

Scottish Borders Local Housing Strategy

# Local Housing Strategy

*2017-2022 Outcomes and Action Plan*



## Outcome and action plan

### LHS priority 1: The supply of housing meets the needs of our communities

Strategic outcome	Relevant indicators	Data type and source	Baseline (date)	Targets	Timescale	Christie <sup>1</sup>	SOA <sub>2</sub>	National Outcome <sup>3</sup>
1.1 Increase the supply of affordable housing	<ol style="list-style-type: none"> <li>Total number of completions</li> <li>Number of affordable homes completed</li> <li>Number of new social rented homes completed</li> <li>Number of other affordable homes completed (all subsidised and un-subsidised intermediate tenures and mid-market rented homes)</li> </ol>	<ol style="list-style-type: none"> <li>SG house building stats</li> <li>SG house building stats</li> <li>SBC, SG AHIP</li> <li>SBC, SG AHIP</li> </ol>	<ol style="list-style-type: none"> <li>325 per annum (ave: 2011/12 – 2014/15)</li> <li>87 pa (2011/12 – 2014/15)</li> <li>79% of affordable completions in 2014/15 were social rent</li> <li>21% of affordable completions in 2014/15 were not social rent</li> </ol>	<ol style="list-style-type: none"> <li>348 pa</li> <li>128 pa</li> <li>85% of affordable housing to be social rent</li> <li>15% of affordable housing to be 'other' affordable housing</li> </ol>	<ol style="list-style-type: none"> <li>2017-22</li> <li>2017-2022</li> <li>2017-2022</li> <li>2017-2022</li> </ol>	C	2	7,10
1.2 Increase options for affordable housing	<ol style="list-style-type: none"> <li>Options identified</li> <li>Feasibility studies undertaken</li> <li>No. of MMR units</li> </ol>	<ol style="list-style-type: none"> <li>SBC Committee reports</li> <li>SBC operational information</li> <li>SBC, RSL information</li> </ol>	<ol style="list-style-type: none"> <li>None</li> <li>None</li> <li>None</li> </ol>	<ol style="list-style-type: none"> <li>Complete option identification</li> <li>Complete feasibility studies</li> <li>Increase provision of MMR</li> </ol>	<ol style="list-style-type: none"> <li>2020</li> <li>2020</li> <li>2017-2022</li> </ol>	C, P, I	2	7,10
1.3 Review and progress delivery of locality plans	<ol style="list-style-type: none"> <li>No. of Locality Plans reviewed and delivered,</li> </ol>	<ol style="list-style-type: none"> <li>SBC, SG returns, SLAED</li> </ol>	<ol style="list-style-type: none"> <li>SOA agreed 2013</li> </ol>	<ol style="list-style-type: none"> <li>Locality Plans in place</li> <li>Increase supply of affordable housing in Town Centres in line with Whole Town Plans, e.g. Selkirk, Kelso, Hawick and Galashiels</li> </ol>	<ol style="list-style-type: none"> <li>2019</li> <li>2017-22</li> </ol>	C, P, I	2	7,10
1.4 Reduce the number of empty homes	<ol style="list-style-type: none"> <li>No. of long-term empty homes</li> <li>Enforcement orders used – e.g. CPOs</li> <li>Homes brought back into use</li> </ol>	<ol style="list-style-type: none"> <li>Revenues and benefits data</li> <li>SBC data</li> <li>SBC operational information</li> </ol>	<ol style="list-style-type: none"> <li>888 (2015/16)</li> <li>0</li> <li>9 (ave 2011/12 – 2014/15)</li> </ol>	<ol style="list-style-type: none"> <li>&lt; 888 homes</li> <li>&gt; 0</li> <li>&gt; 9 homes</li> </ol>	<ol style="list-style-type: none"> <li>2017-2022</li> <li>2017-2022</li> <li>2017-2022</li> </ol>	C, P	2	7,10
1.5 Contribute to strategic planning	<ol style="list-style-type: none"> <li>Adoption of SESplan2</li> <li>Delivery of HNDA3</li> <li>Engage with Planning Review</li> </ol>	<ol style="list-style-type: none"> <li>SBC Committee reports</li> <li>HNDA3</li> <li>HNDA3, SHIP</li> </ol>	<ol style="list-style-type: none"> <li>SESplan</li> <li>HNDA2</li> <li>HNDA3, SHIP</li> </ol>	<ol style="list-style-type: none"> <li>Adopt SESplan2 in 2018, as basis for HSTs, LDP and wider strategic planning</li> <li>Set in place partnership arrangements to deliver HNDA3 and inform the next LHS</li> <li>Mechanisms to streamline and enable new housing supply</li> </ol>	<ol style="list-style-type: none"> <li>2018</li> <li>2022</li> <li></li> </ol>	C, P, I	2	7,10

Strategic actions	Strategic outcome	Partners
1. Review and update Strategic Housing Investment Plan (SHIP) in accordance with Scottish Government Guidance	1.1, 1.2	SHIP working group
2. Identify mismatch of supply and demand in social rented housing, including need for re-provisioning, to inform investment priorities	1.1	LHS Partnership Group
3. Accelerate infrastructure projects to enable affordable housing projects to proceed; engage with infrastructure development agencies and national/regional construction firms to identify housing led growth opportunities (in/around the Borders railway corridor)	1.1	SBC, HfS, Developers, Scottish Enterprise
4. Support the development of a town centre living strategy	1.1, 1.2, 1.3	CPP
5. Based on improved intelligence of the economics of development in the Borders, examine innovative procurement techniques, construction technologies, partnership arrangements and funding models to maximise the delivery of housing supply	1.1, 1.2	South East Scotland Housing Forum
6. Improve understanding of the economics of development in a Borders context including development costs, construction industry capacity and land values through analysis and research across development partners	1.1, 1.2	South East Scotland Housing Forum
7. Work in partnership with economic development partners to address gaps in construction industry/skills capacity which create a barrier to housing led economic growth	1.1, 1.2	Skills Development Scotland Business Gateway
8. Proactively engage with housing land owners to improve communication, share market intelligence, influence value expectation & cultivate development opportunities	1.1, 1.2, 1.3	SBC, RSLs
9. Improve understanding of housing need and aspirations through community engagement and by sharing information across services and partnerships	1.3, 1.5	SESplan Housing Market Partnership
10. Explore options to make house purchase an attractive option for young economically active people encouraging them to come to or stay in the Scottish Borders	1.2	SBC, South East Scotland Housing Forum
11. Use the land reform and community empowerment agendas to promote and offer opportunities for land assembly through local communities	1.1, 1.2, 1.3, 1.5	SBC, RSLs, South East Scotland Housing Forum
12. Build capacity in the construction sector through training and employment initiatives to ensure businesses compete more effectively	1.1, 1.2,	SBC, Borders College, South East Scotland Housing Forum
13. Reduce the number of empty properties by offering information and advice to property owners	1.4	SBC, RSLs

