monitoring Officer, Chief Legal Officer, Chief Officer Audit and Risk, Clerk to the Council, and Chief Officer HR have been consulted and any comments their comments have been incorporated into the final report.

**Approved by**

**Brian Frater**  
**Service Director Regulatory Services**

**Signature .....**

**Author(s)**

Name	Designation and Contact Number
Cathie Fancy Gerry Begg	Group Manager Housing Strategy and Services 01835 825144 Housing Strategy Manager 01896-662770

**Background Papers: SHIP Document and Appendices**

**Previous Minute Reference:**

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies.

Contact us at Jacqueline Whitelaw, PLACE, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825431, Fax 01835 825071, Email [eitranslationrequest@scotborders.gov.uk](mailto:eitranslationrequest@scotborders.gov.uk)

# strategic housing investment plan (SHIP)

2017-22

HOUSING STRATEGY & SERVICES  
PLACE





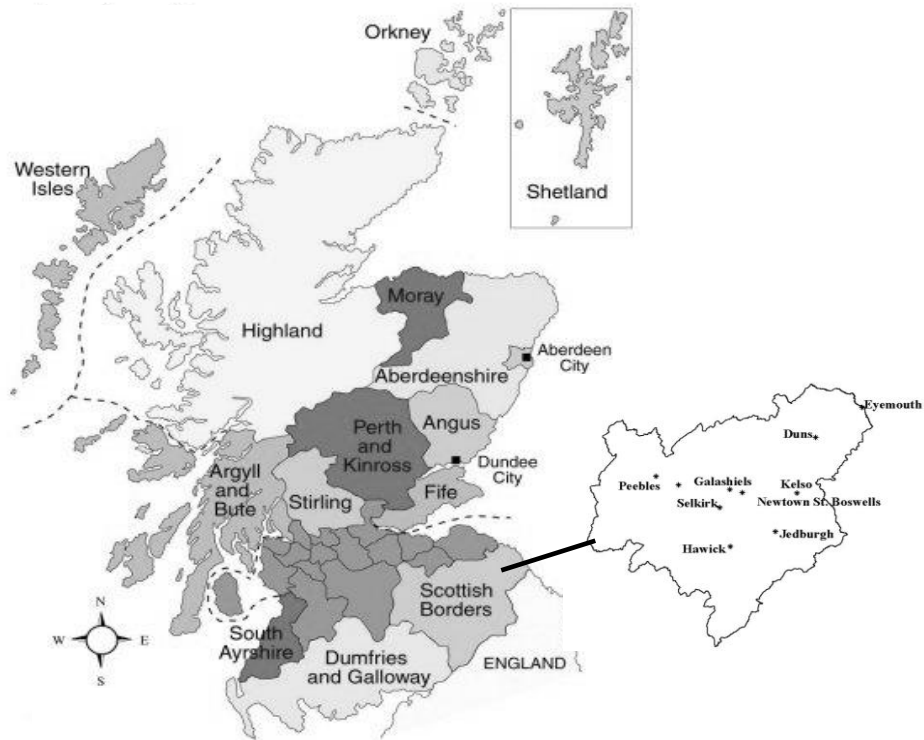
## CONTENTS

Page

<b>1. Introduction</b>	<b>9</b>
<b>2. Local Housing Strategy Outcomes &amp; Priorities</b>	<b>12</b>
<b>3. Affordable Housing Delivered 2014-2016</b>	<b>16</b>
<b>4. Project Prioritisation Process</b>	<b>24</b>
<b>5. Investment Priorities for Affordable Housing 2017-2022</b>	<b>28</b>
<b>6. Development Challenges</b>	<b>34</b>
<b>7. Resources</b>	<b>39</b>
<b>8. Equalities</b>	<b>40</b>
<b>9. Monitoring and Evaluation</b>	<b>42</b>
<b>10. Summary</b>	<b>42</b>
<b>11. Glossary</b>	<b>44</b>

<b>LIST OF TABLES &amp; FIGURES</b>		<b>PAGE NO.</b>
Table 1:	Project Completions 2014-2016	16
Table 2:	Projects Position Statement September 2016	20
Table 3:	Unit Completions Envisaged 2016-2017	21
Table 4:	Infrastructure Funded Site Acceleration Opportunities	23
Table 5:	Project Priority Weighting Matrix	25
Table 6:	Proposed Delivery Timeframes for Extra Care Housing	29
Table 7:	Proposed Development Projects 2017-2018	30
Table 7A:	Proposed Development Projects 2018-2019	30
Table 7B:	Proposed Development Projects 2019-2020	31
Table 7C:	Proposed Development Projects 2020-2021	31
Table 7D:	Proposed & Potential Pipeline Projects 2021-2022	32
Table 8:	Estimated Unit Completions 2017-2022	33
Table 9:	Estimated Levels of Investment in Affordable Housing 2017-2022	40
Figure 1.	Local Housing Strategy Vision	13
Figure 2.	Population Change	13
Figure 3.	LHS Priority Outcomes	14
Figure 4	Housing's Contributions to Ambitious for the Borders	14
Figure 5.	The Council's Corporate Priorities	15
Figure 6.	Affordable Housing Developments Completed 2014-2015	17
Figure 7.	Affordable Housing Developments Completed 2015-2016	18
Figure 8.	Stonefield and Deanfield	19
Figure 9.	Gap Site & Waverley Road, Innerleithen	21
Figure 10.	Completed Developments 2014-2016 and Planned for 2016/2022	22
Figure 11.	Extra Care Housing Developments	28
Figure 12.	Extra Care Housing Need at Locality Level	29
Figure 13.	Non Rural Areas Map	41

<b>LIST OF APPENDICES</b>	
Appendix 1	Affordable Housing Project Priority Weighting Matrix (AHPPWM) and Project Descriptors
Appendix 2	Rural Proofing
Appendix 3	Equalities Impact Assessment
Appendix 4	Strategic Environmental Assessment
Appendix 5	SHIP Tables
Appendix 5	Infrastructure Fund Bid
Appendix 6	Extra Care Housing Delivery Framework
<b>Please note: Appendices will form part of a supplementary documentation</b>	



*If you would like any further information concerning Scottish Borders Strategic Housing Investment Plan, or have any comments to make on this report update, please contact Cathie Fancy, Group Manager Housing Strategy and Services:*

*In writing at: Housing Strategy and Services  
Scottish Borders Council HQ  
Newtown St. Boswells  
MELROSE  
TD6 0SA*

*By telephone: 01835 825144*

*By e-mail: [housingenquiries@scotborders.gov.uk](mailto:housingenquiries@scotborders.gov.uk)*

*On the Web:*

[http://www.scotborders.gov.uk/downloads/download/64/housing\\_strategies](http://www.scotborders.gov.uk/downloads/download/64/housing_strategies)

If you require this publication in an alternative format and/or language, please contact the Housing Strategy & Services, Scottish Borders Council HQ, Newtown St. Boswells, MELROSE, TD6 0SA, Tel: 01835 825144, E-mail: <http://www.scotborders.gov.uk/life/housingservices> , to discuss your needs.

It is also be made available on our website: <http://housing.scottishborders.gov.uk/index.jsp>





## Foreword

The Council is pleased to present this Strategic Housing Investment Plan for 2017-22 which has been prepared in a very different political and more positive economic context than before although housing market uncertainty and lower numbers of house sales continues when compared to the pre-financial crash situation.

The Council and its partners are faced with a different and positive challenge as we seek to positively respond to contribute additional affordable housing towards helping meet the Scottish Ministers 50,000 affordable homes over the life of the current Parliament. We welcome the most recent increase in affordable grants and Resource Planning Assumption which presents a huge opportunity for the Council and its partners to progress affordable housing delivery ambitions across Scottish Borders.

I am delighted to see that this SHIP 2017-22 sets out opportunities to deliver extra care housing, as well as area regeneration, rural housing, housing for people with particular needs, and general needs housing for both social and mid-market rent. The Council envisages that it will contribute towards accelerating project delivery by providing some more confidence to project programming by strategic release of a number of Council-owned housing sites and disposal of surplus land to our Registered Social Landlords partners.

I am also pleased to see that there is increased joint working between developing RSLs to support each other which will also assist project delivery on a number of levels, not least of which being specifications and procurement collaboration, which is hoped will maximise development opportunities and may help streamline project delivery times.

This SHIP sets out proposals for up to 1192 new affordable homes which represents a total investment of up to £163m which is fantastic prospect and these additional new houses will provide the opportunity for people to make their home where they would like and need to live in the Borders communities, as well as creating jobs and training opportunities in the process. Our home plays a vital role in our health and wellbeing and it is extremely encouraging to know that these projected developments will benefit so many people in so many ways.

On behalf of Scottish Borders Council it gives me great pleasure to present this SHIP submission and look forward to working in partnership with a range of organisations to continue to implement it.

Councillor Frances Renton



Executive Member for Social Work and Housing, Scottish Borders Council



## 1. Introduction

In March 2016, Ministers announced *More Homes Scotland (MHS)*, an overarching approach to support an increase in supply of homes across all tenures which incorporate a variety of existing and new initiatives to help deliver its target of over 50,000 affordable homes by 2021. Council's Strategic Housing Investment Plans (SHIPs) will be the key documents of identifying strategic housing projects to assist in achieving this. The Council is required to submit its SHIP to the Scottish Government on a bi-annual basis. The SHIP is a five year plan that, not only assists Government meet its ambitious target, but reinforces authorities as the strategic housing authority and sets out its strategic investment priorities for affordable housing in order to achieve the priorities identified in the Local Housing Strategy (LHS) and, to inform the Scottish Government's investment Decisions.

This SHIP submission has been prepared in accordance with the revised SHIP Guidance issued by Scottish Government in July 2016. It is updated by current information, where applicable, and it sets how the Council and its partners have identified and prioritised projects that are capable of delivery within the SHIP Period for investment, demonstrates how they will be delivered and considers a range of funding and resource mechanisms including those from the Scottish Government, partners and the Council's own resources. It also reflects the Scottish Government's aspiration to develop a range of funding arrangements and through creative collaboration with partners identifying solutions to deliver extra care housing that addresses the housing needs of our growing older people population. The SHIP also identifies projects that potentially could be accelerated should infrastructure issues and other challenges be resolved.

Scottish Borders Registered Social Landlords (RSLs) collectively have a stock profile of around 11,700 houses. RSLs are the only providers of social rented housing in the Borders, and as a stock transfer authority the Council relies on its partners to help it discharge its Statutory Homelessness Duty. Over recent years RSLs have faced a number of significant challenges, including the reductions in grant funding and changes in payment arrangements with the most significant challenge being the ability to access private sector capital funding at reasonable terms and conditions. However, following Minister's announcement in March 2016 and their commitment of over £3billion housing investment funding over the next 5 financial years the Council has seen a significant increase in its resource planning assumption to approximately £12m per year, and an increase in the RSL unit bench mark rate by 20% to support the delivery of affordable housing where the RSL business case satisfies the criteria set out in the Guidance. The lending market has also eased considerably with RSLs accessing more affordable funding packages at terms and conditions which are acceptable to them.

In preparing this SHIP 2017-2022 consideration has been given to priorities across sub areas and by tenure and type which depend on a range of factors, including relative need, land availability and development constraints. Work is also underway to consider the housing needs at a localities level to link with community planning and the Health and Social Care Integration Strategic Plan objectives.

This SHIP has been developed in collaboration with key Council services including, Planning, Estates, Finance, Social Work services and, with a range of stakeholders of the SHIP Working Group including aligning housing priorities to reflect identified needs and commissioning intentions of the Strategic Plan . It is underpinned by emerging resource planning assumptions for the period 2017-2022 discussed with the Scottish Government and includes a range of other funding mechanisms such as local authority on lending and funding from the Public Loans Works Board to deliver the Council's NHT Local Authority Variant Programme. It is also predicated on RSL financial capacity for private borrowing and underpinned by other funding arrangements such 2<sup>nd</sup> Homes Council Tax, Affordable Housing Policy Developer Contributions including strategic disposals of Council owned land.

The Council and its partners are optimistic that through positive partnership collaboration we can maximise and spend the additional resources allocated. Projects have been identified which could potentially could be accelerated in the event that infrastructure issues and other challenges can be resolved in a timely manner. That said recognising the challenges of the lead-in timescale for developments, projects have therefore been prioritised accordingly. Notwithstanding the projects identified, work continues to identify new potential development opportunities and these will explored and be brought forward as and when it is feasible.

This SHIP update rolls forward the 2015-2020 SHIP planning horizon for a further five years which is underpinned by the SESPlan Housing Needs and Demand Assessment, and takes cognisance of the South East of Scotland Plan (SESPlan) and the Scottish Borders Local Development Plan. It illustrates how a variety of funding mechanisms, including support from the Scottish Government's Infrastructure Fund to ensure the delivery of new affordable housing are maximised in order to deliver the affordable housing targets as set out in the Council's forthcoming Local Housing Strategy 2017-2022 (LHS), the new housing supply target and to meet Member's 'Ambitious for the Borders' affordable housing targets. The SHIP is a realistic, imaginative and practical plan that demonstrates how, when and where the Council and its partners intend to deliver housing investment priorities over the next five years.

The SHIP Project Working Group is the Council's key working group responsible for overseeing the development and delivery of the SHIP and the ongoing review and evaluation process. This includes the identification and prioritisation of sites for inclusion and monitoring delivery of affordable homes against the Scottish Borders Local Housing Strategy and, Member's 'Ambitious for the Borders' targets of 128 and 100 new affordable homes per year respectively. The group includes the following key stakeholders: SBC Housing, Planning, RSLs, Scottish Water, Scottish Gas, Homes for Scotland, the Rural Housing Service and the Scottish Rural Property and Business Association. Eildon Housing Association continues to play a key role in supporting the delivery of affordable housing projects across the Borders and this year, the Council undertook a selection process to identify RSL partners to work together to deliver up to 6 new extra care housing projects across Borders main towns. Trust Housing Association and Eildon Housing Association have both been selected to work in partnership with the Council to ensure efficient and effective delivery of these housing models.

An Extra Care Housing Board has been established and includes representatives from Health & Social Care, Finance, Estates, Housing, and the above two RSLs. Whilst each representative on the Board have an individual role and responsibility the collective responsibility is to deliver the projects identified in the Extra Care Housing Strategy to provide sustainable and long-term flexible affordable housing solutions for the benefit of existing and emerging needs of older people within the main Scottish Borders towns and surrounding areas in contributing towards meeting identified housing and care needs.

The funding resources required and available to deliver the investment priorities are outlined in Appendix 5. The SHIP does not address unsubsidised private sector market housing however it is recognised that new private house building makes a significant contribution to communities' sustainability. The Council published its Empty Homes Strategy in January 2012 and secured £150k via the Scottish Government's Empty Homes Loan Fund and despite little or no interest Council Officers continue to promote and liaise with owners of empty properties to help bring back properties for affordable rent. It is understood that there has not yet been a decision taken by Scottish Government to relax the criteria and this would be welcomed as it might encourage more uptake.

In December 2013 Scottish Borders Council Members considered a final business case and approved proposals for new affordable (mid-market) housing in the Borders. This Council-led Affordable House programme is being delivered via a Local Authority Variant of the National Housing Trust model in partnership with the Scottish Futures Trust and the Scottish Government continues to provide additional affordable housing that helps meet an established social need and helps stimulate the economy in the Borders.

The programme is made possible by the Council borrowing from the Public Works Loan Board to support the delivery of additional new homes for affordable rent. This builds upon the 46 homes already delivered using the National Housing Trust model at Balnakeil in Galashiels, and Innerleithen. In the main, the properties are being built to current Scottish Building Standards with some being built to Housing for Varying Needs Standard. The Council has reached agreement with and continues to be in ongoing discussions with a number of Developers to deliver additional homes at a mid market rent in a number of key pressured areas in the Borders however owing to rising costs and unrealistically high land price expectations make it increasingly difficult to deliver.

A Limited Liability Partnership, Bridge Homes has been set up to take ownership of the houses produced via this programme. The programme is designed to complement the existing social housing development programme and will help SBC to meet affordable housing targets set in both its Local Housing Strategy 2017-2022 and the Council Administration's 'Ambitious for the Borders' vision.

With the five year anniversary of the Council's 1<sup>st</sup> National Housing Trust Initiative approaching in 2017, Council Officers are now looking to develop its exit strategy for the disposal of these Tweedside Homes LLP properties. It is recognised that the anticipated disposals will present opportunities for many of these properties to be acquired by the RSL sector, thereby keeping them in the affordable sector in perpetuity and as such are reflected in this SHIP as a potential outcome.

## **2. Local Housing Strategy Outcomes and Targets**

The Council's forthcoming new five year Local Housing Strategy (LHS) 2017-2022 provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the Scottish Borders area. The LHS identifies an affordable housing target of 128 per annum as well as identifying housing for the growing ageing population as a priority to be addressed.

To develop and build up our new Local Housing Strategy (LHS) 2017-2022 the Council has been working with a wide range of partners to assess local needs, agree priorities and define ideas and solutions to deliver a shared vision for housing in the Scottish Borders. Housing plays a vital role in meeting the needs of local people, communities and the economy. The new Local Housing Strategy sets out a framework of action, investment and partnership working to deliver local priorities and is being developed in a very different strategic and financial context from the previous LHS. The Strategy is being developed and co-produced in accordance with the Scottish Government's new LHS Guidance 2015 and is informed by a number of current existing plans and

strategies and it is underpinned by the South East of Scotland Strategic Development Plan Housing Needs and Demand Assessment (SESPlan HNDA2) 2015, and reflects the Development Local Plan.

**Figure 1: Local Housing Strategy Vision**



The Local Housing Strategy sets out the vision and priorities for the future of housing and all housing related services across the Scottish Borders. It considers all tenures and types of accommodation and reflects both national priorities and local needs. In terms of the national priorities, the LHS is expected to show how its actions will support and make a contribution to the Scottish Government’s vision for housing that “all people in Scotland live in high quality sustainable homes that they can afford and that meet their needs”. The LHS is built on a solid evidence base, and is underpinned by a detailed ‘Housing Need and Demand Assessment (HNDA)’ which estimated that 348 new houses should be delivered each year in the Scottish Borders, 128 of which should be affordable. Therefore, the agreed vision is that every person in the Scottish Borders lives in a home that meets their needs and this means affordability, quality, energy efficient and location, see figure 1 above.

**Figure 2 Population Change**

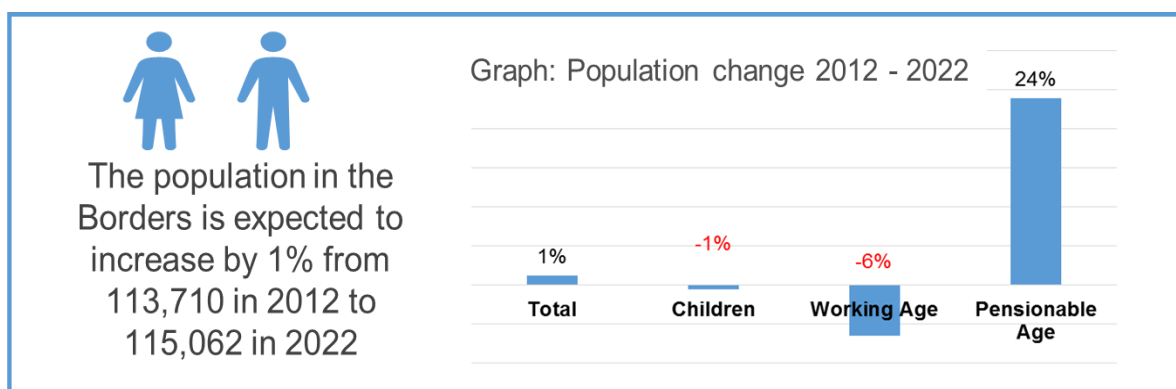


Figure 2 above shows the projected increase in the older population is 24% which is higher than the expected increase across Scotland which is 21%. Linked to this there is a greater demand for new Housing with Care and Support models.

The Local Housing Strategy’s four strategic outcomes are set out at figure 3 below and the affordable housing project priorities identified in this SHIP are consistent with these strategic outcomes which are aligned to the Scottish Government’s national outcomes. There are also direct linkages with the Scottish Borders Economic Development Strategy and Corporate Plan.

Figure 3: LHS Priority Outcomes

- | LHS Outcomes   |
|--|
| <ul style="list-style-type: none"> <li>• <b>THE SUPPLY OF HOUSING MEETS THE NEEDS OF OUR COMMUNITIES</b></li> <li>• <b>MORE PEOPLE LIVE IN GOOD QUALITY, ENERGY EFFICIENT HOMES</b></li> <li>• <b>LESS PEOPLE ARE AFFECTED BY HOMELESSNESS</b></li> <li>• <b>MORE PEOPLE ARE SUPPORTED TO LIVE INDEPENDENTLY IN THEIR OWN HOMES</b></li> </ul> |

Figure 4 below seeks to demonstrate the pivotal role and the positive impacts that developing new affordable housing has on the wider social, economic and physical environment. It helps support the local construction industry and provides a funding stimulus into the supply chain and also links in with the Council’s Corporate Plan in relation to priority 5 “helping to maintain and improve our high quality environment” and it also links in with the objectives set out in the Council’s Scottish Borders Economic Strategy 2023 by helping “create the conditions for businesses to compete and builds on our assets”. (Figure 4 below and figure 5 on page 15)

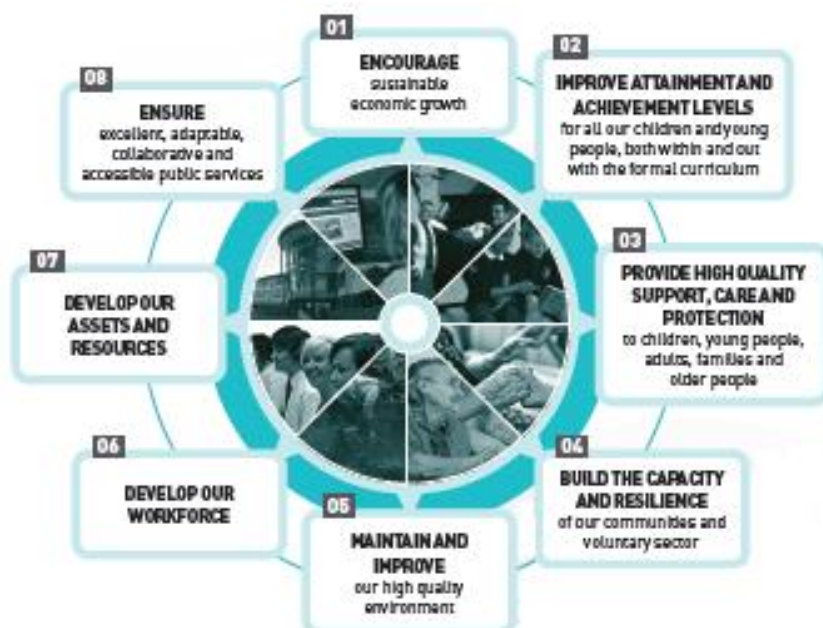
Figure 4: Housing’s Contribution to Ambitious for the Borders





It well documented that housing, poverty and health are inextricably linked, and various research evidence shows that better housing and improved income can lead to some improvements in self-reported physical and mental health and reductions in some symptoms. Heating and energy efficiency measures can improve the indoor environment and also alleviate fuel poverty which can improve occupant’s health and wellbeing. Wherever possible the affordable housing projects set out in this SHIP will aim to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty and to achieve the Silver Standard as a minimum.

Figure 5: The Councils Corporate Priorities



Beyond the provision of affordable housing for social rent the Scottish Borders general house building position over recent years mirrored the national picture reflecting a significant and concerning reduction in the number of new homes being built and brought to the market. Albeit there has been some limited market recovery elsewhere in Scotland and the UK, Borders market remains sluggish. This is evidence by the number of new homes built on average each year which was less than 300 rising to approximately 370 in 2015-2016 compared to an excess of 700 new homes being delivered when the market was at its peak. This includes both private and social rented housing. The Council has been able to support the industry firstly through the National Housing Trust round 1 which delivered 46 new affordable homes in Galashiels and Innerleithen and has already delivered 45 new homes for mid-market rent through its Council-led NHT LA Variant (Bridge Homes LLP) and will continue to deliver wherever possible up to March 2019.

### 3. Affordable Housing Delivered 2014-2016

Table 1 below sets out the progress on the delivery of the Council's affordable housing projects identified in the previous SHIP 2015-2020 submission for the period 2014-2016.

**Table 1: Project Completions for 2014-2016**

RSL	Project Name	Supplier	Units GN	Units PN	Units Total	Status Update as at 31/03/16
Eildon	Old School Place, Lauder	HA Rent/MMR	12	0	12	Completed
Eildon	Dunwhinny Gardens Peebles	HA Rent	15	1	16	Completed
Eildon	Rodger Fish Garden Kelso	HA Rent/MMR	18	0	18	Completed
Eildon	40-42 Old Town Peebles	HA Rent	2	0	2	Completed
Eildon	Chris Paterson P <sup>1</sup> Galashiels	HA Rent	1	0	1	Concluded
Bridge Homes	Castle View Ayton	MMR	4	0	4	Concluded
Bridge Homes	Queen Eliz Drive Galashiels	MMR	6	0	6	Concluded
EHA	Easter Langlee Ph2A	HA Rent	25	0	25	Completed
EHA	Rhymers Loan Melrose	HA Rent	4	0	4	Completed
EHA	Robinsland. West Linton	HA Rent	24	0	24	Completed
BHA	Acredale 2 Eyemouth	HA Rent	32	0	32	Completed
BHA	Todlaw 3 Duns	HA Rent/MMR	26	4	30	Completed
SBHA	Rutherford Square Kelso	HA Rent	0	24	24	Completed
SBHA	Stonefield remodelling	HA Rent	16	11	27	Completed
SBHA	Stonefield Ph1 New Build	HA Rent	10	0	10	Completed
SBHA	Deanfield Hawick	HA Rent	8	0	8	Completed
Various RSL	Individual house purchases	HA Rent	11	0	11	Concluded
Bridge Homes	Standalane Way Peebles	MMR	13	0	13	Completed
OMSE <sup>1</sup>	Scottish Borders	Shared Equity	12	0	12	Concluded
<b>Total</b>			<b>239</b>	<b>40</b>	<b>279</b>	

The SHIP at that time was developed from a conservative understanding of the financial capacity of locally active Registered Social Landlords and a fairly modest resource planning assumption provided by Scottish Government and was estimated to fall short of meeting affordable housing targets. As the result of the Council participating in the first round of the National Housing Trust

<sup>1</sup> Off the Shelf purchase

Initiative (NHT) and subsequent additional funding from the Scottish Government Housing Supply Programme the 2012-2015 SHIP and three year Strategic Local Programme (SLP) was estimated to deliver 331 new affordable homes over the three year period. To recap briefly, 113 affordable houses were delivered in 2012-13, 72 were delivered during 2013-14, and due to slippage in 3 development projects totalling 87 units, only 62 new houses were delivered in 2014-15 bringing it to a total of only 247 new affordable homes over the then three year SLP period. However, these 3 projects have since completed in 2015-2016 which brings the total of new affordable homes for the last financial year to 220. This means that on average over the last 4 years (2012-16) an average of 116 units were delivered per year exceeding the Council's 100 and LHS 103 homes per year target.

Open Market Shared Equity (OMSE) is a Scottish Government funded initiative that enables eligible applicants to be financially assisted to purchase their own home through a shared equity arrangement and to be able to identify a property on the open market. This funding was in addition to the then AHIP funding allocated to the Scottish Borders.

There were no Open Market Shared Equity sales concluded in 2014-2015 (see table 1 on page 16) and working with our partners to increase the promotion of this scheme to eligible client groups saw this figure at 12 for 2015-2016. Albeit, it is positive to see this uptake it is difficult to speculate why the demand for this type of housing product is still low compared to other local authority areas but Officers are continuing to look into this.

**Figure 6: Affordable Housing Development Completed 2014- 2015**



Figure 6 on page 17 and Figure 7 below shows images of some of the affordable housing projects completed in Borders over 2014-2016. The former Dunwhinny Lodge site in Peebles has been re-developed by Eildon HA to provide 16 homes for social rent. Bridge Homes acquired 6 flats for mid-market rent at Queen Elizabeth Drive Galashiels. Eildon HA has built 12 and 18 homes for rent respectively at Old School Place Lauder, and Roger Fish Gardens Kelso. Bridge Homes acquired 4 houses “off the shelf” at Castle View Ayton. Eildon HA acquired 4 houses “off the shelf” at Rhymers Loan Melrose. Berwickshire HA completed 32 and 26 homes for affordable rent respectively at Acredale 3 Eyemouth and Todlaw 3 Duns .Bridge Homes acquired 13 homes for mid-market rent at Standalane Way, Peebles. Finally Eildon HA completed 25 and 24 homes for social rent respectively at Easter Langlee ph2A [Melrose Gait] Galashiels, and Robinsland West Linton.

**Figure 7: Affordable Housing Development Completed 2015- 2016**



### 3.1 Development Project Status Update as at September 2016

The Council and its partners are pleased to report that the Council and its partners are on track to deliver more than 100 units over 2016-2017 of the Strategic Local Programme period. Highlighted in the Council’s 2009 SHIP were areas of locality planning approaches for the development of priority areas in Borders which reflected local needs and issues which at the time provided the catalyst to develop both the Peebles and Hawick housing strategies. Tweedbridge Court is the last remaining project that makes up the Peebles Housing Strategy. It is envisaged that through

collaboration with Blackwood and their selected Development Partner, Eildon Housing Association will be in a position to progress with the re-development of Tweedbridge Court to provide approximately 28 homes for social rent subject to agreement with Scottish Government.

Stonefield in Hawick was also recognised as a local priority with the issues of poor housing quality, low demand, and the mismatch of available stock types and sizes all prevalent. Scottish Borders Housing Association’s Area Renewal and Modernisation Programme helped to address this, with the business case to secure AHSP grant assistance for Major Reconfiguration work supported by the SHIP. Works to date have reconfigured units from within the shell of existing blocks with, in some cases, 2 units being knocked into one. Remodelling of a further block is due on site in January 2017, adding to the 53 newly remodelled flats that have been completed since 2009. This has included 11 flats that were refurbished and leased to Ark Housing to provide much needed supported accommodation for tenants with learning disabilities. Another innovative aspect of this work has been the partnership between SBHA and Waverley Housing, which facilitated solum swaps to ensure that property ownership was not an obstacle to the redevelopment and block improvement.

The regeneration of Stonefield has continued to be supported by Scottish Borders Council and the SHIP and has also included the development of 10 new family homes that were handed over in March 2016 and another 34 houses and flats that will be completed in November 2016.

**Figure 8 Stonefield and Deanfield**



The business case to retain Right to Buy (RTB) receipts in lieu of AHSP grant to help support the re-development of the former Deanfield Sheltered Housing, also part of the Hawick Housing Strategy also received approval from Scottish Ministers. 8 new family homes were completed and handed over in February 2016 and initial feedback from new tenants has been very positive. Figure 8 above on page 20 shows some images of Stonefield and Deanfield before and after.

Table 2 below provides a position statement on the progress of the remaining projects outlined in the SHIP covering the period 2015-2020.

**Table 2: Position Statement on SLP 2012-2015 and other Projects as at September 2016**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Progress update
SBHA	Stonefield Ph2, Hawick	HA Rent	34		Complete Nov 2016
EHA	Easter Langlee, Galashiels Ph2B	HA Rent	26		Complete Oct 2016
SBC	High Street, Innerleithen	Social Rent		3	Complete Oct 2016
EHA	Jedward Terrace, Denholm	HA Rent	7	1	Completed July 2016
EHA	Roxburgh St.Kelso	HA Rent	16	2	On site October 2016
EHA	Howdenbank, Hawick	HA Rent	3		Completed April 2016
SBHA	Torwoodlee, Galashiels	HA Rent	4		Complete November 2016
BHA	Todlaw Phase 3 B	HA Rent	16		On site September 2016
EHA	Sergeants Park, Newtown	HA Rent	49	4	On site October 2016
EHA	Renwick Gardens, Morebattle	HA Rent	8		To be progressed
EHA	Nethershot, Kelso	HA Rent	25		Awaiting Developer progress
EHA	Coopersknowe, Galashiels	HA Rent	55	5	Planning application lodged
EHA	Easter Langlee, Galashiels Phase 3	HA Rent	63*		SBC sold site to EHA
BHA	Callander Place, Cockburnspath	HA Rent	4		Project replaced
EHA	Tweedbridge Court	HA Rent	25	3	In discussion SG/ Developer
SBC	Various Sites across Borders	MMR	24		All complete 2016
EHA	Lintburn St Galashiels	HA Rent		8	On site August 2016
	<b>Total</b>		<b>359</b>	<b>26</b>	

\* Lintburn Street not included in SHIP 2015-2020 but was acquired to re-provide for the LD Client Group

\* Easter Langlee numbers to be clarified subject to excambion discussions between Persimmon Homes and EHA

Particularly noteworthy is the Council's High Street, Innerleithen project whose completion has regenerated the gap site in the Innerleithen conservation area which has been in existence for almost 25 years and has received much positive comment from the local community. Adjacent to that site has been the redevelopment of the Waverley Road derelict buildings. Figure 9 on page 21 provides illustrations of the before and after. Also noteworthy, are the properties delivered by Berwickshire Housing Association at Acredale 2 and Todlaw 3 which are the first in Borders to be delivered using modern methods of construction and, Scottish Borders Housing Association have completed 44 new build homes at Stonefield in Hawick and this completes the new build element of the area regeneration of Stonefield.

Figure 9: Gap Site & Waverley Road, Innerleithen before and after



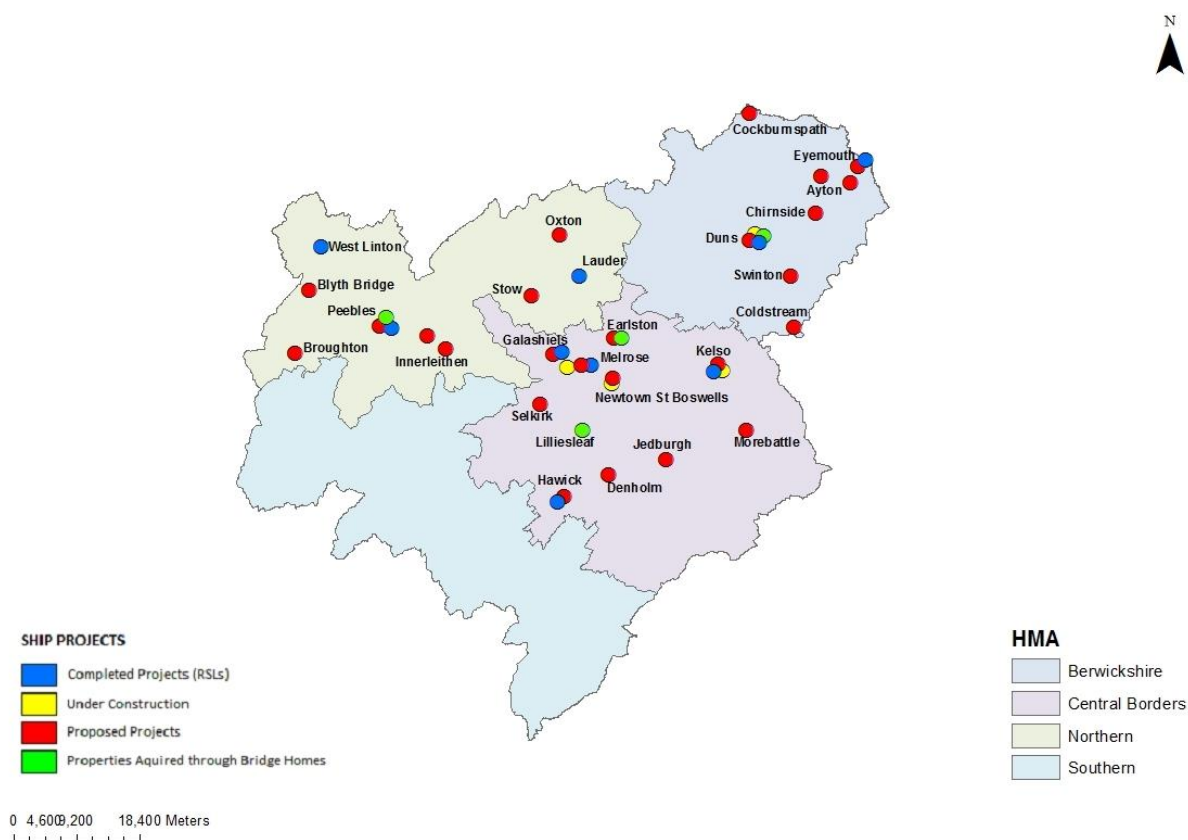
Table 3 below sets out the projects that are envisaged that will be delivered for the period April 2016 – March 2017 with an anticipated 104 homes being provided. However, these figures do not include other affordable housing delivered through other private sector led mechanisms.

Table 3: Projects Envisaged to be completed in 2016-2017

RSL	Project Name	Tenure	Units GN	Units PN	Completions anticipated at March 2017 Total Units
Eildon	Easter Langlee, Galashiels Ph2B	HA Rent	24	2	26
EHA	Howdenbank, Hawick	HA Rent	3		3
EHA	Jedward Terrace, Denholm	HA Rent	7	1	8
SBHA	Torwoodlee, Galashiels	HA Rent	4		4
BHA	Gowanlea, Coldstream	HA Rent	4		4
SBHA	Stonefield, Hawick	HA Rent	34		34
SBC	High St. Innerleithen	Priority Client	3		3
SBC	Waverley Rd, Innerleithen	MMR	6		6
SBC	Croft Field Court, Denholm	MMR	8		8
SBC	Henderson Crt, Kelso	MMR	8		8
<b>Total</b>			<b>101</b>	<b>3</b>	<b>104</b>

Figure 10 below shows the locations where developments were completed throughout 2014-2016 and where there are planned developments for the period 2016/17-2017/22. The Council and its partners continue to seek to develop in areas of high demand and identified need across Towns and more rural communities. The map below also illustrates where the Council is seeking to deliver additional affordable housing such as homes for mid-market rent through Bridge Homes.

**Figure 10: Completed Developments 2014-16 and Planned for 2016/17-22<sup>2</sup>**



The Council welcomes the calculation of Resource Planning Assumptions (RPA) which takes into account the advice from COSLA/SG Settlement and Distribution Group on the speed of migration from historic funding patterns to allocations determined by the needs-based Strategic Housing Investment Framework (SHIF) model.

The Council and its partners are responding positively to deliver on the welcome opportunity and challenge presented by the increase in the AHIP resource planning assumption and additional resource aimed at assisting resolving infrastructure blockages and continues to work closely to develop creative ways of delivering new affordable housing projects in order to respond to the Scottish Governments new 50,000 affordable homes target. This significant resource increase enables us to take forward the development of much needed extra care housing whilst being

<sup>2</sup> Figure 10 includes anticipated NHT projects deliverable by March 2019.



creative in use of sites through strategic release of SBC owned sites and in collaboration with our housing association partners we are able to deliver an ambitious SHIP that has a positive economic impact such as sustaining jobs and creating training opportunities, and in collaboration with the Edinburgh and South East Region City Deal Programme ambitions aim to maximise opportunities presented within the railway corridor.

The Council has been allocated £8.633m for 2016-2017 and to permit the necessary advance planning have been verbally advised by Scottish Government that we should plan on between £12m - £15m each year from 2017-2022. This would require a housing supply grant allocation of up to £75m over the five period covered by this SHIP and projects have been identified and prioritised in order to maximise delivery of this funded vision, including available RSL financial capacity for the period to 2022. Projects have also been identified that are capable of being accelerated should infrastructure constraints be resolved providing greater confidence in project delivery within the timescales set out in this SHIP.

To help tackle infrastructure blockages the Scottish Government has established a flexible five-year grant and loan fund, initiated with up to £50 million available in 2016-17 and for future years. This provides more certainty to help developing organisations with longer-term planning. The support is part of a wider offer that the SG is making to the sector to help deliver the sectors shared housing ambitions. Table 4 below illustrates the projects that have considered by the Scottish Government through its initial prioritisation of sites with a RAG marking in October 2016 and, Council Officers are in discussion with Scottish Government Officials to progress this.

**Table 4: Infrastructure Funded Site Acceleration Opportunities**

Site Location	Bid Value	Affordable Units	Delivery Timescale	Grant/ Loan	RAG	Scottish Government Comment
March Mill, Peebles	0.020	13	2017/18	Grant	<b>AMBER</b>	Discuss further to examine potential for future programme
Milestone, Newtown St Boswells	0.100	60	2017/18	Grant	<b>AMBER</b>	Discuss further to examine potential for future programme
Huddersfield St, Galashiels	0.100	24	2016/17	Grant	<b>GREEN</b>	SG happy to issue grant application.
Earlston High School	0.200	39	2017/18	Grant	<b>GREEN</b>	SG happy to issue grant application.

The delivery of the SHIP is also dependant upon ownership of land by the RSLs and the recent delivery of a number of projects has seriously depleted the land bank, particularly in Northern and Central Borders. Therefore there is an ongoing need to acquire land for affordable housing with partner RSLs and this is set out in more detail in section 6 `Development Challenges' page 34.

On the basis of current information and draft financial assumptions and ambitions, a total of 1128<sup>3</sup> new RSL homes could potentially be delivered from 2017 to 2022, and 104 in 2016-2017 as set out on table 3 page 21. It is envisaged that as many a further 64 new mid-market homes could be delivered by March 2019 via the Council's NHT LA Variant programme bringing the total of the projects to 1192 over the life of this SHIP. The projects identified and prioritised in this SHIP provide the basis for agreeing the next three year Strategic Local Programme for 2016-2018 and beyond. It should be noted that there may be other Private Developer and/or other RSL projects, OMSE and discounted sales that could be delivered throughout the SHIP period.

The Council and its partners will continue to review and bring forward projects that have been identified through the routine project prioritisation assessment and review process that could be delivered within the timeframes to contribute to the Scottish Government's ambitious affordable housing targets. Quarterly programme meetings with the Registered Social Landlords, the Scottish Government and the Council are instrumental in this process. The Council and its partners will continue to explore re-development and remodelling opportunities arising from the development and implementation of the Strategic Plan for meeting the Housing & Support needs of Older People and Appendix 5 sets out the programme summary within the Affordable Housing Programme budget.

