

Public Document Pack



EXECUTIVE COMMITTEE TUESDAY, 2 OCTOBER 2018

A MEETING of the EXECUTIVE COMMITTEE will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, TD6 0SA on TUESDAY, 2 OCTOBER 2018 at 10.00 am

J. J. WILKINSON,
Clerk to the Council,

25 September 2018

BUSINESS		
1.	Apologies for Absence	
2.	Order of Business	
3.	Declarations of Interest	
EDUCATION BUSINESS		
4.	Children and Young People's Services - Education Standards and Quality Report 2017-18 Consider report by Service Director Children and Young People. (Copy to follow.)	15 mins
5.	Dyslexia Policy Consider report by Service Director Children and Young People. (Copy to follow.)	15 mins
6.	Exam Results 2017-2018 Consider report by Service Director Children and Young People. (Copy to follow.)	15 mins
7.	Any Other Items Previously Circulated	
8.	Any Other Items which the Chairman Decides are Urgent	
	Education Theme Additional Membership of Committee:- Mr I. Topping, Ms C. Thorburn, Mr G. Jarvie, Jeanette Aitchison (Parent Representative), Alison Ferahi (Parent Representative), Pupil Representatives.	

	OTHER BUSINESS	
9.	Minute (Pages 3 - 6) Minute of meeting held on 4 September 2018 to be approved and signed by the Chairman. (Copy attached.)	2 mins
10.	Scrutiny Recommendation - Monitoring General Fund Revenue Budget (2018/19) (Pages 7 - 10) Consider recommendation from Scrutiny. (Copy attached.)	5 mins
11.	Local Housing Strategy 2017-22 Year 1 Progress (Pages 11 - 72) Consider report by Service Director Regulatory Services. (Copy attached.)	15 mins
12.	Any Other Items Previously Circulated	
13.	Any Other Items which the Chairman Decides are Urgent	
14.	PRIVATE BUSINESS Before proceeding with the private business, the following motion should be approved:- "That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act."	
15.	Sale of Kelso Former High School (Pages 73 - 76) Consider report by Service Director Assets and Infrastructure. (Copy attached.)	15 mins

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 S. Haslam (Chairman), S. Aitchison (Vice-Chairman), G. Edgar, C. Hamilton, E. Jardine, T. Miers, S. Mountford, M. Rowley, R. Tatler, G. Turnbull and T. Weatherston

Please direct any enquiries to Fiona Walling Tel:- 01835 826504
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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, 4 September, 2018 at
10.00 am

Present:- Councillors S. Haslam (Chairman), C. Hamilton, E. Jardine, T. Miers,
S. Mountford, M. Rowley, R. Tatler and T. Weatherston.
Also present:- Councillors J. Greenwell, S. Hamilton, N. Richards and S. Scott.
Apologies:- Councillors S. Aitchison and G. Edgar.
Absent:- Councillor G. Turnbull.
In Attendance:- Executive Director (P. Barr), Service Director Customer and Communities,
Chief Executive – Live Borders, Democratic Services Team Leader,
Democratic Services Officer (F. Walling).

1. **MINUTE**

The Minute of the Meeting held on 21 August 2018 was considered.

DECISION

AGREED that the Minute be approved and signed by the Chairman.

2. **OUR PLAN AND YOUR PART IN IT: SBC'S CORPORATE PERFORMANCE AND
IMPROVEMENT REPORT (QUARTER 1 2018/19)**

2.1 With reference to the revised Performance Management Framework (PMF), approved by Scottish Borders Council on 30 August 2018, there had been circulated copies of a report by the Chief Executive, being the first performance report in the revised format, set across the four themes within the Corporate Plan 2018-2023. The report presented a high level summary of Scottish Borders Council's performance during Quarter 1 2018/19, with details contained within Appendices 1 and 2 to the report. Reporting was also included on the progress of change and improvement projects across Scottish Borders Council, replacing what was the separate Corporate Transformation report. The new reporting basis was explained in addition to a summary of additions and changes to indicators, which would now distinguish between Performance Indicators, where SBC had a direct influence and Context Indicators where SBC had an indirect influence. New indicators covering Asset Transfers and Participation Requests had been added under 'Empowered Vibrant Communities'. Also, to reflect the significant investment made by the Council during 2018/19, an overview of the work and impact of Police Scotland's Community Action Team was provided both within the report and in Appendix 2. The performance of Live Borders, who had delivered sport and cultural services as part of an integrated trust since April 2016, was presented in Appendix 3 to the report for Quarters 3 and 4 of 2017/18.

2.2 With the aid of a presentation, the Policy, Performance and Planning Officer, Sarah Watters, summarised the successes and challenges outlined within the report. In the ensuing discussion, Members welcomed the new reporting format both in respect of the summary in graphics and the more detailed analysis behind each performance indicator. They noted that this was work in progress and recognised that the reports would become increasingly meaningful over future quarters as comparative figures became available. In response to a comment that it would also be useful to have an impression of performance

comparisons over a significant period of time Mrs Watters advised that this would be picked up in the annual report in June of next year. Attention would also be given to the presentation of illustrative graphics in a colour blind compliant format. In response to a question about response-time to customer on-line communications the Service Director advised that this was being addressed as part of the Digital Customer Access Programme by putting in place a proactive response and update arrangement to ensure that customer needs were met efficiently on the website. Members moved on to consider the performance information presented for Live Borders activities in Quarters 3 and 4 of 2017/18. Members felt the report was helpful and they welcomed the inclusion of case studies to give examples of the impact of Live Borders during the year. Commenting on the downturn in number of volunteers/coaches during 2017/18 Chief Executive, Ewan Jackson, explained that this tended to be cyclical with numbers increasing when there were global sporting events taking place. A volunteering policy and plans developed through the Active Schools Plan was being extended to include cultural activities and he was confident that there would be an upward trend in the long term.

DECISION

NOTED:-

- (a) any changes to performance (and context) indicators outlined in Section 4 of this report;**
 - (b) that this was the first report in the refreshed format, aligned to the new Corporate Plan and revised Performance Management Framework;**
 - (c) that separate Transformation reporting would be discontinued, with reporting of Change and Improvement project progress now included within this quarterly Performance report;**
 - (d) the performance summarised in this report for SBC and Live Borders and detailed within Appendices 1, 2 and 3, and the action that was being taken within services to improve or maintain performance.**
3. **OVERVIEW OF SBC'S COMPLAINTS ANNUAL PERFORMANCE REPORT 2017/18**
- With reference to paragraph 7 of the Minute of the Executive Committee held on 19 September 2017, there had been circulated copies of a report by the Service Director, Customer and Communities which presented a summary of Scottish Borders Council's Complaints Annual Performance Report 2017-18 contained in an Appendix to the report. It provided a summary of the eight performance indicators that the Scottish Public Services Ombudsman (SPSO) required all Local Authorities to report against each year. The report explained that during 2017/18, SBC received 927 complaints, of which 670 were defined as valid. This showed an increase of 19% from 2016/17 when 563 valid complaints were received. This equated to 5.8 complaints per 1000 Borders population which was less than local authorities similar to us (5.9 per 1000 population), and compared very favourably to the average across Scotland of 11.0 complaints per 1000 population received during 2017/18. The year 2017/18 again saw an increase in complaints being received online (411, compared to 336 in 2016/17) but there had also been an increase in invalid complaints (257 in 2017/18 vs 196 in 2016/17), which indicated that online guidance may continue to need further refinement or clarification. It was noted that, from 1 April 2017, following the introduction of the new national Social Work Model Complaint Handling Procedure, SBC Social Work complaints were logged and dealt with in the same way as complaints from other SBC services, and therefore were included in the complaints report. There were approximately 60 Social Work complaints which, in the prior year, had been managed under a separate process and had contributed to the increase in 2017/18. In relation to timescales set by the SPSO, Scottish Borders Council continued to perform well against the Scottish averages and similar Scottish Local Authorities in relation to the 8 SPSO performance indicators. In presenting the report the Service Director Customer and Communities explained that work was being

carried out to improve frontline (Stage One) responses and thereby reduce the number of complaints that were escalated to Stage Two. A refreshed Customer Strategy would be included in Customer Service training across the Council. In a discussion of the report Members noted the importance of differentiating between a complaint and report of an issue. Members were pleased to see the inclusion within the report of the numbers of compliments received by the Council for services provided over the year.

DECISION

AGREED to:-

- (a) note the performance of handling complaints for the period 1 April 2017 to 31 March 2018;**
- (b) endorse the identified improvement actions presented at Section 4.10 of this report and within the “Next Steps” of the Appendix;**
- (c) approve the annual report at the Appendix, that will now be submitted to the SPSO and published on SBC’s website.**

4. NEW JEDBURGH INTERGENERATIONAL COMMUNITY CAMPUS

4.1 There had been circulated copies of a report by the Service Director Assets and Infrastructure seeking authorisation to enter into, on behalf of the Council, a contract in connection with the Design, Build, Finance and Maintain (DBFM) of Jedburgh Intergenerational Community Campus. As recorded in the private appendix of the Scottish Borders Council Minute of 27 June 2017, approval was given to commence the preparatory stages to deliver a new intergenerational community campus in Jedburgh. The Project Manager, Steven Renwick, advised that the project would be delivered with Hub South East Scotland Ltd and would be shared revenue funded between Scottish Borders Council and Scottish Government through its delivery agency, Scottish Futures Trust. During 2017 the statutory process to allow closure of the three schools in the town and the opening of the new campus was successfully completed and planning approval for the project was obtained on 8 January 2018. To maintain the overall programme commitment of an opening in March 2020, the Council entered into an enabling works contract in April 2018. On 5 June 2018, the scope of the enabling works was extended to include the construction of foundations and steelwork that would form part of the school building. Progress with this enabling works contract, managed using a Design and Build form of contract (“DBDA”), had been positive and in accordance with the agreed programme. The Council project team, with the support from external advisors, had concluded the preparatory work on the project and were ready to proceed to Financial Close early in October 2018. The Project Documents as listed in Appendix A to the report, which were not yet in final form and subject to further amendment, would be entered into on behalf of the Council. A guidance note, issued by Scottish Futures Trust in June 2015, that covered the principle of the structure of Design, Build, Finance and Maintain projects, was attached as Appendix B to the report.

4.2 In response to questions Mr Renwick gave further clarification about the funding issues outlined in the report. The Stage 2 submission, being the final commercial offer from Hub South East Scotland Ltd on 13 July 2018, was within the affordability cap set by Council on 27 June 2017. However, the construction inflation pressures that were seen during the Stage 2 market testing process meant that the only way of achieving this total had been by removing elements of the project that were able to be delivered by the Council directly, by using capital funding rather than revenue based funding. It was confirmed that all of the elements referred to did not trigger any capital contribution rules associated with revenue based funded projects. The report to Council on 27 June 2017 identified that Scottish Government would provide funding support in the form of revenue support covering 2/3rds of eligible project costs. This funding was fixed, with no allowance for further fluctuations in inflation. Mr Renwick explained that inflation had now placed a project pressure in the order of £1.5m for which the Scottish Government did not carry any risk. It was noted

within the report that officers had asked Scottish Futures Trust on behalf of the Scottish Government if they would be willing to recognise the change in Building Cost Information Service indices in relation to their funding. The reply unfortunately was that the funding was fixed in June 2017, based on the information to hand at that date and that no increase in Scottish Government funding would be made. Members noted that no elements of the project were at risk as a result of the financial pressure, the proposal was only to amend the way the Council's share was being funded and this should be made clear in a message to the communities involved. After further discussion Members agreed the report's recommendations which included delegation, to the Chief Legal Officer in consultation with the Chief Financial Officer, of approval of the final project documents listed in Appendix A to the report. There was also agreement with the Leader's proposal to write, on behalf of the Executive Committee, to the Deputy First Minister to ask that the Scottish Government accept its part in the risk of the project by paying its share of the increased cost brought about by inflation, highlighting Scottish Government's recent Empowering Schools Agreement with COSLA.

DECISION

(a) NOTED:-

- (i) the progress of the project to date; and**
- (ii) the continued undertaking of works under the Design and Build Development Agreement (DBDA) until Financial Close;**

(b) APPROVED:-

- (i) the Council entering into the DBFM project, following consideration of the content of this report and the progress of the works under the DBDA;**
- (ii) the delegation of the negotiation, finalisation and approval of the final terms of the Project Documents (as defined in Appendix A to this report) to the Chief Legal Officer in consultation with the Chief Financial Officer;**
- (iii) the Chief Legal Officer's use of their delegated authority under section 21.3 of the Financial Regulations and under the Scheme of Delegation to execute, deliver and manage the performance of the Project Documents (as defined in Appendix A to this report), noting that the project was an approved project identified as a major procurement for the purposes of section 21.3 of the Financial Regulations; and**
- (iv) the subscription by the Council of £10 equity in DBFM Co and the investment by the Council of £310,541 (plus a 5% buffer) subordinated debt in DBFM Co;**

(c) AGREED to request that a certified copy be produced of an extract of the minute of the proceedings of this meeting as verification that approval had been granted.