## Outcome and action plan

### LHS priority 2: More people live in good quality energy efficient homes

Strategic outcome	Relevant indicators	Data type and source	Baseline (date)	Targets	Timescale	Christie <sup>1</sup>	SOA <sup>2</sup>	National Outcome <sup>3</sup>
2.1 Social housing stock meets the SHQS	1. % of dwellings that meet the SHQS	1. RSL SHR returns	1. 91% compliance (2014/15)	1. 100%	1. 2018	C	3	10, 12
	2. % of dwellings with abeyances or exemptions	2. Audit Scotland return	2.	2.	2. 2020			
2.2 Social housing stock meets EESSH 2020 target	1. % of dwellings that meet the EESSH 2020 target	1.RSL SHR returns; Audit Scotland return	1. Baseline to be established as a key priority.	1. 100% compliance	1. 2017-20	C, P	3	10,12,14
2.3 Significant improvement in fuel efficiency of the housing stock	1. Production of a 2017 Fuel Poverty Delivery Strategy	1. SBC operational	1. N/A	1. Complete	1. 2018	P, I	2, 3	7, 10, 14
	2. Households in fuel poverty	2. SHCS	2. 38% of households	2. Reduce households in fuel poverty	2. 2017-22			
	3. HEEPS-ABS investment in Scottish Borders	3. RSL operational data (annual)	3. £1,623,023 (2014/15)	3. Full HEEPS:ABS spend	3. 2017-22			
	4. Social rented sector stock built to Silver energy standard	4. RSL data	4. NA	4. 100%	4. 2017-22			
	5. No. of private sector measures installed	5. Operational data	5. 420 (370 External wall insulation, 50 cavity wall insulation) (2014/15)	5. > 420	5. 2017-22			
	6. No. of households provided with energy advice/information	Operational data	6. 4,041 Engagements; 895 referrals (Home Energy Scotland) (2014/15)	6. > 4,041	6. 2017-22			
2.4 Improved functioning of the private sector housing portfolio	1. Finalise private sector strategy, including provision for BTS strategy	1. SBC operational	1. N/A	1. Complete	1. 2018	C, P	2	10
	2. No. of private sector properties where serious disrepair and BTS reduced	2. SBC: Environmental Services data;	2. TBC	2. 80 units per annum	2. 2017-2022			
	3. Enforcement orders used	3. SBC Data	3. 0	1. >0	3. 2017-2022			

Strategic actions	Strategic outcome	Partners
1. Work in partnership to improve condition of empty homes in rural and town centres	2.4, 2.3	SBC, SG, RSLs, Developers, CPP
2. Incentivise mixed tenure solutions to improve stock condition	2.3	SBC, SG, RSLs, Developers,
3. Explore the potential to support communities to come together to negotiate discounted rates for fuel provision in in rural areas or acknowledged areas of deprivation	2.3	SBC, SG, Utility Companies, Developers, East Scotland Home Energy Forum
4. Target resources, information and advice to ensure owner occupiers and private landlords benefit from opportunities for insulation, double glazing, upgraded heating systems etc.	2.3, 2.4	SBC, SG, RSLs, Developers, SAL, Private Landlords, East Scotland Home Energy Forum
5. Develop effective routes to liaise and collaborate with the private landlord sector to maximise the quality and impact of the private rented sector in Scottish Borders	2.3, 2.4	SBC, RSLs, Private Landlords, SAL
6. Deliver multi tenure information and advice to enable households to manage the condition of their property	2.3, 2.4, 2.2	SBC, RSLs, Shelter, CAB
7. Ensure effective targeting of energy efficiency measures on those who are experiencing fuel poverty	2.2, 2.4	SBC, RSLs, SG, East Scotland Home Energy Forum, Strategic Partnership Against Poverty
8. Develop a local, multi-agency home energy forum which will develop a comprehensive local network of delivery options to provide enhanced advice through to delivery	2.2, 2.4	SBC, RSLs, East Scotland Home Energy Forum
9. Work in partnership to improve the quality of the social housing stock: to meet SHQS and EESSH targets, and support improved energy efficiency standards in new build developments	2.1, 2.2	SBC, RSLs, developers
10. SBC and RSL's partner will work together to develop a plan for addressing SHQS failures, exemptions and abeyances		
11. RSLs to prepare annual reports on their progress on achieving EESSH		

## Outcome and action plan

### LHS Priority 3: Fewer people are affected by homelessness

Strategic outcome	Relevant indicators	Data type and source	Baseline (date)	Targets	Timescale	Christie <sup>1</sup>	SOA <sup>2</sup>	National Outcome <sup>3</sup>
3.1 Use effective housing options and preventative intervention to successfully prevent homelessness	1. Number Housing Options cases assisted to a. maintain existing accommodation b. access settled housing	1. PREVENT1	1. (a) 14% remained in existing accommodation: 2015/16 (b) 22% accessed settled accommodation – 11% social/11% PRS: 2015/16	1. a. 2% increase per annum b. 2% increase per annum per annum	1. 2017-22	C,P,I	2	10
	2. Number & % assessed as homeless	2. HL1 data	2. 494 (79% of all applications): 2015/16	2. 1% reduction per annum	2. 2017-2022			
	3. % applicants reassessed as homeless in same year	3. HL1 data	3. 4.6% of all applications: 2015/16	3. 1% reduction per annum	3. 2017-2022			
	4. % young people presenting as homeless	4. HL1 data	4. 185 (30% applications): 2015/16	4. 5% reduction per annum	4. 2017-2022			
3.2 Improve access to & impact of Housing Options model	1. Number accessing Housing Options service	1. PREVENT1 data	1. 865: 2015/16	1. 5% increase per annum	1. 2017-22	C,P,I	2	10
	2. Number partners delivering Housing Options model	2. SBC data	2. 1 (Homelessness Team) 2015/16	2. 5 partners offering full Housing Options service	2. 2022			
	3. % housing options cases that progress to homeless application	3. PREVENT1 data	3. 33%: 2015/16	3. 1% reduction per annum per annum	3. 2017-22			
3.3 Improve access to a range of settled accommodation options	1. % homeless cases accessing settled accommodation as outcome a. Social housing b. Private housing	1. HL1 data	1. (a) 54% accessed social housing: 2016/17 (b) 9% accessed assured PRS tenancy: 2016/17	1. a. 1% increase per annum b. 2% increase per annum	1. 2017-22	C,I	2	10
	2. % unintentionally homeless household access settled accommodation	2. HL1 Data	2. 63% (2016/17)	2. 90%	2. 2017-22			
	3. Number of homeless people housed through rent deposit scheme	3. DGS Data	3. 14 (2016/17)	3. 10% increase per annum	3. 2022			
	4. % RSL lets to homeless households	4. SSHC Outcomes	4. 23% (2014/15)	4. 50%	4. 2017-22			

## Outcome and action plan

### LHS Priority 3: Fewer people are affected by homelessness

Strategic outcome	Relevant indicators	Data type and source	Baseline (date)	Targets	Timescale	Christie <sup>1</sup>	SOA <sup>2</sup>	National Outcome <sup>3</sup>
3.4 Lessen the impact of residing in temporary accommodation	1. Number of self-contained temporary accommodation spaces	1. SBC data	1. 104 spaces: 2014/15	1. 104 spaces	1. 2017-22	C,I	2	10
	2. Number of supported accommodation spaces	2. SBC data	2. 13 spaces (5 x refuge, 4 x looked after children; 4 x vulnerable young people): 2014/15	2. 13 spaces	2. 2017-22			
	3. % accessing temporary accommodation (i.e. not emergency placements)	3. SBC data	3. 93%: 2014/15	3. 100%	3. 2022			
	4. % accessing B&B	4. SBC data	4. 7%: 2014/15	4. 0%	4. 2022			
	5. Average length of stay in temporary accommodation	5. SBC data	5. 100 days: 2014/15	5. 10% less than national average	5. 2017-22			
	6. % satisfaction of temporary or emergency accommodation	6. SHR data	6. 83% very & fairly satisfied: 2015/16	6. 90% satisfaction rate	6. 2017-22			
	7. % of offers of temporary or emergency accommodation refused	7. SHR data	7. 15%: 2015/16	7. Reduce refusals by 5%	7. 2017-2022			
3.5 Promote independent living & tenancy sustainment through effective delivery of housing support duty	1. Number accessing Housing Support Service	1. SBC data	1. 387 cases: 2016/17	1. 10% increase per annum	1. 2017-22	C,P,I	2	10
	2. Number of clients with support package	2. SBC data	2. 179 cases: 2016/17	2. 10% increase per annum	2. 2017-22			
	3. Number discharged due to effective resettlement	3. SBC data	3. 66% 2015/16	3. 3% increase per annum per annum	3. 2017-22			