#### **4. Project Prioritisation Process**

Projects contained within the SHIP programme are prioritised on a site by site basis within the context of available Affordable Housing Supply Programme Funding (AHSP) allocations; the balance of the programme across sub areas including tenure and type, and are prioritised on a number of factors. These factors include; deliverability (including land ownership and the financial capacity to front fund individual total project costs), strategic fit, housing need, homelessness pressure spots, rurality and social, economic, environmental impact, Shifting the Balance of Care and specialist provision including extra care housing.

Following a short discussion it was agreed that there was no need to change the prioritisation methodology from the previous SHIP submission but should evidence of the impact of the Welfare

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<sup>3</sup> See Table 9 page 40

Reform on the housing stock becomes clearer this will be revisited. Although the process was updated to take account of changing demographics, RSL stock numbers and the introduction of the new locality areas and main gas supplies.

#### 4.1 Project Priority Assessment Tool

The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by RSLs (and other potential Developers) in the Scottish Borders over the five year life of SHIP and includes the Scottish Government’s Urban/Rural Classification. Deliverability, including financial capacity is still seen as a key factor for considering the viability of a project and thus the 40% weighting is retained.

Land supply and development projects are initially identified by RSLs (or others) and SBC by an external environmental assessment of current and proposed local strategies, analysis of SBC’s Land Audit and Local Plan and local knowledge. From this a list of potential projects is derived by each RSL in conjunction with SBC. A standard project descriptor template is used and Individual projects are then assessed by using The Project Priority Assessment Tool.

**Table 5: Project Priority Weighting Matrix**

<b>Deliverability ( 40% weighting )</b>
<ol style="list-style-type: none"> <li>1. Funding (Can RSLs front fund total project costs, is funding for new development contained within RSL Business Plans and is this evidenced?)</li> <li>2. Land availability (is there an effective land supply? Is it available/willing vendor?)</li> <li>3. Project programme delivery (eg; is it an off the shelf project, implemented immediately)</li> <li>4. Constraints (Legal/infrastructure/site/planning/flood risk/industry capacity supply chain etc)</li> </ol>
<b>Housing Need ( 25% weighting )</b>
<ol style="list-style-type: none"> <li>1. As identified through SBC’s Housing Needs Assessment (HMA’s) –</li> <li>2. Validated Source – (eg; RSL waiting list info, local community housing needs study, homelessness)</li> <li>3. Equalities - Need identified for specialist provision (eg; extra care, wheelchair user, elderly, re-provisioning)</li> </ol>
<b>Strategic Fit / Innovation &amp; Investment ( 30% weighting )</b>
<p><b>Strategic Fit (25% weighting)</b></p> <ol style="list-style-type: none"> <li>1. Regeneration (Area regeneration/brown field/housing estate community regeneration/re-provisioning)</li> <li>2. Rurality (as defined by a population of 250 or less – this incorporates landward areas)</li> <li>3. LHS Priority – (is it identified in the LHS 2017-2022)</li> <li>4. Part of Existing Agreed Strategy or Programme (for example Peebles Housing Strategy)</li> <li>5. Links with other non-housing Strategies or projects (eg; Eyemouth High School, City Deal/Railway Blueprint Corridor)</li> <li>6. Transforming Older People’s Services (TOPS)- Shifting the Balance of Care</li> </ol> <p><b>Innovation &amp; Investment (5% weighting)</b></p> <ol style="list-style-type: none"> <li>7. Does the project offer Value for Money?</li> <li>8. Does the project meet the conditions set out in the Innovation &amp; Investment Criteria?</li> </ol>
<b>Impact ( 5% weighting )</b>
<ol style="list-style-type: none"> <li>1. Social (is this project likely to have a positive social impact on the Community?)</li> <li>2. Economic (what is the economic impact of this project likely to have?)</li> <li>3. Environmental (What will the environmental impact of the project be?)</li> </ol>

Please note: each key criterion carries a possible score of 100.

The project priority weighting matrix set out in table 5 on page 25 has been developed as a mechanism to assess the priority of projects and RSL financial capacity and not for assessing project or revenue viability.

Assessment has been carried out by a panel of representatives from the four main RSLs and a Senior Housing Officer from SBC. The process is facilitated by SBC and a note of the proceedings is produced for the record.

Assessors are each issued with:

1. Scoring Guide for Assessors – this provides information and guidance on the four key criteria and how each member of the panel should make their individual assessment.
2. Guideline Data for Assessors – this provides information settlements and gives a broad overview of relative need by Housing Market Area and by settlement discussed and agreed by all parties.
3. Assessors Scoring Sheets – this provides a list of all projects to be assessed by RSL on which Assessor mark their scores. These papers are retained by SBC at the end of the process to provide a clear audit trail.
4. RSL project Descriptions –these are the individual project descriptions produced by each RSL containing the information required to allow assessment to be made.

Once the assessments had been carried out the scores were transferred to the Project Priority Assessment Tool model. This calculates out the summed and weighted scores for each project and then ranked each project by priority. The rankings from the Project Priority Assessment Tool in turn helped to inform the top down strategic investment planning process used in the Resource Planning Tool. Project prioritisation through applying this Tool assisted the Council and its partners to identify and bring projects forward at very short notice should any slippage occur in other areas within the planned programme or if additional resources were available, for example; an increase in grant funding allocation. However, it should be noted that programme management issues may mitigate against projects being rigidly brought forward in the context of prioritisation ranking, eg; through the application of resource planning assumption.

This is a dynamic model that reflects the reality of the ever changing political and economic climate and is used by the SBC SHIP Group to review, track and monitor the relative priority of

existing and new projects that arise. In this way projects can be either accelerated or deferred depending on the circumstances that arise.

Using this tool, individual projects considered by members of the SHIP Project Group to determine their priority ranking in 2014 have been reviewed both in 2015 and 2016, and new projects brought forward have been assessed for prioritisation. For analysis of the outcomes of the weighting assessment exercise and project descriptions see appendix 1.<sup>4</sup>

The AHPPM has been applied to all current commitments and proposed projects reported in 7 to 7D on pages 30-32. All projects identified in the SHIP have detailed project descriptions which are outlined in parts 1 and 2 of the Affordable Housing Project Priority Assessment exercise which is illustrated in appendix 1. These provide individual site specific comment including; constraints, ownership, infrastructure, contamination, planning, land banking opportunities, recession impact, site access and an equalities impact assessment statement. Individual developing or receiving RSLs are required to demonstrate how they mitigate these constraints and provide timescales which will be considered on a regular basis through the application of the AHPPWM.

## **4.2 Resource Planning Tool**

The Resource Planning Tool is a strategic investment planning model that provides a top down strategic assessment of the funding required to deliver the affordable housing objectives of the LHS.

In this context, the Resource Planning Tool provides an overview of the funding allocations by tenure based on number of units, average development costs and a preliminary assessment of the funding source proportions. This SHIP has been prepared on the basis of a five-year planning horizon and is underpinned by a draft funding assumption provided via discussion with Scottish Government More Homes Scotland as set out on page 23.

The Council and its partners will continue to seek to provide additional affordable housing to reflect the proportions of need identified through the Housing Need and Demand Assessment 2. The Council and its partners have historically been well placed to bring forward project opportunities at short notice as evidenced in previous SHIPs and shadow programme arrangements and, should slippage occur elsewhere in the region or additional resources be made available we will continue to seek to identify projects at an every opportunity.

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<sup>4</sup> There are no project descriptors for Springfield and Cockburnspath as these are in early stages of determining deliverability

## 5. Investment Priorities for Affordable Housing 2017-2022

Unlike previous SHIP's, this year there is a greater impetus to progress and where possible accelerate project delivery in order to assist the Scottish Government meet its ambitious target of 50,000 new affordable homes and Scottish Borders Council and its partners are being extremely ambitious in an effort to maximise delivery of affordable homes to help Borders communities and to spend of our affordable housing grant allocation.

Meeting the housing requirements for older people is identified as a key priority for the forthcoming Local Housing Strategy 2017-2022 which will be launched early in 2017. Work has commenced to develop an Integrated Strategic Plan to address the housing and support needs of older people over the next 5 year period. An important part of this plan is the identified need for several extra care housing models across the main towns of Scottish Borders following an independent needs assessment undertaken in March 2016. On the 20<sup>th</sup> September Scottish Borders Council Members endorsed a flexible delivery framework for delivering extra care housing in the Borders.

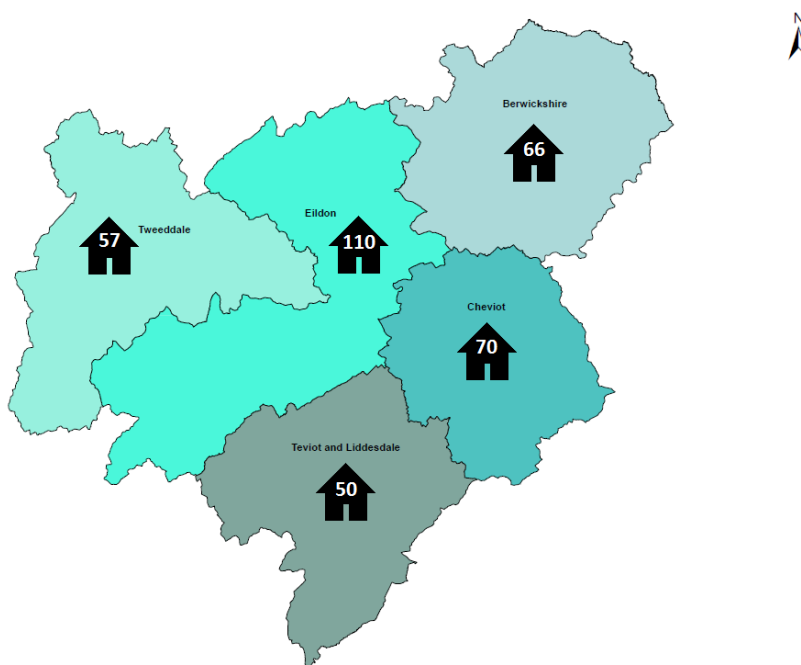
Following a preferred RSL partner selection process both Trust Housing Association and Eildon Housing Association have been selected to develop and deliver up to six extra care housing developments in Borders main towns. Figure 11 below illustrates Borders first extra care housing scheme, developed by Eildon HA in 2013 and examples of Trust's older people's housing schemes. Both Eildon and Trust HA's will work together to learn any lessons and to maximise potential efficiencies in the procurement process. A Programme Board has been established in order to oversee the delivery of the new developments and to commission appropriate services.

Figure 11: Extra Care Housing Developments



Figure 12 below sets out the estimated need for extra care housing at a locality level which shows that the need for extra care by 2035 is estimated to be 353 across the Borders and Table 6 below sets out the proposed project delivery timeframes for the delivery of around 180 extra care houses in the Borders.

**Figure 12 Extra Care Housing Need at Locality Level**



**Table 6 Proposed Delivery Timeframes for Extra Care Housing Developments**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2017/18	2018/19	2019/20	2020/21	2021/22	
<b>Berwickshire (Duns)</b>	-	-	<b>30</b>	-	-	<b>30</b>
<b>Central (Gala)</b>	-	-	<b>30</b>	-	-	<b>30</b>
<b>Hawick</b>	-	-	-	<b>30</b>	-	<b>30</b>
<b>Kelso*</b>	-	-	-	-	<b>24</b>	<b>24</b>
<b>Berwickshire Eyemouth*</b>	-	-	-	-	<b>36</b>	<b>36</b>
<b>Peebles*</b>	-	-	-	-	<b>30</b>	<b>30</b>
<b>Total</b>						<b>180</b>

Source: Committee Paper Council Executive Sept 16 NB\*: Kelso, Eyemouth and Peebles likely to deliver beyond the life of the SHIP

The Development projects illustrated in tables 7 to 7D on pages 30-32 sets out the proposed and potential affordable housing projects for 2017-2022. These projects have been prioritised for investment by the SHIP Project Group using the AHPPWM and have been agreed in principle for funding through collaboration with Scottish Government, More Homes Division, the Borders Housing Network (New Borders Alliance) and the Council. The resource planning assumption for the period 2017-2021 has been verbally indicated with Scottish Government Officials pending

confirmation following announcement of the Scottish Spending Review. It is anticipated that the projects proposed for 2017-2021 should effectively be finalised following submission of this SHIP to Scottish Government at the end of November 2016. Delivery timescales could change as project timescales/new projects progress and RPAs for each year are announced and confirmed.

**Table 7: Proposed Development Projects 2017-2018**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
EHA	Bowmont/Roxburgh St, Kelso	HA Rent	16	2	18
BHA	Todlaw Phase 3B, Duns	HA Rent	16		16
EHA	Easter Langlee Site 3, Galashiels	HA Rent	26		26
EHA	Lintburn Street, Galashiels	HA Rent		8	8
SBHA	Stonefield Block 27 remodelling	HA Rent	6		6
EHA	CPP Galashiels*	HA Rent	20		20
SBC	Main St, Lilliesleaf	MMR	7		7
SBC	Innerleithen Rd, Peebles	MMR	4		4
SBC	Springfield, Duns	MMR	10		10
<b>Total</b>			<b>105</b>	<b>10</b>	<b>115</b>

\* Acquisition subject to negotiation with Developer and Scottish Government

**Table 7A: Proposed Development Projects 2018-2019**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
BHA	Acredale 3, Eyemouth	HA Rent	30		30
Eildon	Sergeants Park, NSB*	HA Rent	49*	4*	53
EHA	Coopersknowe, Galashiels*	HA Rent	55*	5*	60
BHA	Todlaw Phase 4, Duns	HA Rent	19		19
EHA	Easter Langlee Site 3, Galashiels	HA Rent	37		37
BHA	Chirnside, Phase 1/2	HA Rent	24		24
EHA	121-123 High Street, Selkirk	HA Rent	10		10
EHA	Howden Drive, Jedburgh	HA Rent	24	2	26
EHA	Springfield Terrace, Newtown St. Boswells	HA Rent	3		3
EHA	Woodside Place, Galashiels	HA Rent	4		4
EHA	Jedburgh Terrace, 2 Denholm	HA Rent	6		6
SBHA	Stonefield Block 5&6 remodelling	HA Rent	6		6
SBHA	Rose Court, Galashiels	HA Rent	10		10
SBHA	Heriotfield, Oxton	HA Rent	4		4
SBHA	Glensax Road, Peebles	HA Rent	6		6
EHA	JHC Innerleithen**	HA Rent	26**		26**
EHA	Station Yard, Cardrona	HA Rent	10		10
<b>Total</b>			<b>323</b>	<b>11</b>	<b>334</b>

\* Delivery may extend over 2 financial years

\*\* Acquisition subject to negotiation with Developer and Scottish Government



**Table 7B: Proposed Development Projects 2019-2020**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
EHA	High School, Earlston*	HA Rent	40*		40
BHA	Eyemouth Former High School,	HA Rent	24		24
BHA	Auction Mart, Reston	HA Rent	15		15
BHA	Lady Hall Road, Cockburnspath	HA Rent	20		20
EHA	Tweedbridge Ct, Peebles**	HA Rent	25**	3**	28
EHA	Milestone, Newtown St. Boswells	HA Rent	30		30
EHA	Huddersfield St. Galashiels	HA Rent	24		24
EHA	Springwell Brae, Broughton	HA Rent	12		12
EHA	Langhaugh, Galashiels `Extra Care`****	HA Rent		24****	24
THA	Todlaw, Duns, `Extra Care & HA rent`*****	HA Rent	20****	30****	50
SBHA	Tweed Court, Kelso	HA Rent	20		20
SBHA	Garage Sites across 4 area of Borders*****	HA Rent	20		20
SBC	High School, Earlston	MMR	14		14
SBC NHT	Various sites across Borders****	MM Rent	29		29
<b>Total</b>			<b>293</b>	<b>57</b>	<b>350</b>

\* Delivery may extend over 2 financial years  
 \*\* Subject to negotiations and agreement with Developer and Scottish Government  
 \*\*\* Unit numbers to be confirmed following feasibility study  
 \*\*\*\* House type size mix and unit numbers confirmed following feasibility study  
 \*\*\*\*\* Estimated number of potential completions across 3 sites  
 \*\*\*\*\*Earlston, Jedburgh, Innerleithen & Blyth Bridge

**Table 7C: Proposed Development Projects 2020-2021**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
EHA	Nethershot, Kelso	HA Rent	38		38
BHA	Priory Bank, Coldstream	HA Rent	10		10
BHA	Swinton	HA Rent	6		6
BHA	Beanburn, Ayton	Affordable	40		40
BHA	Springfield, Duns	HA Rent	10		10
EHA	Stirches, Hawick `Extra Care Housing`	HA Rent		30*	30
EHA	Milestone, Newtown St. Boswells	HA Rent	30		30
<b>Total</b>			<b>134</b>	<b>30</b>	<b>164</b>

\* Unit numbers to be confirmed following feasibility study

Unlike previous SHIP's, this year there is a greater ambition and optimism to seek to progress and escalate project delivery in order to assist the Scottish Government meet its ambitious target of 50,000 new affordable homes and Scottish Borders Council and its partners are being extremely ambitious in an effort to maximise delivery of affordable homes and spend of our affordable housing grant allocation.

Table 7D below sets out proposed development project opportunities which could deliver up to 229 units with some of the projects being illustrated potentially delivery beyond 2021-2022. Further work and/or negotiation will required in order to realise these potential development opportunities. For example, the strategic release of housing land within the railway blueprint corridor aligns with Edinburgh and South East Scotland City Region Vision which will have a transformative impact on regional housing supply and on reducing inequalities across the region. This forms part of the Regional Housing Delivery Plan which outlines the collaborative measures being undertaken by the Edinburgh & South East of Scotland City Region (ESESCR) to address the housing crisis facing the region which can only be realised through working and investing jointly with RSL partners, various land owners, developers and housebuilders.

It is also important to note that at this stage the number of particular needs housing in individual projects have not yet been identified and confirmed. Project delivery timescales could also change periodically as project timescales/new projects progress and RPAs for each year are announced and confirmed.

**Table 7D: Proposed & Potential Pipeline Development Projects 2021-2022**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
EHA	Renwick Gardens, Morebattle	HA Rent	8		8
THA	High School Site, Eyemouth `Extra Care`	HA Rent		36	36
TBC	March Street Mills, Peebles*	HA Rent	10		10
EHA	Wallaceneuk, Kelso*	HA Rent	30		30
EHA	Railway Blueprint Corridor*	HA /MMR	75		75
EHA	Royal Hotel, Stow*	HA Rent	13		13
EHA	Kingsmeadows, Peebles*	HA Rent	40		40
EHA	South Park, Peebles*	HA Rent	17		17
<b>Total</b>			<b>193</b>	<b>36</b>	<b>229</b>

\*Potential opportunities for the development of affordable housing.

Notwithstanding the project completions as outlined in table 1 on page 16 there are still areas of high and unmet affordable housing demand across the Borders that the private sector cannot satisfy particularly with the advent of the Welfare Reform. Table 8 on page 33 illustrates the total number of estimated unit completions over the life of the SHIP and through positive collaborative working between all relevant parties as much as 1192 affordable homes could be delivered over the next five years. Nevertheless, the Council with its partners will continue to seek and explore new opportunities for the development of affordable housing including supporting communities to development opportunities at a local level.

**Table 8 Estimated Unit Completions 2017-2022**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2017/18	2018/19	2019/20	2020/21	2021/22	
AHSP	88	328	307	164	229	1116
NHT LA Variant Prog	21		43	-	-	64
Discounted sale	-	-	-	-	-	
Re-modelling	6	6	-	-	-	12
<b>Totals</b>	<b>115</b>	<b>334</b>	<b>350</b>	<b>164</b>	<b>229</b>	<b>1192</b>

Although there remains a strong need to provide additional family housing there is also an increasing need for smaller units in Tweeddale and Central and Eastern Borders, especially in the Galashiels, Kelso, and Peebles, Eyemouth and Duns areas, to meet demand. Galashiels, Duns and Eyemouth have ample sewerage capacity for future housing development. Issues relating to land supply should be largely resolved in SBC's Adopted Local Plan and Affordable Housing Policy.

Following the economic downturn the housing market has still not yet returned to previous levels of activity and this continues to adversely impact on the developer led land supply and contributions identified. The general trend remains however is that developers are still not prepared to sell land without a building contract as part of the deal. This means that due to the restricted level of funding available land supply will be restricted as developers wait for full market recovery. Albeit at a low level the Council continues to receive pre-planning enquiries and planning applications. A number of which relate to larger sites which are anticipated will provide additional on-site delivery of affordable housing opportunities through the Section 75 process.

Responsibility for identifying the level of adaptations needed and the level of funding required now rests with the Health and Social Care Partner. SBC has agreed an annual budget figure to assist means tested major adaptations in its capital budget.

The Occupational Therapy staffing provision located within the Care and Repair Service has been increased in order to deal with assessment and prioritisation of major adaptation requests direct, rather than receive referrals from the decentralised SWD Area offices at Locality level.

Care and Repair work on basis of cash planning targets to manage the workload, whilst financial responsibility for delivery of allocated budget spend and grant administration and grant offers remains with the Council's Strategic Housing Services. Spend is monitored by SBC Chief Finance Officer and reported to Council via routine reporting processes. Spend and numbers of

adaptations delivered is also monitored and reported in the Council's Housing's Annual Report and LHS annual reviews.

As a stock transfer authority, the Council has allocated £375k per year to grant support an estimated 80 major adaptations annually in private sector housing stock. (Please see SHIP tables Appendix 5)

## 6. Development Challenges

There are a number of barriers and constraints that could hamper the development of new affordable housing in the Borders. The SHIP 2017-2022 requires Authorities to demonstrate how projects contained in the SHIP will be resourced and delivered and albeit the lending market has improved somewhat since the financial crash, RSL financial capacity remains an issue that will be monitored regularly should project delivery remain at anticipated current levels for an indefinite period. To ensure that any development constraints are resolved by the estimated site start date, deliverability, including financial capacity is recognized as a key factor in the development of our AHPWM reported in Section 4. As part of the project prioritisation process constraints are discussed on a site by site basis and weighting is influenced by the identification of what actions and timescales are in place to resolve them. The main constraints include:

- Land supplies
- Water and sewage
- Construction industry capacity
- Tender prices
- Public utilities (physical/infrastructure capacity, approval processes)
- Flood Risk

Most of these constraints are out with the control of the Council and its RSL development Partners but can adversely impact on the delivery of additional affordable homes in Scottish Borders. Notwithstanding resource allocation decisions the Council and its partners work closely with the Scottish Government More Homes Division to make best use of affordable housing supply programme funding. There is also limited opportunity to expand the level of funding secured by the Council through both Commuted Sums and the Affordable Housing Budget.<sup>5</sup> The Council and its RSL development partners have ongoing discussions to explore different ways to deliver affordable housing in the Borders quicker and in the most cost effective way.

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<sup>5</sup> 2<sup>nd</sup> Homes/Council Tax Budget (2<sup>nd</sup> HCT)

As reported in previous SHIPs, land supply remains a challenging issue particularly as the Council has very little land in its ownership as it has disposed of both some non-HRA and most of its ex-HRA land to RSLs over recent years. Various techniques are now available for land assembly and land banking and are used through planned release by the Council, Section 75 (although the latter still remains sluggish as a result of the recession) and opportunistic site acquisitions and mini partnership agreements. From time to time the Council may declare land and/or buildings as surplus to requirements and these are routinely considered for their appropriateness in order to provide affordable housing. More recently, the Council has disposed of Easter Langlee Site 3 to EHA which the Council secured as part of its revolving land bank through use of 2<sup>nd</sup> Homes Council Tax.

The Council is currently reviewing its Corporate Property Strategic Asset Management Plans which will set out the broad strategy for the management of the Council's property assets in order to maximise their contribution to the Council's corporate and service goals and objectives as economically, efficiently and effectively as possible; providing the right space, at the right time, in the right location at the right cost. It is therefore important that a strategic approach to the development of affordable housing across the Borders makes the most effective use of land and/or property wherever possible, takes advantage of the Council's property and asset rationalisation process and ensuring that through collaborative working with our local developing housing associations that opportunities will be created where practical for affordable housing development.

The Council has built up a large bank of knowledge regarding possible housing development sites throughout its area. An effective use of this resource is that it allows RSLs to tap into such 'knowledge' which covers a number of issues including flood risk assessments and contaminated land, thereby alerting them to early identification of constraints and allows them to focus their attention on developable sites.

As a strategic housing authority the Council's Planning Department annually carries out a Housing Land Audit in order to ensure that there is a five-year supply of sites for housing development. As an integral part of this process consideration is given to identifying potential constraints on development such as; the availability of funding and infrastructure capacity (where drainage and sewerage are particular issues in many small rural settlements). Where development constraints are identified, these are explored to determine whether potential development is realistic and whether or not some form of intervention may be appropriate. Eg; use of Compulsory Purchase Powers (CPOs)

The Reporter has required the Council to carry out a “Call for sites” exercise in order to identify possible sites for additional housing land allocation for 916 homes. Supplementary Guidance has been produced by the Council and this is currently out for public consultation. It is anticipated that once this exercise is concluded and areas of land area agreed as Allocated Housing Sites, many will present opportunities for development for additional affordable housing in due course.

As reported earlier the development opportunities provided by the Section 75 planning agreements remain low as a result of the recession. However, the Council has experienced an appetite by some developers to develop sites for 100% affordable housing which is evidenced through the Council’s NHT negotiations. That said, arguably the market is still failing to deliver enough new homes to meet demand and this is a housing crisis affecting not only the Scottish Borders but also the neighbouring Local Authorities as rising inequality and cost of living impacts on households in Borders, and other parts of the South East Scotland City Region. As reported in page 32 a regional response to these issues, presenting innovative solutions and key policy interventions, is currently being negotiated with both the Scottish and UK Governments through the Edinburgh and South East Scotland City Region Deal.

The Council has agreed frameworks in order to consider and prioritise funding from commuted sums and also from the Council Tax Affordable Housing Budget. These are being used for a variety of purposes to assist provision of affordable housing, including extra care housing, with assistance to land purchase being one such category of use.

## **Land Supply**

Land supply and control is quite fragmented in the Scottish Borders and is largely controlled by private developers and house-builders. The detail can be summarised as follows:

- Supply and control of land across the Scottish Borders varies. It is fragmented and where not already in the ownership of RSLs is largely controlled by private developers and house-builders.
- Scottish Borders Council has very little land available for housing developments but as reported earlier in the SHIP acquired an affordable housing site at Easter Langlee in December 2012 and which it has disposed to EHA in 2016 to dovetail with project programming arrangements to deliver 63 homes at Easter Langlee.

- Berwickshire Housing Association has a significant land bank and has carried out a review of potential development sites and open spaces owned by it which could be made available for redevelopment. All BHA's sites are in the Berwickshire area.
- Eildon Housing Association's anticipated land at the end of March 2017 should be fairly substantial if everything planned to be acquired is acquired between now and the end of March. Excluding Easter Langlee the current position is 108 units which will increase to 193 units by the end of March.
- Scottish Borders Housing Association has a land bank arising from site clearance of existing stock and garages. The largest of these sites are in Hawick with a small number of small sites in Central Borders.
- Land supply identified in the Local Plan tends to be in relatively small parcels and is distributed across most of the settlements
- A lot of the sites identified in the Local Plan are in the control of house builders / developers with affordable housing being provided via section 75 agreements. The trend to date has been for developers to want to act as contractor to RSLs rather than simply selling on land.
- Opportunities of sites in private ownership do arise. These tend to be windfall or infill sites and tend to be relatively small.
- There are two substantial development sites in Central Borders at Easter Langlee, Galashiels (circa 450 units) and at Newtown St Boswells (circa 900 units). Both are considered to be areas of strategic priority.
  - Development of Easter Langlee has continued, with Persimmons Homes working in partnership with Eildon Housing Association. Phase 2B has recently completed in 2016/17. As outlined above negotiations are progressing which are anticipated to deliver an additional 63 affordable homes.
  - Whilst the Newtown St Boswells expansion presents a number of development opportunities, the construction start of 53 homes for Eildon HA at Sergeants Park is considered as the first affordable housing site opportunity in the expansion area. It is anticipated that additional affordable housing sites will be brought forward by the developers in due course over a long period dependent on market conditions.

- Sites are systematically reviewed as potential projects and thereafter prioritised and included in SBC's Strategic Housing Investment Plan (SHIP). This is an ongoing process to allow newly identified sites to be assessed and introduced and the status of previously identified prospective sites reviewed.

## **Land Supply Strategy**

Control of land supply is the key to successful programme delivery. The strategy proposed to secure short, medium and long term land supply to link in with SBC's SHIP and beyond is:

- Enter into agreements with landowners and developers
- Purchase land using SBC revolving fund
- Option available for RSLs to front fund land acquisitions
- Improve effectiveness of s75 agreements including early intervention with developers
- Partnership acquisitions with SBC to assist in strategic land assembly.
- Work in partnership with SBC to acquire land through its strategic land disposal strategy

### Locality- based Strategies

Scottish Borders Council will continue to explore the need for developing locality based strategies to assist in clearly identifying short, medium and long-term affordable housing priorities and thus provide focus on land acquisitions required.

The Council is keen to develop a feasibility study driven approach to identify options for the development of an area regeneration strategy for the Beech Avenue area of Langlee in Galashiels, through partnership working with locally active RSLs. It is anticipated that this could potentially provide additional brown field site opportunities for affordable housing which are most likely to be available beyond the period covered by this SHIP 2017/22.

### Site Development Briefs

Scottish Borders Council will in consultation with its RSL partners, identify the size and type of housing required within Housing Market Areas, settlements and individual sites to meet housing need and to link in with other Council strategies. This will also extend to recipients of Section 75 Agreements where it envisaged that size, type, housing mix, space standards, tenure(s), method of land valuation etc will be set. Early intervention with developers on s75s including agreeing target development costs for the whole affordable housing package to achieve realistic



benchmarks, master planning, design solutions and legal agreements to tie in land and development deals to stabilise costs will help bring greater certainty in deliverability on an ongoing long-term basis. Early discussion with contractors will help provide certainty of workload will have a greater impact on their competitiveness rather than the size of the individual project or overall programme.

Recent Tenders indicate that building prices are increasing. However, Building Costs Index Services (BCIS) Tender Price Index (Issue 142; Sept 2016) which is showing projections of -1.8% for 2016/17, -2.6% for 2017/18, +0.8 for 2018/19, +3.7% for 2019/20 and +4.3% for 2020/21, which, if realised, may impact on RSL Programmes.

It is difficult to bring projects from inception through to tender approval quickly due to ever increasing external factors and compliance requirements. Consultation with public utilities, Scottish Environmental Protection Agency (SEPA) and so forth also impact on project design and development process. This in turn impacts on the ability of RSLs to turn projects on quickly or to bring forward a shadow programme unless the land is already owned and the project already substantially worked up. However, SEPA continues to be regularly represented at the joint meetings between the Council, RSLs and Scottish Water with the aim of meeting programming needs and thus improves deliverability.

The Council is dealing with the above constraints in a variety of ways such as regular liaison with Scottish Water and other public utilities to reach a greater understanding of each player's respective processes. This in turn informs the programming of development and design work in order to produce realistic project delivery timescales.

Brief details on all of the above constraints and any actions being taken to remove or reduce these constraints are provided on a site by site basis. Notwithstanding these constraints the five-year planning horizon set out in this SHIP remains relatively stable with a clear demonstration of projects being delivered and sites that can be confidently be developed.

## **7. Resources**

The Council is currently progressing with a National Housing Trust Local Authority Variant which will rely on borrowing from the Public Loans Work Board and the use of its 2<sup>nd</sup> Homes Council Tax to assist the delivery of additional affordable housing. There are a number of funding resources that the Council and its development partners can draw upon including Affordable Housing Supply

Programme Funding, 2<sup>nd</sup> Homes Council Tax, Commuted Sums, Housing Association Private Finance and Scottish Water Grant Funding.<sup>6</sup>

Table 9 below illustrates the estimated level of investment of up to £163m for the five year programme of the SHIP.

**Table 9 Estimated levels of Investment in affordable housing 2017 – 2022\*<sup>7</sup>**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2017/18	2018/19	2019/20	2020/21	2021/22	
AHSP (SLP)	£6.3m	£23.6m	£22.1m	£11.8m	£16.5m	£80.3m
Private Borrowing	£6m	£22.3m	£20.9m	£11.2m	£15.6m	£76m
Extra Care 2 <sup>nd</sup> C/Tax			£1.5m	£1.5m		£3m
NHT LA Variant Prog	£0.6m		£1.2m			£1.8m
NHT 2 <sup>nd</sup> Homes C/Tax	£0.3m		£1.4m			£1.7m
Remodelling (AHSP)	£0.1m	£0.1m				£0.2m
Other (infrastructure)	£0.3m					£0.3m
<b>Totals</b>	<b>£13.6m</b>	<b>£46m</b>	<b>£47.1m</b>	<b>£24.5m</b>	<b>£32.1m</b>	<b>£163m</b>

\* Figures are rounded up

## 8. Equalities

A good supply of high quality affordable housing is a basic requirement and fundamental in ensuring the effective delivery of a number of the national outcomes particularly outcome 7 'We are tackling the significant inequalities in Scottish Society'. Figure 3 on page 14 sets out our Local Housing Strategy 2017-2022 Priority Outcomes.

### 8.1 Impact Assessments

#### Rural Proofing

Rural proofing is designed to help ensure that the needs of rural areas are fully taken into account in the development of all new Council policies and strategies. Rural proofing aims to check that rural areas are not overlooked or adversely affected by Council policy and strategy decisions. A 10 question rural proofing checklist was developed to ensure that the needs of people who live in, work in, or visit the Countryside are considered.

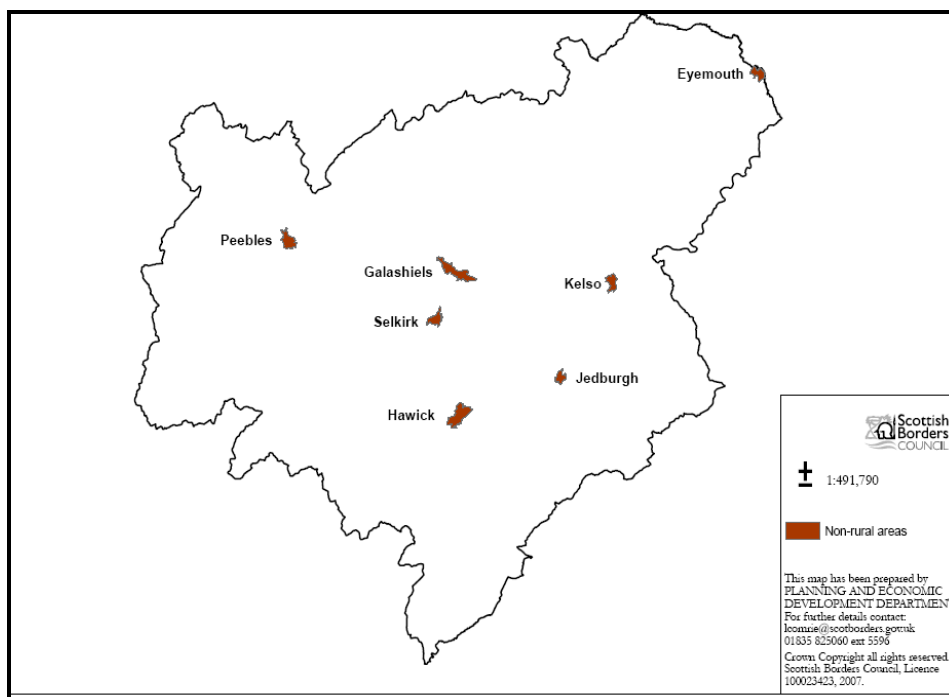
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<sup>7</sup> Calculations were done on the basis of 3p 3 apartment benchmark grant of £72k per unit and assumed private borrowing of £68k per unit and 2<sup>nd</sup> Homes Ct tax for NHT LA Variant at £15k per unit and remodelling assumed at £15k grant per unit and an assumed £750k 2<sup>nd</sup> Homes Ct tax per Extra Care Development and figures were rounded up for modelling purposes.

The SHIP project working group carried out a rural proofing exercise as part of the preparation of the SHIP in September 2016. It was determined that the delivery of this SHIP will not have an unforeseen impact on the rural area and that the needs of rural areas have been properly taken into account.

Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso. See Figure 13 below.

**Figure 13: Non Rural Areas Map**



## 8.2 Equalities

In line with both Council policy and legislative requirement the SHIP 2015-2020 update was subjected to an equalities impact assessment. The outcome of that impact assessment did not identify any concerns about the way the delivery of the SHIP is likely to affect any of the equalities groupings.

In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of the SHIP 2015-2020 had been undertaken using the criteria specified in Schedule 2 of the Act. The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

## **9. Monitoring and Evaluation**

The SHIP Project Group continues to act as a steering group to monitor the delivery of the SHIP and is responsible for the on going review process. The group meets twice yearly to align with the existing quarterly programme planning review meetings between the Council and Housing Supply Division (East). New potential project opportunities are routinely assessed by the group using the AHPPWM and prioritised within the context of already prioritised affordable housing projects. Similarly, any changes in circumstances in those projects already assessed are reviewed within the same framework. This has allowed the Council and its partners to respond to dynamic circumstances and realise opportunities when they present. The overall monitoring of the delivery of SHIP is reported to Council, the Community Planning Partnership and Borders LHS Partnership which is done on an annual basis.

## **10. Summary**

Local Authorities are required to produce and submit a SHIP to the Scottish Government bi-annually for review. Scottish Borders Council with the involvement of its key partners via the SHIP Working Group has prepared this SHIP submission. The SHIP articulates how affordable housing priorities in the Council's Local Housing Strategy (LHS) will be resourced and delivered over a five year period.

This SHIP submission has been prepared on a variety of funding arrangements including; a 'working' resource planning assumption verbally provided by Scottish Government, RSL resources and private sector borrowing and illustrates how the Local Authority intends to assist the delivery of prioritised projects through the use of 2<sup>nd</sup> Homes Council Tax, Affordable Housing Policy Developer Contributions, on-lending and through strategic disposal of the Council's land. A creative and practical approach has been adopted in the preparation of this SHIP which has been developed from a continued understanding of RSL financial capacity and deliverability of projects.

As stated on page 9, the development of this SHIP, in is accordance with the new Guidance issued by the Scottish Government in July 2016. Methods of project prioritisation have been illustrated and constraints have been addressed through the SHIP process and project prioritisation weighting matrix to ensure that projects are deliverable. The SHIP also addresses the contribution that the project priorities make to greener standards, energy efficiency, environmental standards and equality issues.

This SHIP submission outlines the continual excellent project delivery with the delivery of 279 affordable houses over the period 2014-2016 and a very ambitious and aspirational 1192 new affordable homes over the life of the SHIP. Should all identified challenges and infrastructure issues be resolved in a timely manner, the anticipated grant funding is forthcoming, the sector has the capacity to deliver on such a scale then the Council and its partners are optimistic that we can deliver substantially more affordable homes than delivered previously, that will not only help Borders communities access affordable housing but contribute towards meeting the Scottish Governments' ambitious 50,000 new affordable homes target over the life of the Parliament.

## 11. Glossary

AHSP	Affordable Housing Supply Programme
BCTG	Borders Construction Training Group
BHA	Berwickshire Housing Association
B'wood	Blackwood
BRPCP	Borders Regional Procurement Partnership
ECH	Extra Care Housing
EHA	Eildon Housing Association
GN	General Needs housing
GIS	Geographic Information System
HA	Housing Association
HCS	House Condition Survey
HCS	Housing Contribution Statement
HECA	Home Energy Conservation Act
HMA	Housing Market Area
HNDA	Housing Needs and Demand Assessment
HNS	Housing Needs Study
LA	Local Authority
LD	Learning Difficulties – (housing for people with)
LCHO	Low Cost Home Ownership
LHS	Local Housing Strategy
ME	Minority Ethnic
MHS	More Homes Scotland
NHT	National Housing Trust
OMSE	Open Market Shared Equity Scheme
OMV	Open Market Value
OP	Older Persons' housing
PAN	Planning Advice Note
PRS	Private Rented Sector
PSHG	Private Sector Housing Grant
RPA	Resource Planning Assumption
RSL	Registered Social Landlord
RTB	Right To Buy
SBC	Scottish Borders Council
SBHA	Scottish Borders Housing Association
SESHoF	South East Scotland Housing Forum
SG	Scottish Government
SHCS	Scottish House Condition Survey
SHIF	Strategic Housing Investment Framework
SHIP	Strategic Housing Investment Plan
SHIPPG	Strategic Housing Investment Plan Project Group
SHQS	Scottish Housing Quality Standard
SLP	Strategic Local Programme
SPP	Scottish Planning Policy
TBC	To be confirmed
THA	Trust Housing Association
TOPS	Transforming Older Peoples Services
WC	Wheelchair standard housing
WH	Waverley Housing



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STRATEGIC HOUSING SERVICES  
COUNCIL HEADQUARTERS | NEWTOWN ST BOSWELLS | MELROSE | TD6 OSA  
Tel: 0300 100 1800 | email: [housingenquiries@scotborders.gov.uk](mailto:housingenquiries@scotborders.gov.uk)





# strategic housing investment plan (SHIP)

2017-22

## Appendices

## LIST OF APPENDICES

Appendix 1	Affordable Housing Project Priority Weighting Matrix (AHPPWM) and Project Descriptors
Appendix 2	Rural Proofing
Appendix 3	Equalities Impact Assessment
Appendix 4	Strategic Environmental Assessment
Appendix 5	SHIP Tables
Appendix 5	Infrastructure Fund Bid
Appendix 6	Extra Care Housing Delivery Framework

**Please note: Appendices will form part of a supplementary documentation**

**SCOTTISH BORDERS COUNCIL**  
**STRATEGIC HOUSING INVESTMENT PLAN**  
**PROJECT PRIORITY ASSESSMENT TOOL**

**1 March 2016**

## **Contents**

- 1. Scoring Guide for Assessors**
- 2. Guideline Data for Assessors**
- 3. Assessors Scoring Sheets**
- 4. Project Priority Assessment**
- 5. RSL project Descriptions**

**SCOTTISH BORDERS COUNCIL**  
**STRATEGIC HOUSING INVESTMENT PLAN**  
**PROJECT PRIORITY ASSESSMENT TOOL**

## **Scoring Guide for Assessors**

# STRATEGIC HOUSING INVESTMENT PLAN

## Project Priority Weighting Matrix Scoring

### Guide for Assessors

1 March 2016

Notes for Assessors:

1. This project priority weighting matrix has been developed as a mechanism to assess the priority of projects and for not assessing capital and revenue viability which are dealt with by other processes and illustrated in the SHIP.
2. The key criteria for assessment are:
  - Deliverability (weighting 40%)
  - Need (weighting 25%)
  - Strategic fit (weighting 30%)
  - Impact (weighting 5%)

Each key criterion carries a possible score of 100.