(d) AGREED that the Leader write, on behalf of the Executive Committee, to the Deputy First Minister requesting that the Scottish Government accept its part of the risk of the project and to fund its share of the increased cost brought about by inflation.

The meeting concluded at 11.25 am



EXECUTIVE COMMITTEE

2 OCTOBER 2018

SCRUTINY MINUTE EXTRACT – 3 SEPTEMBER 2018

1. **CALL-IN: MONITORING GENERAL FUND REVENUE BUDGET (2018/19)**
- 1.1 With reference to paragraph 2 of the Executive Minute of 21 August 2018, there had been circulated copies of a Call-in of a decision of the Executive Committee relating to the Monitoring of the General Fund Revenue Budget Monitoring 2018/19. The decision of the Executive Committee was:
- AGREED to:-*
- (a) *note the projected corporate monitoring position reported at 30 June 2018, the pressures identified, the underlying cost drivers of this position and the identified areas of financial risk as reflected in Appendix 1;*
 - (b) *approve the virements detailed in Appendix 2 to the report;*
 - (c) *note the progress made in achieving Financial Plan savings in Appendix 3 to the report;*
 - (d) *ask the Corporate Management Team to ensure measures continued to be taken to deliver a balanced budget in the current year; and*
 - (e) *reiterate support for a culture of sound financial management in all council departments to ensure the ongoing sustainability of the Council.*
- 1.2 Also circulated was an extract from the Minute of the Executive Committee of 21 August 2018; and the report and appendices considered by the Executive Committee on 21 August 2018.
- 1.3 The Call-in had been made by Councillor Ramage, supported by Councillors Bell, Marshall, McAteer and H. Scott, and was as follows:
- “I would like to call in the decision of the Executive meeting on 21 August 2018 at item 5 on the agenda – the quarterly report on the Monitoring General Fund Revenue Budget 2018/19.*
- I do not consider that there was sufficient examination at the meeting of the 41 pages of detail which comprised this series of papers. That may result in the view that there should have been amendments or additions to the recommendations.”*
- 1.4 The Chairman, Councillor Bell, welcomed officers and Members to the meeting, and described the procedure to be used during the meeting before inviting Councillor Ramage to give her reasons for the call-in. Councillor Ramage explained that she had attended the meeting of the Executive Committee, having read the report and listed a series of questions which she had expected would have been asked by the members of the Executive, but

detailed questions had not been asked. Councillor Ramage was deeply concerned that not enough attention seemed to be paid to the serious message given to Executive Committee in their report.

- 1.5 The Chairman then invited the Chief Financial Officer to briefly summarise the report to the Executive Committee. David Robertson advised that the report contained the first quarter's monitoring of the Revenue budget to the end of June 2018, highlighting pressures of £1.36m and explaining the management actions underway to address these pressures. These pressures amounted to c. 0.5% of the total revenue budget and a number of compensatory actions had been identified to cover them. Reference was also made in the report to the delays in developing reporting functionality within Business World but it was noted that a new forecasting tool was now in place for use by finance staff, with the roll out to budget managers starting. Progress had been made with respect to savings requirements, with £9.2m required by the Financial Plan already delivered and a further £7.2m profiled for delivery during the financial year. A range of challenges and a summary of the financial position of each Service, details of virements, and the status of financial savings were included in the 3 appendices to the report. The recommendations in the report were all agreed by the Executive Committee.
- 1.6 Members who had supported the Call-in and members of the Audit & Scrutiny Committee had been asked to submit questions beforehand to allow officers to prepare for the meeting, and a copy of these questions along with summarised answers was circulated at the meeting. The Chief Financial Officer gave answers to each of the questions and the Chairman gave members of the Committee the opportunity to raise any supplementary points for information or clarification. Mr Robertson confirmed that in terms of the pressures on the Health & Social Care budget, the adverse pressures on the budget - which were around 2.5% of the Health and Social care budget for adults - were viewed by the management team as very challenging but were not viewed as critical. The Health and Social care budget was experiencing sustained pressures from growth in demand for care packages for increasing numbers of elderly people and in particular growth in the number of care packages for the very elderly over 85 population. This was in line with the experience of other authorities across the country. It was noted that a change in strategic direction was not required with regard to care packages. The Council had a good track record of addressing pressures which was reflected in the budget planning process. Over the last few years the Council had made recurrent savings of £35m from its budget. There were continuing challenges facing the Council and these could best be addressed through a robust approach to cost control in all areas and through a focus on the appropriate long term planning of service delivery. It was crucial to prudent budget management that difficult choices were made when necessary to keep the Council financially viable. There were very significant pressures on Health & Social Care services from a range of contributory factors but these were being addressed at the moment. The Chief Executive confirmed that there would be more than one dementia care centre in the Borders, with the proposal for Queen's House addressing current need.
- 1.7 In response to a question submitted by Councillor McAteer regarding the scale of virements, Mr Robertson confirmed that the Council's Corporate Management Team (CMT) managed dynamically a very large, complicated budget with plans changing to reflect changing circumstances and budgets having to be moved throughout the year to address this. Virements were the means by which budget was adjusted during the year and demonstrated how officers were controlling the budget on a day to day basis. Financial Regulations, approved by Elected Members, required virements to be reported to the Executive Committee to show the necessary audit trail. Officers actively scrutinised and adjusted budgets as required and there was no breach of any Regulations or guidelines issued by the Council's auditors. The auditors had previously endorsed the approach being taken to tracking the delivery of savings which were detailed in Appendix 3 to the report as either

already achieved as per the Financial Plan; profiled to be achieved as per the Financial Plan; achieved on a permanent basis by alternative means to that within the Financial Plan; and achieved on a temporary basis by alternative means to that within the Financial Plan. This appendix showed how savings were managed and tracked. Members commented on the style and content of the appendices and queried the differences between permanent and temporary savings. Mr Robertson confirmed that Reserves were at the level agreed by Council as part of the 2018/19 financial strategy.

- 1.8 With regard to property rationalisation, Mr Robertson advised that the savings planned were part of the property portfolio strategy to make the best use of Council property, disposing of that which was no longer required and making the best use of the accommodation which remained. This disposal of property, and actions to ensure retained property was fit for modern working purposes, were taking longer than anticipated due in part to the limited capacity within the team which was also carrying out other property projects work e.g. new schools, flood schemes, remediation works on Borthwick Quarry, etc. CMT was confident that there would be savings from property rationalisation but these would be further down the line than originally envisaged. Ms Logan confirmed that CMT looked to make as much efficiency from the corporate overhead as possible, and would employ more staff if this would ultimately lead to more savings. Work was currently underway with NHS Borders and other partners to examine options for the joint sharing of property e.g. NHS staff to be based at Council HQ. CMT was always looking to reduce property where possible and practical but also had to consider putting staff into appropriate buildings.
- 1.9 The Service Director Children & Young People then gave further explanation of the following spend from budget - £190k as additional support in Galashiels Academy, Langlee Primary School and Burnfoot Primary School; £230k for a defined programme of work with Youth Borders and other partnership initiatives; £70k for additional social workers in the Hawick Locality Team and the Duty Team; £147k for additional Depute Head Teachers in Hawick High School to provide additional management capacity; £150k on out of area placements; and £400k of savings being investigated. Assessments were carried out over the summer months as the number of children enrolled in schools changed and teacher allocations needed to change to match this. Mrs Manson further confirmed that a range of services were commissioned from a number of independent organisations to provide intensive support for very vulnerable children and where there were gaps in these organisations' grant funding, the Council stepped in to provide interim funding to avoid a break in service provision. The Council had been very successful in reducing budgets for out of area placements where other Councils had overspent and Mrs Manson was working closely with Mr Barr, Executive Director, on contracts to ensure best value was being met. The education service worked closely with the social work side to support the most vulnerable families using a corporate approach.
- 1.10 Councillor Bell suggested that in future consideration should be given to providing an appropriate balance of detail/information/explanation within the report and any resultant appendices. With regard to a question about including contingencies within the budget, Mr Robertson confirmed that the Council maintained Reserves as part of its risk management approach to financial planning to manage any significant variations and Ms Logan further advised that CMT managed the budget corporately through a shared approach, working as a team to resolve any issues, with Mr Robertson and the Finance team facilitating this approach. In answer to a question about care package reviews, the Chief Social Work Officer confirmed that it had been found that when people were provided with initial support they were prescribed a certain amount of care but once they settled back in their homes they did not need as much support. The facilities created at Waverley Home and Crawwood were now available to assist with the assessment and rehabilitation process for clients requiring care. Mr Leys confirmed no changes had been made to the criteria for assessing care. Ms Logan further advised that the review of a care package was part of integrated

care and resulted in a responsible reduction of a care package ensuring an appropriate level of support was in place based on need.

- 1.11 In response to a question regarding why only 23% of savings had been achieved as per the Financial Plan, Mr Robertson advised that these were only the savings delivered to the end of June 2018 and a further 44% of savings were profiled to be delivered per the Financial Plan in the remainder of the financial year. Going forward, the budget planning process would be as robust as possible to maximise the Council's resources. The Service Director Customer & Communities further confirmed that £1m of savings were due to be delivered through digital transformation with £500k delivered to date. Digital transformation savings would be achieved from staff as well as systems. Ms Logan also made reference to work underway on corporate savings through workforce changes across the organisation including potentially to terms & conditions, work patterns and flexible working. There had been delays in the implementation of Business World but the majority of functionality was now in place. Ms Logan then offered another briefing for Members on how financial budgets were planned, managed and changed, including the terminology associated with this, if this would help give Members greater insight into the processes and subsequent monitoring reports. With regard to virements, the policy and threshold on these could be reviewed to provide greater clarity. Virements in themselves were not an issue but any major deviations from the Financial Plan would need explanations. Ms Logan also advised Members that if any had concerns about any aspect of monitoring reports or any other committee report to come to see her or other members of CMT for clarification or explanation. As part of the budgeting process for next year, officers would review how to report financial planning, variations, style of reports and whether any policy changes were required as a result.

DECISION

(a) AGREED to:

- (i) note the decisions of the Executive Committee with regard to the monitoring of the General Revenue budget 2018/19; and**
- (ii) compliment the work of Council officers in terms of their review of the financial circumstances of the Council emphasising sound financial management.**

(b) AGREED to recommend to the Executive Committee:

- (i) that all Elected Member be encouraged to approach the Chief Executive or member of the Corporate Management Team to seek further explanation or clarification for any matter contained within a financial monitoring, or any other, committee report;**
- (ii) that a further Members briefing session be held on financial planning, monitoring and terminology, to ensure Members had an understanding of the processes involved; and**
- (ii) to request the Chief Executive and Chief Financial Officer to investigate any changes which could be made in mechanisms used for virements.**



LOCAL HOUSING STRATEGY 2017-22 YEAR 1 PROGRESS

Report by Service Director Regulatory Services

EXECUTIVE COMMITTEE

2 October 2018

1 PURPOSE AND SUMMARY

- 1.1 **This report provides an overview on the Annual Progress Report which sets out what has been achieved in the delivery of the Local Housing Strategy (LHS) 2017-22 (Appendix 1) and seeks Council endorsement to submit to Scottish Government.**
- 1.2 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to develop a Local Housing Strategy, supported by an assessment of housing need and demand for a five year period. This strategy sets out the strategic direction for housing investment and service delivery in the Scottish Borders for 2017-22. The strategy is informed and developed through extensive research and consultation with partners and the wider community. The LHS was approved by Scottish Borders Council and submitted to the Scottish Government in September 2017.
- 1.3 The Council and its partners have made excellent progress since the LHS was formally approved by Council. Work includes the delivery of 145 new affordable homes, development and launch of a new 10-year Integrated Strategic Plan for Older People's Housing Care and Support, with four extra care developments already underway and 85 major adaptations being completed. The bedding in of the new Customer Advice and Support Services has seen an encouraging drop in the number of homelessness presentations in 2017-2018 and the submission of a very ambitious Strategic Housing Investment Plan, underpinned by up to a record level (£174.5m) of investment, are just some of the main achievements in the delivery of the LHS's first year.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Committee:-**
- (a) Note the progress made in delivering on the Strategic actions as set out in the appended Annual Update Report and Monitoring and Evaluation Matrix.**
 - (b) Approve submission of the Annual Report and Matrix to the Scottish Government.**

3 LOCAL HOUSING STRATEGY BACKGROUND

- 3.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to develop a Local Housing Strategy (LHS), underpinned by an assessment of housing need and demand for a five year period. The LHS sets out the strategic direction for housing investment and service delivery in the Scottish Borders for 2017-22 and is informed and developed through extensive research and consultation with partners and the wider community. The LHS was approved by Scottish Borders Council and submitted to the Scottish Government in September 2017.
- 3.2 As a statutory housing authority the main focus in the delivery of the LHS is ensuring that the Council meets its statutory duties regarding access to, and the provision of, affordable housing and the prevention of homelessness. Already over 2017-2018 period there have been some significant successes and achievements. A detailed monitoring and evaluation matrix has been developed to track the delivery of the strategic actions and is appended to the LHS. An annual progress report for 2017-18 illustrating key highlights and ongoing challenges for the future is also appended at Appendix 1.