Strategic actions	Strategic Outcome	Partners
1. Improve access to a better range of settled accommodation options for homeless households	3.3	SBC, SG, RSLs, DWP, HST, Borders Women's Aid, RSLs, private landlords, PSL partners, RDS partners, Housing Support providers, Information & advice agencies
2. Review the strategy for temporary accommodation to ensure financial sustainability and to continuously improve customer outcomes	3.4	
3. Conduct research and analysis of the reasons behind sustainment outcomes for previously homeless households to ensure that effective support models are identified and are made more widely available	3.5, 3.2	SBC, RSLs, Housing Support providers, Information & advice agencies
4. Develop and analyse client group profiles for homeless applicants to identify reasons for homelessness, housing support needs and how to target prevention activity to specific groups	3.1	
5. Improve access to health and social care services for homeless people, particularly for those with complex needs by working with integration partners	3.2, 3.5	SBC, RSLs, Integrated Joint Board, Health & Social Care Partnership
6. Improve access and links to education, training or employment opportunities within homelessness and resettlement processes	3.2, 3.5	SBC, RSLs, Housing Support providers
7. Re-establish a strategic homelessness approach, which incorporates a variety of partners, and develop a detailed homelessness action plan	3.1 – 3.5	SG, SBC, HST, RSLs, private landlords, PSL partners, RDS partners, Housing Support providers, Information & advice agencies
8. Explore ways to expand the range of transitional accommodation options for homeless households	3.3, 3.4	SG, SBC, RSLs, private landlords, PSL partners, RDS partners, Housing Support providers, Information & advice agencies
9. Implement a common approach to housing options which stimulates collaboration, considers all tenures, focuses on prevention and early action and creates a single point of access	3.1, 3.2	SBC, Borders Women's Aid, RSLs, private landlords, PSL partners, RDS partners, Housing Support providers, Information & advice agencies, Integrated Joint Board, Health & Social Care Partnership
10. Develop a range of Housing Options pathways tailored to the needs of specific client groups and communities	3.2	

## Outcome and action plan

### LHS priority 4: More people are supported to live independently in their own homes

Strategic outcome	Relevant indicators	Data type and source	Baseline (date)	Targets	Timescale	Christie <sup>1</sup>	SOA <sup>2</sup>	National Outcome <sup>3</sup>
4.1 More people being able to live independently in their own homes	1. Number of persons receiving aids/adaptations and handyman services	1. SBC data (Targets to be agreed annually with Care and Repair service)	1. Minor adaptations – 355 2. Minor repairs –20 3. Handyperson – 4495 4. Major adaptations – 75	1. Minor adaptations – > 355 2. Minor repairs - > 20 3. Handyperson – > 4495 4. Major adaptations – > 88	1. 2017-22 2. 2017-22 3. 2017-22 4. 2017-22	C,P	2	10, 15
4.2 Increased provision of specialised housing	1. Number of specialist housing places 2. Number of new homes to wheelchair and varying needs standard	1. SBC and AHIP 2. SBC and AHIP	1. ECH/HwC places = 129 (Dec 2014) 2. N/A	1. ECH/HwC = 180 2. TBC	1. 2017-22 2. 2017-22	C,P,I	2	10, 15
4.3 Effective housing input to process of health and social care integration	1. Recognition of HCS by HSCP 2. Housing represented at strategic planning level 3. Housing representation on locality planning groups	1. Reference SCP and HCS and emerging plans for localities 2. Minutes form meetings 3. Minutes from meetings	1. N/A 2. N/A 3. N/A	1. Housing involved in service redesign plans 2. Housing involved in planning 3. Housing involved in planning	1. 2020 2. 2017-22 3. 2017-22	C	2	10, 15
4.4 Improved availability of housing support services	1. Outsourcing of housing support 2. No of people receiving housing support 3. Greater transparency and assessment of sufficiency of Housing support services	1. SBC 2. SBC data annual 3. SBC data	1. NA 2. 3. N/A	1. Evaluation of benefits in outsourcing housing support 2. Increase in number receiving support 3. Assessment of impact of changes in support of objective	1. 2020 2. 2. 2017-22 3. 2020	P	2	10, 15 3.
4.5 Increase in prevention and early intervention	1. Maximise use of Care and Repair budget 2. Increased use of technology to support individuals 3. Evaluation of housing options advice and general advice/information services	1. SBC 2. SBC social work and health 3. SBC Homelessness team	1. Social Rented Sector = £322k, Private Sector = £375k (2016/17) 2. No. receiving community alarm or telecare: Aged 18-64 = 239 and Aged 65+ = 1,690 3. Housing options	1. Monitor and evaluate procedures, value for money and impact of adaptations and equipment provision 2. Introduction of new technologies 3. Evaluation report on outcomes	1. 2020 2. 2017-22 4. 2017-22	P,I	2	10, 15

Strategic actions	Strategic outcome	Partners
1. Liaise with RSL partners to consider a range of new and existing provision that could be adapted to suit changing needs and service configuration.	4.1, 4.2	SBC, RSLs
2. Monitor availability and impact of housing support for young people and other vulnerable client groups through the implementation of the homelessness strategy.	4.1, 4.4	SBC, RSLs
3. Include housing within integration and locality planning processes to make sure that housing provision for a range of client groups is in the right place with sufficient connectivity to transport and digital infrastructure developments	4.1,4.3 4.5	IJB,RSLs, Third sector
4. Investigate the feasibility of developing shared ownership and equity release schemes for older people to finance property adaptations and promote the national Help to Adapt scheme	4.1, 4.2	SBC, Scottish Gov, RSLs
5. Ensure RSLs work in partnership with care and support providers to improve intelligence of need across a range of client groups plus developments in technology and design innovation	4.1,4.5	SBC, RSLs
6. Explore the future potential of the Borders Care & Repair scheme to further provide a wider range of services which will enable people to live independently	4.1,4.5	SBC, Eildon, SWD
7. Enable a collaborative approach to a mapping exercise with the integration joint board to establish the availability of local advice and support services as part of the locality planning process (rural exclusion analysis)	4.1,4.3 4.5	SBC, IJB,RSLs, Third sector
8. Provide information and advice to a range of client groups on the options available to them as their housing and care needs change, encouraging and supporting pre-planning	4.1,4.5	SBC, RSLs Third sector
9. Make better use of digital infrastructure and telephony to enable individuals to live independently	4.1,4.5	IJB,RSLs, SBC
10. Develop an Integrated Strategic Plan for Older People's Housing , Support and Care	4.1,4.2	IJB,SWD, RSLs
11. Assess the extent and nature of needs within the gypsies and traveller community; and develop appropriate response	4.1	SESHoF, SBC, G&T community

## Key

1. Christie principle
2. SOA priority
3. National Outcome

C: Collaboration I: Innovation P: Prevention  
1: Grow the economy 2: Reduce inequalities 3: Low Carbon agenda  
7: Reduce inequalities. 10 Well-designed suitable places



Scottish Borders Local Housing Strategy

# Local Housing Strategy

*2017-2022 Appendices*



## List of Appendices

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Appendix 3	LHS 2017-2022 Equality Impact Assessment
Appendix 4	LHS 2017-2022 Rural Proofing