3. The secondary criteria provide a more “fine grained” assessment and guidance on how assessors are expected to score each project.

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
<b>DELIVERABILITY (Weighting 40%)</b>	<b>100</b>	<b>Award a single score out of 100 based on the following assessments</b>		
Land availability	50	The site is in RSL ownership	50	
		The site be available within 1 year	40	
		The site be available within 2 years	30	
		The site be available within 3 years	20	
		The site be available within 4 years	10	
		The site be available within 5 years	0	
		If no land identified or available reject proposal		Reject Proposal
Project programme delivery	25	The project can be implemented at short notice		
		If yes	25	
		If no	0	
Constraints	25	Are there any known constraints that would delay delivery of project?		
		No constraints	25	
		Constraints can be resolved within 5 years	5 - 20	
		Constraints unlikely to be resolved		Reject Proposal



KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
<b>NEED (Weighting 25%)</b>	<b>100</b>	<b>Award a single score out of 100 based on the following assessments</b>		
SBC housing need assessment	50	Is need identified through SBC Housing Needs Assessment by HMA Assess relative need from Guide-line Data as		
		High	40 - 50	
		Medium	30 - 40	
		Low	< 30	
Other validated sources (by settlement)	30	Is need identified through other validated sources (by settlement) Assess relative need from Guide-line Data		
		High	20 - 30	
		Medium	10 - 20	
		Low	< 10	
Equalities – specific client groups	20	Assess individual project		
		High	15 - 20	
		Medium	10 - 15	
		Low	< 10	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
<b>STRATEGIC FIT (Weighting 30%)</b>	<b>100</b>	<b>Award a single score out of 100 based on the following assessments</b>		
Regeneration		Area regeneration in this context is defined as - area redevelopment / brown-field development / housing estate redevelopment / community building / re-provisioning		
		Is this a regeneration project?	Yes / no	
Rurality		Scottish Borders is rural to differentiate smaller rural communities are defined as having a population of approximately < 250		
		Is this a small rural project?	Yes / no	
LHS Priority		Is this project identified in / links with the Local Housing Strategy?	Yes / no	
Part of existing strategy		Is this project part of an existing agreed (or likely to be agreed) strategy?	Yes / no	
Links with non- housing		Does this project link with other non-housing strategies or projects?	Yes / no	
		<b>Assessors to score on the following basis:</b>		
		• High strategic fit (must be in LHS)	70 - 100	
		• Medium strategic fit (may not be in LHS but fits in with one or more of other criteria and likely to be included in future LHS)	50 - 70	
		• Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria)	< 50	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
<b>IMPACT (Weighting 5%)</b>	<b>100</b>	<b>Award a single score out of 100 based on the following assessments</b>		
		Assessors are to consider, in broad terms, the sustainability of the project in relation to the community and those who live in it.		
Social	50	Is the project likely to have a positive social impact?		
		Yes	25 - 50	
		Neutral	25	
		No	< 25	
Economic	25	Is the project likely to have a positive economic impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	
Environmental	25	Is the project likely to have a positive environmental impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	

## **Guideline Data for Assessors**

## Guideline Data for Assessors

New HMA	Settlement	Population*	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Berwickshire	Allanton	114	3	-	1					No	5	Berwickshire
Berwickshire	Ayton	535	57	-			1			Yes	5	Berwickshire
Berwickshire	Birgham	285	3	4	1					No	5	Berwickshire
Berwickshire	Burnmouth	153	31	22	1					Yes	5	Berwickshire
Berwickshire	Chirnside	1,751	179	20			1			Yes	5	Berwickshire
Berwickshire	Cockburnspath	434	55	19		1				No	6	Berwickshire
Berwickshire	Coldingham	563	33	14		1				-	5	Berwickshire
Berwickshire	Coldstream	1,946	312	10				1		Yes	5	Berwickshire
Berwickshire	Cranshaw	95	3	-	1					No	6	Berwickshire
Berwickshire	Duns	2,893	464	19				1		Yes	5	Berwickshire
Berwickshire	Eyemouth	3,681	627	28				1		Yes	3	Berwickshire
Berwickshire	Foulden	96	1	-	1					No	5	Berwickshire
Berwickshire	Gavinton	189	12	-			1			Yes	6	Berwickshire
Berwickshire	Gordon	564	36	10			1			No	5	Berwickshire
Berwickshire	Grantshouse	228	11	-	1					No	5	Berwickshire
Berwickshire	Greenlaw	653	78	22			1			No	6	Berwickshire
Berwickshire	Hume	109	5	-	1					No	6	Berwickshire
Berwickshire	Hutton	126	2	-	1	1				No	5	Berwickshire
Berwickshire	Leitholm	232	19	15			1			Yes	5	Berwickshire
Berwickshire	Longformacus	192	5	-	1					No	6	Berwickshire
Berwickshire	Paxton	292	11	21	1					No	5	Berwickshire
Berwickshire	Preston	183	8	15	1					No	5	Berwickshire
Berwickshire	Reston	442	35	13		1				No	5	Berwickshire
Berwickshire	St Abbs	147	12	21			1			No	5	Berwickshire
Berwickshire	Swinton	277	25	15			1			Yes	5	Berwickshire
Berwickshire	Westruther	153	5	-			1			No	6	Berwickshire
Berwickshire	Whitsome	98	7	-	1					-	5	Berwickshire

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2015

\*\*\*Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural

New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Central	Ancrum	448	49	17	1					Yes	5	Cheviot
Central	Ashkirk	139	1	-	1					No	5	Eildon
Central	Bonchester Bridge	207	7	-	1					No	5	Teviot & Liddesdale
Central	Bowden	294	14	15		1				No	5	Eildon
Central	Clovenfords	562	19	-			1			Yes	5	Eildon
Central	Darnick	397	2	-			1			Yes	5	Eildon
Central	Denholm	653	41	7			1			No	5	Teviot & Liddesdale
Central	Earlston	1,779	172	12			1			Yes	5	Eildon
Central	Eccles	126	3	-	1					Yes	6	Berwickshire
Central	Ednam	157	5	-			1			Yes	6	Cheviot
Central	Ettrickbridge	167	6	-		1				No	5	Eildon
Central	Galashiels	13,684	2072	8					1	Yes	2	Eildon
Central	Gattonside	461	7	-			1			Yes	5	Eildon
Central	Hawick	14,294	2249	6					1	Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	16		1				Yes	6	Cheviot
Central	Jedburgh	4,030	619	5			1			Yes	3	Cheviot
Central	Kelso	6,951	899	9				1		Yes	4	Cheviot
Central	Lilliesleaf	347	8	11		1				No	5	Cheviot
Central	Maxton	113	2	-	1					Yes	5	Eildon
Central	Melrose	2,010	162	19			1			Yes	5	Eildon
Central	Morebattle	115	22	14			1			No	6	Cheviot
Central	Newstead	297	21	-	1					Yes	5	Eildon
Central	Newtown St Boswells	1182	193	8					1	Yes	5	Eildon
Central	Oxnam	196	4	-	1					No	6	Cheviot
Central	Roberton	105	-	-	1					-	5	Teviot & Liddesdale
Central	Selkirk	5,784	819	8			1			Yes	3	Eildon
Central	Smailholm	119	3	-		1				No	6	Cheviot
Central	South Dean	<100	1	-	1					-	5	Teviot & Liddesdale
Central	Sprouston	99	3	-		1				No	6	Cheviot
Central	Stichill	203	8	-			1			No	6	Cheviot
Central	St Boswells	1,494	140	14			1			Yes	3	Eildon
Central	Tweedbank	1,310	169	1	1					Yes	2	Eildon
Central	Yetholm	546	81	8		1				No	6	Cheviot

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2015

\*\*\*Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural

New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification ****	Health & Social Care Locality
					1	2	3	4	5			
Northern	Blythe Bridge	145	2	-		1				No	5	Teviot
Northern	Broughton	323	45	10	1					No	6	Teviot
Northern	Cardrona	883	33	43		1				Yes	6	Teviot
Northern	Carlops	156	-	-		1				No	5	Teviot
Northern	Eddleston	415	15	-			1			No	5	Teviot
Northern	Fountainhall	202	10	-		1				No	5	Eildon
Northern	Heriot	173	2	-	1					No	5	Eildon
Northern	Innerleithen	3,031	330	9			1			Yes	5	Teviot
Northern	Lamancha	170	-	-	1					No	5	Teviot
Northern	Lauder	1,699	126	41			1			Yes	5	Eildon
Northern	Manor	<100	1	-	1					-	6	Teviot
Northern	Oxton	351	1	-		1				No	6	Eildon
Northern	Peebles	8,376	799	25					1	Yes	3	Teviot
Northern	Romanno Bridge	103	2	-	1					No	5	Teviot
Northern	Skirling	109	18	7	1					No	6	Teviot
Northern	Stobo	113	-	-	1					-	6	Teviot
Northern	Stow	718	42	8			1			No	5	Eildon
Northern	Traquair	120	1	-	1					-	5	Teviot
Northern	Tweedsmuir	114	-	-	1					-	6	Teviot
Northern	Walkerburn	782	82	5		1				Yes	5	Teviot
Northern	West Linton	1,547	94	11			1			No	5	Teviot

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2015

\*\*\*Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural

New HMA	Settlement	Population *	RSL Stock**	Demand***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification ****	Health & Social Care Locality
					1	2	3	4	5			
Southern	Newcastleton	768	89	6			1			No	6	Teviot & Liddesdale
Southern	Newmill	81	1	-	1					No	5	Teviot & Liddesdale
Southern	Yarrowford	139	13	6	1					-	5	Eildon

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2015

\*\*\*Source: RSL annual summary, as of March 2015. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large urban area. 2 = Other urban areas. 3 = Accessible small towns. 4 = Remote small towns. 5 = Accessible rural. 6 = Remote rural



**Housing Needs Assessment - based on 4 New HMAs**

<b>Housing Market Area</b>	<b>No. of Affordable Units Required per annum</b>	<b>% Affordable Housing Contribution</b>	<b>% Need by Units Required</b>
Central	52	-	40%
Eastern	29	-	23%
Northern	27	-	21%
Southern	20	-	16%
Scottish Borders	128	-	100%

## **Assessors Scoring Sheets**

## **RSL Project Descriptions**

## **Project Descriptors**

### **SBC**

Innerleithen Road, Peebles – need site and aerial photos  
Springfield, Duns – need site and aerial photos  
Proposed extra care housing – Todlaw former playing fields Duns  
High School Site, Earlston  
Potential extra care housing – former Eyemouth High School site  
Former Kelso High School site

### **EHA**

Roxburgh Street, Kelso  
Easter Langlee, Galashiels – Phase 3A/3B  
Sergeant's Park, Newtown St Boswells Phase One  
Coopersknowe, Galashiels  
121-123 High Street, Selkirk  
Howden Drive, Jedburgh  
Springfield Terrace, St. Boswells  
Woodside Place, Galashiels  
Jedward Terrace, 2 Denholm  
Station Yard, Cardrona  
High School Site, Earlston  
Tweedbridge Court Peebles  
Site adjacent to Milestone Garden Centre, Newtown St Boswells  
Huddersfield Street, Galashiels  
Springwell Brae, Broughton  
Potential extra care housing – Langhaugh Galashiels  
Nethershot, Kelso (adjacent to New High School site)  
Potential extra care housing – Stirches Hawick  
Renwick Gardens, Morebattle  
Wallacenick, Kelso  
The Royal Hotel, Stow  
Hendersyde, Kelso

### **SBHA**

Stonefield Estate Blocks Modelling, Hawick  
Rose Court Galashiels  
Heriot Field, Oxton  
Glensax Road, Peebles  
Tweed Court, Kelso  
Hartrigge Crescent, Jedburgh  
Hartrigge Road, Jedburgh  
Queensway, Earlston  
Tarth Crescent, Blyth Bridge  
Traquair Road, Innerleithen

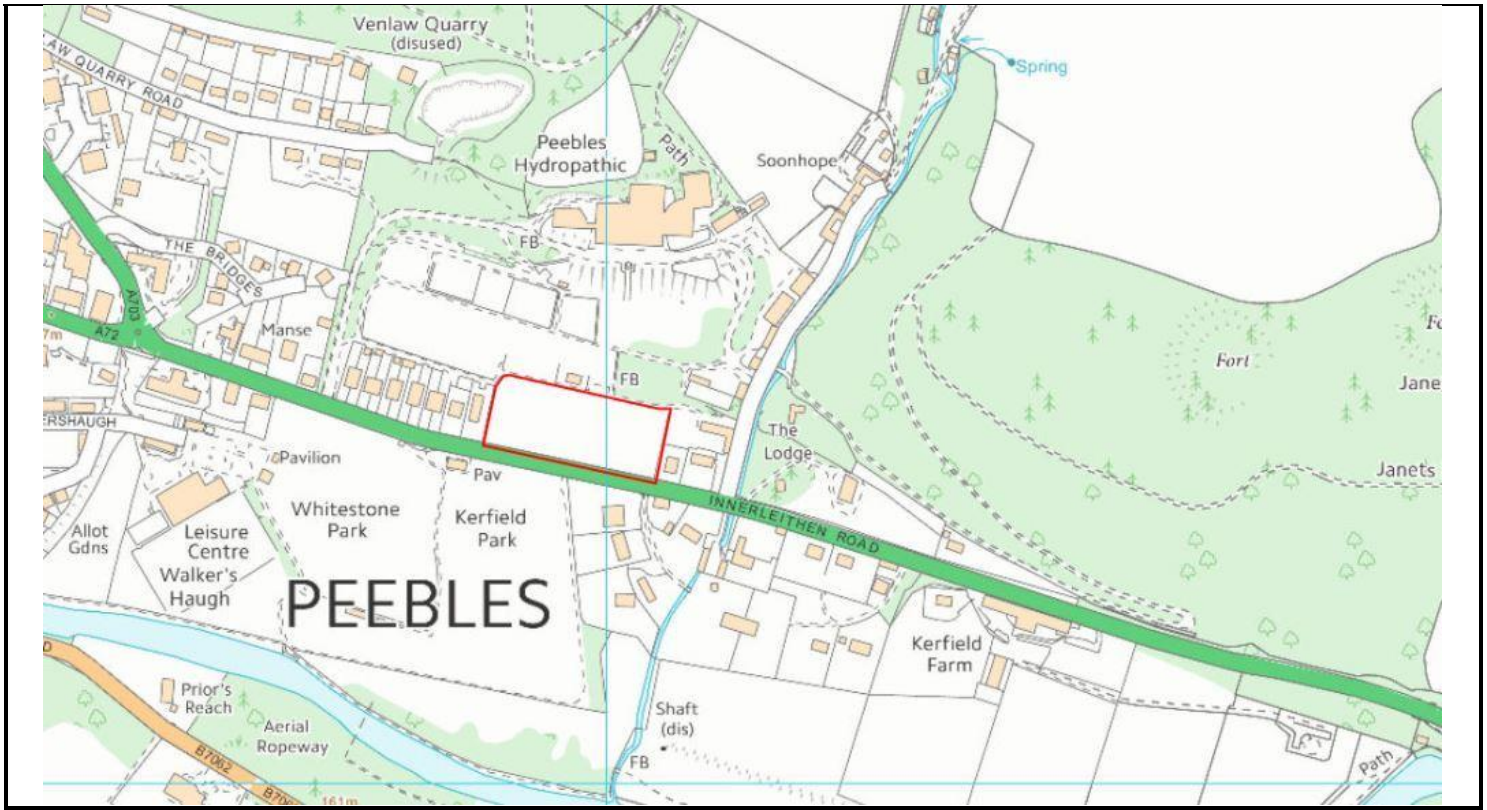
### **BHA**


Acredale PHASE 03, Eyemouth  
Todlaw Phase 4, Duns  
The Glebe, Chirnside  
Former High School, Eyemouth  
Lady Hall Road, Cockburnspath  
Priory Bank / Hill View, Coldstream  
Beanburn/ Lawfield, Ayton  
Springfield, Duns

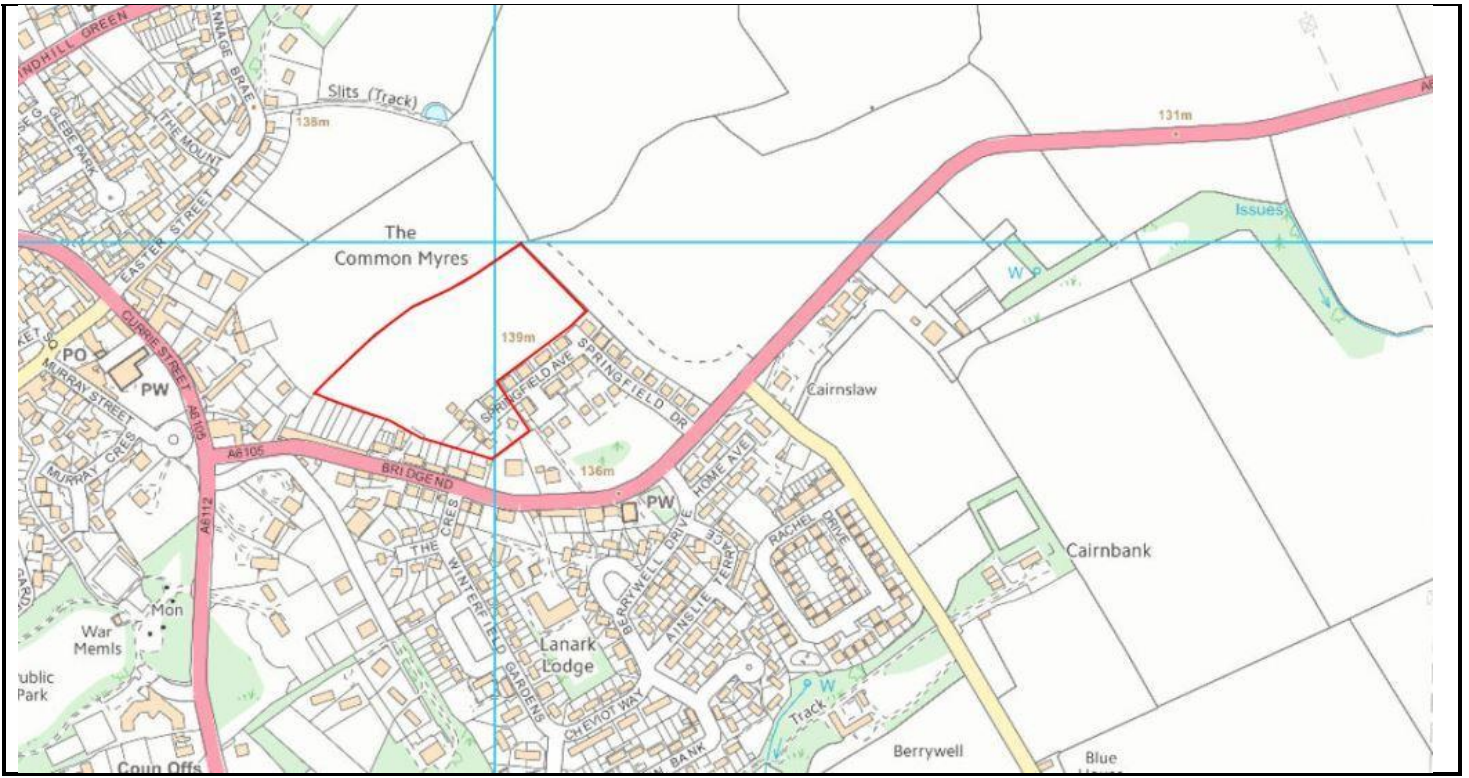
# SBC

Project: NHT/LAV Innerleithen Road Peebles	
<b>Location Plan</b>	
• Co-ordinates	X: 327147 Y: 639908
• Local Plan Reference	
• Site capacity:	4 flatted units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 4 units Mid-market rent.
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition:
	Start: 2017/18
	Completion: 2018/19
• Site description:	SBC owned site
• Constraints	Intention to be part of larger private sector development being done . Phasing to be clarified by developer.
• Site Ownership:	Crudens
• Housing Market Area	Northern HMA
• Other Information	Section 75 Yes Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: None
• Deliverability:	Probability: 100% in 2017/18 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





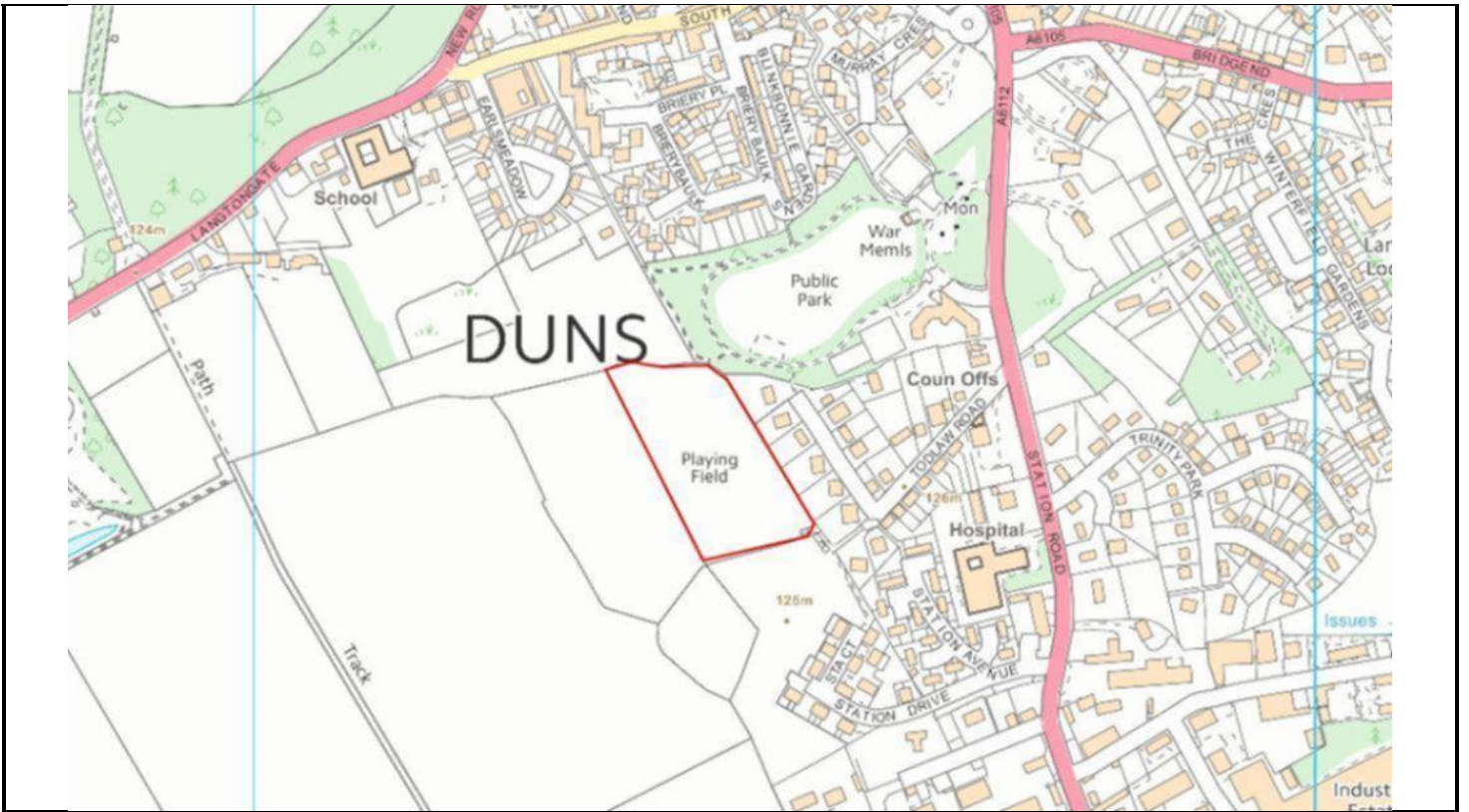
Project: NHT/LAV Springfield Duns	
<b>Location Plan</b>	
• Co-ordinates	X: 379142 Y: 653850
• Local Plan Reference	
• Site capacity:	10 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 10 units Mid-market rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition:
	Start:
	Completion:
• Site description:	Part of a larger stalled private sector site
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 yes
	Land banking Opportunity: no
	Shadow Programme Opportunity: no
	“Credit Crunch” Impact:None
• Deliverability:	Probability: 50% in 2017/18 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	





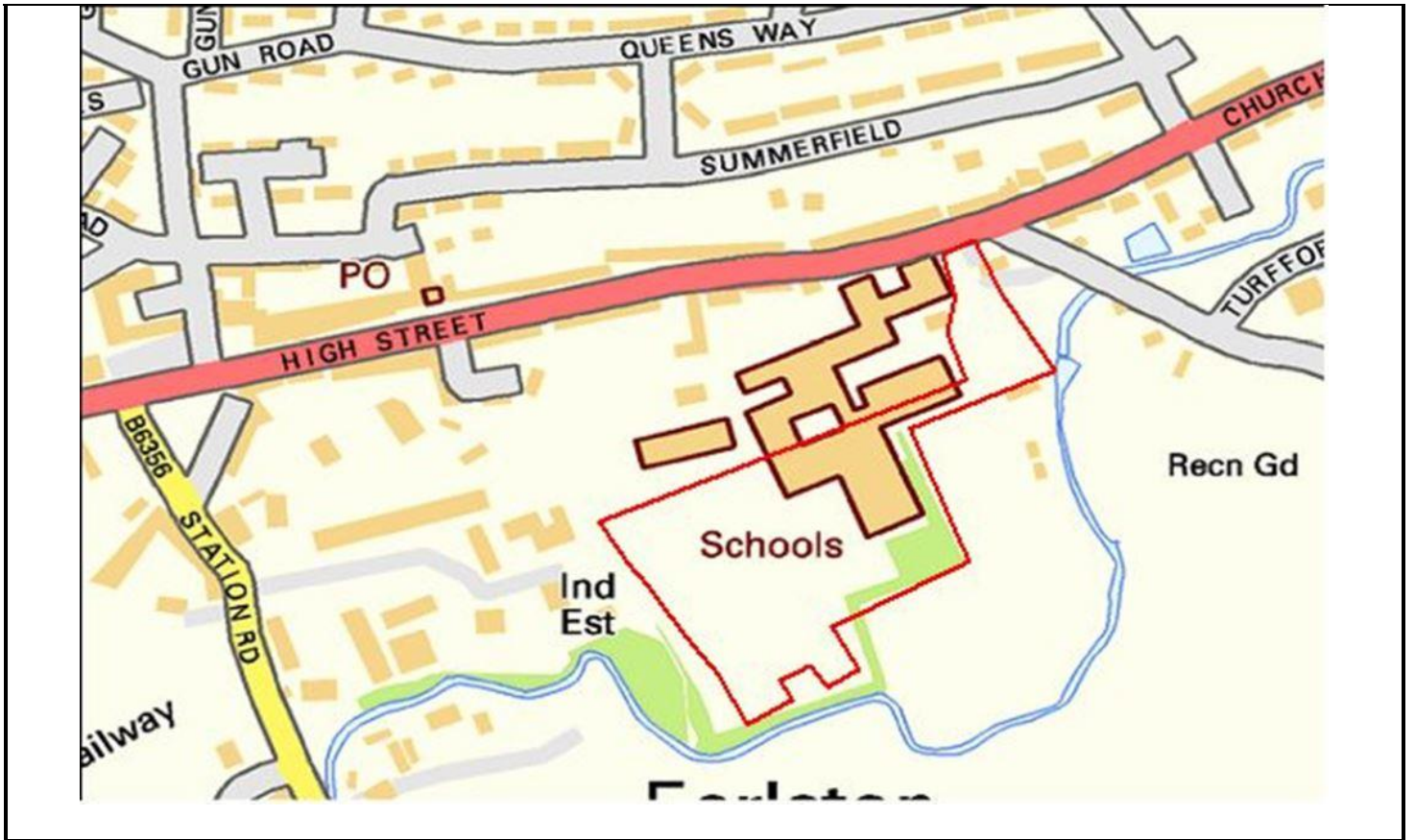
<b>Project: Proposed extra care housing – Todlaw former playing fields Duns</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 378432 Y: 653389
• Local Plan Reference	ADUNS010
• Site capacity:	2 hectares[30 units per Planning brief]
• Type of development:	Extra Care Housing = Flats
• Tenure:	Rent: 30 units
	Shared Equity: 10 units
	Other: MMR 10 units
• Programme:	Acquisition: 2018
	Start: 2019
	Completion: 2021
• Site description:	Former playing fields
• Constraints	None
• Site Ownership:	SBC
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Yes “Credit Crunch” Impact:None identified meantime
• Deliverability:	Probability: High , subject to site feasibility study work. RSL delivery partner to be agreed;
• Need:	Strong demand evidenced by Consultants
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and TOPS
• Impact:	High impact towards sustaining people locally.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: NHT/LAV High School Earlston	
<b>Location Plan</b>	
• Co-ordinates	X 357784 : Y 638408
• Local Plan Reference	
• Site capacity:	14 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 14 units Mid-market rent. Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: Start: 2018/19 Completion: 2018/19
• Site description:	SBC owned site
• Constraints	Potential site development option. Can only be developed as part of a larger master plan approach being investigated by Eildon HA
• Site Ownership:	SBC owned site
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact:None
• Deliverability:	Probability: % in year / onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Project: Potential extra care housing – former Eyemouth High School site</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 394172      Y: 663966
• Local Plan Reference	REYEM 001
• Site capacity:	To be confirmed
• Type of development:	Extra care housing = flats
• Tenure:	Rent:            36 units
	Shared Equity: 12 units
	Other:    MMR 12 units
• Programme:	Acquisition: 2022
	Start:            2022
	Completion: 2024
• Site description:	Former school playing fields.
• Constraints	Site boundaries to be clarified, plus HWC or ECH RSL delivery partner to be agreed
• Site Ownership:	SBC. [BHA potentially part]
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Potentially “Credit Crunch” Impact: None identified meantime
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand. Evidenced by consultants report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and TOPS
• Impact:	High positive impact to sustain local people in the Eyemouth locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Project: Former Kelso High School site</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 372482      Y: 634535
• Local Plan Reference	RKELS002
• Site capacity:	24-30 units Extra Care Housing flats
• Type of development:	Extra Care Housing Flats
• Tenure:	Rent:                24/30 units To be confirmed
	Shared Equity:    0 units To be confirmed
	Other:                0 units To be confirmed
• Programme:	Acquisition:    2020/21
	Start:                2021/22
	Completion:    2022/23
• Site description:	Prominent High School site surrounded by low rise mixed tenure housing and local rugby ground.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements.
• Site Ownership:	SBC
• Housing Market Area	Central HMA
• Other Information	Section 75 Unlikely to be required Land banking Opportunity: Potentially Shadow Programme Opportunity: Not yet "Credit Crunch" Impact: None
• Deliverability:	Probability: 75 % in 2020/21 onwards;
• Need:	Strong demand evidenced by Consultants study and Joint Strategic Needs Assessment .
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Strategic Plan locality ambitions
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications

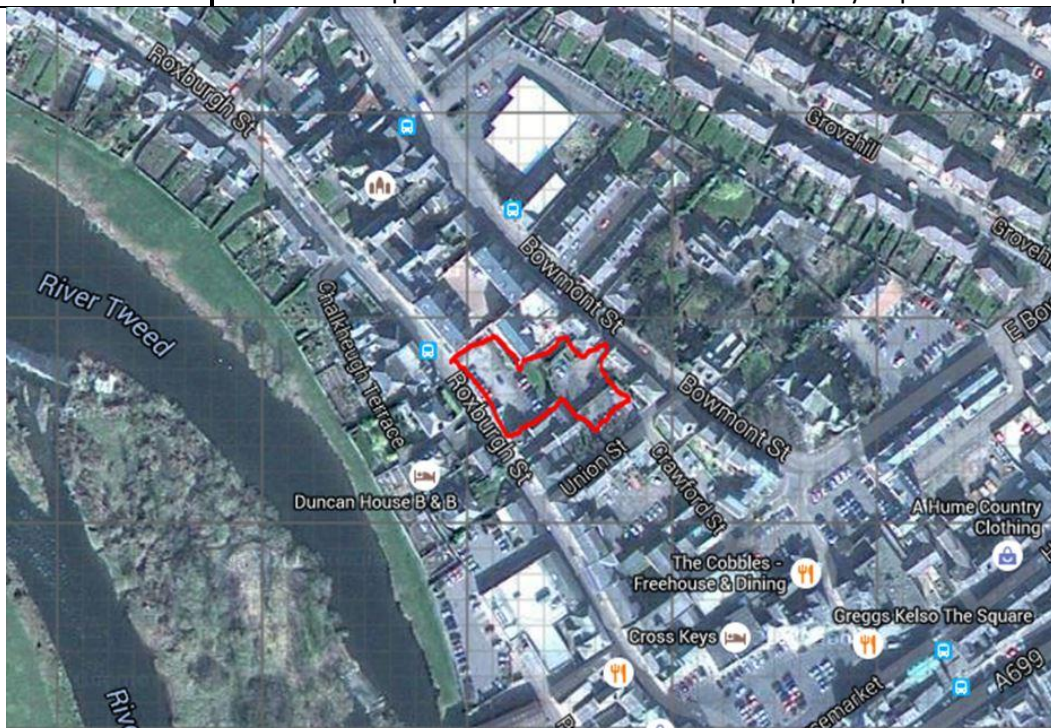


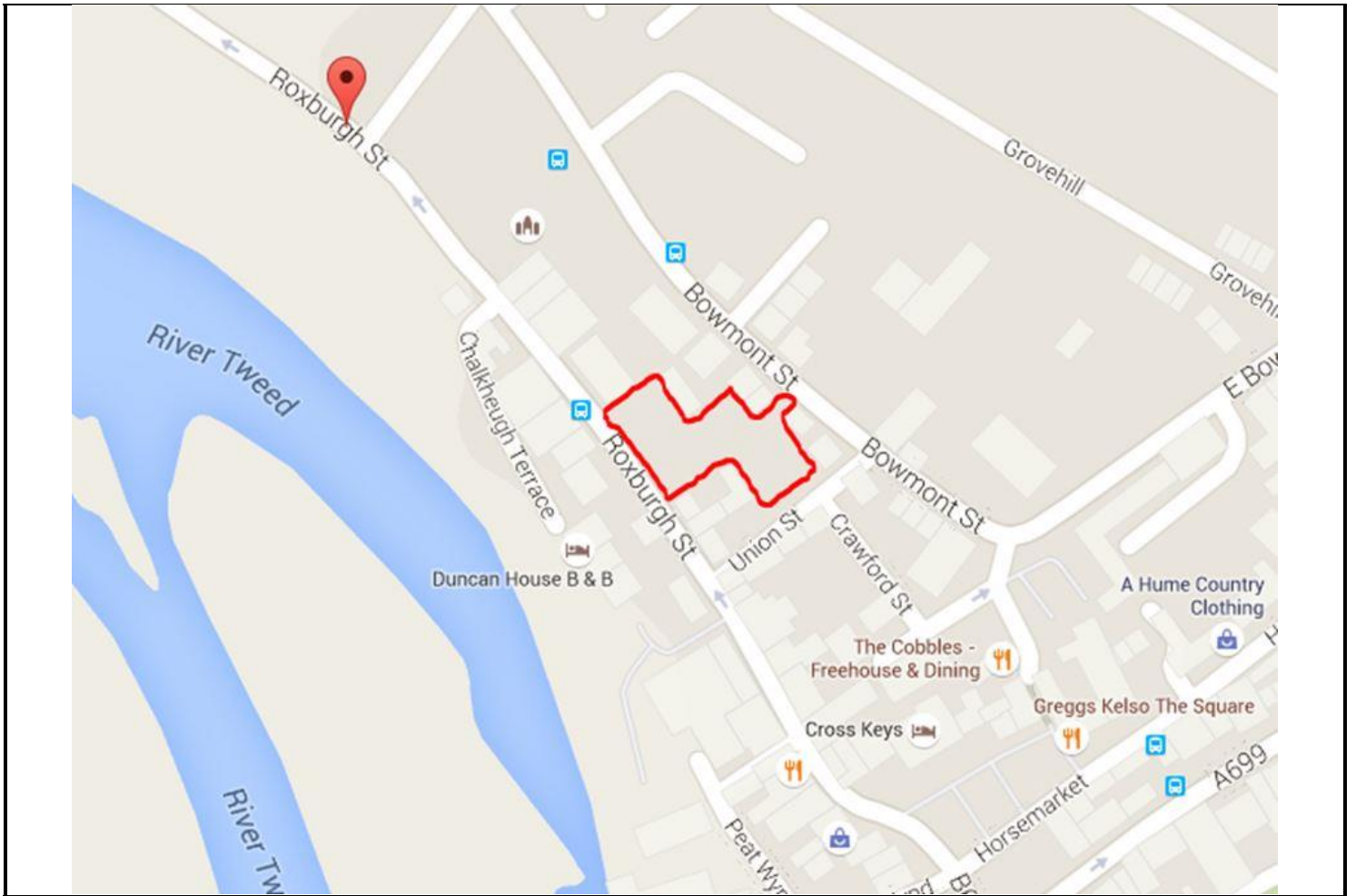




# EHA

<b>Project: Roxburgh Street, Kelso</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 372686 Y: 634058
• Local Plan Reference	Not in Local Plan.
• Site capacity:	18No flats
• Type of development:	Flatted development. Mix of flat sizes and 2No wheelchair flats
• Tenure:	Rent: 12 units
	Shared Equity: 0 units
	Other – SBC MMR: 6 units
	Note – May become 18 for EHA.
• Programme:	Acquisition: April 2016
	Start: April/May 2016
	Completion: April/May 2017
• Site description:	Brownfield gap site in prominent location in Kelso Within Kelso Town Centre Conservation Area. Currently used as a temporary car park
• Constraints	Nil – All Statutory Approvals in place
• Site Ownership:	Scottish Borders Council. Eildon in process of acquiring
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A
	Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 2
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High – will assist in meeting demand for flats in Central HMA. Tidies up a derelict town centre site in sensitive area.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications



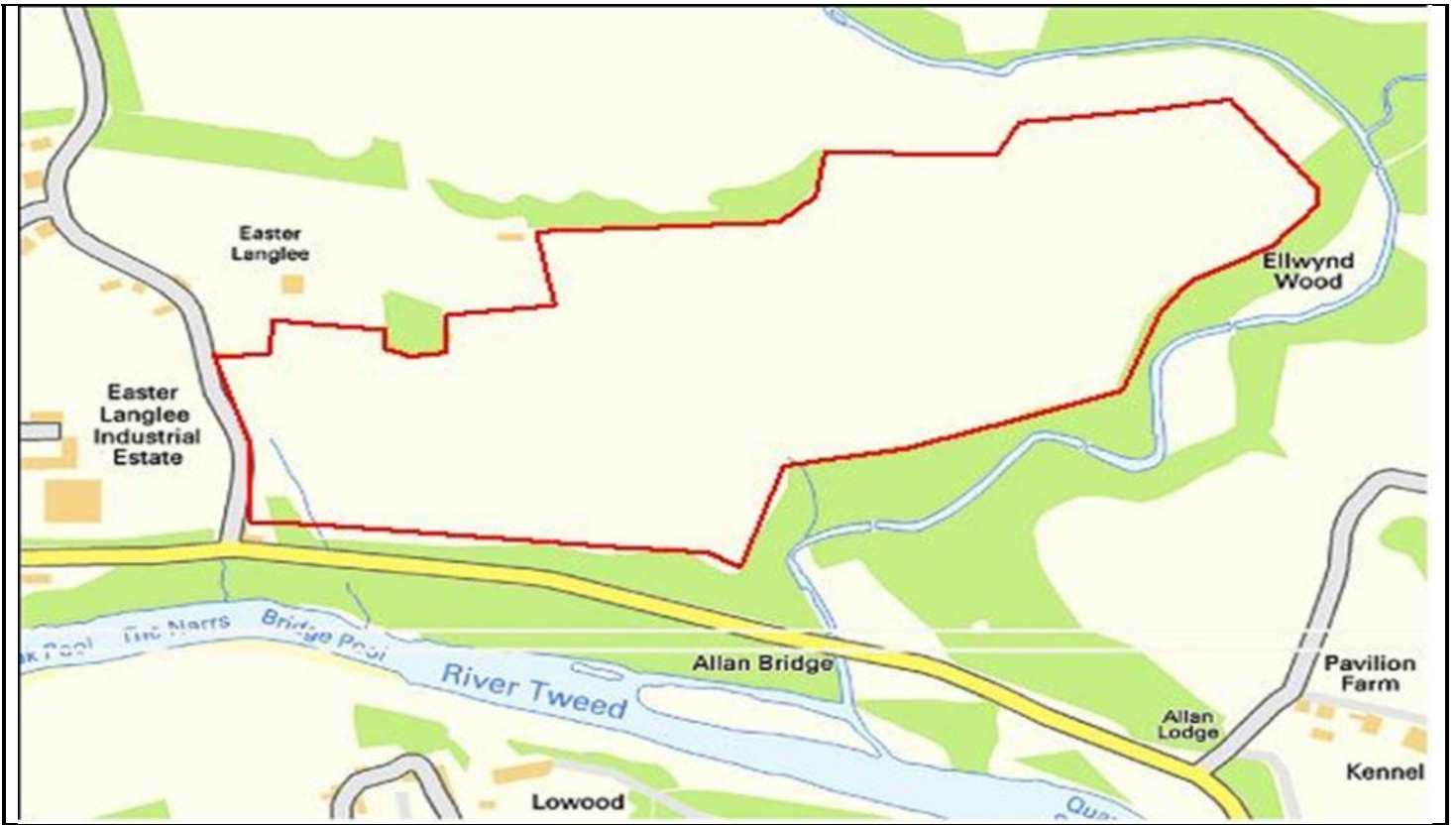


**Project: Easter Langlee, Galashiels – Phase 3A/3B**

**Location Plan**

• Co-ordinates	X 352,268 : Y 635,754
• Local Plan Reference	AGALA024
• Site capacity:	47 units
• Type of development:	Houses / Flats. Part of larger private development – S75 site.
• Tenure:	Rent: 47 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: October 2016
	Start: April 2017
	Completion: October 2018
• Site description:	Greenfield site part of larger private development
• Constraints	Nil
• Site Ownership:	Scottish Borders Council – Eildon to acquire October 2016
• Housing Market Area	Central
• Other Information	In current SHIP. Acquired by SBC in December 2012 as part of landbank strategy.
• Deliverability:	Probability: 100% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