4. LOCAL HOUSING STRATEGY 2017-22 – YEAR 1 ACHIEVEMENTS

- 4.1 The Scottish Government increased its Affordable Housing Investment Programme funding allocation to Scottish Borders to £11.5m, which is a record level of investment and has supported the delivery of 145 affordable homes, exceeding our annual 128 unit target. In addition Bridge Homes currently owns 45 homes, with 4 more under construction, and are negotiating missives for another 5 homes in Kelso. There were also 33 assisted purchases through Scottish Government's Open Market Shared Equity Scheme. The current SHIP 2018-23 has identified 1177 affordable homes for anticipated completion from 2018-2023, and the new SHIP 2019-24 is currently in development.
- 4.2 Almost £1.5 million has been invested in energy efficiency measures for private homes across the region; a new energy efficiency pilot project was established in Peebles; RSL's have made good progress towards the Energy efficiency Standard for Social housing (EESH); and a new Home Energy Forum was established, all supporting a reduction in fuel poverty across the area.
- 4.3 The new integrated Customer Advice and Support Service went live on the 1st November 2017, bringing together our Homelessness Services, Welfare Benefits Services and Customer Services into a new integrated advice and support services delivery model. 100% of clients who approach the Homelessness service are now provided with housing options advice. 2017-2018 saw a slight drop in the number of homeless presentations and the level of repeat homelessness remains low.

- 4.4 Over 5,000 Private Landlords are now registered within the Scottish Borders, with almost 9000 rental properties. The newly recruited Private Sector Liaison and Enforcement Officer continues to work with landlords to help improve management and property standards, and to support landlords and tenants through recent legislative changes. A fully booked and well attended Landlord forum was held in June 2018.
- 4.5 Strategic Housing Officers and the RSLs worked with partners to develop the Housing Contribution Statement and to ensure the new Health and Social Care Strategic Plan appropriately considered the significant role Housing has to play in the delivery of our integrated health and social care services. In 2017/18, under Scheme of Assistance, £347,171 was spent on 85 completed major adaptations and £68,570 on 331 small adaptations and repairs.
- 4.6 The new Scottish Borders Integrated Strategic Plan for Older People's Housing, Care and Support (2018-28) was launched and sets out a vision where older people will have greater choice in terms of where and how they live, and the services they can access. An assessment of the Housing needs and aspirations of young people is also currently underway and year 2 of the LHS will consider in more detail how we can improve the housing outcomes for our young people.

5 IMPLICATIONS

5.1 Financial

- (a) There is no direct financial implication contained in the report. However delivery of the LHS is dependent on SBC's continuous provision of core services, financial resource allocations from Scottish Government, the continuing support from the affordable housing budget (2nd homes council tax) and resources arising from the affordable housing policy, partner agencies and private individuals.
- (b) However, where there are specific actions considered as having a resource implication for the Council, Officers it has been agreed that Officers would bring back proposals for consideration by the Executive Committee as they arise over the period of the strategy.

5.2 Risk and Mitigations

- (a) Delivery of the LHS aims and objectives is largely dependent upon a number of variables, not least of which relate to resource and other political and organisational decision making processes beyond the control of the Local Authority.
- (b) A Strategic Environmental Impact Assessment (SEA) Screening Report was undertaken when the LHS was developed. This concluded that a full SEA would not be required for the LHS as it is unlikely to have significant environmental effects. Any potential environmental effects from any specific proposals or plans which may relate to the LHS will be individually considered and addressed through the planning process and full SEAs in due course.

5.3 Equalities

An Equality Impact Assessment has been undertaken. This shows that there are positive impacts across all equality groups. The strategy is based on a wide range of evidence, including the SESplan Housing Need and Demand Assessment (2015).

5.4 Acting Sustainably

- (a) The LHS promotes sustainable development. Priorities include making better use of existing stock, promoting energy efficiency and tackling fuel poverty.
- (b) By seeking more new affordable houses, improving the quality and sustainability of existing houses, setting targets for homelessness, fuel poverty and climate change, the LHS will promote sustainable communities and help to overcome many of the challenges we face locally.

5.5 Carbon Management

It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations. There are likely to be positive effects through fuel poverty and energy efficiency outcomes, as well as promoting sustainability through better use of existing stock.

5.6 Rural Proofing

The LHS 2017-22 has been rural proofed and it is anticipated there will be no adverse impact on the rural area from implementation. There is likely to be a wide range of positive outcomes for rural communities, including improvements in health, fuel poverty levels and availability of affordable housing in a variety of tenures.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made to the Council' Scheme of Administration or Scheme of Delegation arising from this report.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

Approved by

Brian Frater

Service Director Regulatory Services Signature

Author(s)

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Previous Minute Reference: 5 September 2017

Background Papers: The Local Housing Strategy 2017-22

APPENDICES LHS Progress Update Report 2018
Monitoring and Evaluation Matrix 2017-22

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Donna Bogdanovic can also give information on other language translations as well as providing additional copies. Contact us at Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01896661392, email: donna.bogdanovic@scotborders.gov.uk.














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LHS 2017-2022 Monitoring Tool

2017/18 – Year One

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











Outcomes:

1.1 Increase the supply of affordable housing								
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents			
Review and update Strategic Housing Investment Plan (SHIP) in accordance with Scottish Government Guidance	Liaise with RSLs for SHIP Project Prioritisation	Ongoing work with RSLs		SHIP Working Group	Strategic Housing Investment Plan (SHIP) 2018-2023 SHIP 2017-2018 Progress Delivery Report			
	Liaise with Scottish Government quarterly through SGMHD Liaison Meetings	Ongoing work with Scottish Government, meetings continue on a regular basis						
	Establish the new SHIP Delivery Support Group	The group was established in 2017/18. It supported improved working relationships with the development management team and helped unlock a number of projects in the Borders.						
	Submit SHIP 2018-2023 to Scottish Government in November 2017	The SHIP was submitted within the timescales						
Identify mismatch of supply and demand in social rented housing, including need for re-provisioning, to inform investment priorities	Continue quarterly meetings with Borders Housing Alliance	Meetings are on frequent basis		LHS Partnership Group	Border Housing Alliance Minutes			
	Integrated Older Person's Study to commission	The study has been commissioned and final study is anticipated in March 2017/18			Integrated Strategic Plan for Older People's Housing, Care and Support 18-28			
	Working with the Learning Disability Service to identify and deliver on re-provisioning	Chris Paterson Place, Galashiels service has been re-provisioned and other specific needs identified	Exploring opportunities to establish a supported housing service for people with challenging needs. EHA progressing house purchase in Galashiels to facilitate relocation of client from out with the Borders Developing proposals for supported housing service at Coopersknowe Galashiels			Learning Disability Service Strategic Commissioning Plan 2016-19		
		Work in partnership with Waverley Housing to commission work on the Masterplan for Upper Langlee				Consultants have been appointed and a steering group established. Work has been begun in the community, working with tenants		Langlee Steering Group minutes
		RSLs developing individual site proposals for SHIP sites				Ongoing work as part of affordable housing delivery		SHIP 2018-2023
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)	Contribute to the City Deal housing work stream, to finalise the deal	Terms of Management have been agreed This will be signed off by the End of March Lowood is now an allocated development site		SBC, HfS, Developers, Scottish Enterprise	City Deal Workstreams Minutes			
	Identify potential Housing Infrastructure Fund project bids	HIF bids have been identified through SHIP. We are currently working through a process with Scottish Government to assist project delivery. Scottish Water and Eildon Housing Association investment programming dovetailed at Earlston			Strategic Housing Investment Plan (SHIP) 2018-2023			
Build capacity in the construction sector through training and employment initiatives to ensure businesses compete more efficiently	Work together with other LA's within the City Deal Region to promote training and working in the construction sector via the skills and innovation work stream	As part of the City Deal The Edinburgh & South East Scotland (ESES) Regional Housing Partnership was established, and aims to accelerate the delivery of affordable and low-cost market homes, enable the development of seven major strategic housing sites, drive efficiencies across the public sector estate and increase housing land supply. Proposals include supporting innovative training and skills opportunities to support the regional delivery of Housing. SBC continue to engage with developments as part of this partnership approach.		SBC, Borders College, South East Scotland Housing Forum	City Deal Workstreams Minutes			
Proactively engage with housing land owners to improve communication, share market intelligence, influence value expectation and cultivate development opportunities	Continue to engage with landlord owners and developers	Ongoing work through discussion planning, prior to pre-planning applications i.e. meetings with Buccleuch Estates regarding Sergeants Park, Ballantynes, Persimmons regarding Easter Langlee Met with local construction sector The Older Person's Housing Study has provided improved evidence base		SBC, RSL's	Housing Supply Project Brief Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028			




1.2 Increase options for affordable housing					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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	Ensure improved intelligence is in the SHIP and is part of the development of the SHIP	Eildon Housing Association and Harts have signed a development partnership Eildon and Trust Housing Association have appointed the same design team for Langhaugh and Todlaw Extra Care housing developments. Exploring new funding models with Scottish Futures Trust i.e. the £5k and £40k home		South East Scotland Housing Forum, SHIP Working Group	Strategic Housing Investment Plan (SHIP) 2018-23
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	Meet with RSLs to discuss sites through the project prioritisation process within SHIP, weighting each site by a range of factors including construction	Ongoing work with RSLs, developers and Scottish Government. Discussions and information sharing		South East Scotland Housing Forum, SHIP Working Group	Strategic Housing Investment Plan (SHIP) 2018-23
Page 1 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	Provide information and advice on shared equity schemes	Information is available on SBC website and we continue to provide information and advice to promote the schemes		SBC, South East Scotland Housing Forum	Communications Plan?
	Consider evidence on young people and their housing options in advance of developing a young person's housing plan in 2018/19	Work has been completed on the project brief for assessing young people's housing needs and aspirations which will consider the housing options of young people			Young Person's Housing Need and Aspirations Brief
	Incorporate the housing recommendations of the <i>Life Chances of Young People in Scotland</i> Report into the evidence for young people's housing plan. (Improve housing advice for young people and Deliver more affordable housing options for young adults)	The recommendations have been included in the young people's housing needs and aspirations project brief and will be incorporated in the final assessment.			Life Chances of Young People in Scotland Report
	Explore new funding models with Scottish Futures Trust	Discussions are ongoing with Scottish Futures Trust to develop the £5k home for young people			
Work in partnership with economic development partners to address gaps in construction industry/skills capacity which create a barrier to housing led economic growth	Work together with other LA's within the City Deal Region to promote training and working in the construction sector	As part of the City Deal The Edinburgh & South East Scotland (ESES) Regional Housing Partnership was established, and aims to accelerate the delivery of affordable and low-cost market homes, enable the development of seven major strategic housing sites, drive efficiencies across the public sector estate and increase housing land supply. Part of the proposals are to support innovative training and skills opportunities to support the regional delivery of Housing. SBC continue to engage with developments as part of this partnership approach.		Skills Development Scotland Business Gateway	City Deal Workstreams Minutes
	Consider opportunities in the restructure of housing and economic development	Opportunities were discussed a number of workshops in August 2017			Briefing Papers from Workshops
	All the partners to work together to provide opportunities for training and apprenticeships	Eildon Housing Association and Harts working in partnership to create apprenticeships and training opportunities through the delivery of affordable housing projects			
1.3 Review and progress delivery of locality plans					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Support the development of a town centre living strategy	Housing officers will continue to engage and support economic development partners in developing town centre strategies	Support the delivery of CARS i.e. Selkirk		CPP	Town Centre Strategies CARS
	Identify town centre opportunities in the SHIP and report on projects delivered	This has been identified through SHIP and progress has been made in Lintburn Street, Galashiels (8) and Roxburgh Street/ Union Street, Kelso (18) and Gowanlea Coldstream [4]			Strategic Housing Investment Plan (SHIP) 2018-23
	Monitor the number of town centre affordable housing completions annually	18 new affordable homes completed at Roxburgh Street, Kelso			Affordable Housing Update
Improve understanding of housing need and aspirations through community engagement and by sharing information across services and partnerships	Engage with the locality working groups	Housing Strategy Team liaise with locality planning officers		SESplan Housing Market partnership	Young Person's Housing Need and Aspirations Brief
	Contribute to the community led support steering group	Housing continues to be represented at this meeting			Locality Plans
	Engage with Health and Social Care through the Integrated Joint Board	RSL and Housing Strategy Team are represented on the Strategic Planning Group			Strategic Planning Group Minutes Community Led Steering Group Minutes