## Appendix 1: LHS 2017-2022 Monitoring Tool

### LHS Priority 1: The supply of housing meets the needs of our communities

#### Outcomes:

1.1 Increase the supply of affordable housing						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Review and update strategic Housing Investment Plan (SHIP) in accordance with Scottish Government Guidance					SHIP Working Group	
Identify mismatch of supply and demand in social rented housing, including need for re-provisioning, to inform investment priorities					LHS Partnership Group	
Accelerate infrastructure projects to enable affordable housing projects to proceed; engage with infrastructure development agencies and national/regional construction firms to identify housing led growth opportunities (in/around the Border railway corridor)					SBC, HfS, Developers, Scottish Enterprise	
Build capacity in the construction sector through training and employment initiatives to ensure businesses compete more efficiently					SBC, Borders College, South East Scotland Housing Forum	
Proactively engage with housing land owners to improve communication, share market intelligence, influence value expectation and cultivate development opportunities					SBC, RSL's	
1.2 Increase options for affordable housing						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Based on improved intelligence of the economies of development in the Borders, examine innovative procurement techniques, construction technologies, partnership agreements and funding models to maximise the delivery of housing supply					South East Scotland Housing Forum	
Improve understanding of the economics of development in a Borders context including development costs, construction industry capacity and land values through analysis and research across development partners					South East Scotland Housing Forum	
Explore options to make house purchase an attractive option for young economically active people encouraging them to come to or stay in the Scottish Borders					SBC, South East Scotland Housing Forum	
Work in partnership with economic development partners to address gaps in construction industry/skills capacity which create a barrier to housing led economic growth					Skills Development Scotland Business Gateway	
1.3 Review and progress delivery of locality plans						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Support the development of a town centre living strategy					CPP	
Improve understanding of housing need and aspirations through community engagement and by sharing information across services and partnerships					SESplan Housing Market partnership	
1.4 Reduce the number of empty homes						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Reduce the number of empty properties by offering information and advice to property owners					SBC, RSL's	
1.5 Contribute to strategic planning						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Use the land reform and community empowerment agendas to promote and offer opportunities for land assembly through local communities					SBC, RSL's, South East Scotland Housing Forum	

**Performance Indicators:**

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Progress Indicator	Data type and source	Timescale
1.1 Increase the supply of affordable housing	Total number of completions	325 per annum (ave: 2011/12 – 2014/15)	348 pa			SG house building statistics	2017-22
	Number of affordable homes completed	87 pa (2011/12 – 2014/15)	128 pa			SG house building statistics	2017 - 2022
	Number of new social rented homes completed	79% of affordable completions in 2014/15 were social rent	85% of affordable housing to be social rent			SBC, SG AHIP	2017 - 2022
	Number of other affordable homes completed (all subsidised and un-subsidised intermediate tenures and mid-market rented homes)	21% of affordable completions in 2014/15 were not social rent	15% of affordable housing to be 'other' affordable housing			SBC, SG AHIP	2017 - 2022
1.2 Increase options for affordable housing	Options identified	None	Complete option identification			SBC Committee reports	2020
	Feasibility studies undertaken	None	Complete feasibility studies			SBC operational information	2020
	No. of MMR units	None	Increase provision of MMR			SBC, RSL information	2017-22
1.3 Review and progress delivery of locality plans	No of Locality Plans reviewed and delivered	SOA agreed 2013	Locality Plans in place and increase supply of affordable housing in Town Centres in line with Whole Town Plans e.g. Selkirk, Kelso, Hawick and Galashiels			SBC, SG returns, SLAED	2017-22
1.4 Reduce the number of empty homes	No. of long-term empty homes	888 (2015/16)	< 888 homes			Revenues and benefits data	2017-22
	Enforcement orders used – e.g. CPOs	0	>0			SBC data	2017-22
	Homes brought back into use	9 (ave 2011/12 – 2014/15)	> 9 homes			SBC operational information	2017-22
1.5 Contribute to strategic planning	Adoption of SESplan2	SESplan	Adopt SESplan2 in 2018, as basis for HSTs, LDP and wider strategic planning			SBC Committee reports	2018
	Delivery of HNDA3	HNDA2	Set in place partnership arrangements to deliver HNDA3 and inform the next LHS			South East Scotland Housing Forum, HNDA3	2022
	Engage with Planning Review	HNDA3, SHIP	Mechanisms to streamline and enable new housing supply			HNDA3, SHIP	2017-22

## LHS Priority 2: More people live in good quality energy efficient homes

### Outcomes:

2.1 Social housing stock meets the SHQS						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
SBC and RSL's partner will work together to develop a plan for addressing SHQS failures, exemptions and abeyances					SBC, RSLs, developers	
2.2 Social Housing stock meets EESSH 2020 target						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Work in partnership to improve the quality of the social housing stock: to meet SHQS and EESSH targets, and support improved energy efficiency standards in new build developments					SBC, RSLs, developers	
RSLs to prepare annual reports on their progress on achieving EESSH					SBC, RSLs, developers	
2.3 Significant improvement in fuel efficiency of housing stock						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Explore the potential to support communities to come together to negotiate discounted rates for fuel provision in rural areas or acknowledged areas of deprivation					SBC, SG, Utility Companies, Developers, East Scotland Home Energy Forum	
Incentivise mixed tenure solutions to improve stock condition					SBC, SG, RSLs, Developers,	
Target resources, information and advice to ensure owner occupiers and private landlords benefit from opportunities for insulation, double glazing, upgraded heating systems etc.					SBC, SG, RSLs, Developers, SAL, Private Landlords, East Scotland Home Energy Forum	
Ensure effective targeting of energy efficiency measures on those who are experiencing fuel poverty					SBC, RSLs, SG, East Scotland Home Energy Forum, SPAP	
Develop a local, multi-agency home energy forum which will develop a comprehensive local network of delivery options to provide enhanced advice through to delivery					SBC, RSLs, East Scotland Home Energy Forum	
2.4 Improved functioning of the private sector housing portfolio						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Work in partnership to improve condition of empty homes in rural areas and town centres					SBC, SG, RSLs, Developers, CPP	
Develop effective routes to liaise and collaborate with the private landlord sector to maximise the quality and impact of the private rented sector in Scottish Borders					SBC, RSLs, Private Landlords, SAL	
Deliver multi tenure information and advice to enable households to manage the condition of their property					SBC, RSLs, Shelter, CAB	

**Performance Indicators:**

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Progress Indicator	Data type and source	Timescale
2.1 Social housing stock meets the SHQS	% of dwellings that meet the SHQS	91% compliance (2014/15)	100%			RSL SHR returns	2018
	% of dwellings with abeyances or exemptions					Audit Scotland return	2020
2.2 Social Housing stock meets EESSH 2020 target	% of dwellings that meet the EESSH 2020 target	Baseline to be established as a key priority.	100% compliance			RSL SHR returns; Audit Scotland return	2017-20
2.3 Significant improvement in fuel efficiency of housing stock	Production of a 2017 Fuel Poverty Delivery Strategy	N/A	Complete			SBC operational	2018
	Households in fuel poverty	43% of households 'Scottish Borders Council Fuel Poverty Activity Annual Update' (2014-15),	Reduce households in fuel poverty			SHCS	2017-22
	HEEPS-ABS investment in Scottish Borders	£1,623,023 (2014/15)	Full HEEPS:ABS spend			RSL operational data (annual)	2017-22
	Social rented sector stock built to Silver energy standard	N/A	100%			RSL data	2017-22
	No. of private sector measures installed	420 (370 External wall insulation, 50 cavity wall insulation) (2014/15)	>420			Operational data	2017-22
	No. of households provided with energy advice/information	4,041 Engagements; 895 referrals (Home Energy Scotland) (2014/15)	>4,041			Operational data	2017-22
2.4 Improved functioning of the private sector housing portfolio	Finalise private sector strategy, including provision for BTS strategy	N/A	Complete			SBC operational	2018
	No. of private sector properties where serious disrepair and BTS reduced	TBC	80 units per annum			SBC: Environmental Services data;	2017-22
	Enforcement orders used	0	>0			SBC data	2017-22