**Project: Sergeant's Park, Newtown St Boswells Phase One**

Location Plan	
• Co-ordinates	X 357,121 : Y 631,974
• Local Plan Reference	ENT15B
• Site capacity:	23 units
• Type of development:	Houses
• Tenure:	Rent: 23 units (see above)
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017
	Start: early 2018/2019 – could be earlier
	Completion: late 2018/2019
• Site description:	Greenfield part of larger private development; Affordable housing
• Constraints	Dependant on developer and SBC decision on primary school options
• Site Ownership:	Buccleuch Estates/Cruden Joint Development
• Housing Market Area	Central
• Other Information	In current SHIP Links in with wider strategy for regeneration of Newtown St Boswells Land banking Opportunity: Medium 2015/2016 Shadow Programme Opportunity: No "Credit Crunch" Impact: No information
• Deliverability:	Probability - 75% in year 5
• Need:	Strong local need
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral



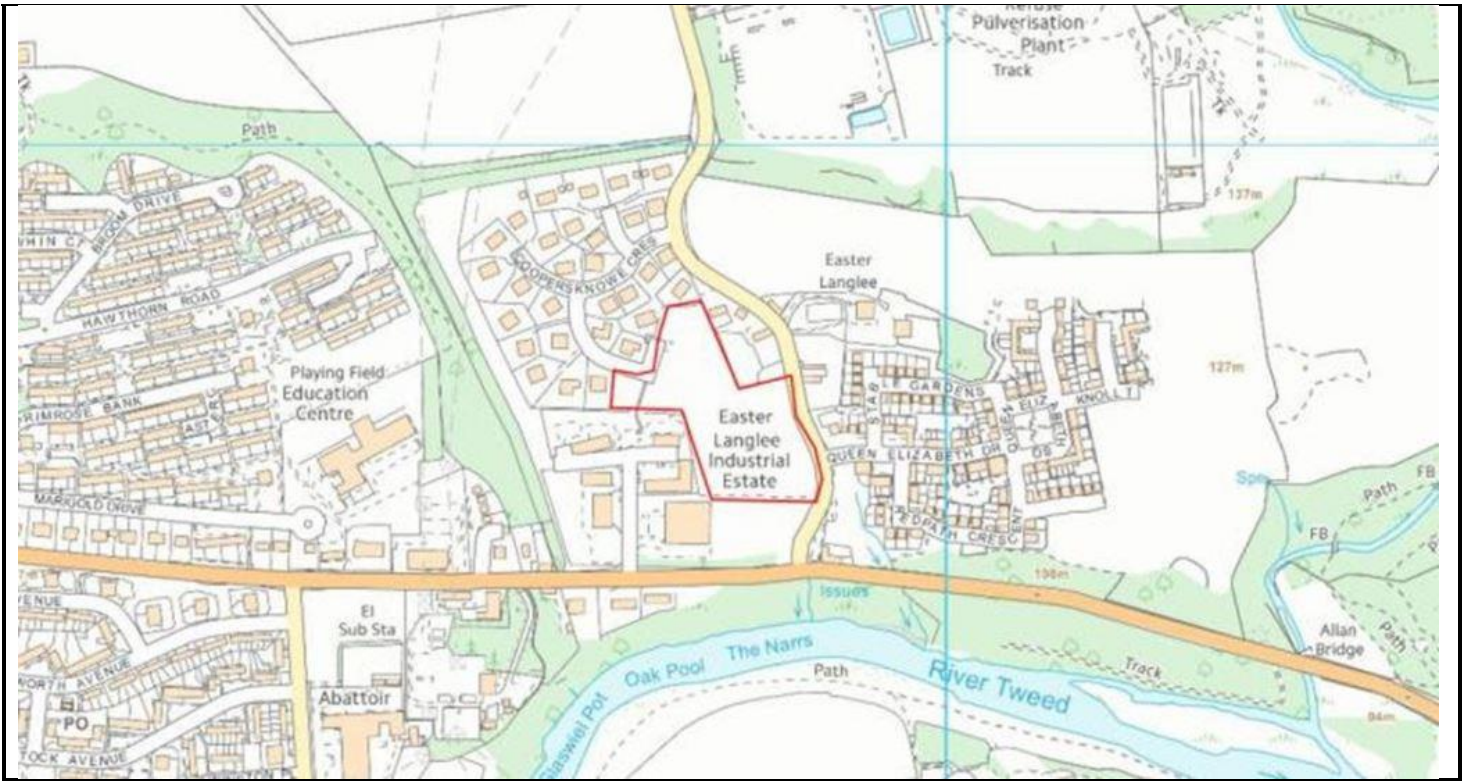


**Project: Coopersknowe, Galashiels**

**Location Plan**

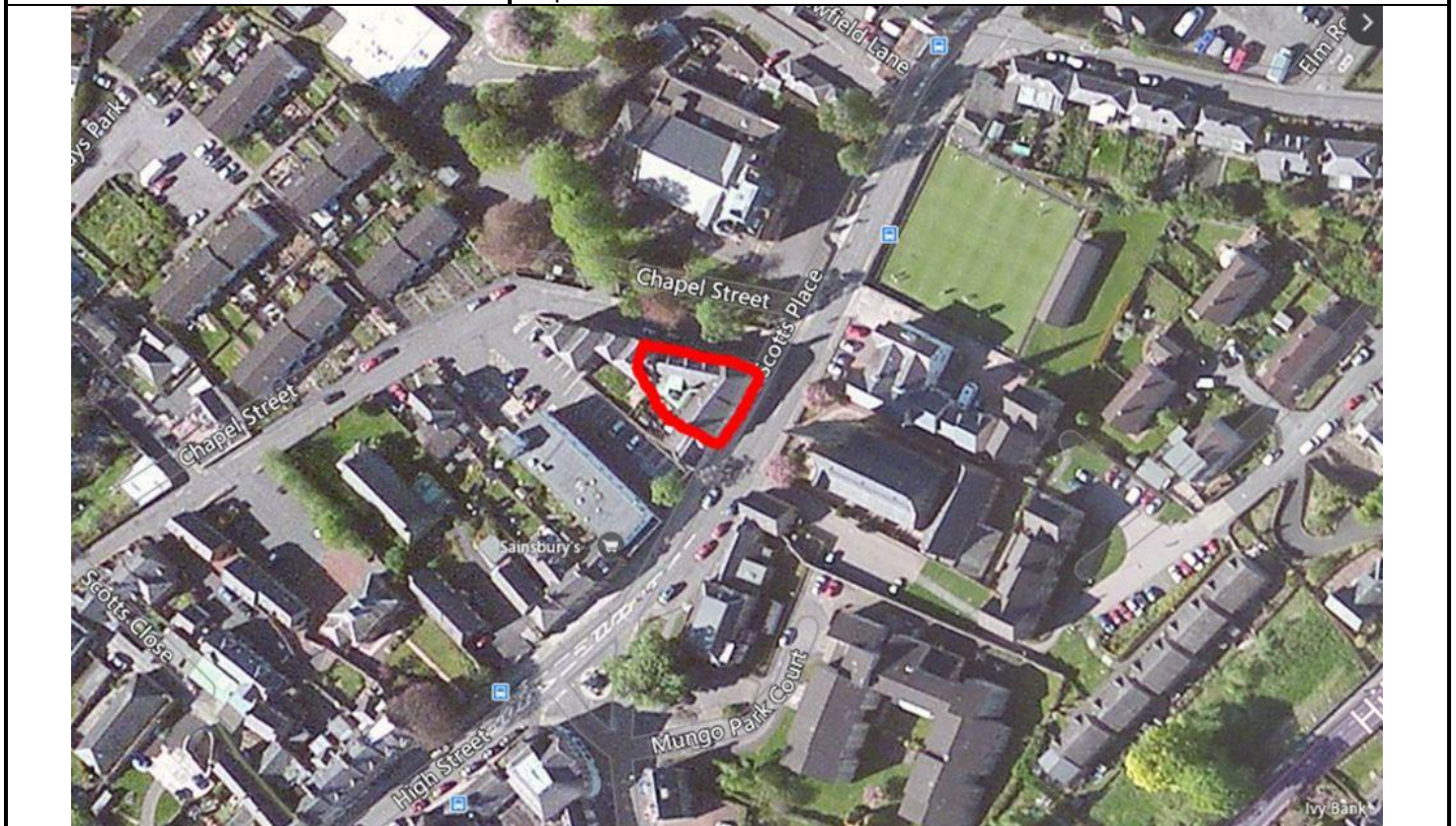
• Co-ordinates	X 352,268 : Y 635,754
• Local Plan Reference	
• Site capacity:	50-60 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 50-60 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: 2015/2016
	Completion:
• Site description:	Greenfield site part of larger private development. Part developed and could be developed as one or in phases
• Constraints	
• Site Ownership:	RBS Global Restructuring Group
• Housing Market Area	Central
• Other Information	Landbank Opportunity: 2014/2015
	Shadow programme: Earliest Tender Approval 2015/2016
• Deliverability:	Probability: 75% in year 4 (could be accelerated)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral

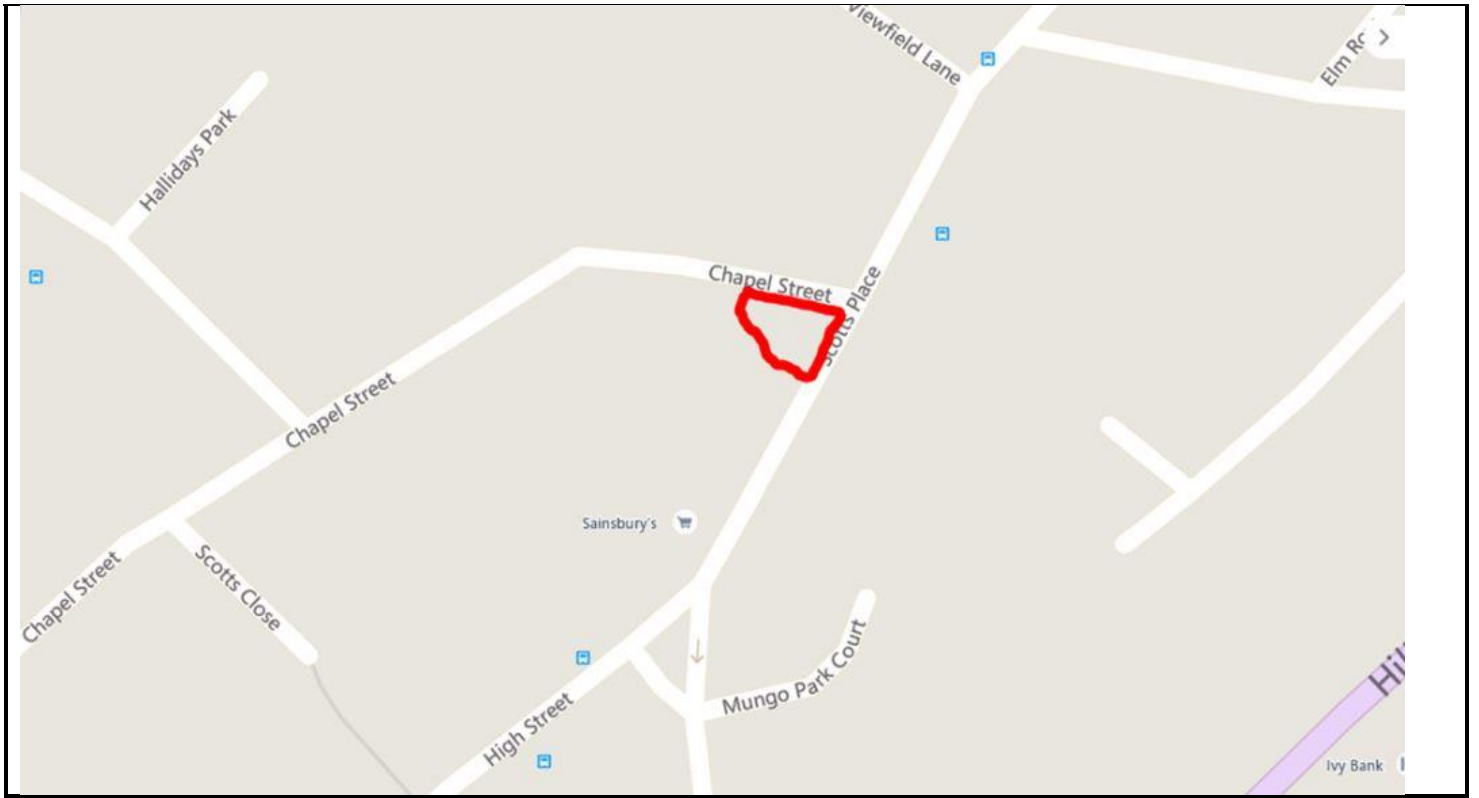






Project: 121-123 High Street, Selkirk	
<b>Location Plan</b>	
• Co-ordinates	X: 350396 Y: 614746
• Local Plan Reference	Not Applicable
• Site capacity:	10 units
• Type of development:	Flats
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2017
	Start: June 2017
	Completion: June 2018
• Site description:	Redevelopment of existing derelict building in prominent town centre location
• Constraints	Conservation Area; Car parking provision not possible
• Site Ownership:	Private – EHA to acquire under a negotiated Design and Build Contract
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High – N/A Shadow Programme Opportunity: N/A “Credit Crunch” Impact: N/A.
• Deliverability:	Probability: 100% in Year 2 (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Removes a long standing town centre eyesore. Provides flats in an area of high need
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is no adverse equality implications





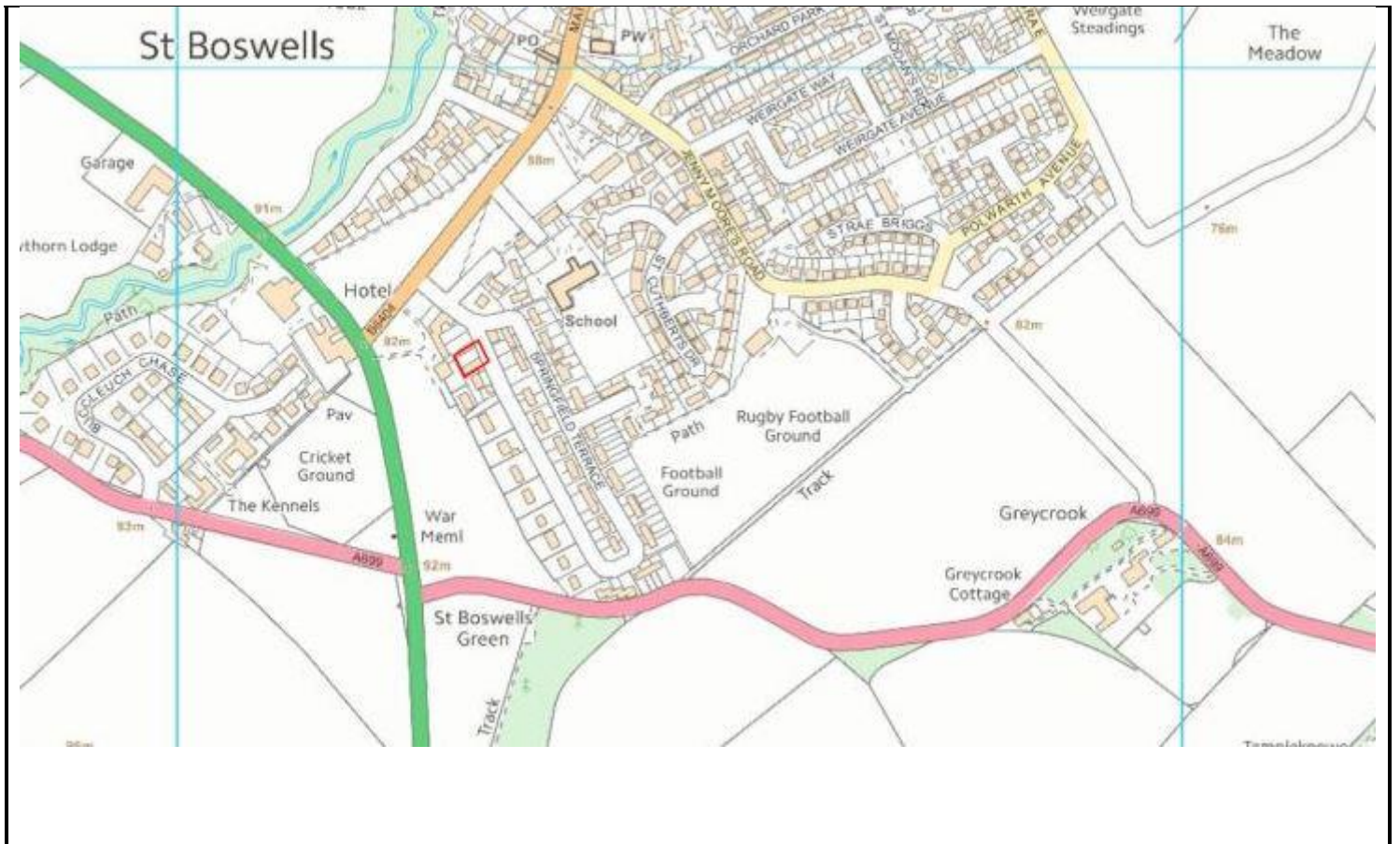
Project: Howden Drive, Jedburgh	
Location Plan	
• Co-ordinates	X: 365659      Y: 619926
• Local Plan Reference	RJ30B
• Site capacity:	Overall capacity – 80+. Part to be developed - 20
• Type of development:	Houses
• Tenure:	Rent:                      20 units
	Shared Equity:        0 units
	Other                      0 units
• Programme:	Acquisition:          April 2017
	Start:                      April 2018
	Completion:            April 2019
• Site description:	Greenfield site within residential area of Jedburgh; on bus route and close to Primary School
• Constraints	Nil
• Site Ownership:	Private – vendor willing to enter into negotiated Design and Build contract
• Housing Market Area	Central
• Other Information	Landbanking opportunity: High Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 3 (2019/2020)
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Springfield Terrace, St Boswells	
<b>Location Plan</b>	
• Co-ordinates	X: 359288 Y: 630711
• Local Plan Reference	Not Applicable
• Site capacity:	3 units
• Type of development:	Houses
• Tenure:	Rent: 3 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2017
	Start: January 2018
	Completion: June 2018
• Site description:	Gap site. Brownfield currently used as garages
• Constraints	Nil
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications





**Project: Woodside Place, Galashiels**

**Location Plan**

• Co-ordinates	X: 347979 Y: 637055
• Local Plan Reference	Not Applicable
• Site capacity:	4 units
• Type of development:	Flatted Development
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: October 2017
	Completion: June 2018
• Site description:	Gap site. Greenfield site
• Constraints	Nil
• Site Ownership:	Private. Eildon HA to acquire
• Housing Market Area	Central
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications

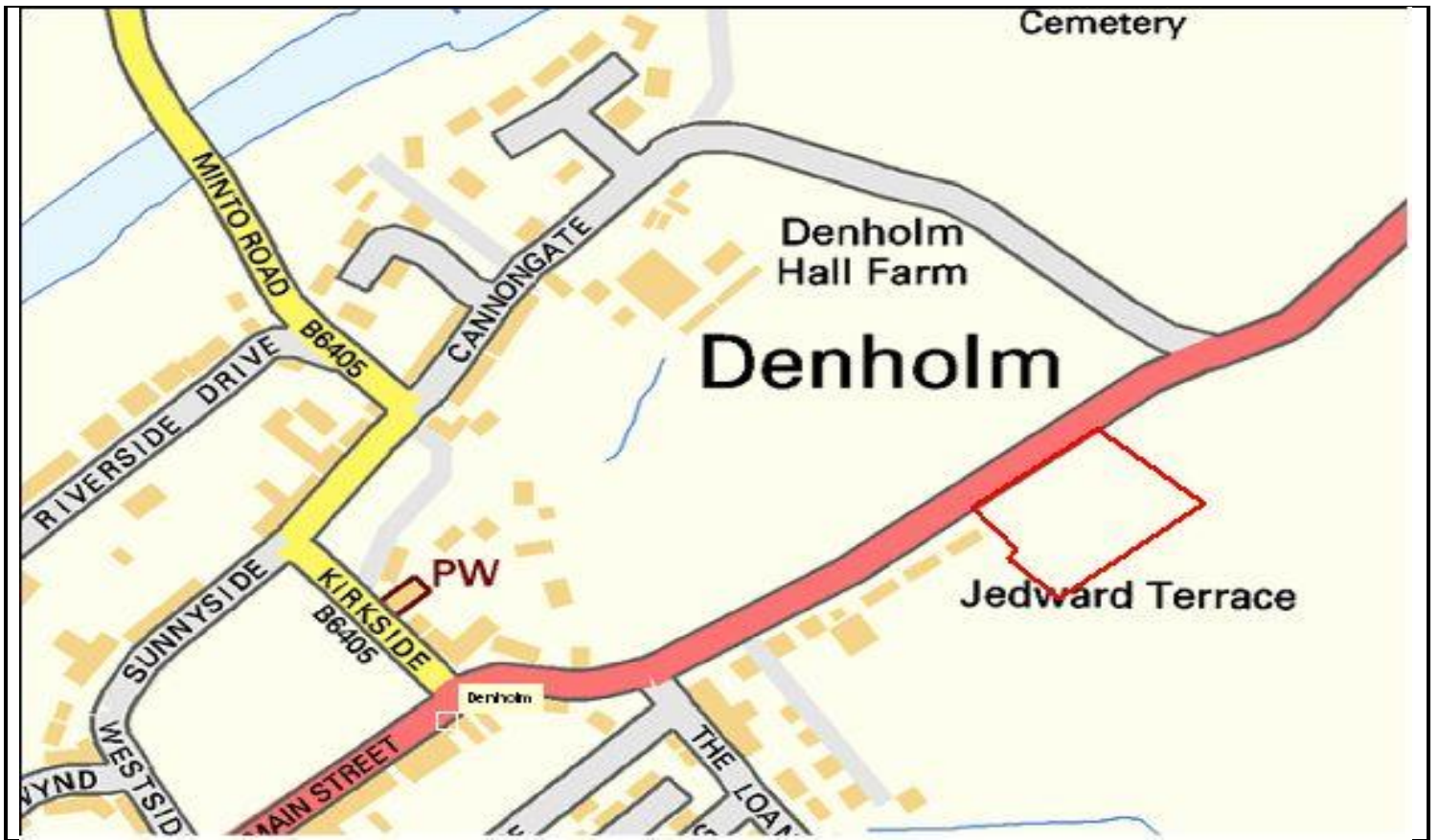






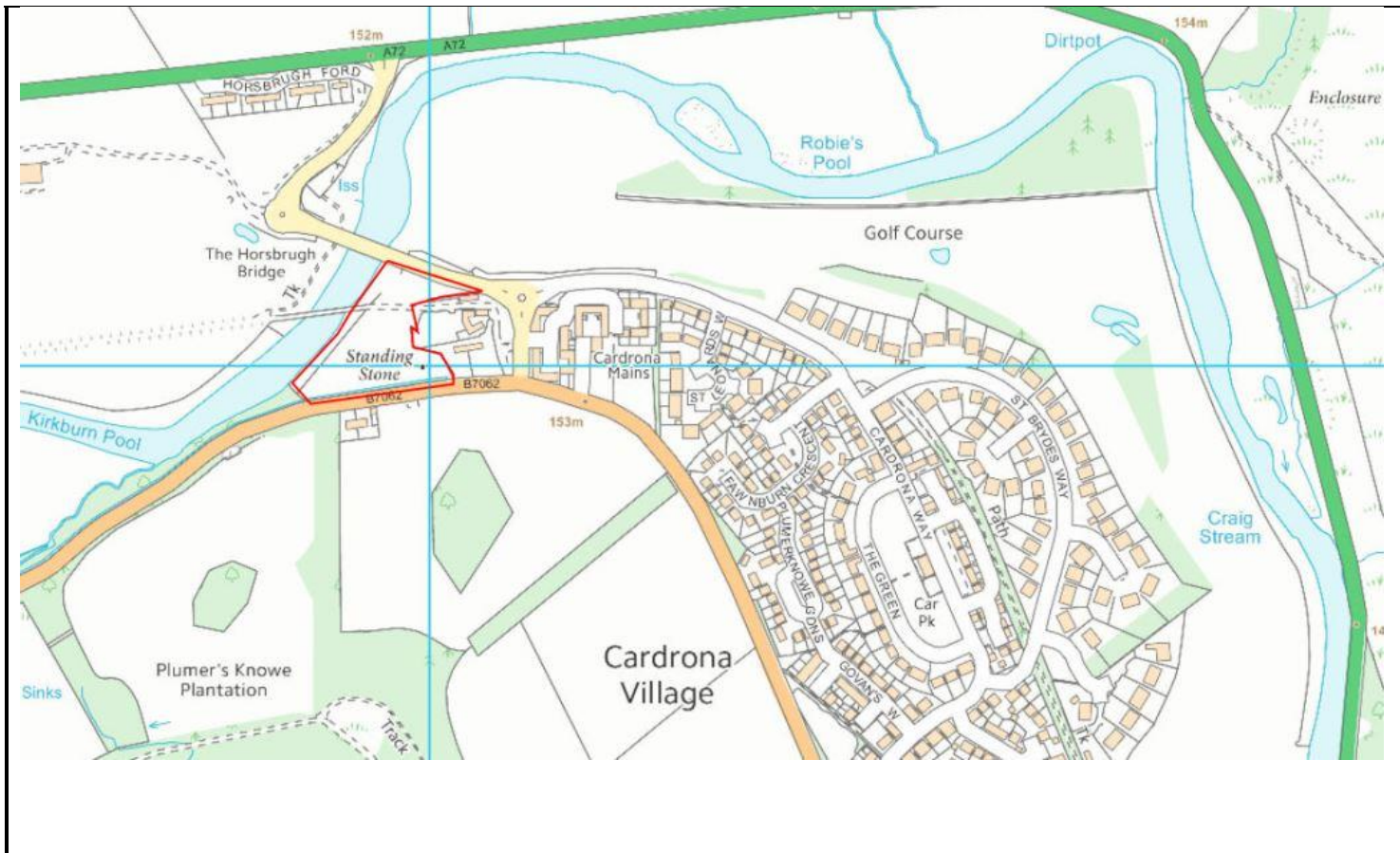
<b>Jed Terrace, Denholm</b>	
<b>Location Plan</b>	
• Co-ordinates	X 357,193 : Y 618,555
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	Houses
• Tenure:	Rent: 6 units Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: March 2017 Start: March 2018 Completion: November 2018
• Site description:	Greenfield site on edge of settlement
• Constraints	None known
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High – N/A Shadow Programme Opportunity: N/A “Credit Crunch” Impact: N/A.
• Deliverability:	Probability: 90% in Year 1
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Assists sustaining rural communities.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





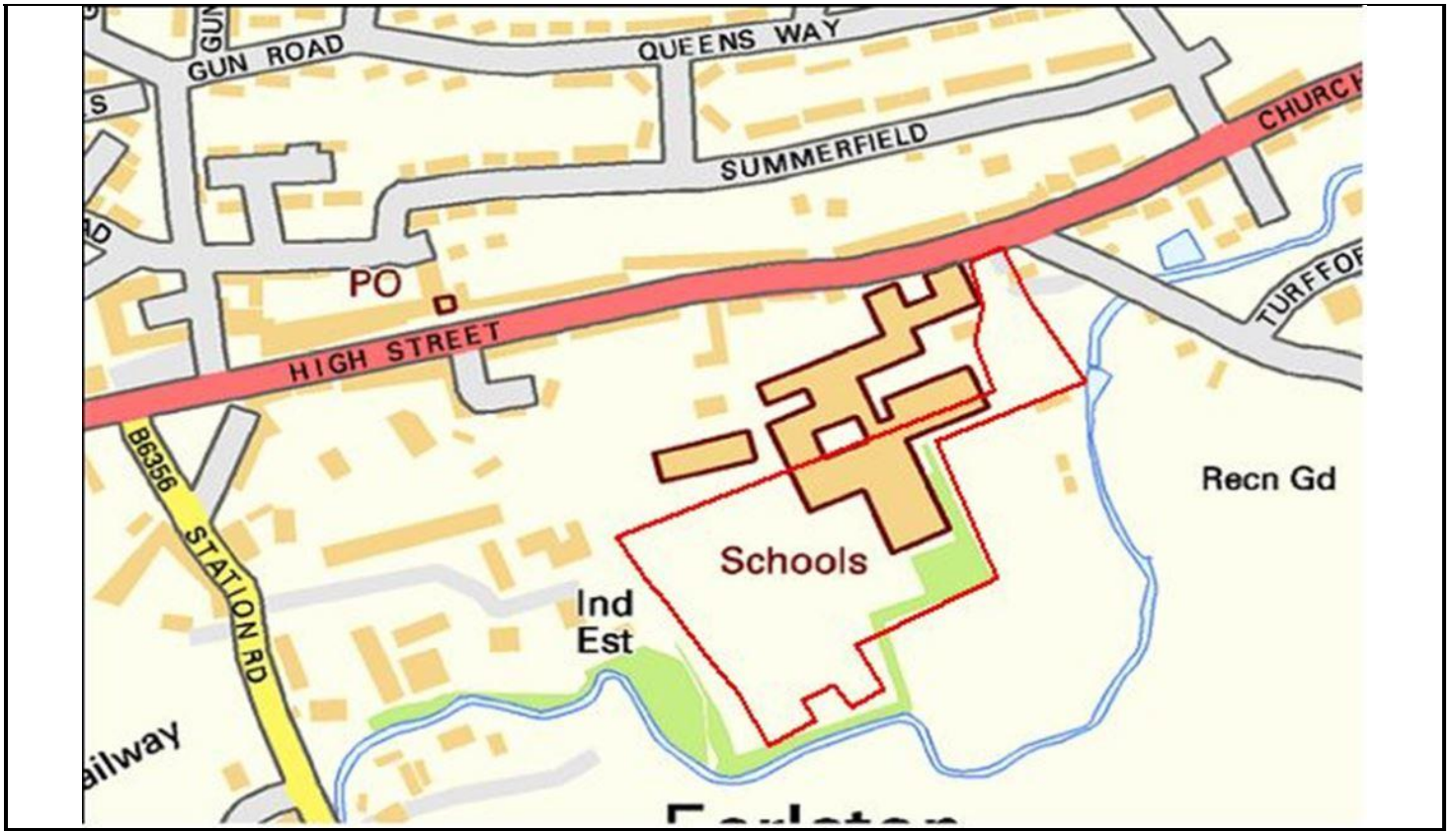
Project: Station Yard, Cardrona	
<b>Location Plan</b>	
• Co-ordinates	X: 329968 Y: 639030
• Local Plan Reference	MCARD007
• Site capacity:	10 units
• Type of development:	Houses / Flats.
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: August/September 2017
	Start: September/October 2017
	Completion: September/October 2018
• Site description:	Brownfield site with Planning Approval
• Constraints	Nil
• Site Ownership:	Private
• Housing Market Area	Northern
• Other Information	
• Deliverability:	Probability: 80% in Year Two (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there is no adverse equality implications





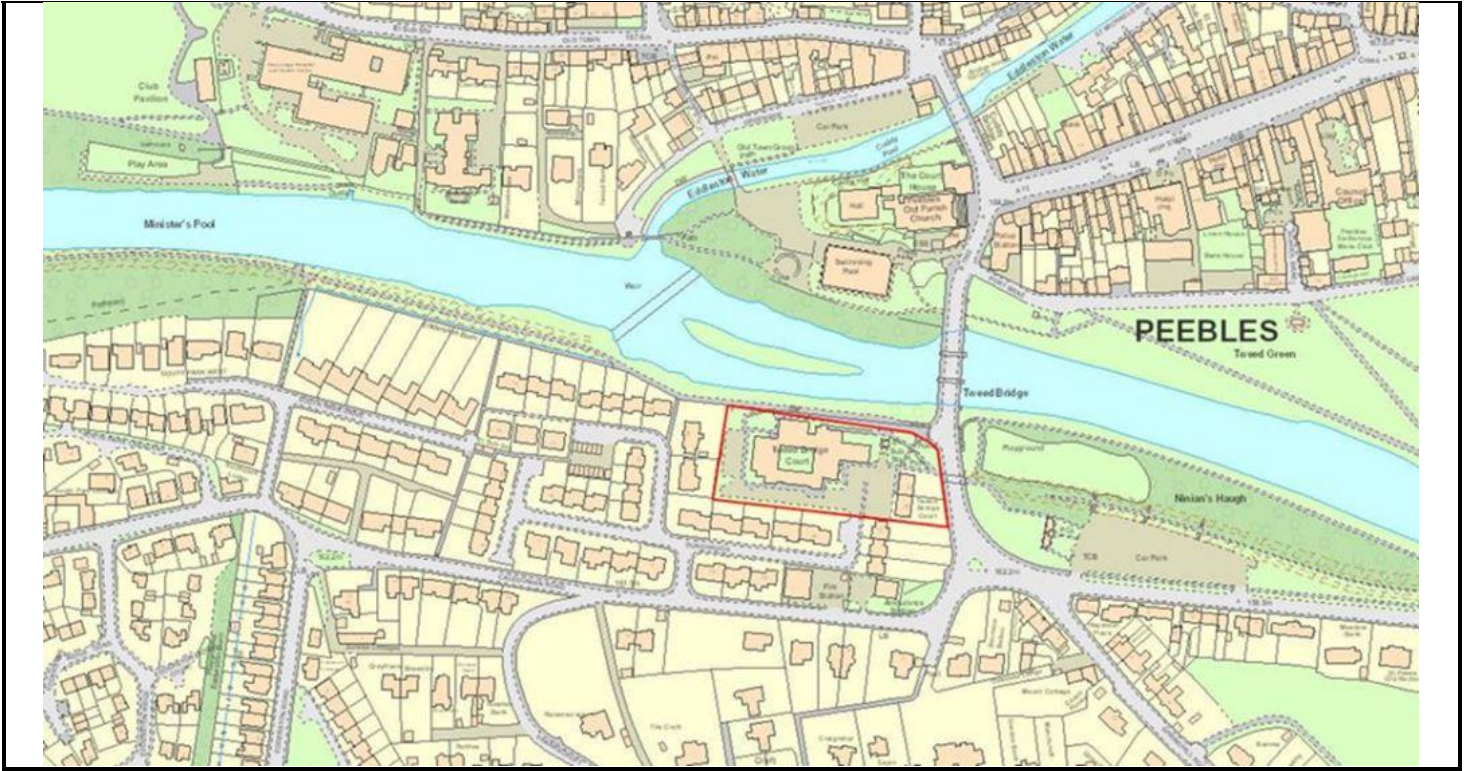
<b>Project: Earlston High School Site, Earlston</b>	
<b>Location Plan</b>	
• Co-ordinates	X 357784 : Y 638408
• Local Plan Reference	AEARL002
• Site capacity:	Site has capacity for up to 60 units. Mixed development planned – EHA Affordable - 26N; SBC MMR – 15No and Private – up to 15No
• Type of development:	Houses / wheelchair bungalows/ flats
• Tenure:	Rent: 26 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017(earliest)
	Start: 2017/2018
	Completion: late 2018/2019
• Site description:	Brownfield site in central Earlston. Good location in Central Borders HMA
• Constraints	Possible contamination, deep upfill, long road lead in etc; high infrastructure costs; part of site in flood plain. These will be dealt with through Planning process.
• Site Ownership:	SBC. EHA/SBC in discussion with potential developer with keen interest in developing the whole site. Developer proposing a mixed tenure development.
• Housing Market Area	Central
• Other Information	Land banking Opportunity: Medium/High – 2016/17 Shadow Programme Opportunity: Possible
• Deliverability:	Probability: >70% in year 3
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for family houses in Central HMA. Will allow a long term undeveloped site to be developed and open up a further site to the south.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Project: Tweedbridge Court Peebles</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 324960 Y: 640241
• Local Plan Reference	RPEEB003.
• Site capacity:	To be confirmed
• Type of development:	Re-development of existing RSL housing
• Tenure:	Rent: 24 units to be confirmed
	Shared Equity: to be confirmed
	Other: MMR to be confirmed
• Programme:	Acquisition: to be confirmed
	Start: 2017/18 to be confirmed
	Completion: 2018/19 to be confirmed
• Site description:	RSL housing development on a site that occupies an area of approx. 1.74 acres on a prominent site adjacent to River Tweed and road bridge leading to town centre..
• Constraints	Existing RSL housing to be demolished. Flood risk mitigation measures required.
• Site Ownership:	Blackwood
• Housing Market Area	Northern HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: Development partner understood to be keen to progress project. Potentially developable quickly if costs and flood risk mitigation measures can be resolved. Potential bid for Infra structure Funding to be made. "Credit Crunch" Impact: None identified.
• Deliverability:	Blackwood have preferred developer selected.
• Need:	Strong demand for all housing needs.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC's LHS Presents an opportunity to provide housing to meet a range of housing needs.
• Impact:	High positive impact to sustain local people in the Peebles locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications







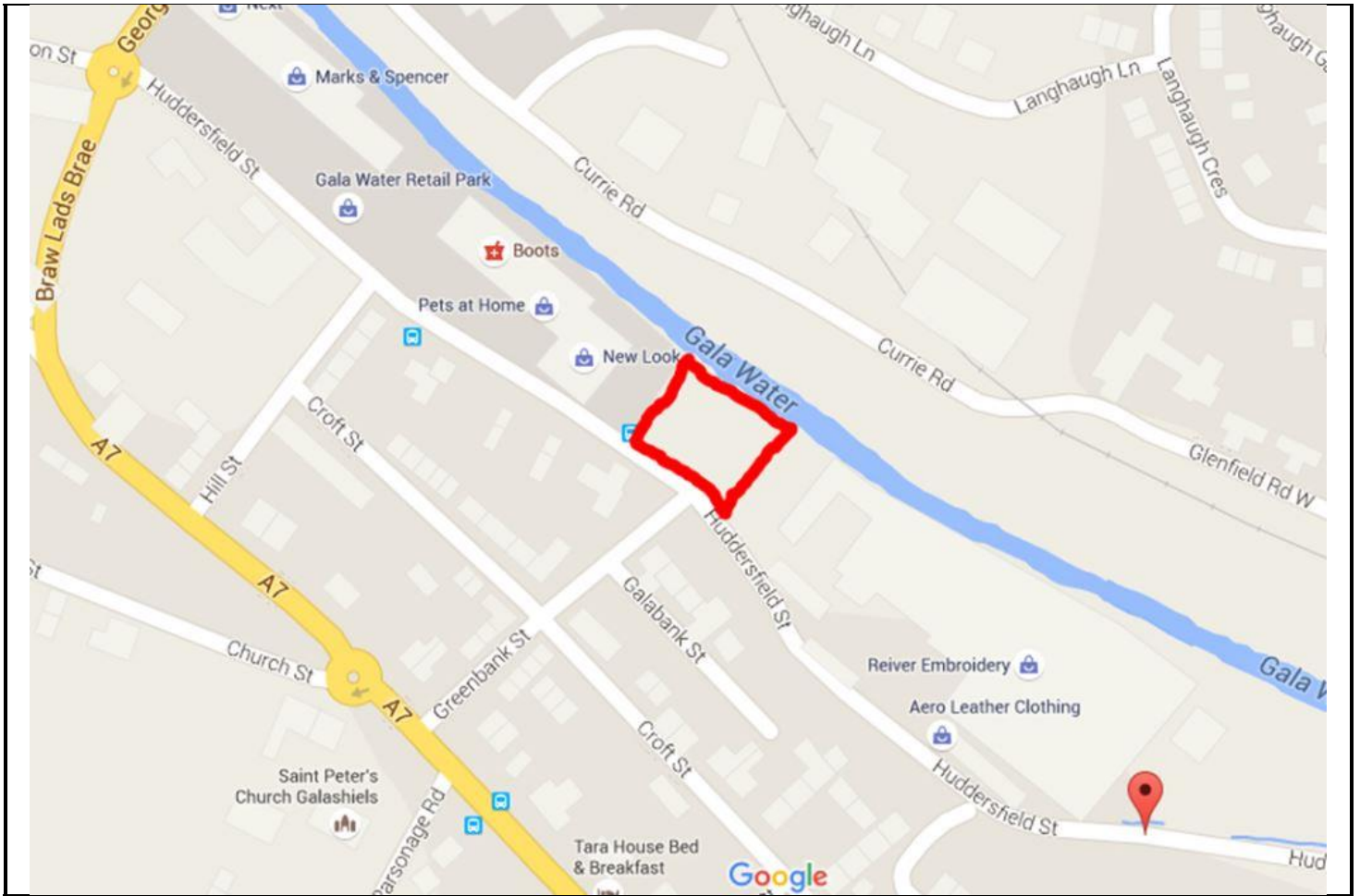
<b>Project: Site adjacent to Milestone Garden Centre, Newtown St Boswells</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 358239 Y: 631282
• Local Plan Reference	ANEWT005 (part)
• Site capacity:	Total site – up to 60No units if 100% Affordable housing
• Type of development:	General Needs family houses; Wheelchair housing and some flats
• Tenure:	Rent: 60units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017
	Start: 2017/2018
	Completion: 2019/2020
• Site description:	Greenfield Site
• Constraints	Owners expectation for site
• Site Ownership:	Private. Planning Application has been made for 40No which would have a 25% affordable element. Should EHA acquire the site then up to 60No units with 100% affordable
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Low/Medium 2016/2017 Shadow Programme: unlikely
• Deliverability:	Probability: 75% in Year 3 or 4
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for family houses in Central HMA. Employment opportunities from adjacent commercial complex.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