	Engage with older people and relevant services through the development of Integrated Older Peoples Plan	Refer back to Older Persons Housing Study work			Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028
	Develop project brief for the housing needs and aspirations of young people in the Scottish Borders	The brief has been complete and sent out to tender			Young Person's Housing Need and Aspirations Brief
1.4 Reduce the number of empty homes					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Reduce the number of empty properties by offering information and advice to property owners	Provide information, advice and practical assistance regarding; condition, remedial actions, standards to be applied & incentives including VAT exemptions.	Continuous - as part of Scheme of Assistance & Empty homes remit		SBC, RSL's	Scheme of Assistance
	Work with the Customer Service Team to consider applications where the 200% Council Tax may be exempt to home owners actively bringing properties back into use	Proposal drafted. Empty homes strategy review required - these processes will be further explored as proposed actions.			
	Continue to update the corporate website with information and advice on empty properties	Information up to date and relevant - Including revision of the PRS pages. Proposing website restructuring to provide a Private Sector Landing page - to improve linkage between other private sector initiatives.			Communications Plan?
	Continue to promote Empty Homes Loan Scheme and work in partnership with Shelter Scotland Empty Homes Initiative	Continuous - as part of Scheme of Assistance & Empty homes remit			Scheme of Assistance
	Monitor the impact of the council raise of 200% on long term empty properties	Increased requirement to support Long term empty home owners in regard to discretion. Continue to monitor effect on overall empty home numbers in Scottish Borders. This will be included with review of the empty homes strategy.			
	Develop brief and a project plan for housing supply strategy which will include empty homes	A brief for the development of a housing supply strategy has been finalised			Housing Supply Strategy Brief
	Develop brief for private sector house condition strategy which will incorporate empty homes	A brief for the private sector house condition strategy has been finalised			Scheme of Assistance Private Sector House Condition Project Brief
1.5 Contribute to strategic planning					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Use the land reform and community empowerment agendas to promote and offer opportunities for land assembly through local communities	Gain a better understanding of the potential to use this legislation to assist affordable housing delivery	Officers have attended meetings with Scottish Government and Rural Housing Service, SFHA and Chartered Institute of Housing representatives		SBC, RSL's, South East Scotland Housing Forum	Land Reform

Performance Indicators:

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Status	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	222		SG house building statistics	2017-22
	Number of affordable homes completed	87 pa (2011/12 – 2014/15)	128 pa	145		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	77% ¹		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	23%		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	45 (Bridge Homes)		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	Locality Plans currently being developed		SBC, SG returns, SLAED	2017-22
1.4 Reduce the number of empty homes	No. of long-term empty homes	1,362 (2015)	< 888 homes	1,419 (2017)		Scottish Government Data	2017-22
	Enforcement orders used – e.g. CPOs	0	>0	0		SBC data	2017-22
	Homes brought back into use	9 (ave 2011/12 – 2014/15)	> 9 homes	5		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	Proposed plan has been submitted to Scottish Government reporter		SBC Committee reports	2018
	Delivery of HNDA3	HNDA2	Set in place partnership arrangements to deliver HNDA3 and inform the next LHS	Discussions have begun at SESHof		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








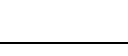







Key:

-  Target is not being met. Some variables out with the Council and partners control
-  Target is not being met but progress is being made
-  Target is being met

¹ This includes RSL House purchases





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

Outcomes:












2.1 Social housing stock meets the SHQS					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
SBC and RSL's partner will work together to develop a plan for addressing SHQS failures, exemptions and abeyances	Monitor progress through the Borders Housing Alliance	The Borders Housing Alliance continues to meet regularly.		SBC, RSLs, developers	Scottish Social Housing Charter RSL Policies
	Identify any plans from the RSLs	In 2017/18 SBC has supported Waverley Housing Association to commission consultants to carry out a Master planning exercise for Upper Langlee area of Galashiels. Option Appraisals will be carried out in 2018/19.			
2.2 Social Housing stock meets EESSH 2020 target					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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	Develop home energy database	The database has been developed and handed over from Changeworks to the Housing Strategy Team along with guidance		SBC, RSLs, developers	SBC Home Energy Database RSL Annual Summary of Information?
	Carry out an audit on energy efficiency measure installed and planned installations in the social rented sector	This was carried out as part of the process of building the home energy database but further work will be carried out in the future			
	Identifying funding opportunities through partnership working and Scottish Government initiatives	The Borders Home Energy Forum has been established and there has been improved joint working and opportunities identified through HEEPS. In addition Berwickshire, Waverley and SBHA have submitted a joint bid for funding to the Decarbonisation Fund announced by Scottish Government.			
RSLs to prepare annual reports on their progress on achieving EESSH	Collate and monitor annual reports from RSLs, reporting progress through fuel poverty plan.	RSLs have submitted their EESSH returns to the Scottish Housing Regulator and progress is being monitored through the Home Energy Forum.		SBC, RSLs, developers	RSL Asset Management Strategies?
2.3 Significant improvement in fuel efficiency of housing stock					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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	Work in partnership with RSLs, Home Energy Scotland and Changeworks to identify opportunities and examples of good practice	The first meeting of the Borders Home Energy Forum was held in March 2018. This provides partners opportunities for joined working and knowledge sharing. To date a joint bid for funding has been submitted to SG from 3 Housing Providers, and funding allocated to Care and Repair to offer "softer" energy efficiency measures to vulnerable clients in 2018/19.		SBC, SG, Utility Companies, Developers, East Scotland Home Energy Forum	Borders Home Energy Forum Minutes
	Support communities to bid for the Climate Challenge Fund as appropriate	Officers have been able to signpost to appropriate support and help promote opportunities. The development of the new Affordable Warmth plan in 2018/19 will consider in more detail how support is currently offered and if this can be improved.			
Page 22 Incentivise mixed tenure approaches to improve energy efficiency	Proactively looking for opportunities through HEEPS	A number of smaller opportunities were identified in the 2017/18 programme and RSL have been engaged early in development of the 2018/19 and asked to consider opportunities based on the draft HEEPS proposals.		SBC, SG, RSLs, Developers,	HEEPS Reports and Bids Peebles Local Heat and Energy Efficiency Strategy (LHEES)
	Consider mixed tenure solutions as part of the SEEP pathfinder pilot project bid for funding	Mixed tenure has been considered. The pilot is still early on and there is some learning. A standing list of contractors will be finalised in 2018/19 and RSLs are invited to engage with that exercise.			
	Liaise with RSLs to identify opportunities	RSLs continue to engage with the SEEP programme but funding criteria constraints have led to little opportunities in the Peebles Pilot. The Home Energy Forum will have SEEP (now Energy efficient Scotland) as a standing agenda item.			
Target resources, information and advice to ensure owner occupiers and private landlords benefit from opportunities for insulation, double glazing, upgraded heating systems etc.	Respond to the Energy efficiency and condition standards in private rented housing: A Scotland's Energy Efficiency Programme Consultation	A consultation response was submitted to Scottish Government from Scottish Borders Council		SBC, SG, RSLs, Developers, SAL, Private Landlords, East Scotland Home Energy Forum	Feedback from the Energy efficiency and condition standards in private rented housing consultation Private Landlord Engagement Plan Borders Home Energy Forum Minutes
	Continue to keep the website up to date	The website is kept up to date but further work is being carried out in 2018/19 to improve the navigation of the pages			
	Work with Home Energy Scotland on local home energy engagement	There continues to be a close relationship between SBC and HES with joint activity. SBC continue to promote and signpost residents to HES for impartial advice and in summer 2017 embarked on a joint campaign, with Scottish Water to help make Galashiels the first water efficient town in Scotland.			
	Work with the Private Landlord Liaison Officer at Home Energy Scotland	Strategic Housing continues to work closely with HES and the Private Landlord Liaison officer has worked with local landlords in 2017/18.			

	Continue to deliver the local HEEPS projects which are aimed at improving the efficiency in the private sector	SBC was awarded £1,045,619 in grant funding and levered in an additional £363,500 in ECO funding - resulting in a total of £ 1,409,119 being spent on energy efficiency measures for homes across the region. The funding was used to ² : Fill over 600 Hard to Treat Cavities Install External Wall Insulation on 37 properties Install Internal Wall Insulation on 35 properties The annual fuel bill savings resulting from this year's programme are estimated to be £172,618 and a reduction in CO2 emissions of around 719 tonnes per annum.			
Ensure effective targeting of energy efficiency measures on those who are experiencing fuel poverty Page 23	Respond to the Scottish Government's Fuel Poverty Strategy Consultation	Response to the consultation was submitted in February		SBC, RSLs, SG, East Scotland Home Energy Forum, SPAP	Affordable Warm and Energy Efficiency Project Plan 2018
	Development of new fuel poverty plan	A project plan has been developed for a new Affordable Warmth and Energy Efficiency Strategy. this has been delayed due to Scottish Government's Fuel Poverty Strategy Consultation			
	Carry out an audit on all fuel poverty activity in the area, working in partnership with RSLs, Changeworks, Home Energy Scotland	This was carried out as part of the process of building the home energy database but further work will be carried out in the future			
	Continue to priorities HEEPS investment in fuel poor areas	HEEPS programmes are always prioritised in Fuel poor areas, but further to this the link with Home Energy Scotland will ensure that householders get the relevant checks to ensure their household income relates to their circumstances, which will include benefit and pension credit checks carried out by DWP.			
Develop a local, multi-agency home energy forum to support the development and implementation of the strategic approach to tackling fuel poverty	Develop terms of reference for the forum	Terms of reference have been finalised		SBC, RSLs, East Scotland Home Energy Forum	Borders Home Energy Forum minutes
	Identify members of the forum	Members have been identified			
	Hold initial meeting by March 2018	Initial meeting was held on the 19 th March 2018			
Explore the development of a comprehensive local network of delivery options to provide enhanced fuel poverty and energy efficiency advice	Review Healthy Homes Highland Council model	Officers at SBC have met with partners, and discussed with Officers at Highland how this approach has worked for them. Findings will be considered by the Home Energy Forum.		SBC, RSLs, East Scotland Home Energy Forum	Borders Home Energy Forum minutes
	With partners, assess the feasibility of carry out the model in the Borders	The new Borders Home Energy Forum has been established and over the course of 2018/19 will consider whether this might be a model that could be realistically replicated in the Borders			
	Work with Home Energy Scotland to engage with the health sector (and particularly with GP practices and community pharmacies and hospitals), to reach people who are in or at risk of fuel poverty.	In 2017/18 Home Energy Scotland were present in a number of GP practices across the Borders, engaging with clients. Links have also been established with the new HUBs which are being monitored by the Community Led Support Steering Group. There is also a representative from health on the new Borders Home Energy Forum.			
2.4 Improved functioning of the private sector housing portfolio					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Work in partnership to improve condition of empty homes in rural areas and town centres	Work in partnership with Shelter Scotland Empty Homes Initiative	The Housing Strategy Team work closely with Shelter on a regular basis		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	Hold at least one landlord forum per annum	Plans to hold a forum in June are underway. This was delayed in 2017/18 due to the delayed recruitment in the Private Rented Sector Liaison and Enforcement Officer		SBC, RSLs, Private Landlords, SAL	Private Landlord Engagement Plan
	Develop a project brief the private rented sector engagement plan	A brief on engagement with the private rented sector has been finalised			
	Work closely with Scottish Government, managing agents, landlords and other organisations to support and facilitate effective communications	An event was held for agents in Galashiels in August by Scottish Government to inform them of the new letting agent regulations.			
Deliver multi-tenure information and advice to enable households to manage the condition of	Develop a project brief for a new Private Sector House Condition Strategy	A brief for the private sector house condition strategy has been finalised		SBC, RSLs, Shelter, CAB	Scheme of Assistance