### LHS Priority 3: Fewer People are affected by homelessness

**Outcomes:**

3.1 Use effective housing options and preventative intervention to successfully prevent homelessness						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Develop and analyse client group profiles for homeless applicants to identify reasons for homelessness, housing support needs and how to target prevention activity to specific groups					SBC, RSLs, Housing Support providers, Information & advice agencies	
Re-establish a strategic homelessness approach, which incorporates a variety of partners, and develop a detailed homelessness action plan					SG, SBC, RSLs, private landlords, Housing Support providers, Information & advice agencies	
3.2 Improve access to & impact of Housing Options model						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Conduct research and analysis of the reasons behind sustainment outcomes for previously homeless households to ensure that effective support models are identified and are made more widely available					SBC, RSLs, Housing Support providers, Information & advice agencies	
Improve access and links to education, training or employment opportunities within homelessness and resettlement processes					Employability services, SBC, RSLs, Housing Support providers	
Implement a common approach to housing options which stimulates collaboration, considers all tenures, focuses on prevention and early action and creates a single point of access					SBC, BWA, RSLs, private landlords, Housing Support providers, Information & advice agencies, IJB, H&SCP,	
Develop a range of Housing Options pathways tailored to the needs of specific client groups and communities					SBC, BWA, RSLs, private landlords, Housing Support providers, Information & advice agencies, IJB, H&SCP	
3.3 Improve access to a range of settled accommodation options						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Improve access to a better range of settled accommodation options for homeless households					SG, DWP, SBC, BWA, RSLs, private landlords, Housing Support providers, Information & advice agencies	
3.4 Lessen the impact of residing in temporary accommodation						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Review the strategy for temporary accommodation to ensure financial sustainability and to continuously improve customer outcomes					SG, DWP, SBC, BWA, RSLs, private landlords, Housing Support providers, Information & advice agencies	
Explore ways to expand the range of transitional accommodation options for homeless households					SG, SBC, RSLs, private landlords, Housing Support providers, Information & advice agencies	
3.5 Promote independent living & tenancy sustainment through effective delivery of housing support duty						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Improve access to health and social care services for homeless people, particularly for those with complex needs by working with integration partners					SBC, RSLs, IJB, H&SCP	

**Performance Indicators:**

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Progress Indicator	Data type and source	Timescale
3.1 Use effective housing options and preventative intervention to successfully prevent homelessness	Number Housing Options cases assisted to a. maintain existing accommodation b. access settled housing	(a) 12% remained in existing accommodation: 2014/15 (b) 24% accessed settled accommodation – 12% social/12% PRS: 2014/15	a. 2% increase per annum b. 2% increase per annum per annum			PREVENT1	2017-22
	Number & % assessed as homeless	535 (83% of all applications): 2014/15	1% reduction per annum			HL1 data	2017-22
	% applicants reassessed as homeless in same year	44 (4.5% of all applications): 2014/15	1% reduction per annum			HL1 data	2017-22
	% young people presenting as homeless	210 (34% applications): 2014/15	5% reduction per annum			HL1 data	2017-22
3.2 Improve access to & impact of Housing Options model	Number accessing Housing Options service	1,000: 2014/15	5% increase per annum			PREVENT1 data	2017-22
	Number partners delivering Housing Options model	1 (Homelessness Team) 2014/15	5 partners offering full Housing Options service			SBC data	2022
	% housing options cases that progress to homeless application	37%: 2014/15	1% reduction per annum per annum			PREVENT1 data	2017-22
3.3 Improve access to a range of settled accommodation options	% homeless cases accessing settled accommodation as outcome a. Social housing b. Private housing	(a) 55% accessed social housing: 2014/15 (b) 3% accessed assured PRS tenancy: 2014/15	a. 1% increase per annum b. 2% increase per annum			HL1 Data	2017-22
	% unintentionally homeless household access settled accommodation	67% (2014/15)	90%			HL1 Data	2022
	Number of homeless people housed through rent deposit scheme	84 (2014/15)	10% increase per annum			DGS Data	2017-22
	% RSL lets to homeless households	23% (2014/15)	50%			SSHC Outcomes	2022
3.4 Lessen the impact of residing in temporary accommodation	Number of self-contained temporary accommodation spaces	104 spaces: 2014/15	104 spaces			SBC data	2017-22
	Number of supported accommodation spaces	13 spaces (5 x refuge, 4 x looked after children; 4 x vulnerable young people): 2014/15	13 spaces			SBC data	2017-22
	% accessing temporary accommodation (i.e. not emergency placements)	93%: 2014/15	100%			SBC data	2022
	% accessing B&B	7%: 2014/15	0%			SBC data	2022
	Average length of stay in temporary accommodation	100 days: 2014/15	10% reduction in length of stay per annum			SBC data	2017-22
	% satisfaction of temporary or emergency accommodation refused	83% very and fairly satisfied (2015/16)	90% satisfaction rate			SHR data	2017-22
	% of offers of temporary or emergency accommodation refused	15%: 2015/16	Reduce refusals by 5%			SHR	2017-22
3.5 Promote independent living & tenancy sustainment through effective delivery of housing support duty	Number accessing Housing Support Service	425 cases: 2014/15	10% increase per annum			SBC data	
	Number of clients with support package	237 cases: 2014/15	10% increase per annum			SBC data	
	Number discharged due to effective resettlement	67% 2014/15	3% increase per annum			SBC data	

## LHS Priority 4: More people are supported to live independently in their own homes

### Outcomes:

4.1 More people being able to live independently in their own homes						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Liaise with RSL partners to consider a range of new and existing provision that could be adapted to suit changing needs and service configuration.					SBC, RSLs	
Investigate the feasibility of developing shared ownership and equity release schemes for older people to finance property adaptations and promote the national Help to Adapt scheme.					SBC, SG, RSLs	
Explore the future potential of the Borders Care & Repair scheme to further provide a wider range of services which will enable people to live independently.					SBC, Eildon, SWD	
Make better use of digital infrastructure and telephony to enable individuals to live independently.					IJB,RSLs, SBC	
4.2 Increased provision of specialised housing						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Develop an Older People's Housing Strategy in partnership with the Health and Social Care Partnership					IJB,SWD, RSLs	
Assess the extent and nature of needs within the gypsies and traveller community; and develop appropriate response.					SESHoF, SBC, G&T community	
4.3 Effective housing input to process of health and social care integration						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Include housing within integration and locality planning processes to make sure that housing provision for a range of client groups is in the right place with sufficient connectivity to transport and digital infrastructure developments.					IJB,RSLs, Third sector	
Enable a collaborative approach to a mapping exercise with the integration joint board to establish the availability of local advice and support services as part of the locality planning process (rural exclusion analysis)					SBC, IJB,RSLs, Third sector	
4.4 Improved availability of housing support services						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Monitor availability and impact of housing support for young people and other vulnerable client groups through the implementation of the homelessness strategy.					SBC, RSLs	
4.5 Increase in prevention and early intervention						
Strategic actions	Year One Actions	Year One Progress Outcomes	Progress Indicator	Lead	Partners	Related documents
Ensure RSLs work in partnership with care and support providers to improve intelligence of need across a range of client groups plus developments in technology and design innovation.					SBC, RSLs	
Provide information and advice to a range of client groups on the options available to them as their housing and care needs change, encouraging and supporting pre-planning.					SBC, RSLs Third sector	