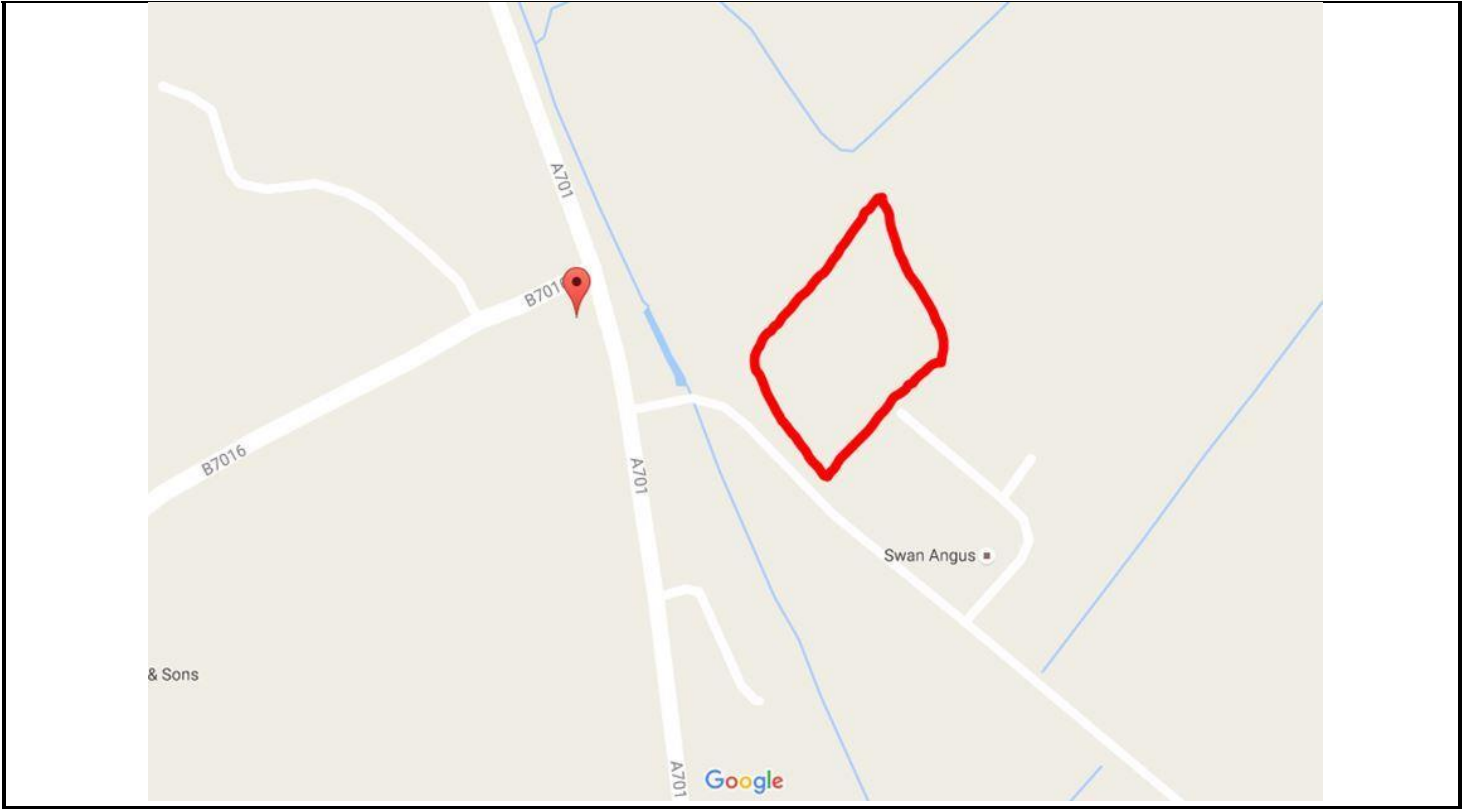
Project: Huddersfield Street, Galashiels	
<b>Location Plan</b>	
• Co-ordinates	X: 349459      Y: 635806
• Local Plan Reference	zEL41
• Site capacity:	Up to 24 No flats
• Type of development:	Flatted development
• Tenure:	Rent:            up to 24 units
	Shared Equity: 0 units
	Other:            0 units
• Programme:	Acquisition:    N/A – owned by EHA
	Start:            2017/2018
	Completion:    2018/2019
• Site description:	Brownfield Site. Good central location in Galashiels. Good transport links and close to all amenities. Adjacent to existing housing and on edge of retail development
• Constraints	Planning – change of land use required. This has been discussed with SBC Planning Policy and site will be put forward under SBC 'Call for Sites' exercise. SBC require to identify further sites for housing and this is seen as a housing site given location.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A as owned by EHA Shadow Programme: N/A
• Deliverability:	Probability: 90% in year 3
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for flatted properties in Central HMA
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Springwell Brae, Broughton	
Location Plan	
• Co-ordinates	X: 311341      Y: 636693
• Local Plan Reference	TB10B
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent:            12 units
	Shared Equity: 0 units
	Other:            0 units
• Programme:	Acquisition:    November 2016
	Start:            April 2018
	Completion:     April 2019
• Site description:	Greenfield site
• Constraints	Nil
• Site Ownership:	Scottish Borders Council; HRA site to be acquired by Eildon HA for future development
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: High Shadow Programme: N/A
• Deliverability:	Probability: 100% in year 3 (2019/2020)
• Need:	Reasonable level of demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is no adverse equality implications





<b>Project: Potential extra care housing – Langhaugh Galashiels</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 349707 Y: 635867
• Local Plan Reference	Currently “white land”- identified as potential housing site
• Site capacity:	24-30 properties
• Type of development:	Extra care housing - flats
• Tenure:	Rent: 24-30 units
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: October 2016
	Start: October 2018
	Completion: March 2020
• Site description:	Former commercial premises.
• Constraints	Adjacent land ownerships to be clarified. SBC/IJB to clarify its position regarding if they want to pursue ECH on this site. Otherwise EHA will develop for general needs housing.
• Site Ownership:	Private – to be acquired by EHA October 0216
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: Potentially “Credit Crunch” Impact: None identified.
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand for general needs plus ECH as evidenced by consultant report.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC - LHS and IJB-SP
• Impact:	High positive impact to sustain local people in the Galashiels..
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





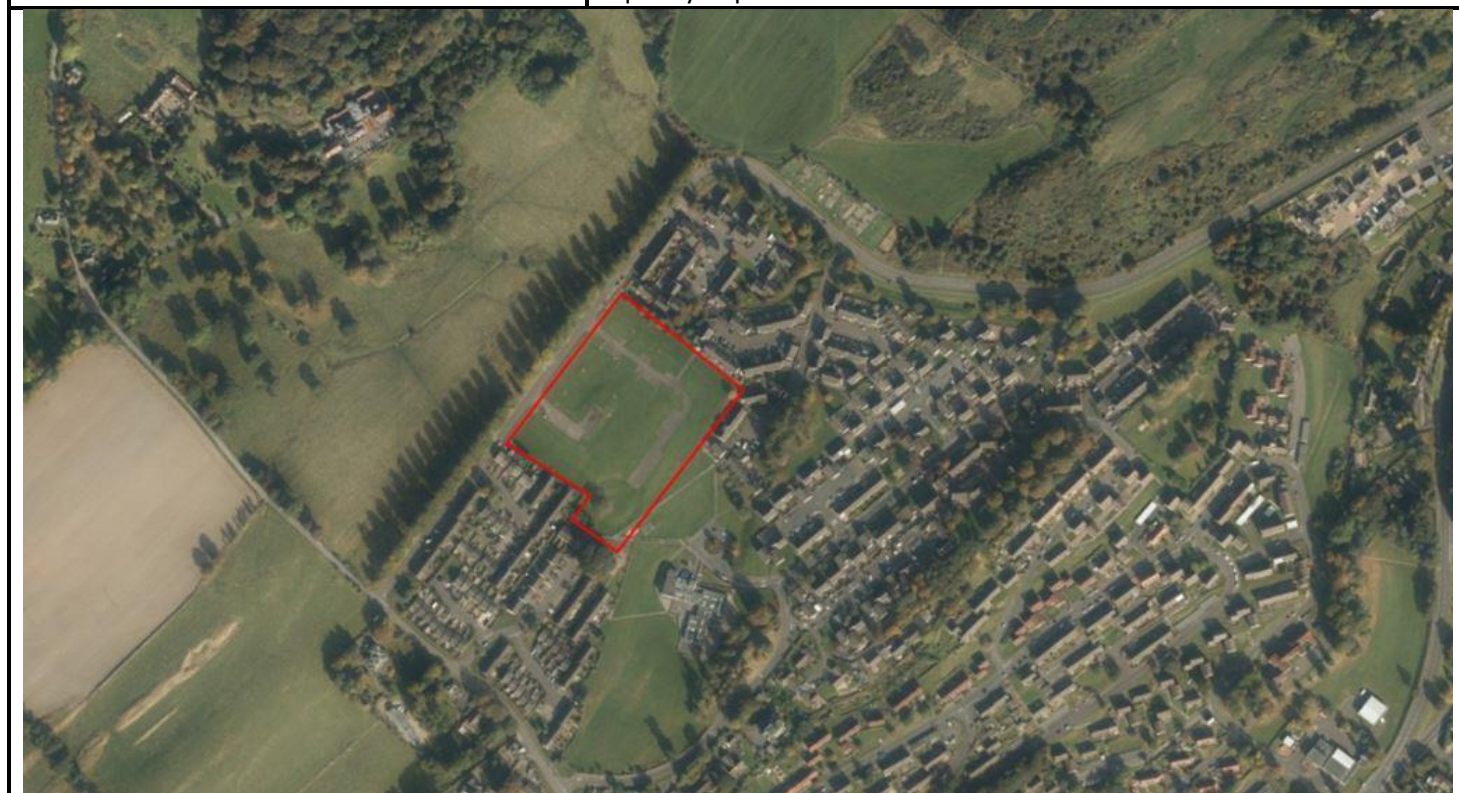


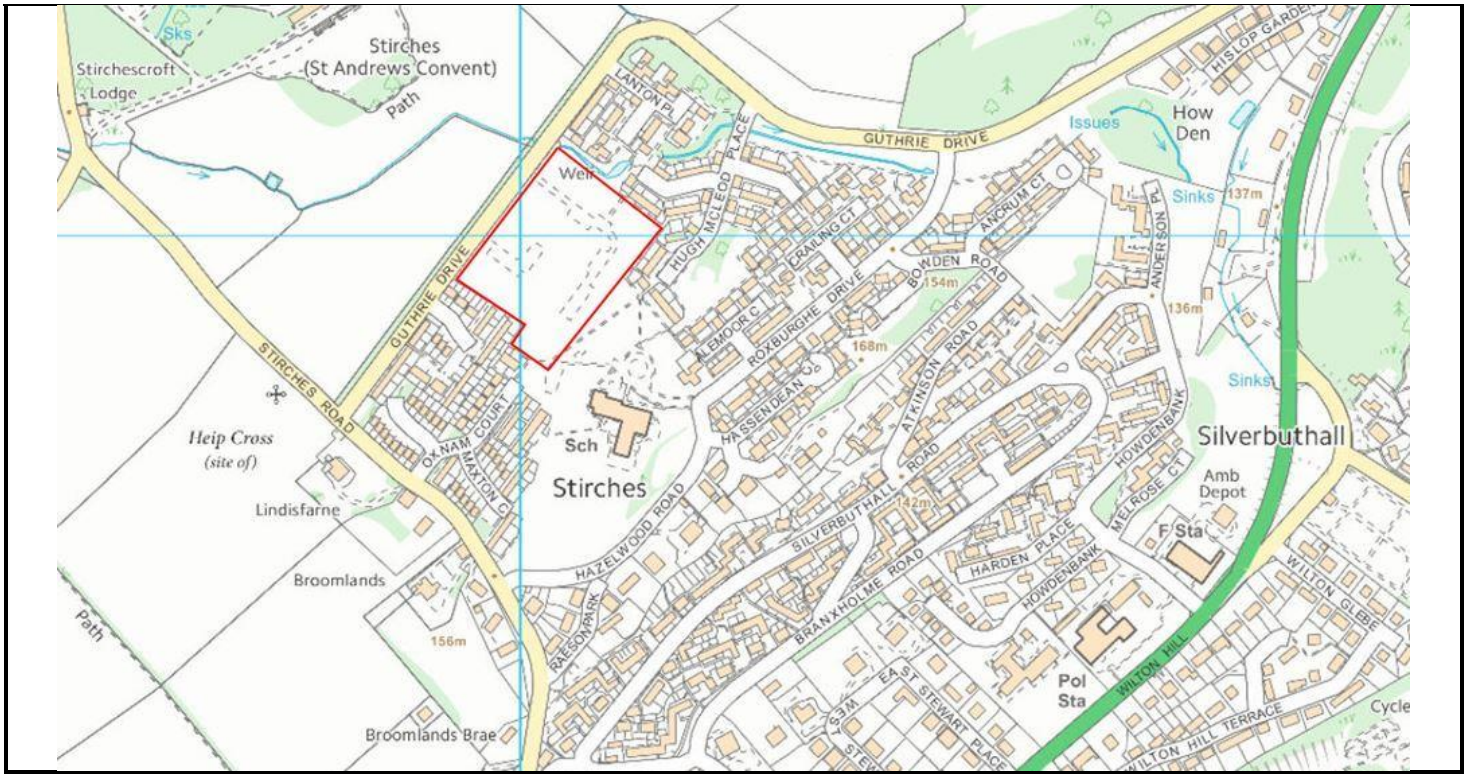
Project: Nethershot, Kelso (adjacent to New High School site)	
<b>Location Plan</b>	
• Co-ordinates	X: 372349 Y: 635103
• Local Plan Reference	AKELSO21
• Site capacity:	30 units
• Type of development:	General Needs family housing; Wheelchair housing
• Tenure:	Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2017/2018
	Start: 2018/2019
	Completion: 2019/2020
• Site description:	Green-field part of larger private development; Affordable housing element;
• Constraints	Dependant on developer
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Links in with wider strategy for Land banking Opportunity: High 2016/2017 Shadow Programme Opportunity: Medium 2017/2018
• Deliverability:	Probability - 50% in year 3-4
• Need:	Strong local need
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications




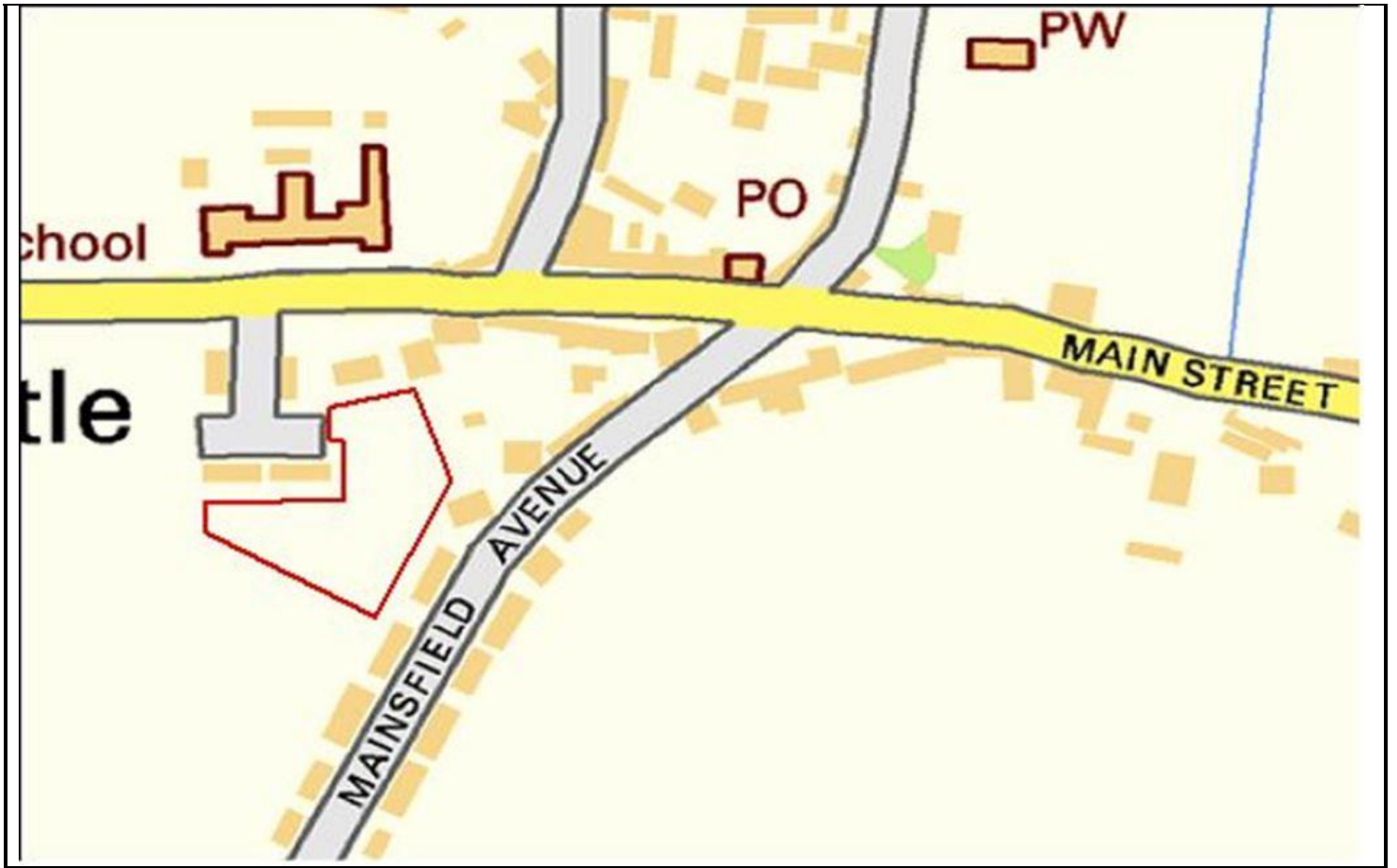



<b>Project: Potential extra care housing – Stirches Hawick.</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 350038      Y: 615987
• Local Plan Reference	RHA25B
• Site capacity:	To be confirmed
• Type of development:	Extra care housing = flats
• Tenure:	Rent:                36 units to be confirmed
	Shared Equity:    0 units
	Other:                MMR 0 units
• Programme:	Acquisition:    2022 to be confirmed
	Start:                2022
	Completion:    2024
• Site description:	Uncompleted housing site.
• Constraints	HWC or ECH RSL delivery partner to be agreed
• Site Ownership:	SBC. [former HRA retained site]
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Already in SBC ownership. Shadow Programme Opportunity: Potentially could be developed quickly. “Credit Crunch” Impact: None identified .
• Deliverability:	Dependent on need for ECH if not possible to provide HWC.
• Need:	Strong demand. Evidenced by consultants report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and SP
• Impact:	High positive impact to sustain local people in the Hawick locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there are no adverse equality implications

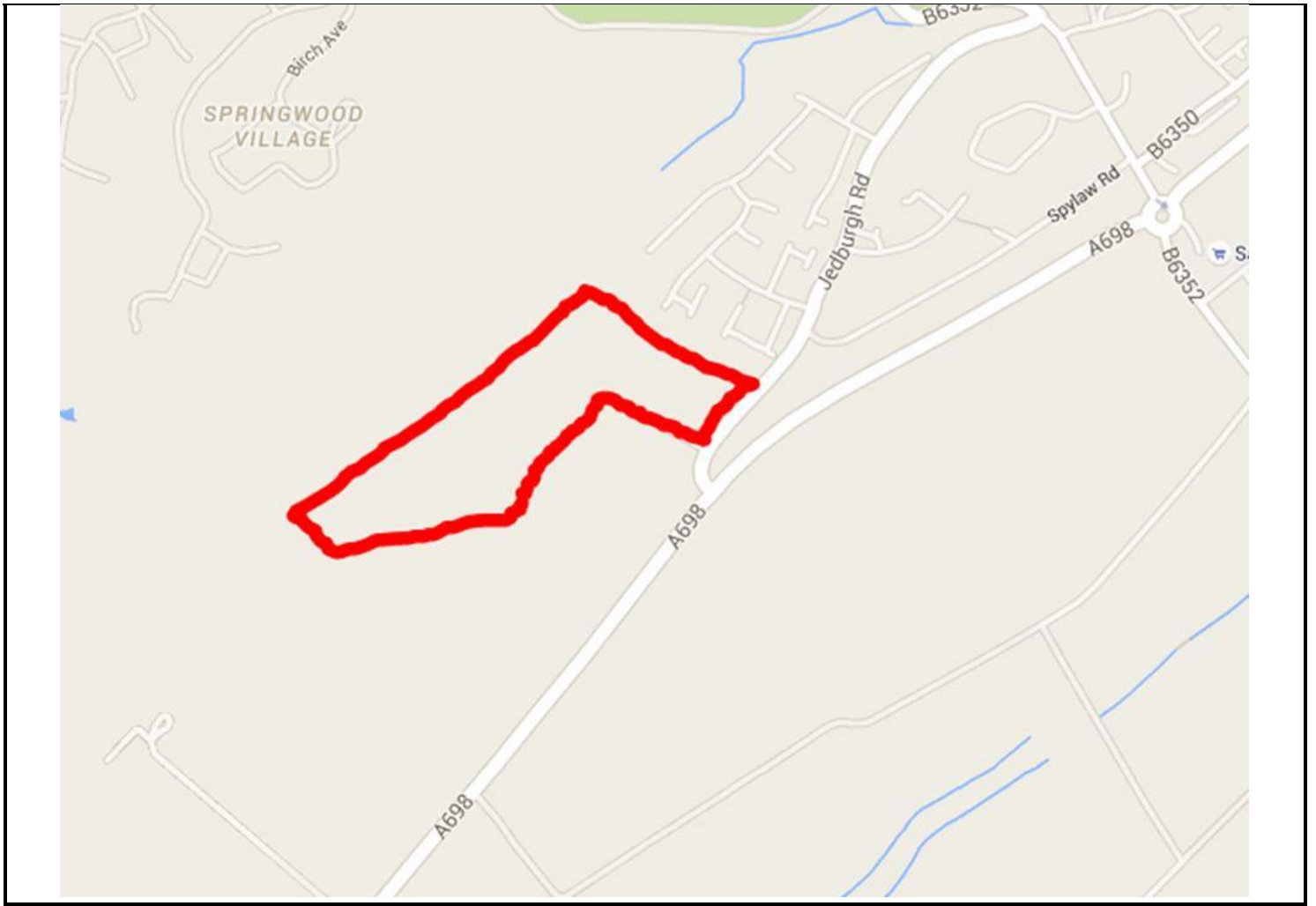




Project: Renwick Gardens, Morebattle	
Location Plan	
• Co-ordinates	X 376,989 : Y 624,843
• Local Plan Reference	RM06B
• Site capacity:	8 units
• Type of development:	Houses/Cottages
• Tenure:	Rent: 8 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: N/A
	Start: 2017/2018
	Completion: 2018/2019
• Site description:	Flat green-field
• Constraints	Sewerage capacity – in discussion with SW to resolve
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Land banking Opportunity: N/A Shadow Programme Opportunity: Project could be worked up as part of a rural housing programme and put on shelf ready to take up slippage; Earliest tender approval 2015/16 "Credit Crunch" Impact: N/A
• Deliverability:	Probability: 95% (once sewerage capacity available)
• Need:	Moderate demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Medium impact – will assist sustain local community.
	



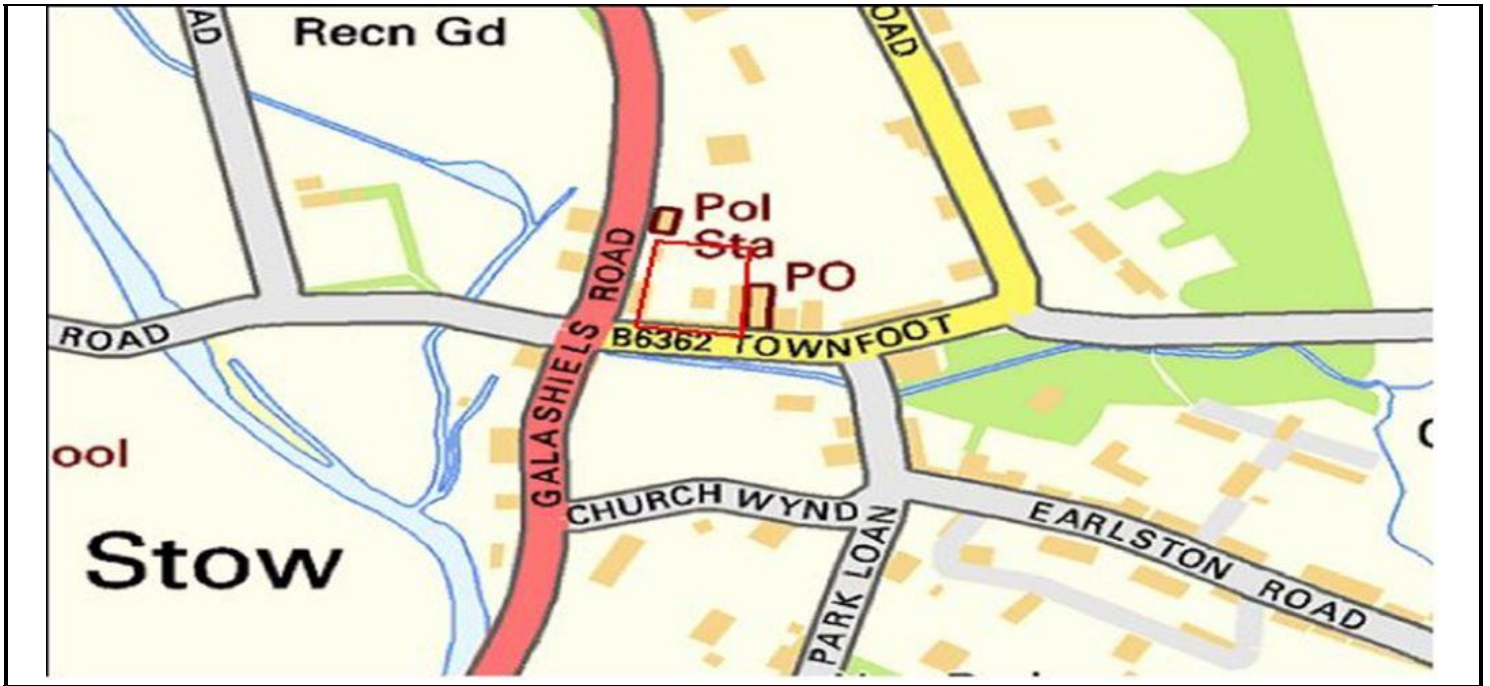
Project: Wallacenick, Kelso	
<b>Location Plan</b>	
• Co-ordinates	X: 373360      Y: 634214
• Local Plan Reference	RKE15F and AKELS008
• Site capacity:	Up to 45 houses
• Type of development:	Houses
• Tenure:	Rent:              45 units
	Shared Equity:    0 units
	Other:              0 units
• Programme:	Acquisition:      2015/2016 - part
	Start:              2016/2017
	Completion:       2017/2018
• Site description:	Greenfield Site
• Constraints	Planning issues; resurrection of large Planning for large site in Kelso. 15% affordable requirement assumed
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Low 2015/2016
	Shadow Programme: unlikely
• Deliverability:	Probability: 50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS and sites zoned for housing in Local Plan
• Impact:	Neutral
	





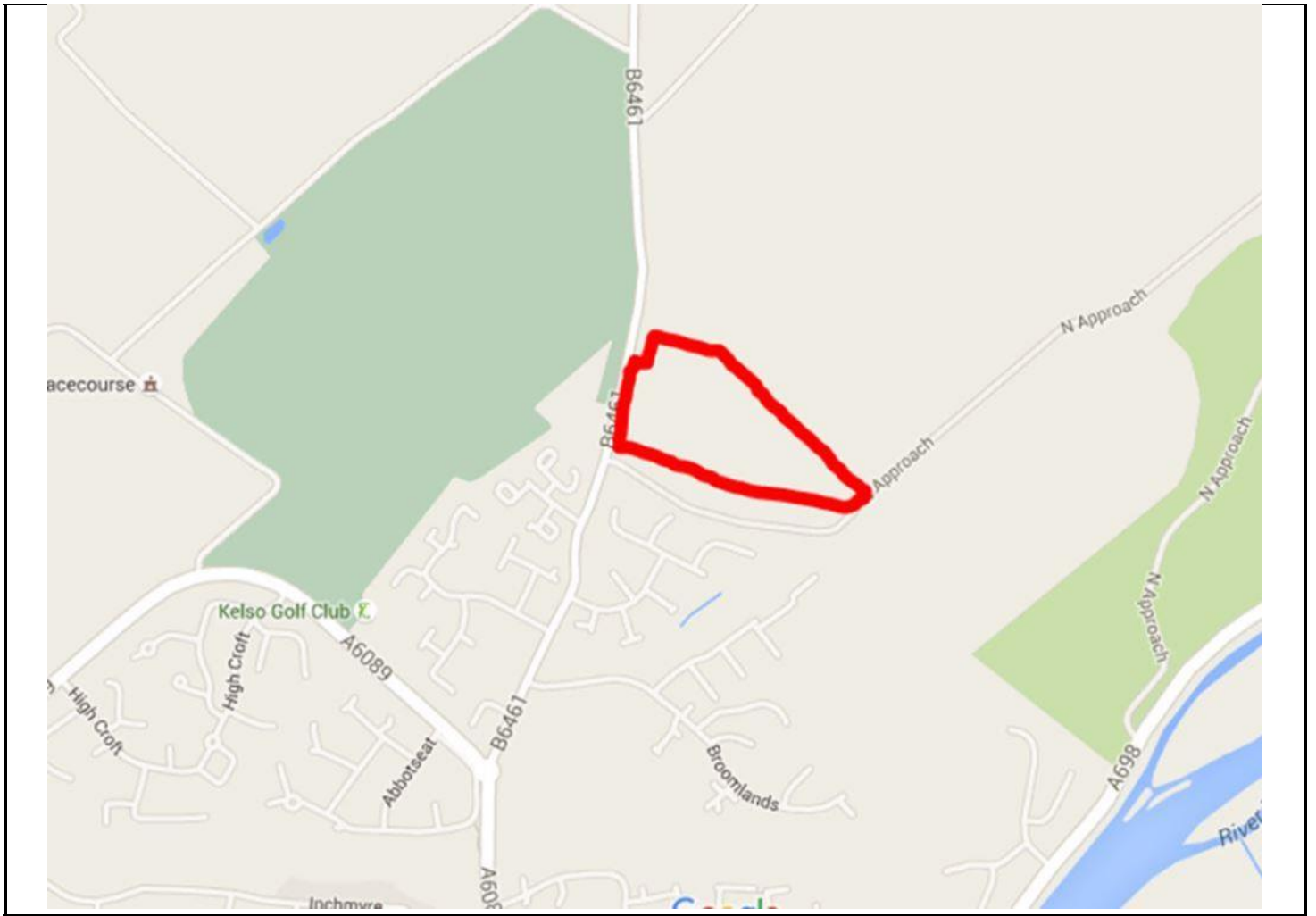
Project: The Royal Hotel, Stow	
<b>Location Plan</b>	
• Co-ordinates	X 345970 Y 644652
• Local Plan Reference	MSTOW001 – mixed use development
• Site capacity:	10 units (approx)
• Type of development:	Houses/Flats
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2016/2017
	Start: post 2016/17
	Completion: post 2016/17
• Site description:	Brownfield Site
• Constraints	Dependant on owner; EHA previous attempts to acquire have foundered on vendor's expectation of value; site however remains unsold
• Site Ownership:	Private
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: Low 2016/2017 Shadow Programme: Low Local Councillor and SBC would support Affordable Housing on this site; sensitive site given length of time it has lain empty Possible SBC CPO
• Deliverability:	Probability: <50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Hendersyde, Kelso	
<b>Location Plan</b>	
• Co-ordinates	X: 373391 Y: 635370
• Local Plan Reference	AKELS022
• Site capacity:	Up to 30 houses
• Type of development:	General Needs Family Houses; Wheelchair housing
• Tenure:	Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2017/2018 - est
	Start: 2017/2018 - est
	Completion: 2018/2019 -est
• Site description:	Greenfield Site Part of larger private development. Affordable housing element
• Constraints	None known.
• Site Ownership:	Private
• Housing Market Area	Central
• Other Information	Landbanking opportunity: Medium 2016/2017
	Shadow Programme: unlikely
• Deliverability:	Probability: 50%
• Need:	Strong demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS and sites zoned for housing in Local Plan
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications

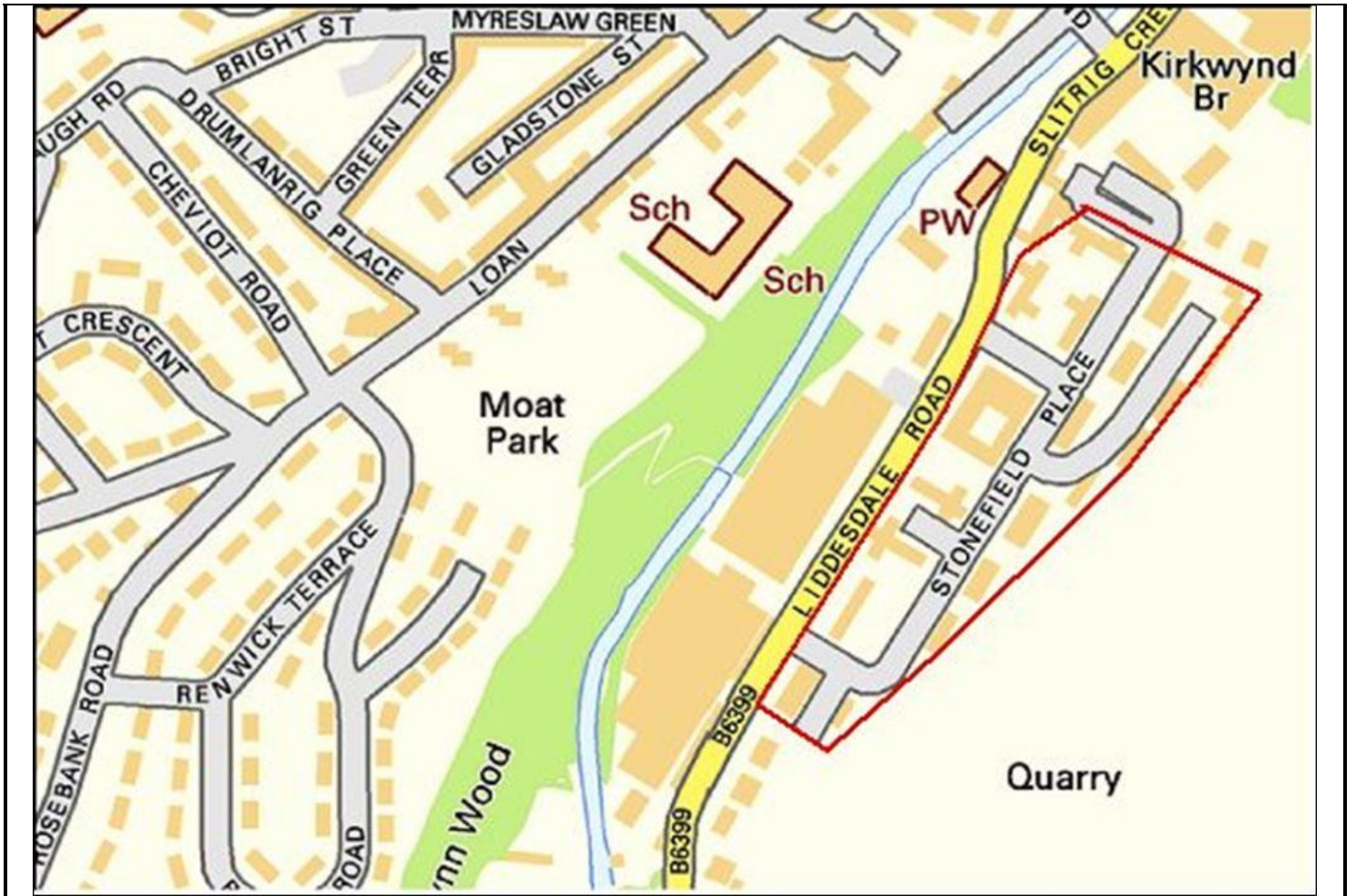




# SBHA

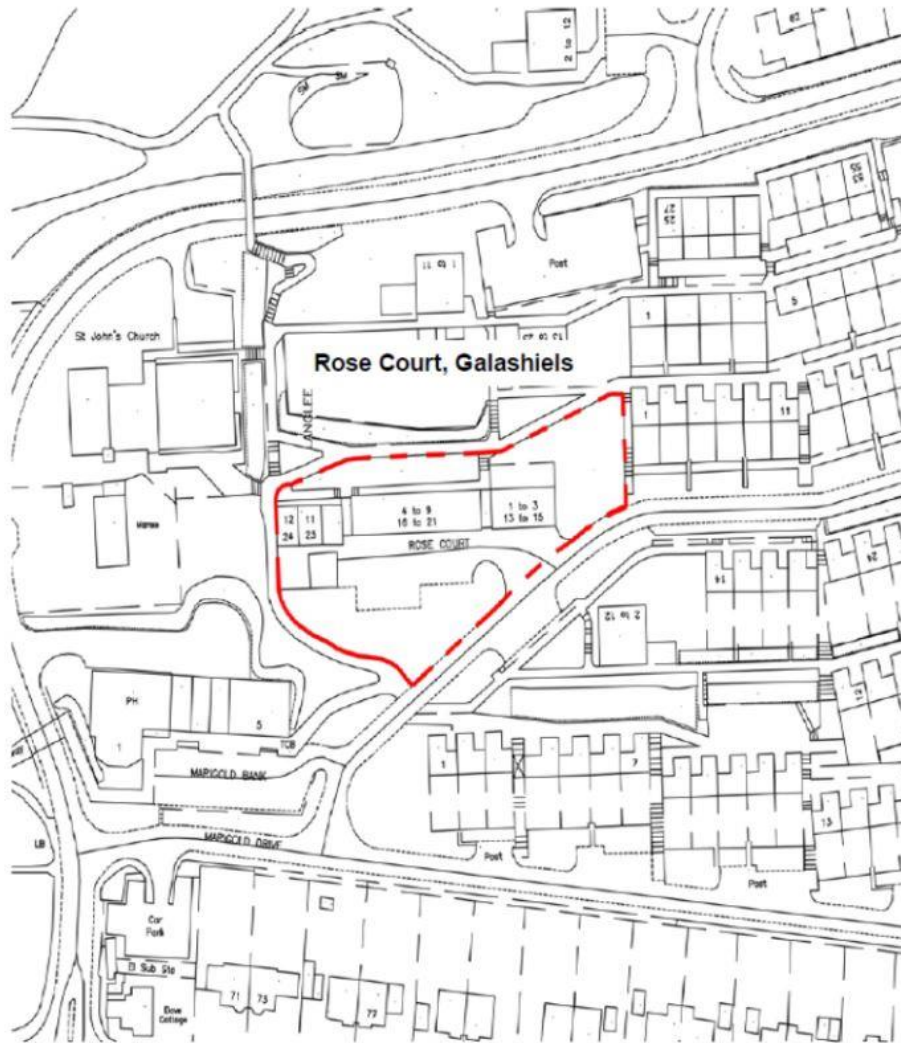
Project: Stonefield Estate - Block Remodelling. Hawick	
<b>Location Plan</b>	
• Co-ordinates	X: 350240 Y: 614097
• Local Plan Reference	N/A
• Site capacity:	N/A
• Type of development:	Completion of programme of remodelling of flatted blocks to be retained.
• Tenure:	Social Rent: 18 units - [6 per block] Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: Owned by SBHA Start: 2017 [Block 7] Completion: 2017 [Block 7]
• Site description:	Area regeneration of former Council Housing Estate.
• Constraints	2 RTB owners still own flats in block 5 and 6. SBHA to negotiate acquisition of these 2 flats.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Already in SBHA ownership. Shadow Programme Opportunity: Potentially. Subject to acquisitions being secured. "Credit Crunch" Impact: None identified .
• Deliverability:	Block 7 anticipated start on site Jan 2017. Blocks 5 and 6 subject to RTB flats being acquired by SBHA.
• Need:	Evidenced by SBHA information.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and SP
• Impact:	High positive impact to sustain local people in the Hawick locality, and complete planned block improvement / remodelling programme.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there are no adverse equality implications





<b>Project: Rose Court Galashiels</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 351022 Y: 635719
• Local Plan Reference	RJ30B
• Site capacity:	8-18 New build units
• Type of development:	Demolition of existing block and new build development
• Tenure:	Rent: 8-18 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2016/17
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 2-3
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications

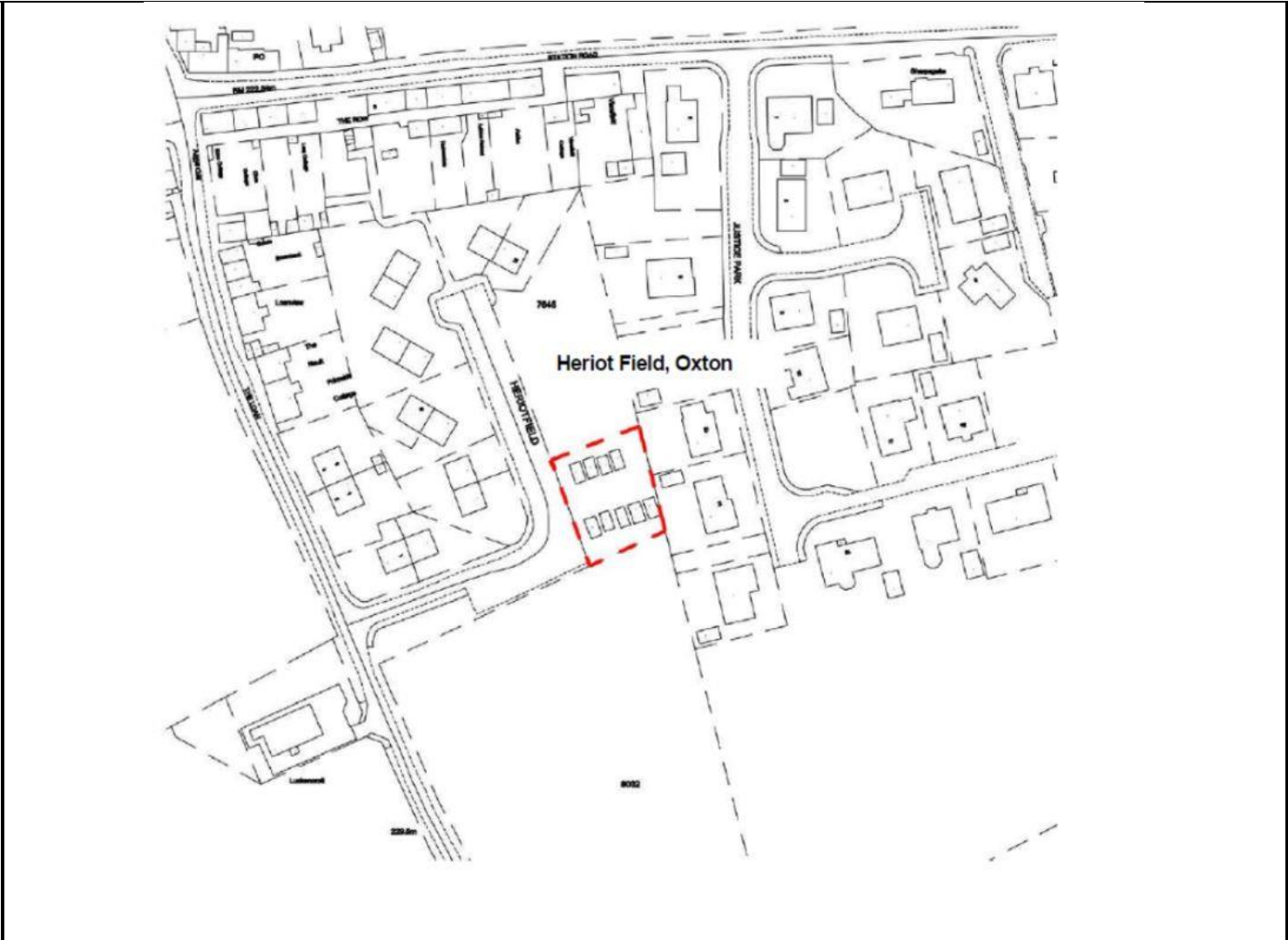






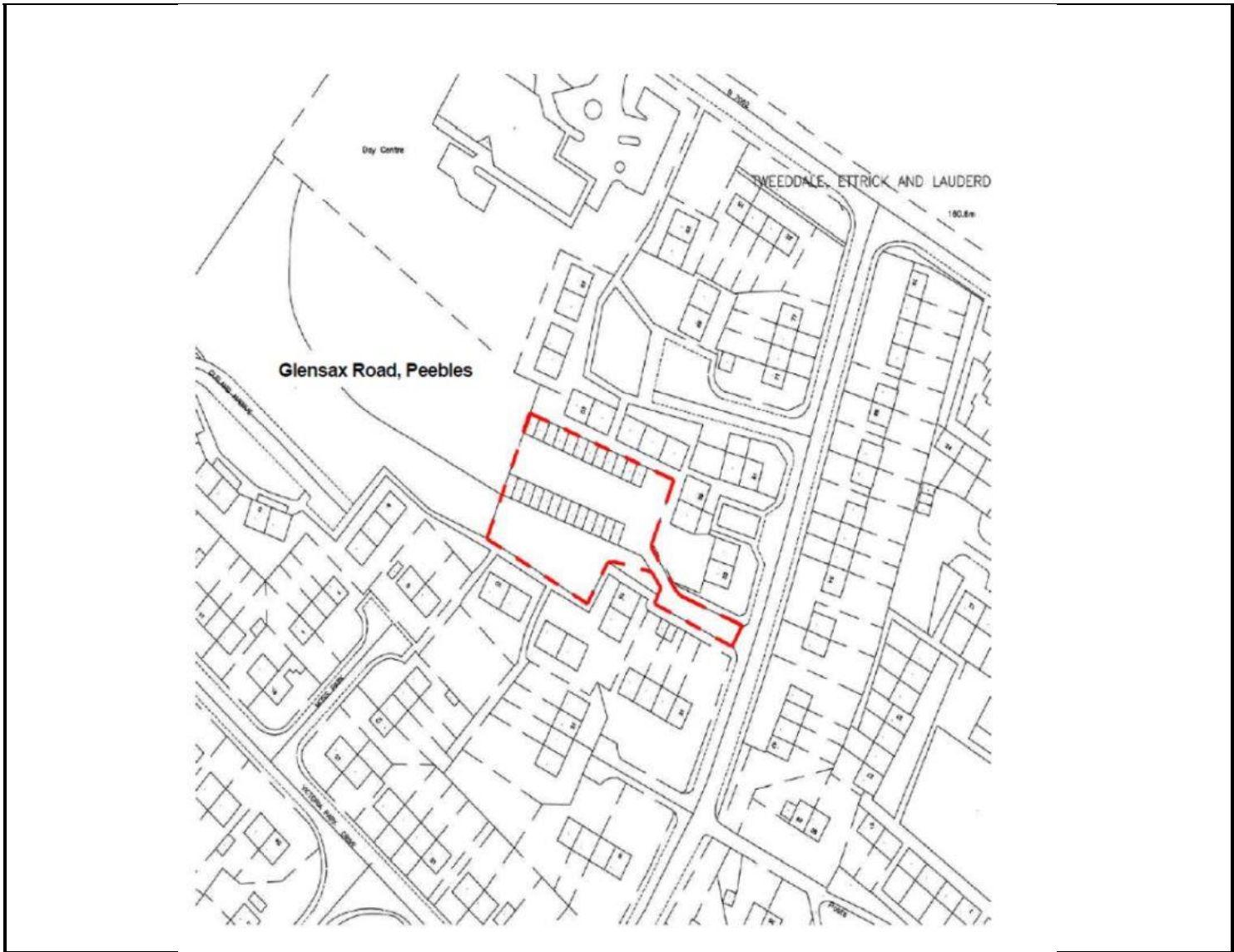
Project: Heriot Field, Oxton	
<b>Location Plan</b>	
• Co-ordinates	X: 349804 Y: 653407
• Local Plan Reference	
• Site capacity:	4 New build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 4
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Glensax Road, Peebles	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned
	Start: 2019/20
	Completion: 2019/20
• Site description:	Garage site
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 4
• Need:	Strong demand
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





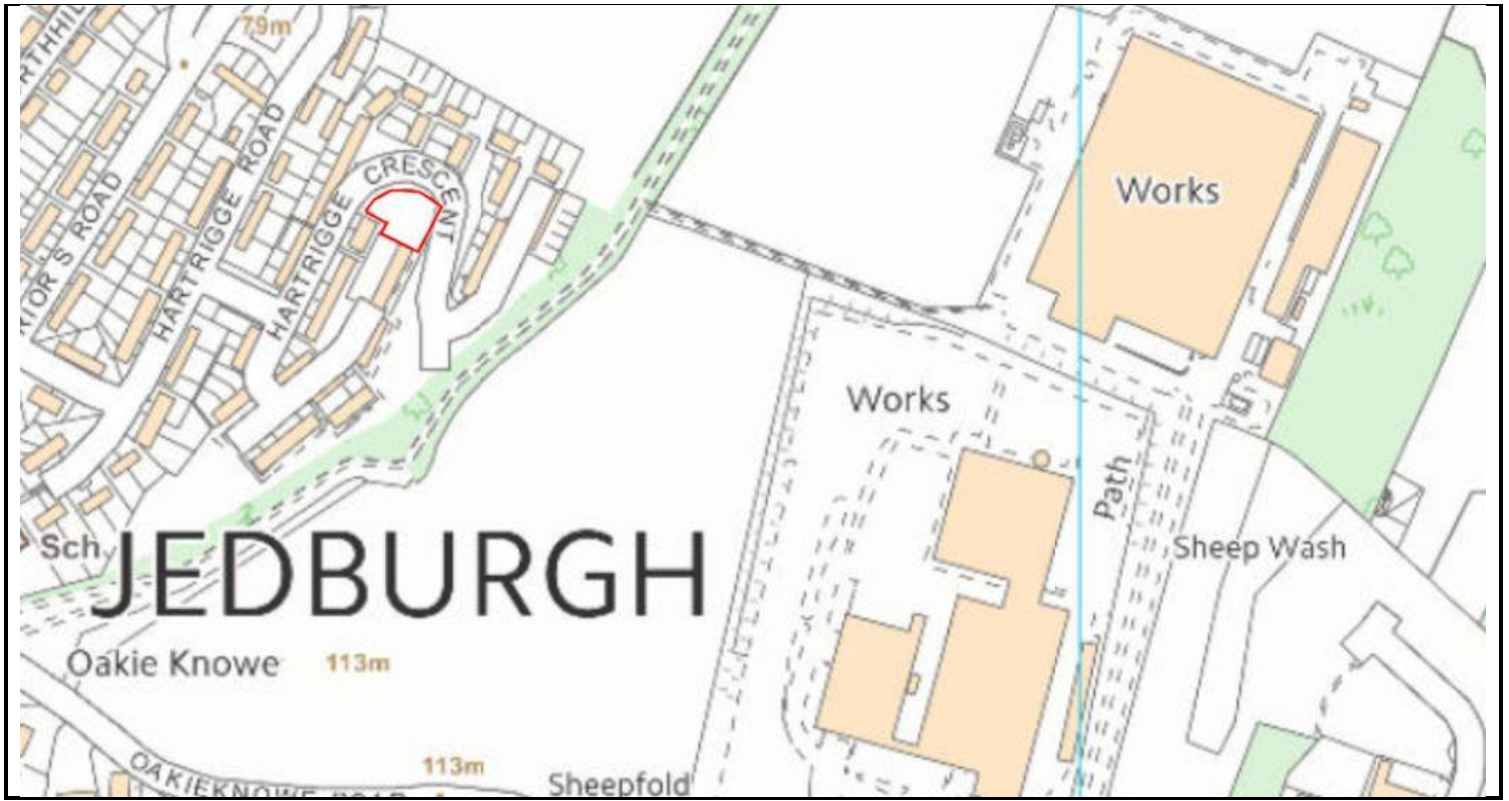
<b>Project: Tweed Court, Kelso</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	8 New build units
• Type of development:	At present possible part demolish and part new build
• Tenure:	Rent: 15-20 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18
	Completion: 2017/18
• Site description:	Brownfield
• Constraints	Remodelling Phase – to accommodate approximately 6-7 no units in mix of 1,2 beds general needs houses
	New build – potential for mid-market new build units between 10-15 units
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A
	Shadow Programme Opportunity: Project could be accelerated.
	Funding Streams and issue (tbc)
• Deliverability:	Probability: 100% in year 3-4
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Project: Hartrigge Crescent, Jedburgh	
<b>Location Plan</b>	
• Co-ordinates	X: 365642 Y: 620886
• Local Plan Reference	
• Site capacity:	7 units
• Type of development:	7 Houses
• Tenure:	Rent: 7 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land
	Start: At feasibility stage TBC for start
	Completion: At feasibility stage
• Site description:	Open grassed area accessed from Hartrigge Crescent
• Constraints	2 storey split level houses surrounding site. Privacy and overlooking issues to consider. New 2 storey split level houses should be in keeping with surroundings.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: No Within settlement boundary. Flood Risk Officer has been consulted. Topographical Survey to be carried out.
• Deliverability:	At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.

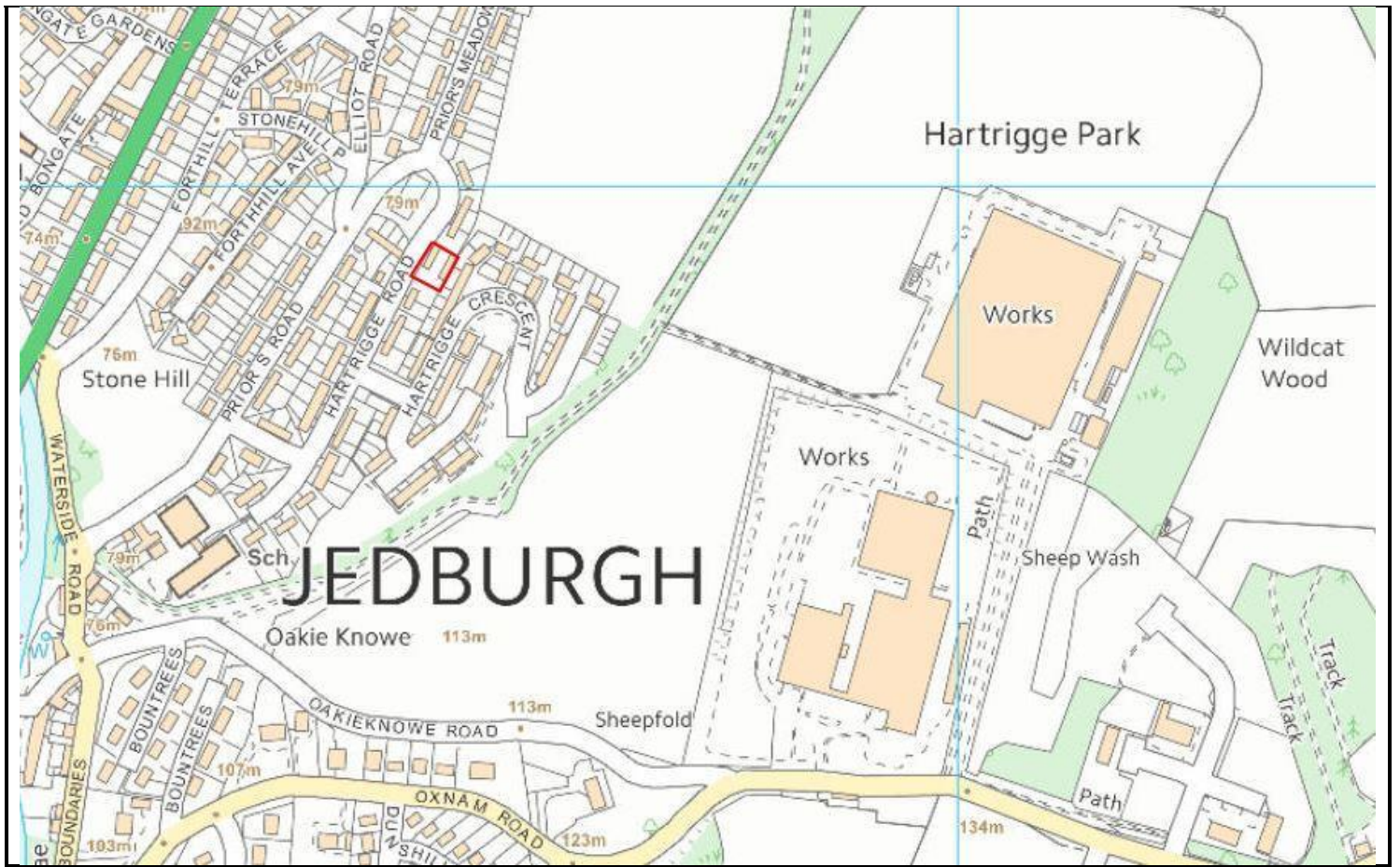






Project: Hartrigge Road, Jedburgh	
<b>Location Plan</b>	
• Co-ordinates	X: 365592 Y: 620937
• Local Plan Reference	
• Site capacity:	5 units
• Type of development:	1 House / 4 Flats
• Tenure:	Rent: 5 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: n/a
	Start: 2017/2018
	Completion: 2018/2019
• Site description:	Within settlement boundary and initial feedback is consideration as an infill site would be considered.
• Constraints	Roads have been consulted and initial feedback is to provide 2 spaces for each unit. Assessment of existing garage occupancy capacity to be carried out.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: No
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Project: Queensway, Earlston</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	Indicative 4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land.
	Start: At Feasibility stage.
	Completion: At Feasibility stage
• Site description:	Generally flat site. Accessed from Queens Way.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Overlooking issues to be considered. Pedestrian access to garden of no 33 Queensway wayleave to investigate + discussion of this is to be retained.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 Unlikely to be required Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Earlston locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project.





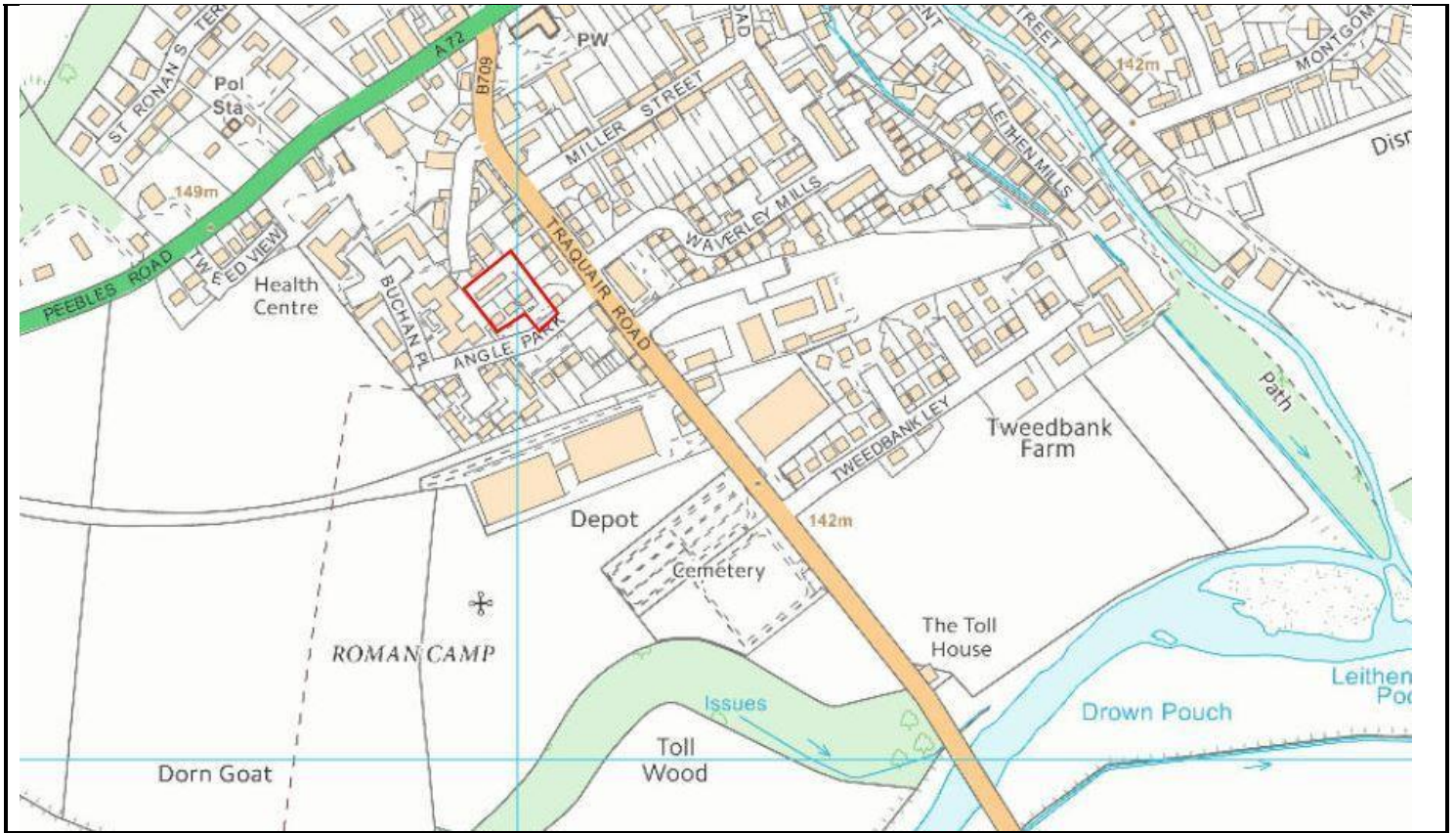
Project: Tarth Crescent, Blyth Bridge	
<b>Location Plan</b>	
• Co-ordinates	X: 313293 Y: 645439
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	3 bed Houses
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own Land
	Start: At Feasibility Stage
	Completion: At Feasibility stage
• Site description:	Open level ground.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Existing access visibility splay to be considered.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None Topographic survey to be carried out. Flood Risk Officer has been consulted. The site would be considered as part of SBC's Infill Development Plan criteria.
• Deliverability:	Probability: At Feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Blyth Bridge area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.





<b>Project: Traquair Road, Innerleithen</b>	
<b>Location Plan</b>	
• Co-ordinates	X: 332989 Y: 636360
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	2 Houses / Cottages
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own site
	Start: At feasibility stage
	Completion: At feasibility stage
• Site description:	Garage site within the settlement boundary. Initial feedback would be considered as an infill site.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Roads to be consulted. Initial feedback is 2 parking spaces per unit.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None Site within settlement boundary and would be considered as part of SBC/s Infill Development Plan criteria. Flood Risk Officer has been consulted and indication it is outwith the 1:200 year flood risk area. Topographical Survey to be carried out.
• Deliverability:	Probability: At feasibility stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact due to need for affordable housing in this area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project.







# BHA

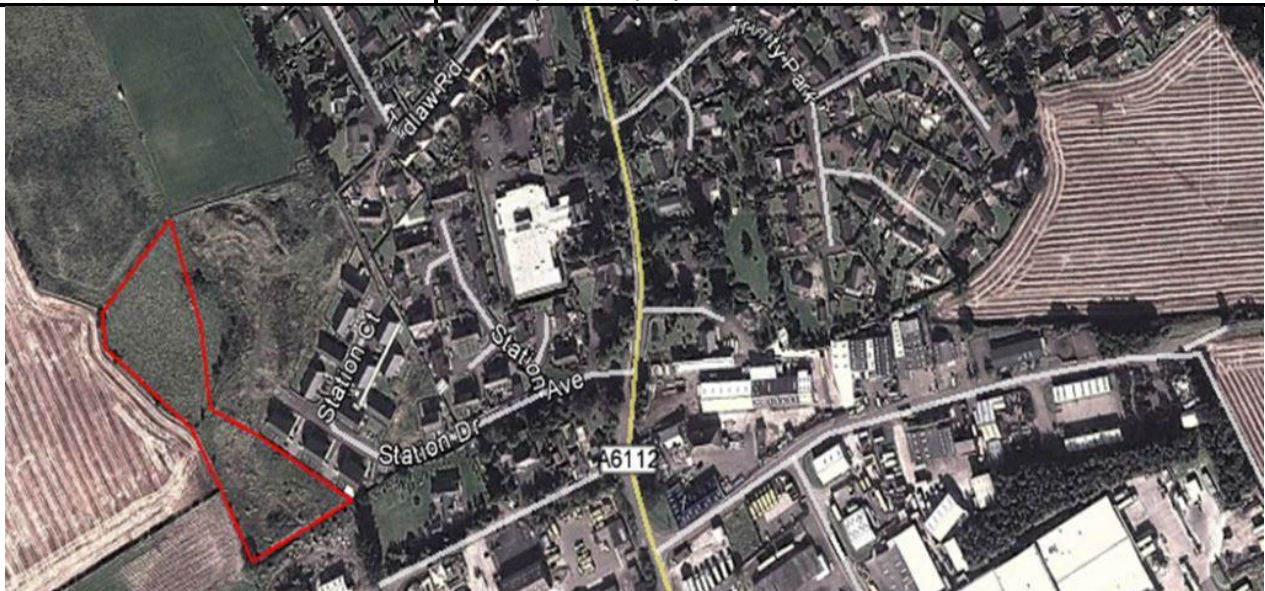
Acredale PHASE 03, Eyemouth	
• Co-ordinates	X: 393712      Y: 663983
• Local Plan Reference	
• Site capacity:	32 - 34 units potentially over two phases.
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Local requirements for particular needs will be considered.
• Tenure:	Rent:                                 24 units for Affordable Rent
	Shared Equity: 0 units
	Other:                                 10 units SBC MMR
• Programme:	Acquisition:                         Complete
	Start:                                     March 2016
	Completion:                             Sept 2016
• Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 2.
• Constraints	None.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 90%. This BHA owned southerly sloping site is immediately adjacent to Acredale 2 which is currently under development. Planning issues experienced with Acredale 2, mainly associated with flooding risk (now addressed) are largely avoided with Acredale 3 which sits at a higher level. Access is through the Hallydown Cres adjacent and through Acredale 2. Services are adjacent.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals are for the Eyemouth area. This area is also very popular for migrant workers looking for family accommodation within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.

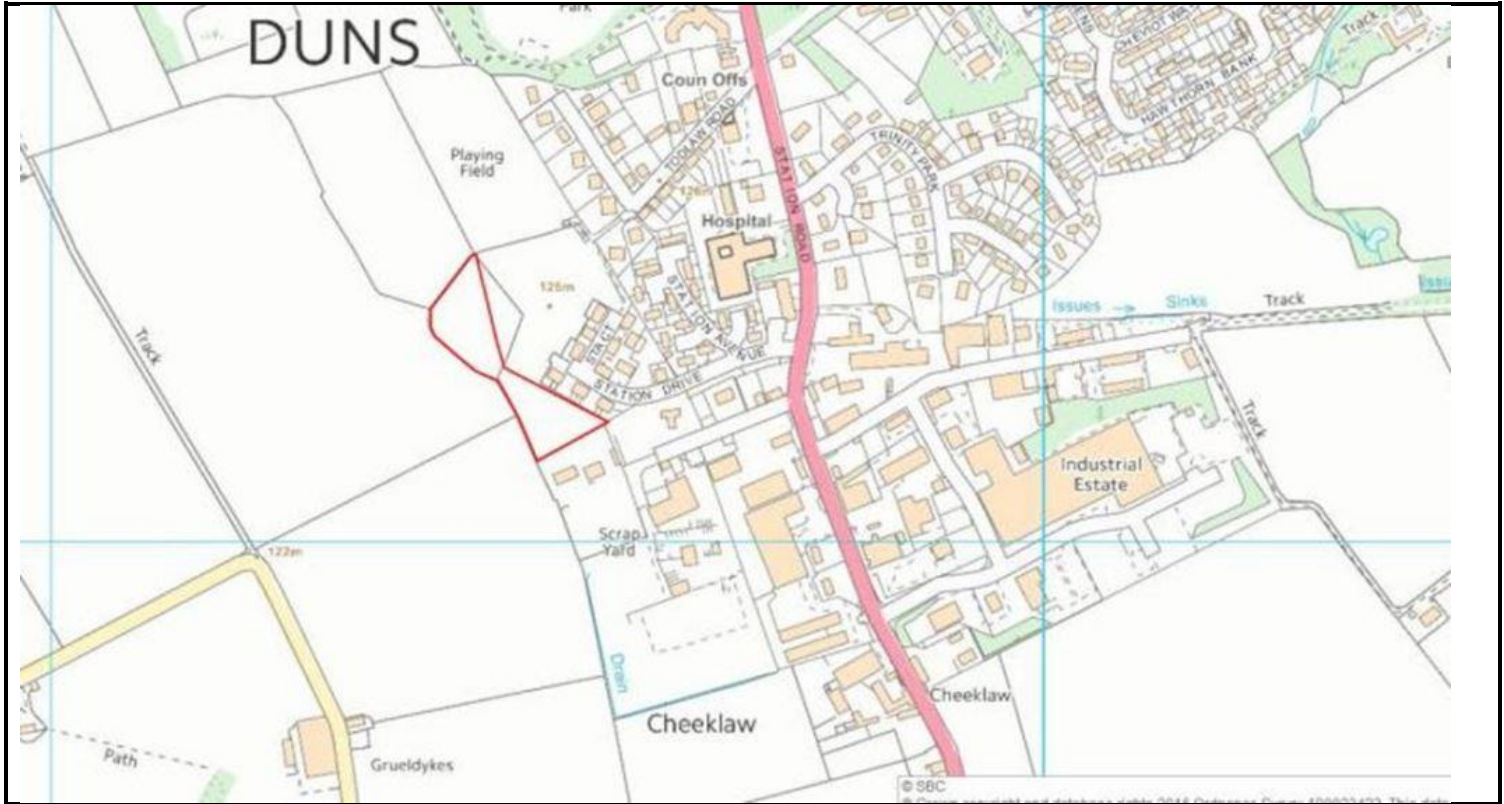




Acredale 3 labelled 2 above

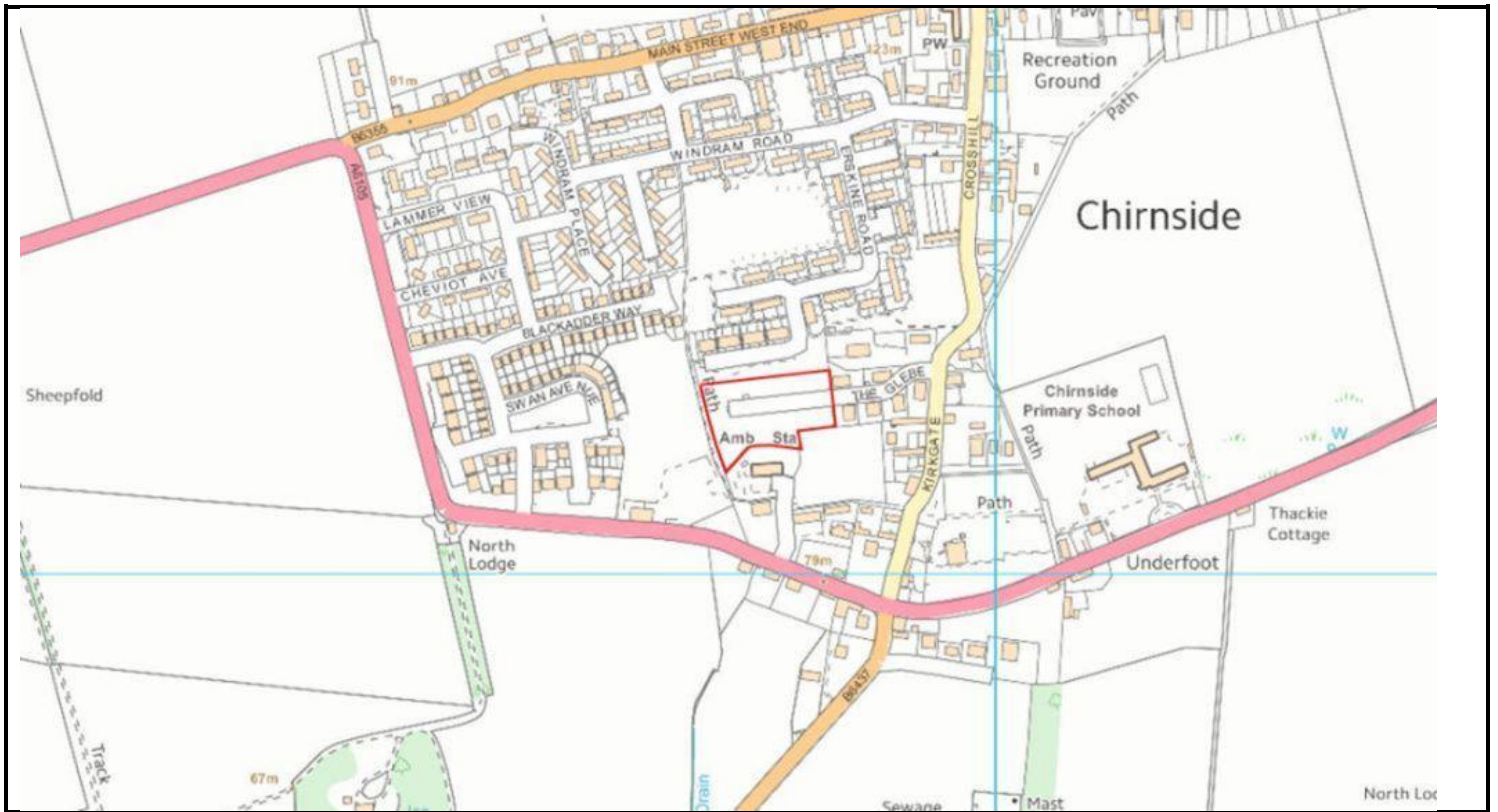
Todlaw Phase 4, Duns	
• Co-ordinates	X: 378432      Y: 653389
• Local Plan Reference	
• Site capacity:	19 units
• Type of development:	Mainstream general needs homes comprising two and three bedroom family accommodation and single bedroom 2 in a block flats. Local requirement for particular needs will be considered.
• Tenure:	Rent:                    19 units for Affordable Rent
	Shared Equity:        0 units
	Other:                    0 units
• Programme:	Acquisition:    Complete
	Start:                    April 2017
	Completion:        January 2018
• Site description:	Greenfield, BHA owned site with gentle slope to south, close to town centre amenities, primary school + new high school
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard. Modular Construction
• Deliverability:	Probability: 80%. Site immediately adjacent to existing BHA homes and Todlaw 3a (under construction) and Todlaw 3b for which planning and building warrant has been secured.
• Need:	Duns is an area where there is a huge demand for all types of housing from single persons to family homes. Recently a 2-bed 4person property attracted 135 applicants with consistent high demand over the years. Since 2002 approximately 60% of housing in Duns has been allocated to persons with a priority pass and 25% of those were to Section 5 referrals/homeless persons. With approximately 44% of Migrant Workers registering in Berwickshire there is also a high demand for more family homes to support this vulnerable group of people in the community. With the requirements of the Homelessness Legislation and the abolition of priority need then there is an added demand for suitable family housing in Duns.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.



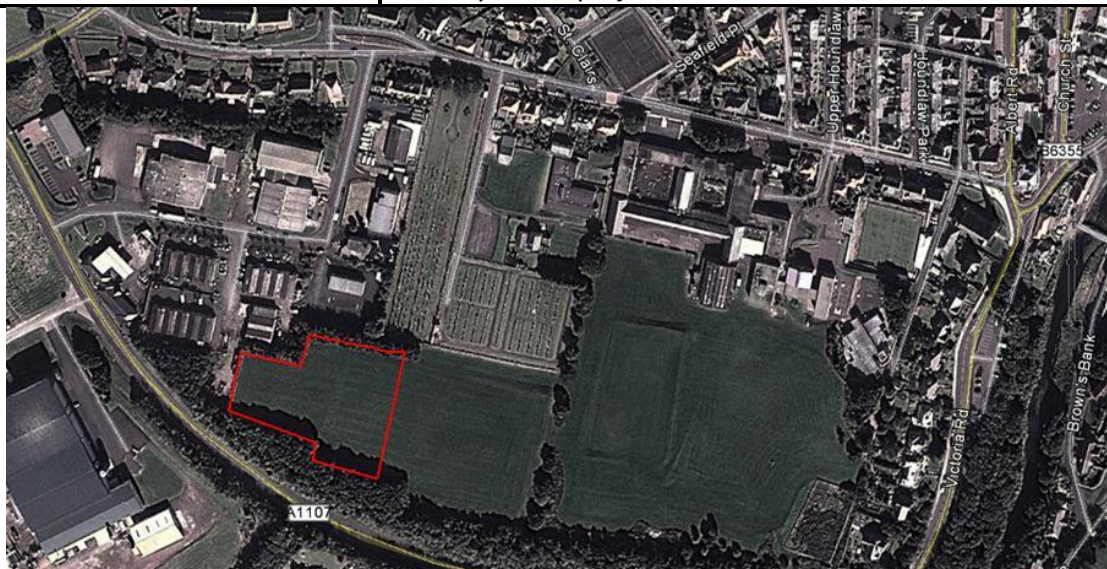


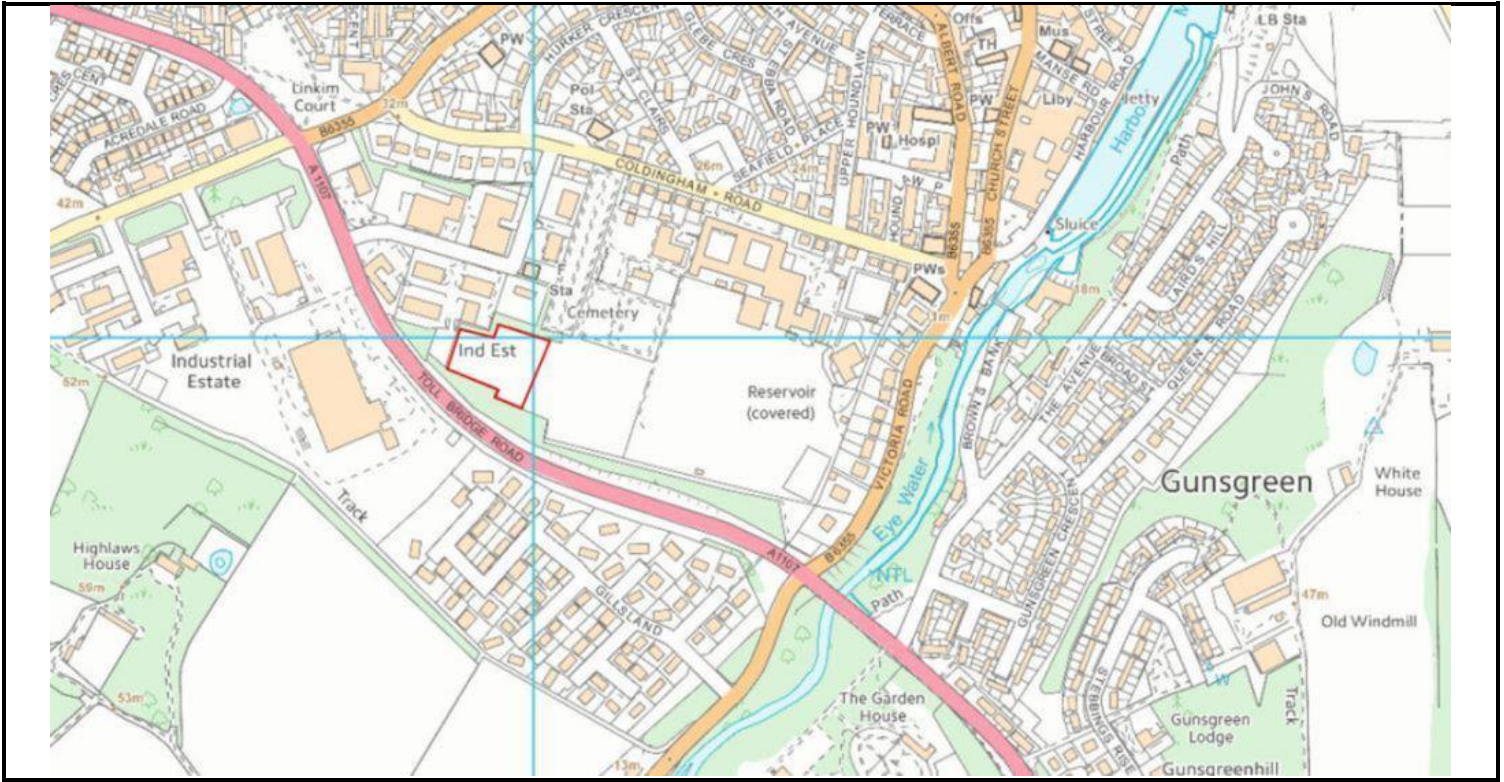
The Glebe, Chirnside	
• Co-ordinates	X: 386787 Y: 656184
• Local Plan Reference	
• Site capacity:	30 - 32 units potentially over two phases
• Type of development:	Mainstream family and one-bedroom 2 in a block cottage flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 30 - 32 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2019
	Completion: Jan 2020
• Site description:	Fully serviced level site with road complete.
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	The site was initially developed by BHA Enterprise as 12 large serviced plots for sale to accommodate Fjordhus homes but subsequently transferred to BHA. Development could be phased.
• Deliverability:	Probability: 80%. Finished road and services are in place and the site is zoned for housing in the local plan. Phase 2 could be accelerated.
• Need:	A recent housing needs study by the Rural Housing Service indicates high levels of housing need within Chirnside with 19% of households indicating housing need. BHA re-let data also demonstrates high levels of demand for housing of all types in this area. Recently a two bedroom bungalow attracted 70 applicants with an overall average 40 applicants per let.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Former High School, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	
• Site capacity:	24 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Proposed site for Extra Care Housing subject to funding.
• Tenure:	Rent: 24 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: April 2018
	Completion: Jan 2019
• Site description:	Brownfield site. Former High School site to be subject to master planning exercise.
• Constraints	None.
• Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to masterplanning.
• Housing Market Area	Berwickshire
• Other Information	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 75% in year 5. Delivery subject to joint masterplanning exercise with SBC and the demolition of former school buildings which is now anticipated by March 2015. The siting of BHA homes is to be agreed as part of masterplanning but identified site is within BHA ownership.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals are for the Eyemouth area. This area is also very popular for migrant workers looking for family accommodation within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.