² Estimates based on uptake to date. Final outcomes and numbers will be confirmed in September 2018.







their property	Review the Scheme of Assistance	With minor amendment it remains relevant to current Legislation.			Private Sector House Condition Strategy Brief
	Develop process and policy to ensure SBC'S duty to deal with BTS property is met, including enforcement actions	Processes to be written in conjunction with the Private Sector House condition Strategy. Proposals for the introduction of missing shares drafted.			Private Landlord Engagement Plan
	Better align private sector initiatives such as Scheme of Assistance, landlord engagement, empty homes and enforcement	Improved linkages with Private Rented Sector implemented. Further development required.			
Explore and implement mixed tenure solutions to improve stock condition	Improve functions to deal common repair issues, linking through to other private sector initiatives	Guidance on common repair drafted. Better understanding of the linkages to private rented sector and how support is delivered.			Private Sector House Condition Strategy Brief Scheme of Assistance





Performance Indicators:

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Status	Data type and source	Timescale
2.1 Social housing stock meets the SHQS	% of dwellings that meet the SHQS	91% compliance (2014/15)	100%	92% (2016/17) (2017/18 SHR not available yet)		RSL SHR returns	2018
	% of dwellings with abeyances or exemptions	9% (2014/15)	0%	8% (2016/17) (2017/18 SHR not available yet)		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	53% (2016/17) (2017/18 SHR not available yet)		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	Carried forward into 2018/19 – held back due to SG’s fuel Poverty Consultation		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	38% - 2013-2015 34% - 2014-2016		SHCS	2017-22
	HEEPS-ABS investment in Scottish Borders	£1,623,023 (2014/15)	Full HEEPS:ABS spend	£1,409,119		RSL operational data (annual)	2017-22
	Social rented sector stock built to Silver energy standard	N/A	100%	87 (100%)		RSL data	2017-22
	No. of private sector measures installed	420 (370 External wall insulation, 50 cavity wall insulation) (2014/15)	>420	Over 700 (600 Hard to Treat cavities, 37 External wall insulation, 35 internal wall insulation)		Operational data	2017-22
	No. of households provided with energy advice/information	4,041 Engagements; 895 referrals (Home Energy Scotland) (2014/15)	>4,041	5,124 Engagements; 2,034 referrals – Home Energy Scotland		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	Project plan has been completed, strategy will be developed in 2018/19		SBC operational	2018
	No. of private sector properties where serious disrepair and BTS reduced	TBC	80 units per annum	18 supported with Advice and practical Assistance. 11 resulting in action		SBC: Environmental Services data;	2017-22
	Enforcement orders used	0	>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	2017-2018 Actions	2017-2018 Progress	Status	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	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019 and this action will be considered by BHHSP in light of Scottish Government's Rapid Rehousing Transition Planning framework.		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	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019.		SG, SBC, RSLs, private landlords, Housing Support providers, Information & advice agencies	Homelessness and Wellbeing Project Brief
3.2 Improve access to & impact of Housing Options model					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019 and this action will be considered by BHHSP in light of Scottish Government's Rapid Rehousing Transition Planning framework.		SBC, RSLs, Housing Support providers, Information & advice agencies	
Improve access and links to education, training or employment opportunities within homelessness and resettlement processes	(as above)	(as above)		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	(as above)	(as above)		SBC, BWA, RSLs, private landlords, Housing Support providers, Info & advice agencies, IJB, H&SCP,	
Develop a range of Housing Options pathways tailored to the needs of specific client groups and communities	(as above)	(as above) SBC worked with local authority partners in the Scottish Government's East Housing Options HUB to develop local arrangements for SHORE. This included commissioning Four Square to provide tenancy sustainment support and resettlement advice on behalf of the HUB partners, including SBC, for people who are in custody at HMP Edinburgh on a 1 year pilot basis from early 2018/2019. A 'Housing Options Protocol for Care Leavers in the Scottish Borders' was implemented at the start of 2017/2018. The Protocol seeks to ensure that the priority accommodation and support needs of care leavers are recognised in order that their needs for suitable housing are met in a planned and sustainable way and that they do not need to enter the homelessness system in order to access housing. During the first year of the Protocol the number of statutory homelessness applications received from care leavers fell by 28%.		SBC, BWA, RSLs, private landlords, Housing Support providers, Info & advice agencies, IJB, H&SCP	

3.3 Improve access to a range of settled accommodation options					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Improve access to a better range of settled accommodation options for homeless households	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019 and this action will be considered by BHHSP in light of Scottish Government's Rapid Rehousing Transition Planning framework.		SG, DWP, SBC, BWA, RSLs, private landlords, Housing Support providers, Info & advice agencies	
3.4 Lessen the impact of residing in temporary accommodation					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Review the strategy for temporary accommodation to ensure financial sustainability and to continuously improve customer outcomes	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019 and this action will be considered by BHHSP in light of Scottish Government's Rapid Rehousing Transition Planning framework.		SG, DWP, SBC, BWA, RSLs, private landlords, Housing Support providers, Info & advice agencies	Temporary Accommodation Strategy 2017-20
Explore ways to expand the range of transitional accommodation options for homeless households	(as above)	(as above)		SG, SBC, RSLs, private landlords, Housing Support providers, Info & advice agencies	
3.5 Promote independent living & tenancy sustainment through effective delivery of housing support duty					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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	Development and implementation of new SBC integrated Customer Advice and Support Service	Development of new SBC integrated Customer Advice and Support Service completed and new Service implemented. Following on from this, SBC will lead on establishing new Borders Homelessness and Health Strategic Partnership (BHHSP) in 2018/2019 and this action will be considered by BHHSP in light of Scottish Government's Rapid Rehousing Transition Planning framework.		SBC, RSLs, IJB, H&SCP	Health and Social Care Strategic Plan 2015-18

Performance Indicators:

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Status	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) 10% remained in existing accommodation: 2014/15 (b) 28% accessed settled accommodation – 2014/15	a. 2% increase per annum b. 2% increase per annum per annum	a. 13% b. 15%		SBC Homeless Case Management Prevention Data	2017-22
	Number & % assessed as homeless	535 (83% of all applications): 2014/15	1% reduction per annum	590 (84% of applications)		SBC HL1 data – assessed in period	2017-22
	% applicants reassessed as homeless in same year	44 (4.5% of all applications): 2014/15	1% reduction per annum	30 (4.5%)650		SBC HL1 data – assessed in period	2017-22
	% young people presenting as homeless	210 (32% applications): 2014/15	5% reduction per annum	171 (24% of statutory homelessness applications received)		SBC HL1 data – open in period. 16-24yr old	2017-22
3.2 Improve access to & impact of Housing Options model	Number accessing Housing Options service	636: 2014/15	5% increase per annum	403		SBC Homeless Case Management Prevention Data	2017-22
	Number partners delivering Housing Options model	1 (Homelessness Team) 2014/15	5 partners offering full Housing Options service	For consideration in 18/19 by Borders Homelessness & Health Strategic Partnership		SBC data	2022
	% housing options cases that progress to homeless application	37%: 2014/15	1% reduction per annum pa	62%		SBC Homeless Case Management Prevention 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	a. 57% b. 6%		SBC HL1 Data – closed in period	2017-22
	% unintentionally homeless household access settled accommodation	67% (2014/15)	90%	78%		SBCHL1 Data – closed in period	2022
	Number of homeless people housed through rent deposit scheme	84 (2014/15)	10% increase per annum	21		DGS Data	2017-22
	% RSL lets to homeless households	23% (2014/15)	50%	24% (2016/17) (2017/18 data not available)		SHR data	2022
3.4 Lessen the impact of residing in temporary accommodation	Number of self-contained temporary accommodation spaces	104 spaces: 2014/15	104 spaces	107 spaces		SBC data	2017-22
	Number of supported accommodation spaces	8 spaces (4 x refuge, 4 x looked after children):2014/15	8 spaces	8 spaces (4 x refuge, 4 x looked after children)		SBC data	2017-22
	% accessing self-contained temporary accommodation (i.e. not emergency placements)	94%: 2014/15	100%	99%		SHR data	2022
	% of households who occupied temporary accommodation - B&B accommodation	6%: 2014/15	0%	1%		SHR data	2022
	Average length of stay in temporary accommodation	97 days: 2014/15	10% reduction in length of stay per annum	118		SHR data	2017-22
	% satisfaction of temporary or emergency accommodation refused	83% very and fairly satisfied (2015/16)	90% satisfaction rate	90%		SHR data	2017-22
	% of offers of temporary or emergency accommodation refused	15%: 2015/16	Reduce refusals by 5%	14%		SHR data	2017-22
3.5 Promote independent living & tenancy sustainment through effective delivery of housing support duty	Number of referrals received to Housing Support services(inclusive of Commissioned service(s))	425 cases: 2014/15	10% increase per annum	476		SBC data	2017-22
	Number of cases open within Housing Support Services(inclusive of Commissioned service(s))	237 cases: 2014/15	10% increase per annum	278		SBC data	2017-22
	Number of housing support cases closed as a result of service users achieving their individual housing support plan outcomes, as a proportion of total number of housing support cases closed by SBC Homelessness housing support service and its commissioned service(s)	67% 2014/15	3% increase per annum	Collective 73% of total cases closed (291 cases)		SBC data	2017-22













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	2017-2018 Actions	2017-2018 Progress	Status	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.	Ensure all new RSL housing meets the housing for varying needs standard	All RSL housing meets the varying needs standard		SBC, RSLs	Strategic Housing Investment Plan (SHIP) 2018-2023
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.	Review the outcomes and the evaluation report of the Help to Adapt Scheme when published	As of Feb 2018, the evaluation report has not yet been published		SBC, SG, RSLs	Help to Adapt Evaluation Report
	Explore new shared ownership/ equity release schemes with Scottish Futures Trust	Exploring new funding models with Scottish Futures Trust i.e. the £5k and £40k home			
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.	Seek to raise the profile and understanding of the role and contribution of the Care and Repair Service	Explore the potential for Care and Repair to provide services to people with dementia Engaging with Angus Council through their Care and Repair Dementia Pilot		SBC, Eildon, SWD	Angus Council Dementia Pilot Integrated Strategic Plan for Older People's Housing, Care & Support 18-28
Make better use of digital infrastructure and telephony to enable individuals to live independently.	Support the implementation of the Health and Social Care Strategic Plan	No IJB budget – take forward into 2018/19		IJB, RSLs, SBC	Housing Contribution Statement
4.2 Increased provision of specialised housing					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	Partners	Related documents
Develop an Older People's Housing Strategy in partnership with the Health and Social Care Partnership	Draft a Project Brief for consultants	Project brief completed, consultants have been appointed and steering group meets on a regular basis. It is anticipated that this work will be completed by the end of March		IJB, SWD, RSLs	Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028
	Set up a Steering Group with agreed appropriate members, draft terms of reference and set meeting dates				
	Appoint consultant to carry out the work				
Assess the extent and nature of needs within the gypsies and traveller community; and develop appropriate response.	Ensure gypsies and traveller community are on the agenda at SESHof	The Housing needs of Gypsy Travellers will be reconsidered through the next HNDA development process. The SESHof group has also agreed there needs to be increased consultation with that particular group.		SESHof, SBC, G&T community	SESHof Minutes
	Monitor occupancy of seasonal travelling people site in Innerleithen	Information on gyps travellers is monitored through the Scottish Borders Gypsy Travellers Liaison Initiative			SBC Yearly Data?
4.3 Effective housing input to process of health and social care integration					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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.	Attend locality working groups regularly	Regularly liaise with the locality planning officers		IJB, RSLs, Third sector	Health and Social Care Strategic Plan 2015-18 Locality Plans HST/ Planning Minutes
	Review the Housing Contribution Statement with a view to submit an update in 2018/19	Awaiting national policy steer and clarity how the IJB proposes to revise the Strategic Plan. Carry forward into 2018-19			
	Ensure housing continues to be represented at the H&SC Strategic Planning Group	Housing Strategy Manager and RSL representative both attend the Strategic Planning Group			
	Attend the Housing Strategy and Planning Liaison Meeting	Meetings take place regularly with housing strategy and planning			
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)	Contribute to development of locality plans and area partnerships	The first draft of the Community Plan was published in November 2017		SBC, IJB, RSLs, Third sector	Community Plan Locality Plans
	Regularly attend and contribute to the Community Led Support Group for the Borders – 'What Matters'	Housing continues to be represented at this meeting			Community Led Support Group Minutes