**Performance Indicators:**

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Progress Indicator	Data type and source	Timescale
4.1 More people being able to live independently in their own homes	Number of persons receiving aids/adaptations and handyman services	Minor adaptations – 355 Minor repairs –20 Handyperson – 4495 Major adaptations – 75	Minor adaptations – > 355 Minor repairs - > 20 Handyperson – > 4495 Major adaptations – > 88  Targets to be agreed annually with Care and Repair service.			SBC data / annual	2017-22
4.2 Increased provision of specialised housing	Number of specialist housing places	ECH/HwC places = 129 (Dec 2014)	ECH/HwC = 180			SBC and AHIP	2017-22
	Number of new homes to wheelchair and varying needs standard	ECH/HwC places = 129 (Dec 2014)	ECH/HwC = 180			SBC and AHIP	2017-22
4.3 Effective housing input to process of health and social care integration	Recognition of HCS by HSCP	N/A	Housing involved in service redesign plans.			Reference SCP and HCS and emerging plans for localities	2020
	Housing represented at strategic planning level	N/A	Housing involved in service redesign plans.			Reference SCP and HCS and emerging plans for localities	2020
	Housing representation on locality planning groups	N/A	Housing involved in service redesign plans.			Reference SCP and HCS and emerging plans for localities	2020
4.4 Improved availability of housing support services	Outsourcing of housing support	N/A	Evaluation of benefits in outsourcing housing support			SBC	2020
	No of people receiving housing support	N/A	Increase in number receiving support			SBC data annual	2017-22
	Greater transparency and assessment of sufficiency of Housing support services	N/A	Assessment of impact of changes in support of objective			SBC data	2020
4.5 Increase in prevention and early intervention	Maximise use of Care and Repair budget	Social Rented Sector = £322k, Private Sector = £375k (2016/17) No. receiving community alarm or telecare: Aged 18-64 = 239 and Aged 65+ = 1,690	Monitor and evaluate procedures, value for money and impact of adaptations and equipment provision. Maintain existing level of budget provision.			SBC	2017-22
	Increased use of technology to support individuals	Social Rented Sector = £322k, Private Sector = £375k (2016/17) No. receiving community alarm or telecare: Aged 18-64 = 239 and Aged 65+ = 1,690	Introduction of new technologies. Evaluation report on outcomes.			SBC social work and health	2017-22
	Evaluation of housing options advice and general advice/information services	Social Rented Sector = £322k, Private Sector = £375k (2016/17) No. receiving community alarm or telecare: Aged 18-64 = 239 and Aged 65+ = 1,690	Evaluation report on outcomes.			SBC Homelessness team	



# **PRE-SCREENING NOTIFICATION**

## SEA PRE-SCREENING DOCUMENT

**Responsible Authority:**

Scottish Borders Council

**Title of the plan:**

Scottish Borders Local Housing Strategy 2017 - 2022

**What prompted the plan:**

(e.g. a legislative, regulatory or administrative provision)

The Housing (Scotland) 2001 Act makes it a statutory requirement for all Scottish local authorities to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers. The LHS should assess the nature and condition of the housing stock, the needs of persons in the area for housing, the demand for, and availability of housing and the needs of persons in the area with special needs. The LHS should be regularly reviewed and updated every five years.

**Plan subject:**

(e.g. transport)

Housing

**Brief summary of the plan:**

(including the area or location to which the plan related)

The LHS is Scottish Borders Council's primary strategic document on housing. It sets out the vision for housing in the Scottish Borders that *'Every person in the Scottish Borders lives in a home that meets their needs'* There are four priorities that will help to achieve this vision, these are:

- The supply of housing meets the needs of our communities
- More people live in good quality, energy efficient homes
- Less people are affected by homelessness
- More people are supported to live independently in their own homes

**Brief summary of the likely environmental consequences:**

(including whether it has been determined that the plan is likely to have no or minimum effects, either directly or indirectly)

The LHS will provide strategic direction on tackling housing issues, including affordable supply, energy efficiency, fuel poverty, homelessness and independent living.

The LHS will provide a framework for investment on new affordable housing, through the bi-annual preparation of the Strategic Housing Investment Plan (SHIP); though the land available for development will be allocated through the Strategic and Local Development Plans. Any negative effects arise from new supply will be assess through the relevant environmental assessments of these development plans.

The LHS will also provide a framework for projects related to the improvement of existing housing which could have a positive impact on reducing carbon emissions and fuel poverty, also providing a positive impact on the environment.

The LHS is a high level strategic plan and any new projects that arise from the strategy will be environmentally assessed where appropriate. On this basis Scottish Borders Council has determined the Local Housing Strategy is exempt from a full Strategic Environmental Assessment as there will be no significant environmental impacts.

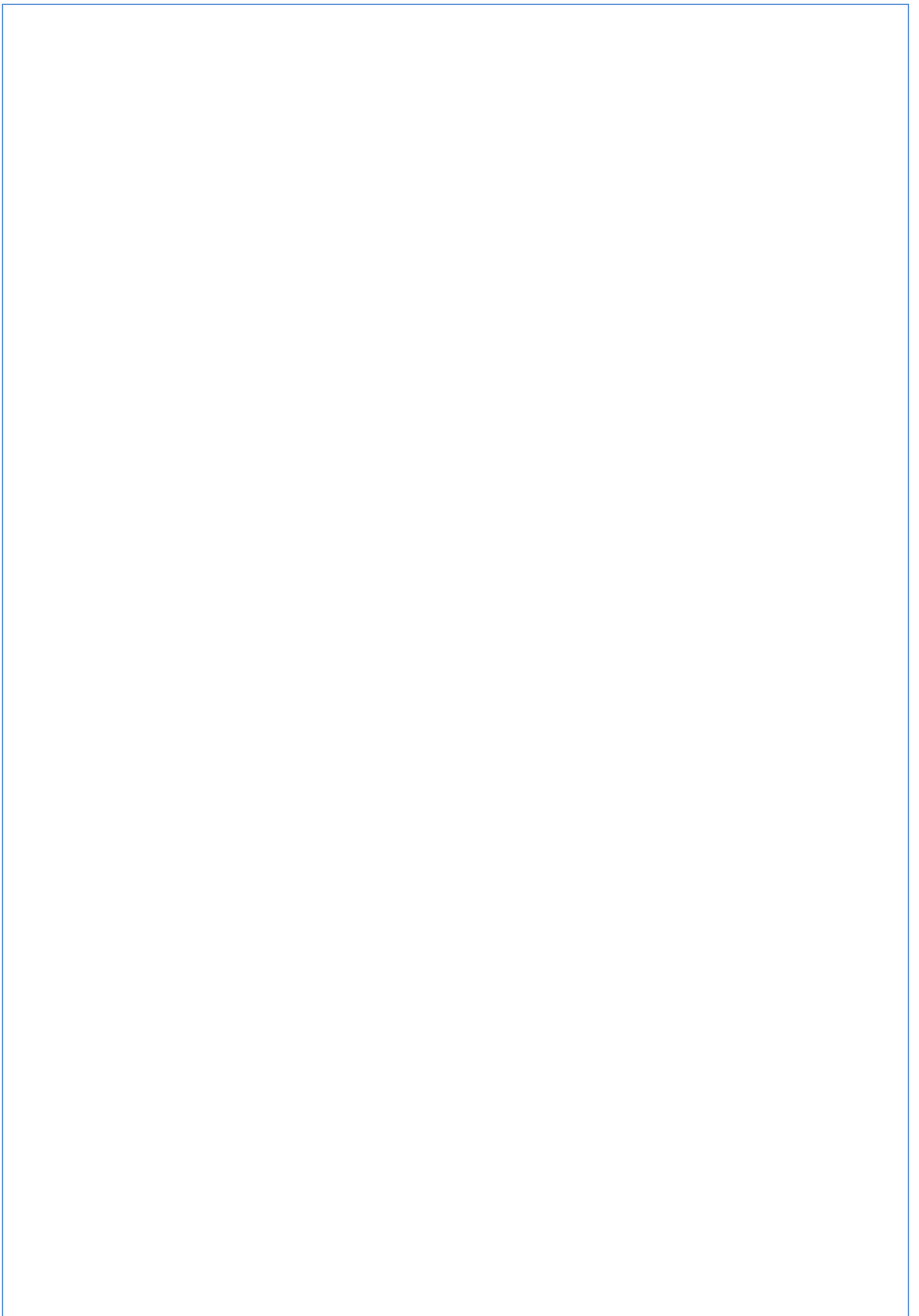
**Contact details:**

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**Date of opinion:**

25/10/2016

When completed send to: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk) or to SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ