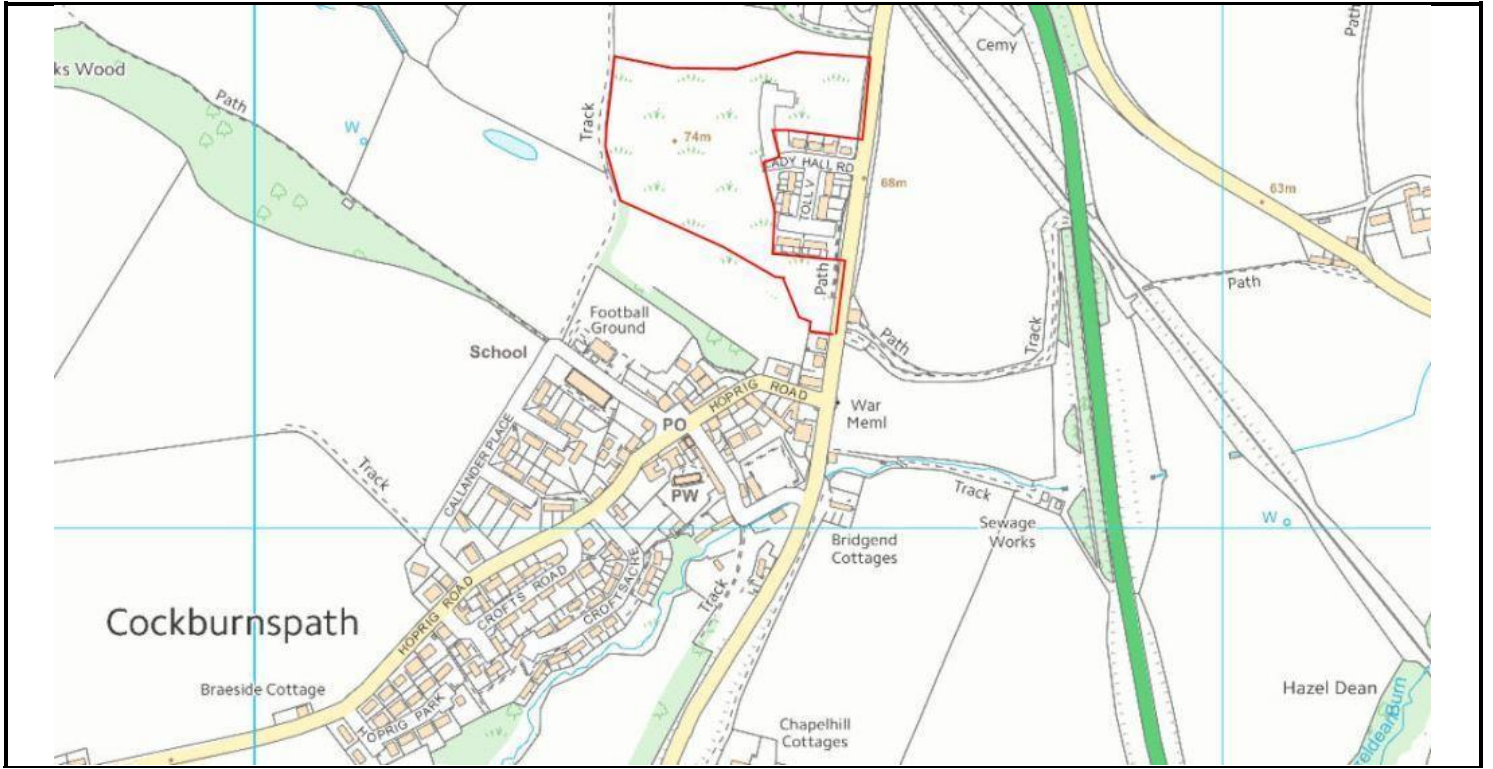






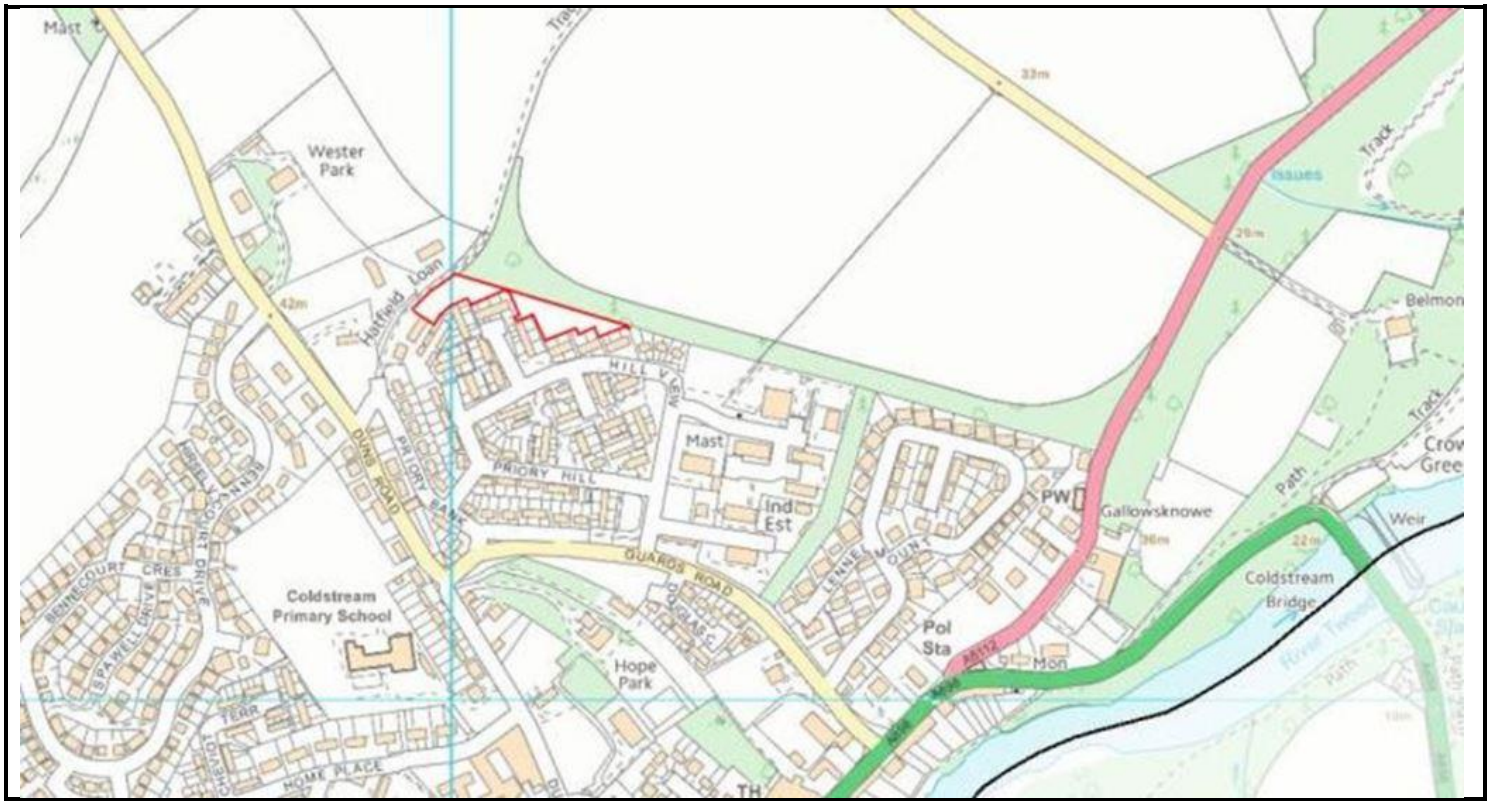
<b>Lady Hall Road, Cockburnspath</b>	
• Site capacity:	Not known
• Type of development:	Mainstream family homes
• Tenure:	Rent: Affordable Rent
	Shared Equity: 0 units
	Other: Not known
• Programme:	Acquisition: Private owner
	Start: 2019/20
	Completion: 2021/22
• Site description:	
• Constraints	Not known
• Site Ownership:	Private
• Housing Market Area	Berwickshire
• Other Information	All homes will be to Scottish Government Greener Standard.
• Deliverability:	Dependent on acquisition of site in 2016/17 then potential to deliver in 2021/22
• Need:	A recent housing needs study by the Rural Housing Service indicates very high levels of housing need within Co'path with 25% of households indicating housing need. There is a strong demand for housing of all types in this area with an average of 30 applicants per house let but with a low turnover particularly of smaller stock, much of the housing need is accounted for by sharing households, particularly adult children living with parents. There is little movement in the stock within Co'path as families want to remain in the village.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Priory Bank / Hill View, Coldstream	
• Co-ordinates	X: 384285      Y: 640228
• Local Plan Reference	
• Site capacity:	10 units
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Local requirements for particular needs will be considered.
• Tenure:	Rent:                      10 units for Affordable Rent
	Shared Equity: 0 units
	Other:                      0 units
• Programme:	Acquisition:              Complete
	Start:                      April 2019
	Completion:              Jan 2020
• Site description:	Level site currently maintained mown grass. Site falls into two main sections with separate access to each.
• Constraints	None.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: 90%. This BHA owned level site is immediately adjacent to BHA housing. Services are adjacent.
• Need:	There is strong demand Coldstream with an average of 30 applicants with higher demand for family accommodation. Population has grown significant (over 10%) between two last census with very limited additional affordable housing provision. Recent housing needs survey by Rural Housing Service demonstrated 14% of population in housing need.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.




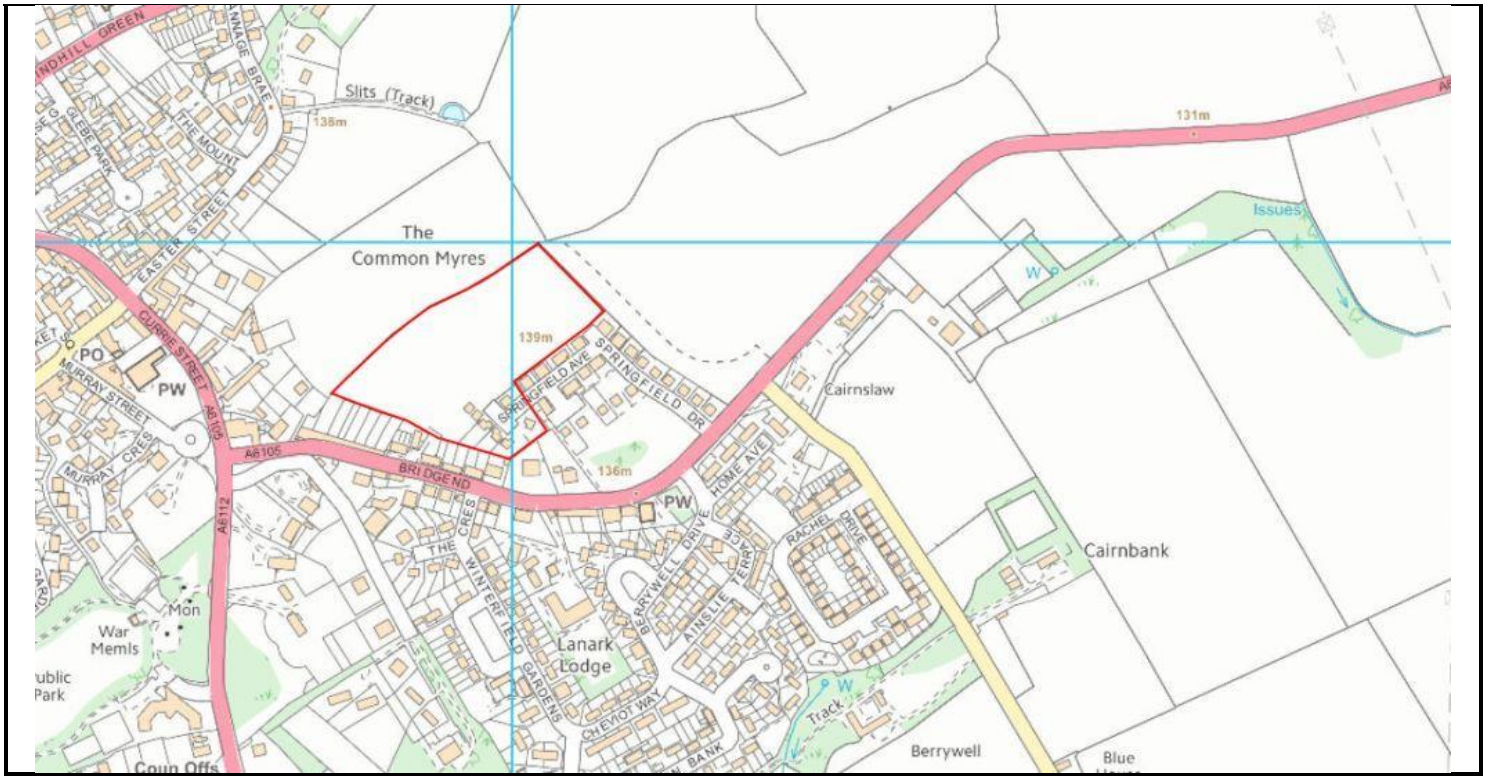


<b>Beanburn/ Lawfield, Ayton</b>	
• Co-ordinates	X: 392054 Y: 660901/ X: 391950 Y: 660961
• Local Plan Reference	
• Site capacity:	32 units
• Type of development:	Mainstream family houses (two and three bedroom) with one bedroom two in a block flats. Amenity housing as required
• Tenure:	Rent: 32 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: March 2019 Could be phased
	Completion: January 2020
• Site description:	Greenfield Site
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	Homes to be of modular construction, highly energy efficient with all units built to Scottish Government Greener Standard
• Deliverability:	Probability: 85%. Current; subject to master planning exercise
• Need:	There is a strong demand for housing of all types in this area with an average of 52 applicant households for each unit let. Recently there were 87 applicants for a two bedroom bungalow and demand has been consistently high over the years. Outside of Eyemouth this settlement, on average, receives more applicants per unit than any other in Berwickshire
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





<b>Project: Springfield Duns [Berwickshire HA]</b>	
<b>Location Plan</b>	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	10 units
• Type of development:	Houses / Cottages
• Tenure:	Rent: 10 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: 2019/20
	Completion: 2020/21
• Site description:	Part of a larger stalled private sector site
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes
	Land banking Opportunity: No
	Shadow Programme Opportunity: No
	“Credit Crunch” Impact: None
• Deliverability:	Probability: 50% in 2018/19 onwards;
• Need:	Strong demand/To be considered in context of impact of other Duns projects
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications
	





## The rural proofing checklist

Consider all the questions below. Will your initiative encounter the challenges presented by rural circumstances? Some potential solutions are indicated to help you consider appropriate adjustments.

**Name of policy/ strategy:** Scottish Borders Strategic Housing Investment Plan (SHIP) 2017-22

**Date checklist completed:** 22 June 2016

**Completed by:** SHIP PROJECT WORKING GROUP (Cathie Fancy, Gerry Begg, Martin Wanless, Deborah Armstrong, Henry Coyle, Gregor Booth, Jean Gray, Ronnie Dumma, John Duncan)

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p data-bbox="91 730 129 869" style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 175</p> <p data-bbox="73 730 806 837"><b>1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?</b></p> <p data-bbox="129 877 840 981">In general the delivery of SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.</p>		<input checked="" type="checkbox"/>	<p data-bbox="1077 730 1489 762"><b>Summary of likely impacts:</b></p> <hr/> <p data-bbox="1077 882 1563 914"><b>Summary of adjustments made:</b></p> <hr/> <p data-bbox="1077 1034 1348 1066"><b>Other Comments:</b></p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>2. Will access to the service be restricted for people living in rural areas?</b></p> <p>Not applicable</p>			<p><b>Summary of likely impacts:</b></p> <hr/> <p><b>Summary of adjustments made:</b></p> <hr/> <p><b>Other Comments:</b></p>

Page 176

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>3. Will the cost of delivery be higher in rural areas (where customers are more widely dispersed or it is hard to be cost-effective)? If yes, how will this extra cost be met or lessened?</b></p> <p><i>Rural solutions: allow for higher unit delivery costs when calculating costs (e.g. a 'sparsity' factor) or when specifying cost-efficiency criteria; encourage joint provision to reduce costs.</i></p>	<p>✓</p>		<p><b>Summary of likely impacts:</b></p> <p>Increased building and management costs due to housing being located near to rural population by sustaining rural communities will reduce cost related to other services provided by public sector.</p> <p><b>Summary of adjustments made:</b></p> <p>Projects in this year's SHIP include all affordable methods of construction and renewable technologies.</p> <p><b>Other Comments:</b></p> <p>Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 5 and 6.</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas?</b></p> <p><i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i></p>		✓	<p><b>Summary of likely impacts:</b> Outcomes of SHIP will have a positive impact in providing affordable rural housing completions</p> <p><b>Summary of adjustments made:</b> a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged. Mid Market Rent is included in this SHIP, both by RSLs and the Council.</p> <p><b>Other Comments:</b> The SHIP will stimulate and drive the private market in delivering affordable housing to rural areas.</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>5. Will the SHIP be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?</b></p> <p>Private sector has role to play through the provision of land through Section 75's and carrying out development but will not limit provision of affordable housing in rural areas.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 179</p>		✓	<p><b>Summary of likely impacts:</b></p>
			<p><b>Summary of adjustments made:</b></p>
			<p><b>Other Comments:</b></p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>6. Does the SHIP rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?</b></p>	✓		<p><b>Summary of likely impacts:</b></p> <p>Lack of infrastructure which impacts on development opportunity and timing of deliverability - lack of utilities in particular.</p> <hr/> <p><b>Summary of adjustments made:</b></p> <p>Engaged utilities in the SHIP process and through regular meetings in order to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are taken in to account in the Deliverability criteria assessment. Quarterly meetings are held with Scottish Water and SEPA. This SHIP will be supported by Scottish Government Infrastructure Funding.</p> <hr/> <p><b>Other Comments:</b></p>

Page 180

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>7. Will the SHIP have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?</b></p> <p style="text-align: center;">Page 181</p>		✓	<p><b>Summary of likely impacts:</b></p>
			<p><b>Summary of adjustments made:</b></p>
			<p><b>Other Comments:</b>                      Housing development will have positive impacts through economic enhancement and providing a range of different opportunities, which primarily create housing, jobs and sustainability of communities. It also Opportunities for diversification for traditional land based business (ie; farmers and forestry).</p> <p>In addition housing developments will create a ranges of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>8. What will be the impact of the policy on employment in rural areas?</b></p> <p>SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses</p> <p>The SHIP provides affordable housing for people on lower incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p>			<p><b>Summary of likely impacts:</b></p>
			<p><b>Summary of adjustments made:</b></p>
			<p><b>Other Comments:</b></p>



RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>9. Is the SHIP to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?</b></p>			<p><b>Summary of likely impacts:</b></p> <hr/> <p><b>Summary of adjustments made:</b></p> <hr/> <p><b>Other Comments:</b> Helps to sustain communities and rebuild social networks and provides access to people on all levels of income.</p>
<p><b>10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?</b></p> <p>SHIP delivery vehicle for Local Housing Strategy which aligns with other plans and strategies.</p>	✓		<p><b>Summary of likely impacts:</b></p> <hr/> <p><b>Summary of adjustments made:</b></p> <hr/> <p><b>Other Comments:</b></p>

Page 18

### **Steps to take**

1. Ensure you are clear about the objectives of the proposed policy, its intended impacts or outcomes (including which areas, groups or organisations should benefit) and the means of delivery.
2. Run through each question in the checklist, identifying where the proposed policy is likely to have a different impact in rural areas.
3. Where there is uncertainty or a potentially different (worse) impact, this should be investigated further (and included in the overall assessment of the costs and benefits of the policy).
4. Where the impact in rural areas will be significantly different, explore policy options to produce the desired outcomes in rural areas or avoid/reduce any undesirable impacts. This exercise may also highlight opportunities to maximise positive impacts in rural areas.
5. Feed the results of your appraisal, including solutions, into the decision-making process and ensure a record is kept, to be included in your Department's annual proofing report.

# Scottish Borders Council

## Stage 1 Equality Impact Assessment – Start Up

(For Early Proposals, Project Initiation, Start Up)

1.	<b>Title of Proposal:</b>	Strategic Housing Investment Plan (SHIP) 2017 - 2022
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*(Please enter the title or reference for your proposal)*

2.	<b>Service Area:</b> <b>Department:</b>	Housing Strategy and Services, Place The responsibility of developing the SHIP is Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include housing associations (RSLs), housing developers and various departments within SBC
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*(Please enter the department/service area submitting the proposal)*

3.	<b>Description:</b>	<p>Strategic Housing Investment Plans (SHIPs) are part of the Local Housing Strategy (LHS) process and set out the key development priorities in each local authority to inform Scottish Government housing investment decisions. SHIPs will be directly informed by the LHS and be developed in consultation with key stakeholders, these include; housing associations (RSLs), housing developers, private and voluntary sector service providers including information and advice providers, care and Repair, housing support providers, estate agents, letting agents and private landlords.</p> <p>The SHIP 2017-2022 aims to:</p> <ul style="list-style-type: none"> <li>• Prioritise the delivery of affordable housing over the next five years</li> <li>• Form the basis for more detailed programme planning and prioritises projects.</li> <li>• Deliver on priority outcomes identified in the Local Housing Strategy</li> <li>• Highlight progress for delivery of affordable housing over 2014-2016.</li> </ul> <p>Local Authorities are required to produce and submit a bi-annual SHIP update to the Scottish Government for review.</p>
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		<p>Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council's affordable housing investment needs identified in the Council's Local Housing Strategy (LHS) will be prioritised and delivered in practice over a five year period.</p> <p>This needs to be read in conjunction with the LHS which is published separately</p>
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*(Please enter a full description of your proposal including its aims and objectives)*

4.	<b>Relevance to the Equality Duty.</b> <b>Do you believe your proposal has any relevance to the following duties of the Council under the Equality Act 2010?</b> (If you believe that your proposal may have some relevance – however small please indicate yes)				
	<b>Duty</b>			<b>Yes/No</b>	
	<b>Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b> <i>(Could your proposal discriminate? Or help eliminate discrimination?)</i>			Yes. The implementation of the SHIP will have an impact on the whole population of the Scottish Borders as everyone needs a home	
	<b>Promotion of equality of opportunity?</b> <i>(Could your proposal help or hinder the Council with this)</i>			Yes. The development and implementation of the SHIP and the action plan will identify and promote equality of opportunity	
<b>Foster good relations?</b> <i>(Could your proposal help or hinder the council s relationships with those who have equality characteristics?)</i>			Yes. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation there is also the potential to engage further and to build new relationships		
5.	<b>Which groups of people may be impacted (both positively and negatively) if the proposal is advanced?</b> (Please x all that apply).				
	<b>Equality Characteristic</b>	<b>Impact</b>			<b>Description</b>  <i>Where you have identified a potential impact, please detail what you perceive this to be. Where an equality characteristic is potentially negatively affected, please explain how and the extent to which they may be negatively affected. <b>If you are unsure of the answer please state this and recommend further investigation.</b></i>
		No Impact	Possible Positive Impact	Possible Negative Impact	
Gender, People with Religious or		X		The delivery of new affordable housing improves the range and supply to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life	

<b>other Beliefs, Pregnancy and Maternity, Sexual Orientation, Carers, Employees</b>				span of the LHS (the overarching housing strategy) and through delivery of specific housing and support services.
<b>Age</b> (Older or younger people or a specific age grouping)		X		Children (19,132), young people (15,370) and older people (24,936) account for 52% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Supply of new affordable housing that meets the needs of the communities should provide a range of choice of housing for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the Independent Living objectives of the LHS. It clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people are prioritised for assistance and grants for housing improvement and adaptations through the Care and Repair Service.
<b>Disability</b> e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		X		<p>The LHS sets out an assessment of housing and housing needs of these people with disabilities. The current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan and the Housing need and Demand Assessment (HNDA)</p> <p>Recommendations from the HNDA identified further work that needs to be carried out on the housing need and demand of specialist housing provision. When this work is completed it will help inform the SHIP</p>
<b>Race Groups:</b> including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		X		<p>A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders</p> <p>Previous research commissioned by the Council's Strategic Housing Services into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable homeownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger house sizes in the social rented sector. This position</p>

					has not changed.
	<b>Poverty</b> (people who are on a low income including benefits claimants, people experiencing fuel poverty, isolated rural communities etc)		X		The SHIP sets out priority areas for investment in housing, including rural areas. The LHS (which informs the development of the SHIP) recognises the needs of those on low income through the Housing Needs and Demand Assessment 2, identifying the number of households unlikely to be able to afford market housing and projecting the number of households that require affordable housing solutions.

6.	<b>Mitigation</b>	
	Where you have identified a potential negative impact, please detail what mitigations will need to be put in place in order for your proposal to progress. <b>If you are unsure of the answer please state this and recommend further investigation.</b>	
	<b>Characteristic</b>	<b>Mitigation</b>
	All	No negative impacts identified but the extent of the positive impacts through SHIP delivery for specific groups is generally unknown, however through the implementation of the Local Housing Strategy 2017-2022 there will be improved monitoring of outcomes for these groups is being put in place. A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders, for example, all new housing developed by Registered Social Landlords has been developed to the 'Housing for Varying Needs' standard to ensure that households with a physical disability are not discriminated against when trying to access affordable housing. In addition, RSLs will address specific needs of tenants in order that their home is able to meet their needs.

7.	<b>How certain are you of the answers you have given?</b>	
	<b>Answer</b>	<b>Tick One</b>
	<b>Certain</b> - I have populated the evidence base to support my answers.	✓

	<b>Fairly Certain</b> – but don't have concrete evidence to support my answers so would recommend further assessment is conducted if the proposal is progressed.	
	<b>Not Certain</b> – further assessment is recommended if proposal is progressed.	

<b>Completed By</b>			
Name	Cathie Fancy	Service Area.	Housing Strategy and Services
Post	Group Manager	Date	22 <sup>nd</sup> June 2016

<b>Completed By</b>			
Name		Service Area.	
Post		Date	

<b>Completed By</b>			
Name		Service Area.	
Post		Date	

**This assessment should be presented to those making a decision about the progression of your proposal.**

**If it is agreed that your proposal will progress, you must send an electronic copy to corporate communications to publish on the webpage within 3 weeks of the decision.**

For your records, please keep a copy of this Equality Impact Assessment form.

# **Strategic Environmental Assessment**



## SEA PRE-SCREENING REPORT

An SEA Pre-Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Scottish Borders Council's Strategic Housing Investment Plan (SHIP)  
2017-2022

The Responsible Authority is:

Scottish Borders Council

**Pre-Screening has been undertaken in accordance with the Environmental Assessment (Scotland) Act 2005 Section 7 (1).**

**The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.**

**SEA PRE-SCREENING REPORT**

**Contact name**

Cathie Fancy

**Job Title**

Group Manager, Housing Strategy and Services

**Contact address**

Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

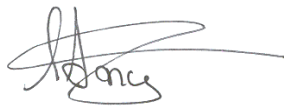
**Contact tel no**

01835 825144

**Contact email**

[cfancy@scotborders.gov.uk](mailto:cfancy@scotborders.gov.uk)

**Signature**  
(electronic  
signature  
is acceptable)



**Date**

22 June 2016

**SEA PRE-SCREENING REPORT - KEY FACTS**

<b>Responsible Authority</b>	Scottish Borders Council
<b>Title of PPS</b>	Scottish Borders Council's Strategic Housing Investment Plan
<b>Purpose of PPS</b>	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS).
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement
<b>Subject</b> (e.g. transport)	Investment in Affordable Housing Development
<b>Period covered by PPS</b>	2017-2022
<b>Frequency of updates</b>	Biannual
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders
<b>Summary of nature/content of PPS</b>	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy will be delivered in practice over 5 years from 2017-2022. The SHIP will include affordable housing supply through new provision and regeneration.
<b>Are there any proposed PPS objectives?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Copy of objectives attached</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>Date</b>	22 June 2016

## SEA PRE-SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of **Scottish Borders Council's Strategic Housing Investment Plan** is set out in Table 1.

**TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

TITLE OF PPS		
Scottish Borders Council's Strategic Housing Investment Plan		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005	Likely to have significant environmental effects?  YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	NO	<p>The Strategic Housing Investment Plan (SHIP) update 2017-22 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPWM)<sup>1</sup>.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> <li>• Provides a practical plan detailing how the LHS investment priorities can be delivered;</li> <li>• Forms the basis for more detailed programme planning; and</li> <li>• Informs the allocation of</li> </ul>

<sup>1</sup> Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group  
Page 194

		<p>resources from a national to local authority level.</p> <ul style="list-style-type: none"> <li>• Identifies the resources required to deliver the priorities.</li> <li>• Enhance the linkages between Planning and Housing</li> </ul> <p>Development will be on land already identified through the Development Plan process.</p> <p>The Development Plan is subject to its own SEA processes.</p>
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	NO	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Single Outcome Agreement and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the strategic local programme (SLP) and the Single Outcome Agreement. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> <li>1. Single Outcome agreement</li> <li>2. Structure Plan (including SESPlan)<sup>2</sup></li> <li>3. Local Plan</li> <li>4. Local Housing Strategy</li> <li>5. Corporate Priorities</li> <li>6. SHIP</li> <li>7. SLP</li> </ol>
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	NO	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2006 places the principles of sustainability at the heart of the development process through its</p>

<sup>2</sup> The SESPLAN undergone a full SEA and the Local Development Plan has been subjected to an SEA.

		<p>requirement for high quality design, safe inter-connected movement, accessibility and enhanced biodiversity.</p> <p>The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally.</p> <p>The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP.</p> <p>The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development.</p> <p>Whilst sustainable development will be integral to the implementation of the SHIP, it is unlikely that there will be significant environmental effects due to the relatively small proportion of overall development within the Scottish Borders which the SHIP represents.</p>
1(d) environmental problems relevant to the PPS	NO	<p>The sites contained within the SHIP are those identified in the Development Plan. Environmental issues are considered as an integral part of the Development Plan process.</p> <p>Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.</p>
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	NO	<p>The SHIP is not directly relevant to the implementation of Community legislation on the environment.</p>
2 (a) the probability, duration, frequency and reversibility of the effects	NO	<p>Short-term effects during construction activities will be mitigated through site management procedures.</p> <p>For example, modern methods of</p>

		construction reduce environmental impact.
2 (b) the cumulative nature of the effects	NO	<p>Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development.</p> <p>Issues associated with energy, water, and waste are addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	NONE
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</p>
2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.	NO	<p>The sites contained within the SHIP are those identified in the Development Plan.</p> <p>Sites allocated in the Development Plan are subjected to rigorous environmental assessment.</p>

<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The sites contained within the SHIP are those identified in the Development Plan.</p> <p>Sites allocated in the Development Plan are subjected to rigorous environmental assessment.</p>
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## SEA PRE-SCREENING REPORT

A summary of our considerations of the significant environmental effects of **Scottish Borders Council's Strategic Housing Investment Plan** is given below.

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

The Strategic Housing Investment Plan (SHIP) and Strategic Local Programme (SLP) is a low-level plan sitting below the Local Housing Strategy and the Development Plan within the hierarchy.

The Development Plan identifies sites for development following consideration of a wide range of sustainability issues, including comprehensive environmental assessment. The Structure Plan and the Local Plan were both subject of full Strategic Environmental Assessments.

The SHIP is a strategic investment tool by which to deliver the affordable housing priorities identified in the Local Housing Strategy. The SHIP does not allocate sites for development, nor does it influence plans and strategies above it in the hierarchy.

Environmental effects resulting from the SHIP are limited. All housing development programmes have a number of general environmental impacts to consider including embodied energy, waste, water consumption, and transport.

Policies exist at national and local level to ensure that these issues are identified and addressed during strategy development and implementation. Key strategies and policy documents relevant to the SHIP include the Strategic Development Plan, Local Development Plan, Waste Strategy, Local Transport Plan, and supplementary planning guidance dealing with issues that include biodiversity, landscape, and energy efficiency.

The SHIP will have positive effects on human health through the provision of additional affordable housing.

The total amount of development that will be implemented through the SHIP will be relatively limited. A comprehensive suite of policies for environmental protection and enhancement, together with those relating to wider sustainability issues exist at local and national level to ensure these issues are addressed during project delivery.

It is considered that the environmental effects arising from the SHIP will not be significant.

**Appendix 5 Infrastructure bid to Scottish Government for SHIP 2017-2022**



More Homes Scotland – Infrastructure Funds - Site Details

LA Area	Site Location	Total Unit Capacity (as per part of site planning and funding relate to)	Affordable Units	Potential additional capacity (either later phases of this site or other sites that could be unlocked)	Owner	Planning - planning permission in place, but stalled due to specific blockages *	Planning - planning permission in principle	Blockages	Solution	Loan support Required (£m)	Grant Support Required (£m)	Priority	Additional info	When houses could be delivered if fund available [Green - Years 1 or 2/Yellow - Years 3 to 5/Red - Beyond 5 years]
SBC	Earlston High School	60	39	Adjacent land owned by Developer	Scottish Borders Council	allocated housing site	yes	good site but low value due to requiring new access road way into the site to provide roadway access which could provide a potential longer term development opportunity on adjacent land,	front funding of developing road access to the site	£0.000	£200k	Medium	Regeneration site will provide range of affordable housing delivery options and maximise on AHIP and NHT opportunity,	Green
SBC	Beech Avenue, Langlee	TBC	All	0	Waverley Housing/SBHA/Eildon	Re-development	yes	low demand, unpopular house types and lack of capacity and resource to carry out option appraisal and feasibility study	Option appraisal and feasibility to identify re-development solutions for the site - masterplanning exercise	£0.000	£100k	high	would create much needed social housing in close proximity to railway	green/yellow
SBC	Former Playing Fields, Todlaw, Duns	60?	60	0	Scottish Borders Council	allocated housing site	yes	capacity and resources to carry out feasibility study and to assess site for its drainage for the development of a range of affordable extra care housing delivery options	carry out feasibility study to accelerate delivery - shared services approach accelerate Todlaw 4	£0.000	£40k	high	would meet high demand in Berwickshire area for this type of housing provision	yellow
SBC	Lawfield, Ayton	32	32	0	Berwickshire Housing Association	allocated housing site	yes	Capacity and resources to carry out masterplanning exercise which could accelerate site delivery	carry out masterplan to accelerate delivery	£0.000	£40k	Medium	Greenfield site owned by BHA	yellow
SBC	Royal Hotel Stow	14	14	0	private ownership	redevelopment		capacity and resource to CPO site for affordable housing and additional funding to cover the additional acquisition over and above what an affordable valuation would be.	CPO to develop site for affordable housing - inflated idea of market value - EHA previously bid - was in SHIP, regeneration and rid local community of eye sore	£0.000	£215k	Medium	would delivery much needed affordable housing in Stow - close proximity to railway station	yellow
SBC	Existing High School Kelso	60	30	0	Scottish Borders Council	redevelopment		capacity and resource to carry out an option appraisal.	carry out option appraisal to build on previous work undertaken and roundabout that - more precise numbers	£0.000	£40k	High	would develop much needed affordable housing and retention of listed building and regeneration	yellow
SBC	March Mills, Peebles	50	13	0	private ownership	redevelopment		in receivership, buildings listed, Not an easy site, site is composed of mill buildings which would require some retention, demolishing	Development fund to assist a process to work with community organisations to progress community empowerment to development and owning the site	£0.000	£20k	high		yellow
SBC	Langhaugh, Galashiels	24	24	0	private ownership	redevelopment "white land"		adjacent site in private ownership - unknown owners - road owned by Scotrail - have access rights - road not great standards	purchase the land, improve the infrastructure to new RSL development at adjacent site and open up alternative access routes and allow RSL to maximise units on site in ownership including potential to deliver some housing on acquired site	£0.000	£40k	high	provides much needed affordable housing and regeneration and improving aesthetics on land next to the railway - potential to unlock Borders College site	green
SBC	Tweed Court, Kelso	15-20	15-20	0	SBHA	redevelopment		lack of skills and capacity to undertake Feasibility study	Provision of resource and capacity to undertake feasibility study	£0.000	£40k	High		green
SBC	Milestone, Newtown St Boswells	60	60	0	private ownership	zoned for housing		Issues of drainage due to existing public utilities are upslope from the site	Installation of a Pumping Station to existing infrastructure to pump upslope	£0.000	£100k	High	will accelerate the delivery of the project and open opportunities of the Newtown St. Boswells expansion area	yellow
SBC	Huddersfield St, Galashiels	24+	24+	0	EHA	zoned for employment		Risk to site, flood prevention, risk to public	Improve an existing wall which extends beyond the site	£0.000	£100k	High	will secure and accelerate the site ...	green
SBC	Newtown St Boswells Expansion	900	225	see column C and D	private ownership	zoned for housing		site servicing roundabout	Construct road roundabout to open up development sites and improve junction to A68	£2.5m	£0.000	Medium		yellow
SBC	General - capacity building				Community Sector			lack of community capacity to develop and deliver projects	build capacity to encourage and facilitate community empowerment to acquire and develop affordable housing proposals		£25-£40k			yellow

Local Authority:	Scottish Borders
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Theme	Relevant? Yes/No	If Yes, do you have a specific example in mind?	Further details
Legal expertise	yes	1. Development fund to assist a process to work with community organisations to progress community empowerment to development and owning the site at March Mills in Peebles	1. March Mills site in Peebles is in receivership, buildings listed, Not an easy site, site is composed of mill buildings which would require some retention, demolishing and a development fund would assist a process to work with community organisations to progress community empowerment to development and owning the site for the development of housing.
Master planning and generally navigating the planning system	yes	1. Master planning exercise for Lowood Estate, Tweedbank - following pre-feasibility study to clarify likely development costs -	1. Council to purchase the land - masterplan will be produced and access and services infrastructure to be provided - identify areas for delivery of social/affordable housing which would attract private sector provision and would capitalise the investment into the Borders railway and stimulate the economy
		2. Beech Avenue, Galashiels requires Option appraisal and feasibility to identify re-development solutions for the site – master planning exercise.	2. The master planning exercise for Beech Avenue would bring together the needs and demands for sites within close proximity including Easter Langlee and Coopersknowe would create much needed social housing in close proximity to railway
		3. feasibility study Former Playing Fields, Todlaw, Duns to accelerate the delivery of extra care housing - shared services approach accelerate Todlaw 4	3. Expediting the provision of Extra Care Housing would meet high demand in Berwickshire area for this type of housing provision
		4. Carry out masterplan of Lawfield, Ayton to accelerate delivery	4. BHA owned site, master planning exercise would accelerated delivery of xx affordable homes.
		5. Capacity and resource to carry out an option appraisal for high school site in Kelso	5. an option appraisal of the Kelso High School site would build on previous work undertaken and roundabout to provide more precise numbers of affordable housing that could be delivered and
		6. Feasibility study of Tweed Court, Kelso	6. SBHA has a lack of skills and capacity to undertake Feasibility study at Tweed Court, Kelso, which has the potential to deliver much needed new affordable housing.
Project and programme management			
Viability assessments		1 Pre-feasibility study for Lowood Estate, Tweedbank	1. undertake pre-feasibility in advance of site purchase and further masterplanning exercise to demonstrate the viability of the project
Procurement capacity & expertise		1. build capacity to encourage and facilitate community empowerment to acquire sites and develop affordable housing proposals	1
Technical skills to support compulsory purchase orders	yes	1. Capacity and resource to CPO site (Hotel, Stow ) for affordable housing Royal	1. CPO to develop site for affordable housing - inflated idea of market value - EHA previously bid - was in SHIP, regeneration and rid local community of eye sore - would delivery much needed affordable housing in Stow – significant number of years since affordable housing has been developed in Stow - close proximity to railway station
Addressing particular issues in respect of specific housing development sites			
Brokerage of solutions			
Miscellaneous 1 -			
Miscellaneous 2 -			
Miscellaneous 3 -			

Previous Reported Sites & Blockages (December 2015)

Council	Site Location	Total Unit Capacity by Tenure	Owner-	Planning - planning permission in place, but stalled due to specific blockages *	Planning - planning permission in principle	Blockages	Solution
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**Appendix 5:SHIP Tables Scottish Government for SHIP 2017-2022**



MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 2 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 4-5 2020/21-2021/22

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM					UNITS - TYPE			GREENER STANDARDS	APPROVAL DATE		UNITS - SITE STARTS			UNITS - COMPLETIONS		SG FUNDING REQUIRED (£0.000m)							
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	PRE 2020/21	2020/21	2021/22	2020/21	2021/22	PRE 2020/ 21	2020/ 21	2021/22	TOTAL SG FUNDING REQUIRED OVER SHIP PERIOD				
Nethershot Kelso	Central HMA	Medium	X:372349 Y:635103	3	Eildon HA	38						38			38	38	38				38														2.736
Priory Bank Coldstream	Berwickshire HMA	Medium	X:384285 Y:660901	3	Berwickshire HA	10						10			10	10	38				10														0.720
Swinton	Berwickshire HMA	Medium		3	Berwickshire HA	6						6			6	6	6				6														0.432
Beanburn Ayton	Berwickshire HMA	Medium	X:392054 Y:660901	3	Berwickshire HA	40						40			40	40	40				40														2.880
Springfield Duns	Berwickshire HMA	Medium	X:379142 Y:653850	3	Berwickshire HA	10						10			10	10	10				10														0.720
Stirches Hawick [ECH]	Central HMA	High	X:350038 Y:615987	3	Eildon HA	30						30			30	30		30	Extra care housing	30															2.160
Milestone Newtown St Boswells	Central HMA	High	X:358239 Y:631282	3	Eildon HA	30						30			30	30	30				30														2.160
Renwick Gardens Morebattle	Central HMA	Low	X:376989 Y:624843	3	Eildon HA	8						8			8	8	8				8														0.576
High School Eyemouth [ECH]	Berwickshire HMA	High	X:394172 Y:663983	3	Trust HA	36						36			36	36		36	Extra care housing	36															2.592
March St Mills Peebles	Northern HMA	Medium	X:324985 Y:640816	3	To be agreed	10						10			10	10	10				10														0.720
Wallaceneuk Kelso	Central HMA	Medium	X:373360 Y:634214	3	Eildon HA	30						30			30	30	30				30														2.160
Various locations [Garage sites]	Central HMA	Low		3	SBHA	20						20			20	20	20				20														1.440
Railway Corridor	Central HMA	High		3	Eildon HA	75						75			75	75	75				75														5.400
Royal Hotel site Stow	Northern HMA	Low	X:345970 Y:644652	3	Eildon HA	13						13			13	13	13				13														0.936
Kingsmeadows Peebles	Northern HMA	Medium		3	Eildon HA	40						40			40	40	40				40														2.880
South Park Peebles	Northern HMA	Medium		3	Eildon HA	17						17			17	17	17				17														1.224
<b>Total</b>						<b>413</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>413</b>	<b>413</b>	<b>375</b>	<b>66</b>	<b>0</b>	<b>413</b>				<b>164</b>	<b>249</b>	<b>0</b>	<b>164</b>	<b>249</b>			<b>0.000</b>	<b>0.000</b>	<b>29.736</b>		

Drop Down Table Values		
Numerical Value	Geographic Code	
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other
3	Other Rural	RSL - SR - Greener
4	Other Rural	RSL - SR - Other
5	City and Urban	RSL - SR - Greener
6	City and Urban	RSL - SR - Other
7	All	RSL - Mid-Market Rent - Greener
8	All	RSL - Mid-Market Rent - Other
9	All	Council - SR - Greener
10	All	Council -SR - Other



MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 3 - INFRASTRUCTURE FUND

LOCAL AUTHORITY:

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	LOAN OR GRANT APPLICATION?	PLANNING STATUS (OUTLINE/ MASTERPLAN/FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE													INFRASTRUCTURE FUNDING DRAWDOWN BY YEAR (£0.000M)						POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING							
									AFFORDABLE					MARKET					PRIVATE RENT			Loan/Grant Drawdown						UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED						
									2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	PRE 2017/18 DRAWDOWN			2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	TOTAL SG INFRASTRUCTURE FUNDING REQUIRED 2017/18- 2021/22
Huddersfield St Galashiels	High		Eildon HA	Grant	Design stage	Y	Remedial works to boundary wall /Gala Water. Flood risk mitigation.	Y				24				24										0	0.100						0.100		
High School Earlston	High		Eildon HA	Grant	Masterplan	Y	Provision of infrastructure in order to access site for development	Y				40				40										0	0.200						0.200		
Milestone Newtown St Boswells	High		Eildon HA	Grant	Masterplan	Y	Provision of specialist public utility infrastructure in order to connect sewage and drainage systems.	Y				60				60										0	0.100						0.100		
March St Mills Peebles	Medium		To be agreed	Grant	Developer-led Design stage	Y	Peebles Community Trust have expressed an interest in delivery of affordable housing.	Y							10	10										0	0.020						0.020		
<b>Total</b>									0	0	124	0	10	134	0	0	0	0	0	0	0	0	0	0	0	0	0.420	0.000	0.000	0.000	0.000	0.000	0.000	0	

Page 207

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

LOCAL AUTHORITY:

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	UNIT SITE STARTS					TOTAL UNIT STARTS	UNIT COMPLETIONS					TOTAL UNITS COMPLETE	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M	
							Financial Year (Actual or Estimated)	PRE-2017/18	2017/18	2018/19	2019/20		2020/21	2021/22	2017/18	2018/19	2019/20					2020/21
Innerleithen Rd Peebles	Northern HMA	High		Bridge Homes	NHT SBC		4					4	4				4	0.060		0.060		
Springfield Duns	Berwickshire HMA	High		Bridge Homes	NHT SBC		10					10	10				10	0.150		0.150		
Burgh Yard	Central HMA	High		Bridge Homes	NHT SBC			20				20		20			20	0.300		0.300		
High School Earlston	Central HMA	High		Bridge Homes	NHT SBC				14			14			14		14	0.210		0.210		
Langhaugh Galashiels [ECH]	Central HMA	High		Eildon HA	Scottish Government				50			50			50		50	0.750		0.750		
Todlaw Duns [ECH] plus other	Berwickshire HMA	High		Trust HA	Scottish Government				30			30			30		30	0.750		0.750		
Stirches Hawick [ECH]	Central HMA	High		TBC	Scottish Government					30		30			30		30	0.750		0.750		
High School Kelso [ECH]	Central HMA	High		TBC	Scottish Government						24	24				24	24	0.750		0.750		
High School Eyemouth [ECH]	Berwickshire HMA	High		TBC	Scottish Government						36	36				36	36	0.750		0.750		
Peebles [ECH]	Northern HMA	High		TBC	Scottish Government						30	30				30	30	0.750		0.750		
<b>Total</b>								20	94	30	90	0	248	14	20	94	30	90	248	5.220	0.000	5.220

**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22**

LOCAL AUTHORITY:

**TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES - SUMMARY**

	TAX RAISED £0.000M	TAX USED TO SUPPORT AFFORDABLE HOUSING £0.000M	TAX CARRIED FORWARD TO SUBSEQUENT YEARS £0.000M
Pre 2014/15 - In Hand	0.966		
2014/15	0.834	0.819	0.906
2015/16	0.869	0.326	1.618

**TABLE 5.2: DEVELOPER CONTRIBUTIONS**

	SUMS			UNITS		
	RAISED	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre 2014/15	£0.288					
2014/15	£0.122	£0.024	0.385	0	34	34
2015/16	£0.171	£0.000	0.556	0	0	0

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## **DELIVERING EXTRA CARE HOUSING IN THE SCOTTISH BORDERS: A DELIVERY FRAMEWORK 2017-2022**

**Report by Service Director Regulatory Services**

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### **EXECUTIVE COMMITTEE**

**20 SEPTEMBER 2016**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This report sets out the proposed delivery framework for up to 6 extra care housing developments across the main towns in Scottish Borders in order to meet identified need and deliver on the Council's corporate priorities of shifting the balance of care. The initial priorities for investment have been identified as Duns, using Trust Housing and Langhaugh, Galashiels using Eildon Housing Association.**
- 1.2 The needs assessment for extra care housing previously undertaken, and reported to Members in March 2016, concluded that there is a large projected need for this type of housing model across all the main towns in the Scottish Borders. Through an option appraisal approach, the study also concluded that it would be best value if the projects were developed, owned and managed by Registered Social Landlords. The proposed delivery framework utilises Council owned sites where feasible and maximises Scottish Government grant provision, including RSL private sector borrowing over the next five years of the Strategic Housing Investment Plan. It is anticipated that these will be high cost projects that are likely to require some gap funding from the Council's Affordable Housing Budget.
- 1.3 It is envisaged that these developments will provide extra care housing for social, mid-market rent and shared equity options, all of which are considered as being compliant with the Councils Affordable Housing Policy definitions. Further individual site specific feasibility studies are required to test the financial modelling.