4.4 Improved availability of housing support services					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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.	Develop the project brief for the Housing Needs and Aspirations of Young People in the Scottish Borders	The brief has been completed and Terms of Reference for a Working Group have also been completed		SBC, RSLs	Homelessness and Wellbeing Strategic Plan
4.5 Increase in prevention and early intervention					
Strategic actions	2017-2018 Actions	2017-2018 Progress	Status	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.	Ensure housing sector engage with development of client group specific strategies and IJB strategic planning processes	Housing Strategy manager and RSL representative attend the Joint Planning Group Housing Strategy regular attend the Learning Disability Commissioning Group and the Physical Disability Group		SBC, RSLs	Health and Social Care Strategic Plan 2015-18 Housing Contribution Statement
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.	Identify key outcomes and actions from the Older peoples strategy development	The Strategic Plan has been completed and actions will be carried forward into 2018/19		SBC, RSLs Third sector	Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028 RSL Customer Engagement Strategies RSL Allocations Policies
	RSLs provide Information and advice on their allocation processes on their stock	RSL websites kept up to date Customer Engagement Strategies - ensuring everyone has access to information and advice from a wide range of platforms			
	Continue to keep the website up to date	Council's website is constantly kept up to date Directory of Accommodation – housing strategy worked with social work to update the housing needs type			

Performance Indicators:

Strategic outcome	Relevant Indicators	Baseline (date)	Targets	Performance 2017-18	Status	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 – 4,495 Major adaptations – 75	Minor adaptations – > 355 Minor repairs - > 20 Handyperson – > 4495 Major adaptations – > 88 Targets to be agreed annually with Care and Repair service.	Minor adaptations – 153 Minor repairs – 2 Handyperson – 4,154 Major adaptations – 85		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	Eildon – 12 BHA – 2		SBC and AHIP	2017-22
	Number of new homes to wheelchair and varying needs standard	ECH/HwC places = 129 (Dec 2014)	ECH/HwC = 180	Eildon - 4		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.			Ref SCP & HCS & emerging plans for localities	2020
	Housing represented at strategic planning level	N/A	Housing involved in service redesign plans.			Ref SCP & HCS & emerging plans for localities	2020
	Housing representation on locality planning groups	N/A	Housing involved in service redesign plans.			Ref SCP & HCS & 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	278 (Number of cases open within Housing Support Services(inclusive of Commissioned service(s)))		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.	Social Rented Sector = £423k Private Sector = £442k (2017/18) Aged 18 – 64: 219 Aged 65+: 1445		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.	Social Rented Sector = £423k Private Sector = £442k (2017/18) Aged 18 – 64: 219 Aged 65+: 1445		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.	Social Rented Sector = £423k Private Sector = £442k (2017/18) Aged 18 – 64: 219 Aged 65+: 1445		SBC Homelessness team	

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Local Housing Strategy 2017-22

annual report 2017-18

30th June 2018



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LOCAL HOUSING STRATEGY ANNUAL REPORT 2017-18

1. INTRODUCTION

The Housing (Scotland) Act 2001 places a Statutory Duty on all Local Authorities to produce a Local Housing Strategy, framed by statutory guidance published by the Scottish Government. The New Scottish Borders Local Housing Strategy covers the five-year period from April 2017 to March 2022.

The strategy was developed with our partners, stakeholders and the voluntary sector over an eighteen month period throughout 2016/17 and was formally approved in September 2017. The strategy comes at a really important time for housing; it addresses a number of the most significant and important challenges facing us, and clearly sets out ideas and actions to deliver our shared vision for housing in the Scottish Borders.



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



SOME OF THE KEY OBJECTIVES OF THE LOCAL HOUSING STRATEGY INCLUDE:

- To increase the housing supply across all tenures to address the varying and diverse housing need in the Borders.
- To promote and increase awareness and behavioural change of energy efficiency and reduce fuel poverty through the development and implementation of an Energy Efficiency & Affordable Warmth Strategy.
- To increase the supply of new affordable housing that meets the needs of our community through the ongoing development and delivery of the next and future Strategic Housing Investment Plans.
- To tackle disrepair and below tolerable standard in the private sector stock and address landlord compliance in the private rented sector.
- To address the Housing, Support and Care needs of the growing Older People population through the implementation of an Integrated Strategic Plan for Older People's Housing, Support and Care Needs.
- To improve the health and wellbeing for people experiencing homelessness
- Fewer people are affected by homelessness.
- To have a better understanding of the housing aspirations and needs of young people in the Borders through focussed research; and to develop and deliver a strategy that helps improve the housing outcomes of young people.

This annual report provides an update on progress between 2017 through to June 2018; including any key highlights or significant achievements, as well as ongoing challenges for the future.

LOCAL HOUSING STRATEGY ANNUAL REPORT 2017-18

2. HOUSING SUPPLY

Affordable Housing Supply

Scottish Government has set an ambitious national target to deliver 50,000 affordable homes over the lifetime of the current Scottish Parliament. Scottish Borders Council were allocated £11.5m from Scottish Government in this reporting period and Berwickshire and Eildon Housing Associations also secured £5.0m in Charitable Bond funding as an additional source of funding. This represents a record level of funding to support the delivery of new affordable homes.

The Strategic Housing Investment Plan (SHIP) is our sole document for targeting affordable housing investment in Scottish Borders. The SHIP 2018-23 was approved by Council in November 2017 and submitted to the Scottish Government in line with the guidance. The SHIP sets out proposals for up to 1,177 new affordable Borders homes and is underpinned by a total investment of up to £174.5m over the 5 year period.

Highlights:

- Record level of funding secured to allow for delivery of affordable housing targets.
- SHIP 2018-2023 submitted to Scottish Government in November 2017 which received very positive feedback.
- 145 units of affordable housing delivered throughout Scottish Borders.
- Four new homes constructed in Peebles for Bridge Homes.
- £60,000 of grant funding awarded to carry out traditional repair works to four town centre properties as part of the Jedburgh Conservation Area Regeneration Scheme (CARS).

SOME KEY STATISTICS ACHIEVED IN THIS REPORTING PERIOD INCLUDE:

- **77 new builds by RSLs:**
 - o 8 at Lintburn Street, Galashiels (Eildon Housing Association)
 - o 18 at Roxburgh Street, Kelso (Eildon Housing Association)
 - o 19 at Sergeants Park, Newtown St Boswells (Eildon Housing Association)
 - o 16 at Easter Langlee, Galashiels (Eildon Housing Association)
 - o 16 at Todlaw, Duns (Berwickshire Housing Association)
- **10 remodelling completions by RSLs:**
 - o 4 at Gowanlea, Coldstream (Berwickshire Housing Association)
 - o 6 at Block 27 Stonefield, Hawick (Scottish Borders Housing Association)
- **25 RSL (Individual House Purchase) - RSL purchase of existing housing as follows:**
 - o 21 at Chris Paterson Place, Galashiels - acquisition of existing 21 units from Tweedside LLP previously built through NHT Round 1 initiative for Mid-Market Rent.
 - o 3 in Kelso – acquisition of 3 existing units previously developed by Eildon Housing Association for shared equity ownership.
 - o 1 in Hawick – individual flat purchase via SG Mortgage to Rent scheme.
- **33 assisted purchases through Scottish Government's Open Market Shared Equity Scheme**

Completed Developments in 2017-2018



Easter Langlee Ph3, Galashiels



Lintburn Street, Galashiels



Roxburgh Street, Kelso



Sergeant's Park, Newtown St Boswells



Todlaw, Duns

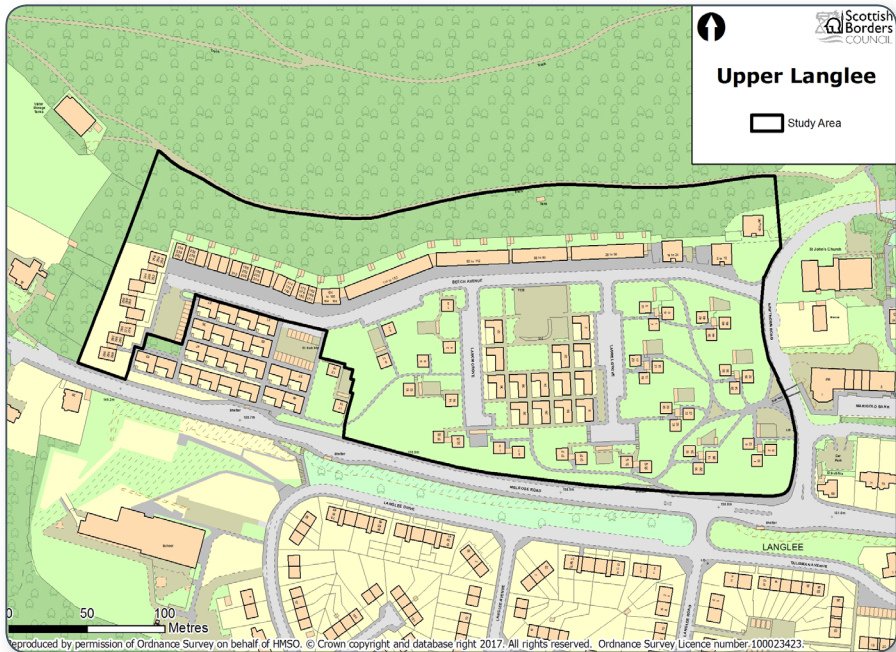


Todlaw

Masterplan for Upper Langlee Regeneration

A consultancy brief was developed in partnership between the Council's Strategic Housing and Waverley Housing to significantly regenerate and improve the homes and sense of place of part of Upper Langlee. Supported by the Council's Procurement Team; Ark Consultancy and through working in partnership with the community and other registered social landlords a

Masterplan for the area has been developed. The consultant’s final report was presented to, and approved in principle by, Waverley Housing Association’s Board in summer 2018. Projects have now been taken forward to be prioritised and assessed for inclusion in the next SHIP 2019-2024 submission.



Bridge Homes

Bridge Homes is a Limited Liability Partnership established by the Council and Scottish Futures Trust to provide affordable housing for mid-market rental. Bridge Homes currently owns 45 homes, with 4 under construction at Hydro Gardens in Peebles which will complete in 2018/19. It is also negotiating missives for another 5 homes in Kelso which should be purchased in 2018/19. It is envisaged that the purchase of these 9 homes will effectively end the development phase, as it is unlikely that additional completed homes will be purchased before the initiative deadline of 31 March 2019.



Housing Supply Strategy

Recognising that the supply of housing is critical for supporting sustainable communities and economic growth, work is well underway to develop a fluid and proactive strategy which is underpinned by a detailed examination as to what may help to unlock investment potential and consequently stimulate and encourage a range of housing development, particularly in the more rural parts of the Borders.

The overall aims of this piece of work will be to encourage new supply of both affordable and market housing, and to assist the delivery of additional houses to meet needs at a locality level across the Scottish Borders. This will support the Council and its partners to deliver the strategic objectives set out in its LHS in that:

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

Young People's Housing Study

In order to deliver on our strategic priorities, we need to understand the housing needs and changing aspirations of young people and what models of housing or accommodation will meet their future hopes or requirements and/or if house purchase is still an attractive option.

We have commissioned Indigo House to undertake an assessment of the housing needs and aspirations of young people in the Scottish Borders; and to support the development of a new action plan to help improve housing outcomes for our young people. The study will include:

- Focus groups with young people in schools from 14-18 years;



- A wide scale face to face survey of young people aged 16-34 years
- Comparative exploration of housing models across the UK and internationally considering what works and what could be applicable in the Scottish Borders;
- A programme of professional stakeholder engagement to complement that of the engagement with young people.

The first meeting with the consultants was held in May which was very successful. This has led to a lot of good work already being carried out as part of the study:

- Focus groups with young people aged 14-17 have been held at secondary schools
- Finalised a survey for young people which will start in the summer throughout the Scottish Borders
- Developed a survey for young people who have moved away from the area.

A Steering Group has been established with membership from key partners who will work with the consultants to progress the final stages of this work.

Town Centre Work - CARS

This year was the final year of the five-year Selkirk Conservation Area Regeneration Scheme (CARS); a partnership project developed with a community-based steering group, funded by Historic Environment Scotland and Scottish Borders Council.



59 High Street, Selkirk - Before CARS work and After

Selkirk CARS focused on a range of heritage and conservation-based regeneration activities within the town, the centrepiece being repairs to the Sir Walter Scott Courthouse steeple, weather vane, clock faces and high level stonework.