# Scottish Borders Council

## Stage 1 Equality Impact Assessment – Start Up

1.	<b>Title of Proposal:</b>	Scottish Borders Local Housing Strategy 2017 – 2022
2.	<b>Service Area:</b> <b>Department:</b>	<p>Housing Strategy and Services Place</p> <p>While Scottish Borders Council has statutory responsibility for the development of the strategy, its implementation is dependent on partnership working with a whole range of external organisations. Key partners 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>
3.	<b>Description:</b>	<p>The Housing (Scotland) 2001 Act makes it a statutory requirement for all Scottish local authorities to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers. The LHS sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders. The LHS is regularly reviewed and updated every five years.</p> <p>The LHS is Scottish Borders Council’s primary strategic document on housing. It sets out the vision for housing in the Scottish Borders that <i>‘Every person in the Scottish Borders lives in a home that meets their needs’</i> There are four priorities that will help to achieve this vision, these are:</p> <ul style="list-style-type: none"> <li>• The supply of housing meets the needs of our communities</li> <li>• More people live in good quality, energy efficient homes</li> <li>• Less people are affected by homelessness</li> <li>• More people are supported to live independently in their own homes</li> </ul> <p>There are numerous strategies and plans that sit under the LHS that feed into the strategy, these include; Strategic Housing Investment Plan (SHIP), Homelessness Delivery Plan, Temporary Accommodation Strategy, Fuel Poverty Delivery Plan.</p>

4.	<b>Relevance to the Equality Duty.</b>		
	Do you believe your proposal has any relevance to the following duties of the Council under the Equality Act 2010?		
	<b>Duty</b>		<b>Yes/No</b>
	<b>Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b>		Yes. The implementation of the LHS will have an impact on the whole population of the Scottish Borders as everyone needs a home
<b>Promotion of equality of opportunity?</b>		Yes. The development and implementation of the LHS and the action plan will identify and promote equality of opportunity	
<b>Foster good relations?</b>		Yes. The implementation of the LHS 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>				
	<b>Equality Characteristic</b>	<b>Impact</b>			<b>Description</b>
		<b>No Impact</b>	<b>Possible Positive Impact</b>	<b>Possible Negative Impact</b>	
<b>Age</b>		X		The LHS is inclusive to all individuals regardless of age. 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. There are a number of actions set out in the Homelessness Delivery Plan to tackle youth homelessness and to support young people to sustain their tenancies. Older people are one of the key client groups identified in the Independent Living objectives of the strategy. It clearly identifies the projected growth of this people over 75 is expected to increase by 95% and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Social Work, NHS Borders, RSLs and other private and voluntary sector organisations. Older and other vulnerable people are prioritised for assistance and grants for housing improvement, and Care and Repair. SBC will be starting work on an Older Peoples Housing Strategy once the LHS has been finalised.	

<b>Disability</b>		X		<p>The LHS is inclusive to all individuals regardless of disability. There are numerous plans linked to the LHS that focus on disability.</p> <ul style="list-style-type: none"> <li>• The SESplan Housing Need and Demand Assessment identify the need for specialist housing but identified that more work needs to be carried out in this area.</li> <li>• Housing Contribution Statement – sets out how work by the council’s housing department as well as RSLs will contribute to the delivery of the Health and Social Care Partnership Strategic Plan.</li> <li>• Priority Client Group Delivery Plan – The Priority Client Groups delivery plan considers how appropriate and good quality accommodation can help vulnerable groups live with a good quality of life, as independently as they choose, and contribute to improving health and wellbeing. This plan was super succeeded by the Housing Contribution Statement</li> </ul>
<b>Gender</b>		X		<p>There is no impact on gender in new housing supply and investment in existing housing. Access to social rented housing by gender is recorded by RSLs and is monitored by the SHR. The Council has no enforcement powers over RSL access and housing management policies. The Council delivers the homelessness service and records access and outcomes by gender – the strategy includes an assessment of the incidence of homelessness by male/female, but as yet no needs assessment has been undertaken by transgender/transsexual people. Private sector services and housing support services delivered by the Council record applications and outcomes by gender including transgender and transsexual people. However, there is scope to record this information at the Homeless assessment stage, prior to referral to support services and this has been identified. During the previous LHS, the Homelessness Service worked (and continue to work) in partnership with RSLs and the Safer Communities Team to implement a unified domestic abuse policy. Providing a consistent, co-ordinated and responsive approach by Borders housing providers to addressing the housing needs of women and men who suffer domestic abuse.</p> <p>The LHS improves access to housing for all and so there is likely to be a positive impact. This will be monitored throughout the life of the LHS</p>
<b>Race Groups</b>		X		<p>Information on people of different nationalities and ethnic origins are included in the strategy. Access to social housing is recorded by the RSLs and monitored through the Scottish Social Housing Charter. The Homelessness Service records ethnicity through data collection systems. All information and advice is available in alternative formats or translated upon request as is Council policy.</p> <p>Through the development of the SESplan Housing Need and Demand Assessment No. 2 identified that there is limited data available to quantify the level and type of housing required to meet specific housing needs and understands the importance of strengthening the evidence base to measure the housing need and demand of particular needs groups and / or for specialist housing provision. Further work is required of the following groups:</p> <ol style="list-style-type: none"> <li>1. Households with particular needs (including older people; people with a physical disability; mental health</li> </ol>

				<p>and learning disabilities);</p> <p>2. Gypsy Travellers and Travelling Show-people; and</p> <p>3. Demand for below market rent housing, with emphasis on first time buyers.</p> <p>Through the development of the LHS it will be identified if this will impact negatively on this group.</p>
<b>People with Religious or other Beliefs</b>		X		The LHS is fully inclusive to all religions and beliefs (including non-belief). The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services.
<b>Pregnancy and Maternity</b>		X		The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services. The Homelessness Service has specific working procedures in place for expectant mothers and those with children. There has been a significant amount of work carried out through the Home Energy Advice Service to provide information and advice on fuel poverty and energy efficiency to Bump and Baby Groups.
<b>Sexual Orientation</b>		X		The LHS is fully inclusive to all irrespective of a person's sexual orientation. The LHS improves access to housing and support services for all and there is likely to be a positive impact on these groups through its implementation. Outcomes on specific equality groups will be monitored throughout delivery of the LHS and associated services.
<b>Carers</b>		X		The LHS is inclusive to all those with caring responsibilities. The Housing Contribution Statement identifies carers as one of the priorities; Promote visiting support services such as befriending and carers support services particularly in rural villages to prevent social isolation and increase/ maintain social networks of vulnerable people and their carers Information on carers will be included in the Older Peoples Housing Strategy which will be developed in 2016/17
<b>Poverty</b>		X		The LHS sets out priority areas for investment in housing, including rural areas. The LHS recognises the needs of those on low income through the Housing Needs and Demand Assessment, identifying the number of households unlikely to be able to afford market housing and projecting the number of households that require affordable housing solutions. The strategy considers the needs of those in fuel poverty and sets out the services and actions required to tackle fuel poverty. This includes information and advice on income maximisation and energy efficiency. Income maximisation and welfare benefits advice is integral to the homeless service and private housing sector services provided by the Council.
<b>Employees</b>	X			No impact. Housing staff will continue to fulfil their regular duties and responsibilities in terms of delivering and implementing the Local Housing Strategy, as well as providing the other statutory housing support, advice and information functions.



6.	<b>Mitigation</b>	
	<b>Characteristic</b>	<b>Mitigation</b>
	<b>Race</b>	Further work will be carried out to strengthen the evidence base to measure the housing need and demand of particular needs groups and/ or for specialist housing provision. This work will be separate to the LHS but will feed into the monitoring of the LHS in the future.
<b>All</b>	The implementation of the LHS will bring many positive outcomes for all communities in the Scottish Borders. The LHS is a high level strategic document, therefore, there are specific strategies that feed into the LHS that cover the four priorities, these include SHIP, Fuel Poverty Plan, Health and Homelessness Strategy, Older Peoples Housing Strategy and Housing Contribution Statement. Throughout the development of the LHS any gaps in evidence/ data will be identified and steps will be put in place to ensure these are monitored within the strategy.	