#### **2 RECOMMENDATIONS**

- 2.1 I recommend that Members consider this proposed delivery framework and:-**
- (a) Notes the Extra Care Housing Strategy set out in this report provides a major investment in the care sector that will make a significant contribution to the care and support of elderly**

**and vulnerable adults across the Scottish Borders.**

- (b) Endorses the approach to deliver new extra care housing developments in the Scottish Borders and for inclusion in the Strategic Housing Investment Plan 2017-2022, commencing with developments in Duns and at Langhaugh, Galashiels.**
  
- (c) Agrees to assist the development of these extra care housing projects by using the 2<sup>nd</sup> Homes Council Tax budget to compensate the 10-year Capital Investment Programme (where applicable) on the basis of affordable housing valuation for the sites.**
  
- (d) Agrees in principle to use 2nd Homes Council Tax and Developer Contributions to address the funding gap associated with this type of development potentially above affordable housing benchmark eligible grants.**
  
- (e) Notes that a further progress report will be submitted when costed design specifications have been completed for Duns and Langhaugh.**

### **3 STRATEGIC CONTEXT**

- 3.1 The Council's Local Housing Strategy (LHS) 2012-2017 is a statutory requirement that provides the strategic direction to tackle housing need and demand and informs the future investment in housing and related services across the Scottish Borders area. Underpinned by revised guidance from the Scottish Government, Officers are currently preparing the new five year Local Housing Strategy which will cover the period 2017-2022. The new LHS is being developed in a collaborative manner involving all of the Council's Community Planning Partners and Stakeholders.
- 3.2 The forthcoming LHS identifies an affordable housing shortfall of 128 units per annum and it also recognises that a key element of the strategy is to enable independent living across of all vulnerable groups and including older people who make up an increasing proportion of the Scottish Borders population. The LHS reflects the Council's policy commitment of shifting the balance of care by reducing the proportion of institutional care packages and increasing the proportion of care provided through packages, Extra Care Housing and Housing with Care.
- 3.3 Part of the strategy for increasing the numbers of older people that are assisted to live at home, including those receiving more intensive home care or 'extra care' services, will be achieved by increasing the supply and availability of extra care housing as alternatives to current residential care home provision. This will be achieved by building upon the strong cooperation of our housing partners and support from Scottish Government to help fund, develop and deliver extra care housing schemes.
- 3.4 Extra Care Housing offers the possibility of supporting higher levels of dependency but also providing an environment for lively and active old age. It is estimated that over 60% of current entries into residential care could be averted or delayed if Extra Care Housing [ECH] had been available in their locality. ECH is seen as a means of an alternative to both sheltered housing and residential care that can meet the needs of the majority of people needing residential support in the future. ECH is based on self-contained flats, rather than small rooms as in residential care, and offers care and support at the same level as residential care, for those that need it, available 24 hours a day.
- 3.5 The Council anticipates making the maximum use of technology-enabled care to support and assist people in their home – offering maximum security and safety, and enabling older people increased choice of their care and accommodation arrangements. For people with dementia, Extra Care Housing provides an alternative to being cared for at home or going straight into a care home.
- 3.6 ECH requires different and more flexible support and funding frameworks than more conventional models. Joint collaboration between housing providers, Social Work services, primary care and community health service is needed to provide the best and most effective care and support. This is one of the key priorities highlighted in Planning for Change set out in the Scottish Borders Health and Social Care Partnership Strategic Plan 2016-2019 which identifies a need to further develop our understanding of

**4 CONSULTANT’S FINDINGS**

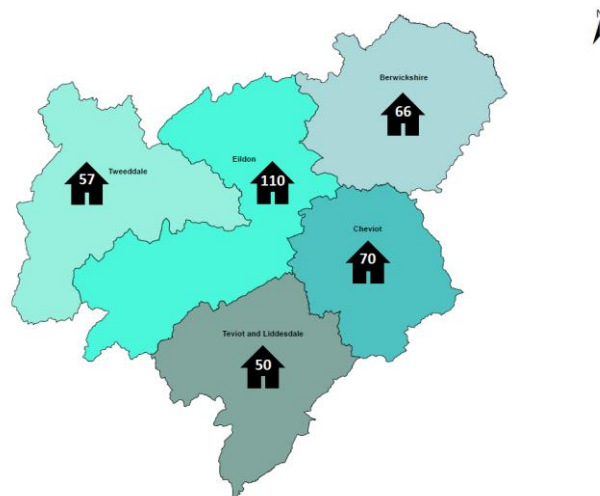
- 4.1 As reported to Council on the 8th March 2016 the needs assessment for extra care housing carried out by Anna Evans Housing Consultancy in partnership with is4 housing and Regeneration Ltd concluded that there is a large projected need for extra housing provision in Berwickshire.
- 4.2 Subsequent analysis has also concluded that taking into account the existing 129 extra care and housing with care provision in the Scottish Borders a further 353 properties spread across five main Towns will be required by 2035 in order to help shift the balance of care provision.
- 4.3 Table 1 below sets out the estimated cumulative number of extra care housing/Hwc properties required from 2018 to 2035 across the five main towns to meet this gap in provision. The figures clearly illustrate that 230 units will be required by as early as 2020 to meet need and thereafter, the projected need reduces to an additional 96 units by 2025, 24 units by 2030 and a further 37 units by 2035 if the total projected estimated needs are to be met. Figure 1 below shows an estimated shortfall at a locality level.

**Table 1. Projections for Extra Care Housing Requirement in Scottish Borders**

Projections	Number in ECH/HwC (1.7% of aged 75+)				
	2015-2018	2020	2025	2030	2035
Central	11-12	72	88	98	110
Berwickshire	10-12	43	52	59	66
Hawick	8-9	33	40	45	50
Peebles	4-5	37	46	51	57
Jedburgh	3-4	28	34	39	43
Kelso	3-5	18	22	24	27
<b>Scottish Borders</b>	<b>39-44</b>	<b>230</b>	<b>282</b>	<b>316</b>	<b>353</b>

Source: Extra Care Business Case: Anna Evans/is4 Housing & Regeneration Nov 2015<sup>1</sup>

**Figure 1 Extra Care Housing Need at Locality Level**



<sup>1</sup> Figures are subject to rounding  
Executive Committee – 20 September 2016

- 4.4 Analysis also suggests that the need for extra care housing is greatest in Central Borders area with a total requirement for 110 properties by 2035 with 72 of these being required by 2018 and a further 16 by 2020. Need is also high in Kelso with a combined need for 98 properties by 2035 with a requirement for 64 of these properties by 2020. Notwithstanding the development of Dovecot Court in Peebles there is still a requirement for a further provision of 57 extra care housing by 2035 with the majority (46) being required by as early as 2020.
- 4.5 Officers have been seeking to identify the most efficient and cost effective way to deliver Extra Care Housing or Housing with Care projects across the Scottish Borders. Critical to the delivery of extra care housing schemes will be willing and experienced Registered Social Landlords (RSL) who have the financial capacity and experience to develop a scheme of this nature. The Strategic Housing Investment Plan (SHIP) is the sole document for targeting affordable housing investment in Scottish Borders and all affordable housing projects (including extra care housing) must be delivered through the SHIP processes and identified as a strategic priority in the Council's Local Housing Strategy.
- 4.6 As reported in paragraph 4.1 (e) p. 5, of the SHIP progress committee report, approved by Members on the 10th May 2016, the Scottish Government increased the unit benchmark RSL grant rates by 20% and increased the 2016-2017 subsidy allocation to Scottish Borders area to £8.633m and a similar level of funding is anticipated over the life of the SHIP in order to deliver on the Scottish Government's affordable housing pledge of 50,000 affordable homes over the life of the Parliament. This provides the injection of significant capital investment and it is important that the Council plans the development of extra care housing in order to maximise and fully utilise allocated and anticipated grant funding when it is available in the next five year SHIP period. Particularly as there are concerns across the housing sector that grant levels and allocations could reduce after 2022.
- 4.7 The Consultant's findings concluded that to deliver all of the Extra Care Housing Options will be reliant on additional funding contribution from the Council over and above Scottish Government benchmark grant levels and anticipated RSL private finance. The potential development of Council owned sites provides much more certainty in project delivery and it also provides the opportunity to consider the basis for sale and capital receipt arising for sale of sites to any RSL development partner.

## 5 PROPOSED DEVELOPMENTS & TIMEFRAMES

**Table 2 Proposed SHIP Timeframes of Extra Care Housing Developments**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2017/18	2018/19	2019/20	2020/21	2021/22	
<b>Berwickshire (Duns)</b>	-	-	30	-	-	30
<b>Central (Gala)</b>	-	-	30	-	-	30
<b>Hawick</b>	-	-	-	30	-	-



<b>Kelso</b>	-	-	-		<b>24</b>	<b>24</b>
<b>B'Shire Eyemouth**</b>	-	-	-	-	<b>36</b>	<b>36</b>
<b>Peebles***</b>	-	-	-	-	<b>30</b>	<b>30</b>
<b>Total</b>						<b>180</b>

NB: Kelso, Eyemouth and Peebles may deliver beyond the life of the SHIP

- 5.1 Table 2 on page 5 above sets out Officer's proposed estimated unit numbers and target delivery timescales for inclusion in the Strategic Housing Investment Plan. These will be subject to further discussions with partner RSLs and Scottish Government to clarify programme arrangements.
- 5.2 Albeit the estimated unit numbers set out in table 2 on page 5 are very ambitious they fall short of the estimated need of 230 in 2020 by 80 units. That said, this could change as the final numbers, and balance between tenures will be determined by individual site/project detailed feasibility studies. It should be noted that there is scope to make a case for increasing flexibility on the level of equity in shared equity, as other Scottish Government financially assisted projects have demonstrated. Officers understand that there may also be possibilities in future of specific grant funding for specialist needs projects, and for wider flexibility, but this has yet to be confirmed with Scottish Government.
- 5.3 Council Officers from Housing, Finance and Social Work with Scottish Government collaboration have carried out a selection exercise in order to identify preferred RSL development partners who are considered to be the most appropriate delivery agents. Prospective Partners were assessed based on financial viability, experience and capability. The Duns project and the Langhaugh project in Galashiels the initial priorities, with further potential additional projects thereafter. As a result of the selection process it has been agreed that Trust Housing Association will deliver the Duns project and Eildon Housing Association will deliver on their Langhaugh site in Galashiels. Table 3 below sets out the proposed sites where the extra care housing will be developed and highlights deliverability and site issues.

**Table 3 Proposed Sites Location for Extra Care Housing Developments**

	Proposed Site	Site Ownership	Deliverability/Infrastructure & Site Issues
<b>Berwickshire (Duns)</b>	Todlaw	SBC	Soil investigation survey to be initiated
<b>Central (Gala)</b>	Langhaugh	EHA	EHA seeking to maximise development potential of site by assembling a larger site from land left undeveloped following railway construction
<b>Hawick</b>	Stirches	SBC	Former Housing Revenue Account site retained after Stock Transfer. Convenient to A7 and on a bus route but not located close to town centre.

<b>Kelso</b>	Kelso High School	SBC	Currently in use as school. Some existing buildings may require demolition in order to provide sufficiently large site.
<b>B'Shire (Eyemouth)</b>	Eyemouth Former High School	SBC	Master planning exercise to be under taken
<b>Peebles</b>	Rosetta Road	SBC	Discussions underway about potential of this site

## 6 NEXT STEPS

- 6.1 If the Executive Committee is supportive of the outline, Council Officers will initiate discussions with Scottish Government and Trust and both Eildon Housing Associations who have been selected as the Council's preferred delivery partners.
- 6.2 As stated in para 5.3 it is envisaged that Trust Housing Association will deliver the Duns project and Eildon Housing Association will deliver the Langhaugh Galashiels project.
- 6.3 Officers will also continue to liaise with Scottish Government to develop these projects via the Strategic Housing Investment Plan's established processes. Officers will also pursue any new funding mechanisms which might be advantageous to support the delivery of the extra care model and will also pursue the possibility of agreeing with Scottish Government a higher than the current 'affordable housing benchmark grant' allocation to fund this Council strategic priority.
- 6.4 A review of existing commitments for the Council's 2nd Homes Council Tax budget will be undertaken in order to assist with gap funding for these projects and to help compensate the 10-year Capital Investment Programme on the basis of affordable housing valuation for the sites.

## 7 IMPLICATIONS

### 7.1 Financial

- (a) It is anticipated that the proposed extra care housing developments will be funded using the same range of funding sources employed to fund Dovecote Court, i.e. Affordable Housing Investment Programme grant from Scottish Government, private sector borrowing by the RSL[s] and anticipated contributions from the Council from 2nd Homes/Council Tax budget, Affordable Housing Policy Developer Contributions and if applicable the transfer of ex-Housing Revenue Account land in accordance with Scottish Government Guidance. The funding package will be informed by site specific feasibility studies.
- (b) Officers have submitted a bid to the Scottish Government's More Homes Infrastructure fund for £40k to undertake a feasibility study for the Todlaw, Duns to accelerate the delivery of the extra care housing development. A further bid for £40k to purchase the land adjacent to Eildon's Langhaugh site in order to improve the

infrastructure to the new RSL extra care housing development and open up alternative access routes which would enable the RSL to maximise units on site including potential to also deliver some mainstream housing. The fund is designed to help tackle infrastructure blockages and Scottish Government is establishing a flexible five-year grant and loan fund, initiated with up to £50 million available in 2016-17.

- (c) On the basis of the experience of the delivery of Dovecote Court, it is anticipated that these new extra care housing developments will have high unit costs. These costs will only be known once design specifications are completed and costed at which point a further report will be submitted to Elected Members.

## 7.2 Risk and Mitigations

Delivery of additional extra care housing developments in common with other affordable housing delivery programming is largely dependent upon a number of variables, not least of which relate to resource and other political and organisation decision making processes beyond the control of the Council. The main risks to the programme are:-

- Adverse impact on delivery of existing affordable housing projects initiated from SHIP 2015/20 due to potential re-prioritisation and re-programming of grant allocation to assist or accelerate the delivery of new extra care housing projects.
- The availability of 2<sup>nd</sup> Homes Council Tax and Affordable Housing Policy Developer Contributions to assist with any funding gaps.
- Impact of future Westminster Government Spending Review on Scottish Government Affordable Housing Investment Programme annual allocations to Scottish Borders area.
- RSL private sector borrowing capacity.
- Willingness of Scottish Government and RSLs to fund delivery of shared equity extra care housing.
- Potential reduction in the total numbers of affordable housing units delivered should above-benchmark grant be required to support delivery of extra care housing projects.

## 7.3 Equalities

- (a) Registered Social Landlords [RSLs] are required to operate within a framework of Statutory Regulation and Inspection which is overseen by the Scottish Housing Regulator. This includes the key allocation and wider housing management activities. This ensures that equalities requirements are met. As part of that framework, RSLs are required to provide the Regulator with Annual Performance Statistical Returns which are analysed and published by the Regulator.
- (b) All proposed prioritised affordable housing developments will be included in the Council's next Strategic Housing Investment Plan 2017/22 [SHIP] which is anticipated to be submitted to Scottish

Ministers by 30 November 2016. Inclusion of proposed projects is predicated on the endorsement of the principle of equalities as articulated in the SHIP guidance. The SHIP will be subjected to an Equalities Impact Assessment, Strategic Environmental Assessment screening and rural proofing as part of the normal pre-submission processes.

#### 7.4 **Acting Sustainably**

- (a) In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of any potential Council led house building developments will be included in the SHIP 2017-22 which will be undertaken using the criteria specified in Schedule 2 of the Act. The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.
- (b) By seeking to provide more new affordable extra care housing, it is considered that this will assist the sustainability of rural communities by providing specialised extra care housing as a new additional affordable housing supply delivery option and help to enable local people to continue to remain living in the community rather than consider moving to a registered residential care setting.
- (c) It is considered that there will be positive economic and social effects resulting from the proposed delivery of new extra care housing to meet identified and projected needs. These proposed new housing developments and anticipated environmental effects will require to be considered through normal Council Planning processes and procedures applying to house building programmes to ensure that Council and National policies and standards are met.

#### 7.5 **Carbon Management**

- (a) It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations.
- (b) New Build housing will have a general effect on the region's carbon footprint however these are addressed within the planning process and in meeting the housing requirements and standards as set out by the Scottish Government.

#### 7.6 **Rural Proofing**

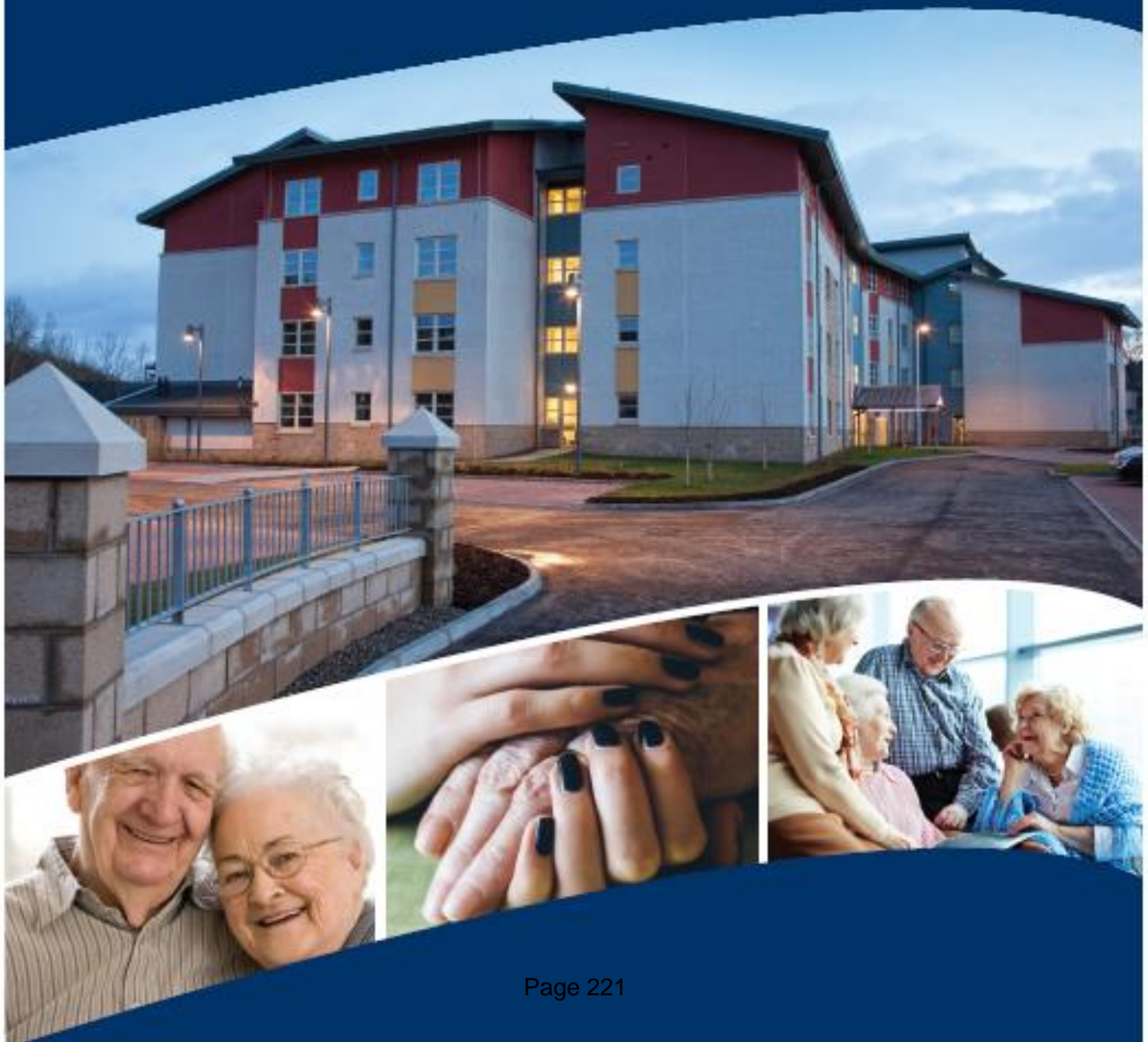
- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso.
- (b) Most of the Scottish Borders is defined as being "remote rural" or "accessible rural". Duns is considered to be in an "accessible rural" area, whereas Eyemouth is classified as being a small town. The proposed extra care housing sites identified in this report will be



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# Extra Care Housing Strategy Programme Board

TERMS OF REFERENCE







## CONTENTS

1.0 Background

2.0 Objectives of Extra Care Housing Delivery Framework

3.0 Board Membership

4.0 Roles and Responsibilities of each Board Member

5.0 Programme Management Structure

6.0 Communications Strategy

Joint Statement of Intent

Appendix 1 - Membership of Programme Board and Project Sub-Groups

Appendix 2 – Project Plans

## 1.0 BACKGROUND

- 1.01 This Partnership Agreement formalises the relationship of a number of organisations who are working to jointly explore the potential and opportunities to deliver component parts of the Extra Care Housing Strategy Framework for Older People in the Scottish Borders which was endorsed by Council on the 20<sup>th</sup> September 2016. This will form part of the broader Strategic Plan for meeting the Housing & Support needs of Older People in the Scottish Borders which is being developed.

This Strategy brings together a number of identified and emerging extra care housing projects, and seeks to draw upon experience from both within and out with Scottish Borders to facilitate delivery of future extra care housing developments and associated care services.

Extra Care Housing offers the possibility of supporting higher levels of dependency but also providing an environment for lively and active old age. ECH is based on self-contained flats, rather than small rooms as in residential care, and offers care and support at the same level as residential care, for those that need it, available 24 hours a day.

- 1.02 The Extra Care Housing Strategy Framework aims to:

- Provide additional specialist affordable housing for older people, reflecting the requirements of the Local Housing Strategy which clearly articulates the need for a range of sustainable affordable housing options/requirements throughout Scottish Borders.
- Provide extra care housing in the main Scottish Borders towns, with initial priorities being Duns followed by Galashiels. Other suitable site opportunities which need to be explored further include Kelso, Hawick, Eyemouth and Peebles as set out in the Council's Strategic Housing Investment Plan 2017-2022.
- Commission appropriate care services to align with the development process and dovetail with completion of new build extra care housing developments.
- Align with the strategic planning and commissioning processes for Housing and community-based care services to deliver on key priorities in agreed timescales.
- Identify a range of affordable supported living options as an alternative to institutional care.

Duns has initially been identified as the first priority for development. A Council owned site has been identified at Todlaw, Duns. Looking to the future, additional site opportunities have been identified which need to be explored for the potential to provide extra care housing via new-build within the timescales of the Council's forthcoming Strategic Housing Investment Plan 2017-2022 at:

- Langhaugh, Galashiels.
- Stirches, Hawick.
- High School, Kelso.
- High School, Eyemouth,
- Rosetta Rd, Peebles

## **2.00 EXTRA CARE HOUSING STRATEGY FRAMEWORK OBJECTIVES**

The objectives of the Extra Care Housing Strategy Framework aim to provide sustainable and long-term flexible housing solutions to:

- 2.01 Assist in meeting the need for a range of affordable extra care housing options/requirements in Duns and other main Borders towns, and the surrounding areas which address the needs of older people and which are sustainable in the long term.
- 2.02 Demonstrate delivery of specific housing and care provision to meet the needs of older people through alignment to Community Planning Partners processes and related strategic plans.
- 2.03 Enable people to live independent lives in their own homes by providing a range of highly accessible and easily adapted housing.
- 2.04 Ensure robust links with the Council's Local Housing Strategy, Strategic Housing Investment Plan and IJB's Strategic Plan and commissioning requirements of the IJB's Commissioning and Implementation Delivery Group..
- 2.05 To complement and enhance existing service provision in Duns and other Borders towns and the Locality areas.

## **3.00 PARTNERSHIP AGREEMENT OBJECTIVES**

The objectives of the Partnership Agreement are to:

- 3.01 Provide a framework within which each partner has a clearly defined role and Responsibilities to assist, with certainty, in the delivery of the Extra Care Housing in the Borders as set out in the Strategic Housing Investment Plan 2017-2022.
- 3.02 Communicate and develop a common understanding of how best to meet the housing needs and solutions required within current available resources and to identify new and creative resource and funding opportunities.
- 3.03 Work together to deliver the component parts of the Extra Care Housing Strategy for the long-term benefit of older people living within Scottish Borders.
- 3.04 Provide a delivery mechanism that is open, transparent and represents good value for money

## **4.00 THE PARTNERS**

The partners identified in this Partnership Agreement are:

- Scottish Borders Council (Housing, Finance, Procurement and, Assets & Infrastructure)
- Scottish Government – More Homes Division - – *More Homes Division may attend on an ad hoc basis*
- Eildon Housing Association
- Trust Housing Association
- Scottish Borders H&SC Integration

## 5.00 ROLE AND RESPONSIBILITIES OF THE PARTNERS

The role and responsibilities of each partner and their collective roles are set out below.

### 5.1 Scottish Borders Council:

Role:

- Strategic Housing Authority in terms of planning for housing in the area and agreeing investment priorities with Scottish Government based on the Scottish Borders Council's Local Housing Strategy and evidence of housing need that is compiled locally and aligns with objectives of the Strategic Plan and the commissioning requirements of the IJB's Commissioning and Implementation Delivery Group.
- Current owners of the Todlaw site in Duns.
- To share information with partners in relation to:
  - Communications strategy with potential RSL tenants and other stakeholders
  - Needs assessments of older people receiving commissioned care packages to inform the brief to be developed in terms of housing and care and support specifications.

Responsibilities:

- To chair the Programme Board to ensure delivery of an agreed partnership strategy for delivery of extra-care housing in Duns, Galashiels and subsequent developments.
- To oversee the work of the sub groups to ensure that the strategy is developed and delivered within identified resources and timescales.

### 5.2 Scottish Government - More Homes Division

Role:

- The Division of Scottish Government with strategic affordable housing funding and programming responsibilities
- Assessment and approval of Extra Care Housing Strategy individual site project proposals as set out in the Strategic Housing Investment Plan and Strategic Local Programme.

Responsibilities:

- To support the delivery of the Extra Care Housing and related services in the context of competing priorities
- To provide funding via the AHIP programme and ensure that maximum output is achieved from all available resources

- To appraise development proposals, underpinned by the LHS to ensure that value for money (VFM) is achieved

### 5.3 Trust Housing Association

#### Role:

- To address the housing needs of existing and emerging older people within the Duns and the wider Berwickshire Locality area.
- To develop proposals and deliver the priority extra care housing development within Duns.
- To work in partnership to effectively procure consultants and contractors to design and build projects
- To own, manage and maintain the proposed extra care housing development at Todlaw, Duns.

#### Responsibilities:

- To contribute to the development of an agreed housing project brief for future extra care housing, seeking to standardise elements where practically possible.
- Develop the Todlaw site in Duns in accordance with the intended agreed brief above, within a mutually agreed timescale within the context of the wider Extra Care Housing Strategy
- Financial capacity to secure and provide the required level of private finance in accordance with affordable housing investment programme grant offer requirements to deliver the project.
- To share information with partners in relation to:
  - Communications protocol with partners, service providers, service commissioners, potential tenants and other stakeholders.
  - To share experience of delivery of extra care housing and associated care services and integration of housing and care management arrangements learned from such developments out with Scottish Borders, to allow the brief and service specification to be developed in terms of specification, adaptations and services required.
- To manage the Todlaw Duns project within Trust's governance arrangements.
- To manage costs and Project Design Team.
- To effectively procure consultants and contractors to design and build the Todlaw Duns project.

## 5.4 Eildon Housing Association

### Role:

- To contribute to the development of a proposed housing brief for future extra care housing seeking to standardise elements where practically possible.
- To develop proposals and deliver the proposed extra care housing development at Langhaugh Galashiels.
- Financial capacity to secure and provide the required level of private finance in accordance with affordable housing investment programme grant offer requirements to deliver the project
- To own, manage and maintain the proposed Langhaugh extra care housing development.
- Owners of the Langhaugh site in Galashiels.

### Responsibilities:

- To develop the Langhaugh site in Galashiels in accordance with the intended agreed brief, within a mutually agreed timescale within the context of the wider Extra Care Housing Strategy.
- To share information with partners in relation to:
  - Communications protocol with partners, service providers, service commissioners, potential tenants and other stakeholders.
- To share experience of delivery of extra care housing and integration of housing and care management arrangements learned from Dovecote Court Peebles to allow the housing brief and service specification to be delivered in terms of specification, adaptations and services required.
- To work in partnership to effectively procure consultants and contractors to design and build projects
- To manage project costs and programmes via project teams
- To manage the Langhaugh project within Eildon HA's governance arrangements.

## 5.5 Scottish Borders Council / Integration Joint Board

- Strategic Lead for Health and Social Care work including identifying and agreeing resources for eligible personal care and housing support to individuals in their own homes.
- Specifying, commissioning and revenue funding an appropriate and sustainable continued care and support service.

- To provide funding to help facilitate this process [and to provide funding for eligible assistive technology/telecare provision where required]

## 5.6 Collective Role and Responsibilities

### Role:

- To aim to deliver the projects identified in the Extra Care Housing Strategy to provide sustainable and long-term flexible affordable housing solutions for the benefit of existing and emerging older people within the main Scottish Borders towns and surrounding areas in contributing towards meeting identified housing and care needs.

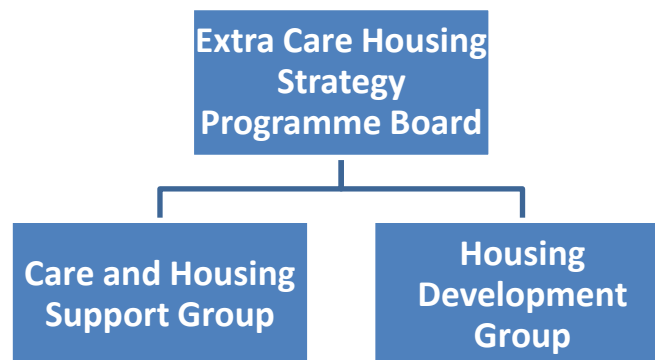
### Responsibilities:

- To work within the parameters of the appended “Joint Statement of Intent”
- To act as a Programme Board that will manage and co-ordinate the delivery of projects identified in the Extra Care Housing Strategy Framework
- To form and attend Sub-Groups and Project Teams, along with stakeholder representatives for specific projects, to deliver component parts of the Extra Care Housing Strategy

## 6.0 PROGRAMME MANAGEMENT STRUCTURE

The programme management structure will be as set out below.

Figure 1: Governance



### Extra Care Housing Strategy Framework Programme Board

The Extra Care Housing Strategy Framework Programme Board will be comprised of representatives (Senior Officers) from:

- Scottish Borders Council (Housing, Finance, Procurement and Asset & Infrastructure)
- Scottish Government – More Homes Division
- Trust Housing Association
- Eildon Housing Association
- Scottish Borders IJB’s Commissioning and Implementation Delivery Group

The Programme Board will be chaired by the Council's Strategic Housing

The Board's responsibilities will be to deliver the strategy and have overarching control and monitoring of the delivery of the Extra Care Housing Strategy Framework.

Members of the Extra Care Housing Strategy Framework Programme Board will require the authority to make decisions on behalf of the organisation that they represent and will report back to their governing bodies with recommendations and timeously seek approvals when required.

The Care and Housing Support Group and the site specific Development Groups and subsequently established sub-groups will report to the Extra Care Housing Strategy Framework Programme Board.

The Extra Care Housing Strategy Framework Programme Board will be responsible for establishing sub-groups.

Eildon HA and Trust HA will also provide quarterly update reports to the long established Quarterly Programming Meetings which link monitoring of Strategic Housing Investment Plan project delivery and Strategic Local Programme Agreement programming decisions.

### **Care and Housing Support Group**

The Care and Housing Support Group will be comprised of representatives (officers) from:

- Scottish Borders Council
- Commissioned care service provider[s]
- Eildon Housing Association
- Trust Housing Association
- SBC's Procurement
- Scottish Borders IJB – Transformation and Re-design Steering Group

Lead organisation for this Group will be Scottish Borders IJB [Health & Social Care)

The Care and Housing Support Group will be chaired by Scottish Borders IJB [Social Care)

The Care and Housing Support Group is an operational level group with responsibilities to deal with "people part" of project including tenant / stakeholder communication, providing information to enable the construction brief to be fully developed and link to service commissioning for the future revenue funding packages.

Members of the Care and Housing Support Group will develop and cost appropriate care and support models and packages to deliver the care and support service required by the Extra Care Housing Strategy and will require the authority to make decisions on behalf of the organisation that they represent and will report back to the Extra Care Housing Strategy Programme Board with recommendations and timeously seek approvals when required.



## **Development Group**

The Development Group will be comprised of officer representatives from:

- Scottish Borders Council (Housing)
- Eildon Housing Association (Development)
- Trust Housing Association (Development)
- SBC's Estates
- Scottish Government – More Homes Division will attend on an ad hoc basis
- Scottish Borders IJB [Social Work] may attend on an ad hoc basis

Lead organisations for this Group will be EHA and Trust HA

The Development Group will be chaired by an SBC nominee and co-chaired by Trust and Eildon Housing Associations.

The Development Group[s] is a joint operational level group with responsibilities to deal with the design and construction part for all the development projects including the assumption that assistive technology is maximised where possible.

Members of the Development Group will require the authority to make decisions on behalf of the organisation that they represent and will report back to the Extra Care Housing Strategy Programme Board with recommendations and timeously seek approvals when required.

## **7.0 COMMUNICATION AND PUBLIC RELATIONS**

Partners will develop a communications and public relations protocol that will set out the roles and responsibility of partners, its scope in terms of what information people will be consulted and how this will be coordinated and managed.

## **8.0 STATEMENT OF INTENT**

We will operate in an open and honest manner to ensure the delivery of high quality affordable homes to meet the objectives of the Extra Care Housing Strategy.

We will engage with tenants, service users and the wider community at both a strategic and local level in ways that maximise their contribution.

## **OBJECTIVES**

### *Communication*

- To communicate clearly and concisely with all parties timeously.
- To deal openly, fairly and frankly with each other in an atmosphere of mutual co-operation, respect and trust.
- To exchange all relevant information to ensure delivery of the Strategy.

*Code of Conduct*

- To conduct business with honesty and integrity.
- To avoid or openly identify potential or actual conflicts of interest.
- To respect the confidentiality of information and knowledge entrusted by each party.
- To collaborate and co-ordinate announcements or communication on matters of mutual interest to the press or media.

*Delivery*

- To work together harmoniously and co-operate in the development of projects within the Extra Care Housing Strategy.
- To optimise the use of each party's resources to deliver the Extra Care Housing Strategy in a professional and effective manner.
- To consider methods of procurement that may work to benefit all parties.

Signed on behalf of:

Scottish Borders Council

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Scottish Government – More Homes Division

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Eildon Housing Association

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Trust Housing Association

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Scottish Borders IJB

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Date

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## Appendix 1

### Membership of Project Board and Sub-Groups

#### **Extra Care Housing Strategy Project Board [names to be confirmed]**

##### **Scottish Borders Council**

Cathie Fancy (Chair)  
Gerry Begg  
Martin Joyce  
David Robertson

##### **Scottish Borders IJB**

Elaine Torrance  
Tim Patterson

##### **Scottish Government - More Homes Division**

Gordon Liddle/Alastair Dee

##### **Eildon Housing Association**

John Duncan

##### **Trust Housing Association**

Joanna Voisey/Jenny Wallace

#### **Care and Housing Support Group**

##### **Scottish Borders Council/IJB**

Murray Leys - [lead person and chair]

##### **Scottish Government - More Homes Division**

As required

##### **Eildon Housing Association**

Amanda Miller

##### **Trust Housing Association**

Jenny Wallace

#### **Development Group(s)**

##### **Scottish Borders Council**

Gerry Begg (Chair)  
Kirsty Robb  
Neil Hastie

##### **Scottish Government - More Homes Division**

As required

##### **Eildon Housing Association**

John Duncan/Ronnie Dumma (lead person and joint co-chair)

##### **Trust Housing Association**

Joanna Voisey (lead person and joint co-chair)



**APPENDIX 2**

**PROJECT PLAN**

	Financial Year					
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
<b>TODLAW, DUNS</b>						
SBC Brief						
SBC feasibility outcome approval						
SBC design approval						
Cost Plan submission/approval						
SBC detailed design approval						
Tender submission/approval						
Site Start						
Completion						
<b>LANGHAUGH, GALASHIELS</b>						
SBC/EHA confirm site						
Cost Plan submission/approval						
Tender approval						
Site Start						
Completion						

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**STRATEGIC HOUSING SERVICES**

**COUNCIL HEADQUARTERS | NEWTOWN ST BOSWELLS | MELROSE | TD6 OSA**

**Tel: 0300 100 1800 | email: [housingenquiries@scotborders.gov.uk](mailto:housingenquiries@scotborders.gov.uk)**