Almost 70 grant offers were made through the scheme, ranging from £525 to £205,000, enabling a range of traditional building repairs and improvements. During the course of the five-year scheme almost 7,500 people attended events, in addition to a range of school engagement activities. 19 technical seminars were held for property owners and local contractors, and 537 hours of education and training were delivered.

Empty Homes

Our Empty Homes Strategy sets out how we prioritise our resources in respect of identifying and bringing back empty homes into residential use. It identifies potential for new investment to help return empty homes to use, particularly as affordable rented accommodation. An Action Plan accompanies the Strategy and sets out a pathway for developing intervention options in the form of information and providing advice and support.



Working with the Scottish Empty Homes Partnership, we have achieved significant outcomes in relation to developing processes for engaging with owners and maximising opportunities to assist owners getting their properties back into use.

An example of bringing an empty property back into use is 121-123 High Street in Selkirk; following a number of development studies which did not progress, Eildon Housing Association started work to redevelop this long term empty former shop and flats to provide 10 new build flats. This project was assisted by a Scottish Government housing grant and is on programme to complete in 2018/19.



LOCAL HOUSING STRATEGY ANNUAL REPORT 2017-18

3. GOOD QUALITY, ENERGY EFFICIENT HOMES

Home Energy Efficiency Programmes (HEEPS)

The Council was awarded £1,045,619 in grant funding from the Scottish Government in 2017/18. Our programmes also levered in an additional £363,500 in Energy Company Obligation (ECO) funding - resulting in a total of £1,409,119 being invested in energy efficiency measures for homes across the region.

The funding was used to¹:

- Fill over 600 Hard to Treat Cavities across areas of the Borders where cavity wall insulation has degraded and needs removed and replaced, or where perhaps the cavity was harder to fill. This type of insulation can typically cost around £475 to install and householders were offered this for free.
- Install External Wall Insulation on 37 properties.
- Install Internal Wall Insulation on 35 properties.

Highlights:

- SBC awarded £1,045,619 grant funding from Scottish Government for 2017/18.
- Over 700 private households supported with installing energy efficiency measures on their properties.
- Change Works in Peebles opened, offering the local community face to face advice and support via a hub on Peebles High Street.
- Home Energy Forum established
- Over 5,000 registered Landlords and over £79,000 of revenue generated income.

¹ Estimates based on uptake to date. Final outcomes and numbers will be confirmed in September 2018.

- This year's funding has supported over 700 private householders to install energy efficiency measures on their properties, making them warmer, more comfortable, cheaper to heat and improving the appearance of many homes.
- The annual fuel bill savings resulting from this year's programme are estimated to be £172,618 and a reduction in CO2 emissions of around 719 tonnes per annum.

An objective of the HEEPS programme is to support sustainable local economic development and we estimated that the HEEPS:ABS 17/18 programme will have the following benefits.

- Creation of between 46 and 54 jobs (FTEs for one year);
- Employment increase worth £1,076,762 - £1,268,754 (one year);
- £22,688 increase in spending in local economy per year

Further to this the link with Home Energy Scotland we will ensure that householders get the relevant benefit checks to ensure their household income relates to their circumstances.

Energy Efficient Scotland (EES) Pilot Project

Scottish Government recently launched Energy Efficient Scotland (EES); an ambitious programme with challenging targets through to 2040. The Scottish Government made some funding available to Local Authorities to pilot different approaches to EES.



**Change Works
in Peebles**

In 2017 we commissioned Changeworks to support delivery of our new Energy Efficient Scotland Pilot project in Peebles, funded by the Scottish Government, Scottish Borders Council and Changeworks. Through this partnership our "Change Works in Peebles" project was developed. This is a locally based project working to pilot new approaches to energy efficiency within the community. This project is all about helping to reduce costs and improve warmth in local homes, schools and organisations. Peebles has been chosen for this project because data analysis shows it to be a high energy use town with fuel bills 14% higher than the national average and annual median gas use 12% higher than the Scottish Borders average.

Our Change Works in Peebles project offers the local community face to face advice and support via a hub on Peebles High Street. A varied programme of events and workshops on different topics including insulation, draught-proofing and ways to reduce energy usage and lower bills also runs from the local hub. Almost 300 people have visited the Change Works in Peebles hub since opening to the public at the end of February 2018 seeking advice and support.

Donna Marshall, Project Manager of Change Works in Peebles said:
“We have spoken to hundreds of householders in Peebles to find out what the local issues and challenges are around saving energy and costs. The range of events, workshops and advice sessions we offer is in direct response to the help requested by the community.”

A range of free or heavily subsidised insulation measures are being offered to householders with eligible homes in Peebles and with a Council Tax Band A, B or C. Scottish Borders Council and Scottish Government’s Home Energy Scotland are working together to provide this offer which is supported locally by Change Works in Peebles.

Change Works in Peebles has launched a guide to help householders in Peebles find a contractor to install energy efficiency measures in their home. People using the ‘Peebles contractor guide: Installing energy efficiency measures’ will receive a free quality assurance inspection through the project.



Home Energy Forum

We have now established a Borders Home Energy Forum, the principle mechanism to oversee a multi-agency, joined up approach to tackling domestic energy efficiency and fuel poverty issues. This Forum is building on the achievements of previous anti-fuel poverty measures, which have been implemented in the Borders. It will achieve outcomes specifically by delivering integrated solutions that help to ensure more people live in energy efficient and affordably warm homes.

The timing of this work is aligned to the work the Scottish Government is co-ordinating at a national level, surrounding the tightening of the climate change targets, new targets and definitions on fuel poverty and measures to increase the energy efficiency of the existing building stock. These measures are currently progressing through the Scottish Parliament as part of the draft Climate Change (Emissions Reduction Targets) Bill, the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill and the Energy Efficient Scotland Route Map, respectively. The work of the Borders Home Energy Forum will both reflect our local experience of energy efficiency and fuel poverty issues and the emerging national policy position.

Private Landlord Registration



All private landlords and their agents are required to register with the local authority in which they let their property. Landlord registration gives local authorities the ability to control and regulate who can operate legitimately as a private landlord.

Statutory guidance published in September 2017 puts an emphasis on the importance of liaising with

private landlords and their tenants, including considering a range of actions to help landlords reach the standards required in privately letting properties, and keeping them informed of any changes in legislation.

'Local authorities have a duty to provide advice and assistance to tenants and landlords in certain circumstances.'

In response to this guidance we have taken several steps in ensuring that the Service we provide is focused on engagement and early intervention. An Engagement Plan has been drafted and is currently being progressed; this

plan has been developed with key partners and focuses on the analysis of supporting data and evidence to highlight the key issues, challenges and opportunities for the future.

The Engagement Plan proposes several key engagement activities which we hope to action in the 2018/19 period, including:

- Inviting landlords to attend a landlord forum; a Private Sector Landlord Forum is an opportunity to meet with other landlords, agents, and key council members to raise and discuss issues. The frequency of the meetings will depend on emerging issues and themes and will be coupled with other engagement practices outlined above.
- Promoting training programmes provided by various representative organisations; (Scottish Association of Landlords; Landlord Accreditation Scotland).
- Providing good practice information through a landlord checklist
- Providing updates on relevant legislative changes through electronic newsletters.
- Publicising examples of successful enforcement activity.
- Promoting landlord accreditation schemes.

Key statistics this reporting period:

- Over 5,000 Private Landlords registered within the Scottish Borders.
- Over 8,900 rental properties registered within the Scottish Borders.
- Over £79,000 of revenue generated via Landlord Registration.

Private Landlord Forum – Partnership with LAS

We have been working in partnership with Landlord Accreditation Scotland and hosted a Private Landlord Forum for all landlords and letting agents registered with the council in June this year. The forum highlighted changes in the private rented sector both locally and nationally. With the new private rented sector tenancy regime in place and the introduction of a register of letting agents due to come into force in October this year there are big changes ahead for all of those involved in letting private property so the forum came at a key time.

Speakers on the day provided presentations on a range of topics, including:

- Private residential tenancies
- Housing and Property Chamber
- Letting agent regulation
- General Data Protection Regulation (GDPR)
- Universal Credit Rollout in the Scottish Borders

The forum was fully booked and well received from the landlords and agents that attended.

One of the landlords who attended said:

“Well organised and a good turnout, we’re really pleased to see an event like this in the Borders. The content was current and useful and we’re looking forward to attending future Landlord days. News of the availability of LAS training events is also welcomed.”

Private Housing Condition

When the Scheme of Assistance was introduced it changed the way local authorities can help homeowners and private landlords to do repairs, maintenance and improvements.

The Scheme of Assistance is aimed at private home owners (including owner-occupiers, landlords and tenants of privately let properties) who are looking for advice and assistance in regard to property repairs and adaptation works. The Scheme of Assistance offers a range of services to help older people and people with disabilities living in the private sector to make adaptations to their homes, address any disrepair issues and support owners of empty property to bring them back into use. We do this by offering:

- information and advice for private sector housing residents on home repairs, maintenance, improvements and adaptations;
- practical assistance through services offering help relating to repair and maintenance of private sector homes;
- financial help to cover some (or all) of the costs of eligible adaptations;
- information and advice to support empty homes owners to bring them back into use.

We ensure that we provide robust information and advice and we reach private home owners who are looking for advice and assistance in regard to property repairs and maintenance, and influencing a change of attitudes towards maintaining the condition of private sector housing. This complements support provided through Landlord Registration processes to ensure a consistent approach to all private sector service users.

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4. HOMELESSNESS

Service Resdesign

Back in 2016 we took an in-depth look at how some of the Council's statutory front line services were being delivered. The primary objectives of reviewing the Homelessness, Welfare Benefits and Customer Services was to maintain current services at their existing level, meet statutory obligations and regulatory expectations, and seek to maximise efficiency and effectiveness.

Emphasis was placed on working more efficiently, streamlining the journey for the customer and strengthening partnerships in order to meet the ambition of making the Scottish Borders a better place to live and work, where people can expect high quality services that meet their needs within tight financial constraints.

The intention of the review was to look at how Homelessness, Welfare Benefits and Customer Services could be brought together to create an integrated model of service provision which would have the potential to increase efficiency, improve

Highlights:

- 856 households approached the Council's Homelessness team for advice and/or assistance.
- 158 households were prevented from becoming homeless.
- 578 households were assessed as unintentionally homeless or threatened with homelessness.
- Only 4.5% of new homelessness assessments had applied within the previous year.
- 63% of unintentionally homeless households were permanently rehoused.
- 90% of respondents expressed satisfaction with the quality of temporary accommodation.
- Establishment of Housing Options Protocol for care leavers.

strategic planning and delivery, and create long term stable platforms for the future delivery of vital front line services to vulnerable people. In addition, it would ensure that our legislative responsibilities were delivered whilst maintaining focus on the client's needs – ensuring that services are responsive and accessible from a single point of contact.

In August 2016 consultants were commissioned to carry out an organisational review to look at the merits and risks of bringing together our Homelessness Services, Welfare Benefits Services and Customer Services into a new integrated advice and support



services delivery model which would sit within one Service Directorate. The intention was that by bringing these services together it could improve service delivery through creating a responsive and an improved corporate approach to support the delivery of important front line services to vulnerable people and in doing so contribute to tackling poverty and reducing inequalities in the Borders. The new integrated Customer Advice and Support Service went live on the 1st November 2017.

During 2017/2018, 862 households approached the Council's Homelessness team for advice and/or assistance.

Of these, 403 households were advised and/or assisted to try to prevent them becoming homeless and homelessness was prevented in 158 cases.

700 were assessed under the homelessness legislation. This is the highest number of statutory homelessness applications received since the implementation and establishment of the housing options model of homelessness prevention during 2011/2012 and 2012/2013, and was 1% higher than the number of applications received during the previous year. However, the number of applications received in Scottish Borders since 2012 has remained broadly stable and the 1% increase in 2017/2018 is the same level of change as occurred nationally during that period.

The number of statutory homelessness applications received from young people aged 24 or under fell by 8% in 2017/2018 and, as a proportion of the total number of applications received, has fallen from 30% in 2015/2016 to 27% in 2016/2017 and to 24% in 2017/2018.

590 households were assessed as homeless or threatened with homelessness under the homelessness legislation, of which 578 households were assessed as unintentionally homeless or threatened with homelessness. These figures are slight increases of 1.7% and 0.5% respectively in comparison with 2016/2017 and on a par with the rate of increase nationally during the year.

The level of repeat homelessness applications in Scottish Borders remains low, with only 4.5% of new applications having already made an application within the previous year in comparison with the national average of 6%.

63% of households assessed as unintentionally homeless secured settled accommodation. This was a slight decrease in comparison with the previous year and remains lower than the national average of 69% in 2017/2018.