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, Place
Post	Group Manager, Housing Strategy and Services	Date	25 <sup>th</sup> April 2017
<b>Completed By</b>			
Name	Nile Istephan	Service Area.	Eildon Housing Association Ltd.
Post	Chief Executive	Date	27 April 2017
<b>Completed By</b>			
Name	Donna Bogdanovic	Service Area.	Housing Strategy and Services, Place
Post	Senior Housing Strategy Officer	Date	1 <sup>st</sup> April 2017
<b>Completed By</b>			
Name	Lindsey Renwick	Service Area.	Housing Strategy and Services, Place
Post	Housing Strategy Officer	Date	9 <sup>th</sup> March 2017

# Scottish Borders Council

## Stage 3 Equality Impact Assessment - Sign Off

3.1	<b>Title of Proposal:</b>	Scottish Borders Local Housing Strategy 2017 – 2022
3.2	<b>Service Area: Department:</b>	<p>Housing Strategy and Services Place</p> <p>While Scottish Borders Council has statutory responsibility for the development of the strategy. Its implementation is dependent on partnership working with a whole range of external organisations. Key partners are 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>
3.3	<b>Description:</b>	<p>The Housing (Scotland) 2001 Act makes it a statutory requirement for all Scottish local authorities to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers. The LHS sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders. The LHS is regularly reviewed and updated every five years.</p> <p>The LHS is Scottish Borders Council’s primary strategic document on housing. It sets out the vision for housing in the Scottish Borders that <i>‘Every person in the Scottish Borders lives in a home that meets their needs’</i> There are four priorities that will help to achieve this vision, these are:</p> <ul style="list-style-type: none"><li>• The supply of housing meets the needs of our communities</li><li>• More people live in good quality, energy efficient homes</li><li>• Less people are affected by homelessness</li><li>• More people are supported to live independently in their own homes</li></ul> <p>There are numerous strategies and plans that sit under the LHS that feed into the strategy, these include; Strategic Housing Investment Plan (SHIP). Homelessness Delivery Plan, Temporary Accommodation Strategy, Fuel Poverty Delivery Plan</p>

3.4	<b>Impact Assessment</b>			
<b>Equality Characteristic</b>	<b>Impact</b>			<b>Description, Mitigation &amp; Recommendations</b>
	<b>No Impact</b>	<b>Positive Impact</b>	<b>Negative Impact</b>	
Age		X		<p>The implementation of the Local Housing Strategy will impact on the whole population of the Scottish Borders in that housing services are used by the whole population.</p> <p>The implementation of the Local Housing Strategy will bring many positive aspects for all of the communities of the Scottish Borders; this is at the very heart of the strategy. The LHS is a high level strategic document, therefore, there are specific strategies that feed into the LHS that cover the four priorities, these include SHIP, Fuel Poverty Plan, Health and Homelessness Strategy, Older Peoples Housing Strategy and Housing Contribution Statement. Many service areas are already in place to support this strategy; (such as Housing Support, Adaptations, Energy Efficiency Advice, and affordable housing policy). Throughout the development of the LHS any gaps in evidence/ data will be put in place to ensure these are monitored with the strategy</p> <p>Consultation throughout the development of the strategy has helped us to identify the key priorities for housing.</p> <p>As the LHS is a high level document, partnership working is an essential part of delivery of the strategy. The LHS Partnership Group will have overall responsibility of the strategy and includes members from RSLs, various council departments, Scottish Government, Care and Repair, NHS Borders, CAB and Changeworks.</p>
Disability		X		
Gender		X		
Race Groups		X		
People with Religious or other Beliefs		X		
Pregnancy & Maternity		X		
Sexual Orientation		X		
Carers		X		
Poverty		X		
Employees		X		



<b>Signed Off (Sign off <u>must</u> be completed by Service Manager or Director)</b>			
Name:	Cathie Fancy	Directorate:	Housing Strategy and Services, Place
Post:	Group Manager, Housing Strategy and Services	Date:	25 <sup>th</sup> April 2017
<b>EIA Completed By</b>			
Name	Nile Istephan	Service Area	Eildon Housing Association Ltd.
Post	Chief Executive	Date	27 April 2017
<b>EIA Completed By</b>			
Name	Donna Bogdanovic	Service Area.	Housing Strategy and Services, Place
Post	Senior Housing Strategy Officer	Date	1 <sup>st</sup> April 2017
<b>EIA Completed By</b>			
Name	Lindsey Renwick	Service Area.	Housing Strategy and Services, Place
Post	Housing Strategy Officer	Date	9 <sup>th</sup> March 2017

## 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 Local Housing Strategy 2017-22  
**Date checklist completed:** 17<sup>th</sup> January 2017  
**Completed by:** Housing Strategy and Services

### 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.

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
1. Will the LHS 2017-22 have a negative affect on the availability or delivery of services for people living in rural areas?		✓	<p><b>Summary of likely impacts:</b>                      It is envisaged that the LHS will have a positive effect. There will be a wide range of positive outcomes through the implementation of the LHS for rural communities, including improvements in health, fuel poverty levels and availability of affordable housing in a variety of tenures.</p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b></p>

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
2. Will access to the service be restricted for people living in rural areas?		✓	Not applicable
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
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>Summary of likely impacts:</b> In respect to delivery of new market or affordable housing units there are increased building and management costs due to housing being located near to rural population. However by sustaining rural communities, costs related to other services provided by public sector will reduce.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b> 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
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
4. Will the LHS have a negative affect on the availability of affordable housing in rural areas?		✓	<b>Summary of likely impacts:</b> Outcomes of LHS will have a positive impact in directing investment toward providing affordable rural housing completions. In addition the strategic objectives in improving the range, accessibility and affordability of housing in the private rented sector and other intermediate sectors will have a positive impact. Addressing empty housing stock in rural areas will also contribute to the positive impact.
			<b>Summary of adjustments made:</b> Within the Strategic Housing Investment Plan which supports the LHS a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.
			<b>Other Comments:</b> Rural solutions: consider provision of alternative affordable rural housing solutions.



RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
5. Will the LHS be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?		✓	<b>Summary of likely impacts:</b> 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.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b> Some aspects of the LHS may have to be delivered through public/private partnerships – particularly as we explore new funding models for delivery given current economic circumstances. However this will not limit provision in rural areas.
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
6. Does the LHS rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?	✓		<b>Summary of likely impacts:</b> Delivery of new housing units could be impacted as a result of infrastructure restraints which can affect development opportunities and timings of delivery.
			<b>Summary of adjustments made:</b> Utility companies were consulted on the LHS and are engaged in the SHIP process 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 in the SHIP assessments.
			<b>Other Comments:</b>
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
7. Will the LHS have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?		✓	<b>Summary of likely impacts:</b> It is likely that the LHS would have a positive impact as it helps sustain rural communities. In addition energy efficiency priorities will also have positive environmental impacts.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
8. What will be the impact of the policy on employment in rural areas?			<b>Summary of likely impacts:</b> The LHS should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses. The LHS provides affordable housing for people on low incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
9. Is the LHS to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?	✓		<b>Summary of likely impacts:</b> The vision for the LHS is 'Every person in the Scottish Borders lives in a home that meets their needs'. There are specific actions on disadvantaged people and the issues faced in rural parts of the Scottish Borders
			<b>Summary of adjustments made:</b> Within the Strategic Housing Investment Plan which supports the LHS a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.
			<b>Other Comments:</b> Helps to sustain communities and rebuild social networks
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
10. Will the LHS take into account the different size and needs of smaller rural schools and other service facilities?	✓		<b>Summary of likely impacts:</b> The LHS aligns with other plans and policies
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>



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**HOUSING STRATEGY & SERVICES**

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