220 households entered temporary accommodation during 2017/2018. 7% (15) of these households contained children. This compares with the national average of 10% of households in temporary accommodation containing children. 90% of respondents expressed satisfaction with the quality of temporary accommodation provided. And the use of bed and breakfast as a temporary accommodation option in Scottish Borders remains minimal with only 2 households in bed and breakfast during the year.

Working in partnership with the four locally based Registered Social Landlords we have implemented a 'Housing Options Protocol for Care Leavers in the Scottish Borders' at the start of 2017/2018. The Protocol seeks to ensure that the priority accommodation and support needs of care leavers are recognised in order that their needs for suitable housing are met in a planned and sustainable way and that they do not need to enter the homelessness system in order to access housing. During the first year of the Protocol the number of statutory homelessness applications received from care leavers fell by 28%.

We work in partnership with Registered Social Landlords and other providers to improve housing and support services for care leavers and care experienced young people. Under Scottish Borders Corporate Parenting approach issues of housing, employability and support are being developed and are a priority area in the Corporate Parenting Action Plan.

In November 2017 the 'Sustainable Housing On Release for Everyone' (SHORE) standards were launched nationally. The new standards are intended to ensure that the housing needs of individuals in prison are addressed from an early stage, in a consistent way across Scotland, regardless of where they come from, their housing status and how long they have been in prison or young offenders' institution. The standards are designed to ensure that people leaving prison can access services and accommodation in the same way as people living in the community. We worked with local authority partners in the Scottish Government's East Housing Options HUB to develop local arrangements for SHORE. This included commissioning Four Square to provide tenancy sustainment support and resettlement advice on behalf of the HUB partners, including ourselves, for people who are in custody at HMP Edinburgh on a 1 year pilot basis from early 2018/2019.

Work is underway to establish the new Homelessness and Health Strategic Partnership. Key partners have been identified and a terms of reference has been drafted. The first meeting of the strategic partnership will take place after the summer holidays.



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5. SUPPORT TO LIVE INDEPENDENTLY

Older People's Housing

The new LHS identified the need for a more strategic approach to housing and ageing, and in 2017 we commissioned Indigo House to support the development of a new Integrated Strategic Plan for Older People's Housing, Care and Support.

The Borders has one of the highest projected growth rates of older people aged over 75 in Scotland, and a change in demographics where in 20 years' time half of all households in the Scottish Borders will be aged over 65 years.

Scottish Borders partners agree that suitable housing has a crucial role to play help meet older people's health and wellbeing. As well as offering security and independence, housing provides the residential setting within which other elements of care and support services will be delivered.

Highlights:

- Integrated Strategic Plan for Older People's Housing Care and Support launched.
- 6 prioritised new build extra care housing development currently progressed by Eildon and Trust Housing Associations.
- 85 completed major adaptations at £347,171 of spend under Scheme of Assistance.
- 331 complete small adaptations/repairs at £68,570.00 of spend under Scheme of Assistance.
- Updated Housing Contribution Statement submitted.

Partners from across the public, private and third sectors are committed to developing further housing and residential care suitable for older people, accompanied by greater investment in new technologies and new approaches to service delivery aimed at ensuring people receive the care and support they need in their own homes.



The new Scottish Borders Integrated Strategic Plan for Older People's Housing, Care and Support (2018-28) was launched and sets out a vision where older people will have greater choice in terms of where and how they live, and the services they can access. The plan also

sets out how over the next 10 years the Scottish Borders Health and Social Care partners will aspire to deliver:

- 400 extra care houses (including 60 in a new retirement campus)
- 300 new build houses suitable for older people for sale and in the rented sector
- Existing housing, refurbished or remodeled - 300 houses in the social rented sector
- Housing support on site to be offered to 300 more older households across housing sectors
- Over 8,000 adaptations and small repairs to enable people to stay in their own home
- A minimum of an additional 20 specialist dementia spaces to meet the need identified in the emerging Dementia Strategy
- Investment in telecare / telehealth for over 800 households.

This new plan sets out a comprehensive commitment to meeting the needs of older people, and a reassurance that the wellbeing of older people is a central part of partner's focus moving forward.



Housing Event – Re-Thinking Older People’s Housing

In June 2018, Housing, Health and Social Care held an event to launch the Integrated Strategic Plan for Older People’s Housing Care and Support; Re-Thinking Older People’s Housing. The event brought together a wide range of expert speakers from across Scotland looking at the pressing issues, the challenges and how we consider the future beyond the horizon.

The key themes of the event included:

- Housing Supply
- Construction/Skills Challenges
- Care and Support – Service Reforms
- Tele Healthcare – Innovation
- Supporting Independent Living



The event was a huge success and stimulated a wide discussion with some of the key stakeholders in the Scottish Borders.

Care and Repair

Working in partnership with Eildon Housing Association we commission the Borders Care and Repair Service. The service started in 2005, the aim of the service is to enable older people and people with disabilities living in the private sector to have warm, well maintained and safe homes. Care and Repair achieve this by:

- Providing help and advice on housing repairs, improvements and adaptations, and to ensure the work is carried out in accordance with the Care & Repair Standards.
- Providing a Home Handyperson service to help to support community care groups (prioritising older people and people with disabilities), to continue to live at home through the provision of practical household help and support.

Care and Repair's role includes project managing adaptations, including grant application submissions for major adaptations, on behalf of private sector clients. Eligibility Criteria and budget for major adaptations is managed by SBC.

Table 1: Adaptations completed in 2017/18

Type of Adaptation	Number Completed	Spend
Level Access Shower	36	£165,783.04
Stair Lift	23	£71,554.45
Curved Stair lift	4	£17,111.00
Wet floor Shower	12	£53,916.13
Secure Front Door	1	£789.60
Shower Room	1	£6,624.34
Track Hoist	1	£2,482.00
Access Ramp	1	£863.81
Concrete Path/Ramp	1	£4,253.87
Extension to create Bedroom & Bathroom	1	£6,168.06
Permanent Ramp & Level Access Shower	2	£14,672.56
Through Floor Lift & Tracking Hoist	1	£20,669.00
Wet Floor Shower with Clo-so-mat	1	£9,283.41
Total Spend	85	£374,171.27

*A major adaptation involves permanent changes to the structure of a person's home. These works are subject to mandatory grant provision and are prioritised for financial assistance by Scottish Borders Council.

Table 2: Small Repair & Adaptations & Handyperson

	Number Completed	Spend
Small Repairs & Adaptations	331	£68,570.00
Handyperson Jobs	4154	Subscription

In 2011 there was a significant move to the development of a 'One Stop Shop' model for all adaptations in the Borders, which was achieved through an agreement with each of the four larger Registered Social Landlords (RSLs). This provides a consistent adaptation service to all people in the Borders regardless of tenure. Through the One Stop Shop approach, Care and Repair effectively spend the funding awarded from the Scottish Government national budget, referred to as Stage 3 funding, for each of the RSLs.

Table 3: Adaptations in RSLs

RSL	Number Completed	Spend
Berwickshire Housing Association	17	£75,789
Eildon Housing Association	34	£107,834
Scottish Borders Housing Association	59	£192,126
Waverley Housing Association	13	£47,703
Total	123	£423,452



Health and Social Care Integration

Scottish Borders Health and Social Care Partnership launched in April 2015. The partnership is responsible for planning and commissioning integrated services and overseeing their delivery. These services are all adult social care, primary and community health care services and elements of hospital care which will offer the best opportunities for service redesign. The partnership has a key relationship with acute services in relation to unplanned hospital admissions and will continue to work in partnership with Community Planning Partners.

The Housing Strategy Team have drafted the Housing Contribution Statement in response to the publication of the five Health and Social Care Locality Plans, whereby it was identified that the Scottish Borders Health and Social Care Strategic Plan would benefit from a refresh to ensure that the strategic objectives were fit for purpose and continue to reflect the priorities of the population and communities of the Scottish Borders.

The refreshed Strategic Plan sets out a high level summary of the continued case for transforming the way in which health and social care services are delivered in the Scottish Borders as well as considering the significant role Housing has to play in the delivery of our integrated health and social care services.

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6. CHALLENGES FOR THE FUTURE

Over the past year there have been a number of changes that have had implications on the Local Housing Strategy. It is important to ensure these challenges are identified to find solutions and opportunities that will ensure the vision of the LHS is met.

Housing Supply

Ensuring an adequate supply of high quality homes is crucial to meeting the housing needs of residents in the Scottish Borders, now and in the future. For the Borders, an adequate supply of housing is important for attracting new residents to the area, supporting businesses as well as sustaining our rural communities.

Supply of new housing however, is currently far below peak levels seen in 2007 and although the levels of social sector new builds have continued to grow since 2013 there has been a marked decline in private sector housebuilding. There are a number of reasons for this, but the two most significant reasons observed include the limited appeal of the local housing market area to developers, and the lasting impact of the 2008 economic downturn.

Scottish Borders Council is committed to developing the housing supply strategy underpinned by an investigation in to what is required to unlock investment potential and stimulate housing development, particularly in the more rural parts of the Borders.

Empty Homes

Long term empty properties can impact the built environment, quality of life for neighbours, on housing need and on the sustainable use of land and resources and on the economy. The only effective way to reduce the negative impact of an empty dwelling is to occupy it. The number of long term empty properties in the Scottish Borders has remained consistent over the past six years so more needs to be done to reduce the number of empty homes in the Scottish Borders.



Bringing empty homes back into use will increase the housing supply, help meet housing need, contribute to regeneration and help sustain rural communities. This is an integral part of the new housing supply strategy that is currently being developed.

Changes and the implications for the private rented sector

There have been two consultations from Scottish Government in the past year that will impact the private rented sector:

- Energy efficiency and condition standards in private rented housing:
A Scotland's Energy Efficiency Programme Consultation
- Landlord registration and application fees

The latter will impact how the council administers the landlord registration process with the key aim to simplify the process and payment structure. In the longer term this will make the process simpler for local authorities.

Any new standards will require a level of enforcement so the Scottish Government need to ensure that local authorities have the staff and resources in place to deal with these changes." to "Any new standards will require a level of enforcement and local authorities would seek support from the Scottish Government to help ensure we have the staff and resources in place to deal with these changes.

Fuel Poverty and Energy Efficiency

Since 2015, Scottish Ministers announced that they would take long-term action to reduce building energy demand and decarbonise the heat supply, designating energy efficiency as a National Infrastructure Priority. Following this, there have been a number of consultations over the past year from Scottish Government relating to fuel poverty and energy efficiency, these are:

- Consultation on the Scottish Energy Strategy: The future of energy in Scotland
- Scottish Government Consultation on Scotland's Energy Efficiency Programme
- Consultation on a Fuel Poverty Strategy for Scotland
- Consultation on Heat and Energy Efficiency Strategies, and Regulation of District Heating



In May 2018, the Scottish Government published Energy Efficient Scotland: route map, this is a 20 year programme containing a set of actions aimed at making Scotland's existing buildings near zero carbon wherever feasible by 2050. Energy Efficient Scotland delivers across two key policy areas of Government: fuel poverty and climate change.

Two of the main objectives include:

- Removing poor energy efficiency as a driver for fuel poverty.
- Reducing greenhouse gas emissions through more energy efficient buildings and decarbonising our heat supply.

Housings Contribution to Health and Social Care Integration

The Scottish Borders Health and Social Care Partnership first published its Strategic Plan in April 2016. Nine local objectives were identified which reflected the identified priorities and supported the delivery of the nine national health and well-being outcomes. Following the publication of the five Health and Social Care Locality Plans in April 2018 it was identified that the Scottish Borders Health and Social Care Strategic Plan would benefit from a refresh to ensure that the strategic objectives were fit for purpose and continue to reflect the priorities of the population and communities of the Scottish Borders.

The refreshed Strategic Plan is currently being finalised and sets out a high level summary of the continued case for transforming the way in which health and social care services are delivered in the Scottish Borders as well as considering the significant role housing has to play in delivering integrated health and social care services.

The Housing Contribution Statement will set out the role of the housing sector in achieving the Health and Social Care Integration objectives in the Scottish Borders and builds on the previous statement and strategic plan produced in 2016.

Partnership working with Economic Development – Borderlands, South Scotland Economic Partnership

A key focus of the LHS is to work closely with Economic Development, particular through priority 1 and 2 of the LHS (The supply of housing meets the needs of our communities and more people live in good quality, energy efficient homes). This comes at a key time when mechanisms such as the City Deal Partnership, Borderlands Initiative and the new South of Scotland Development Agency are being developed.

- **City Region Deal: The Edinburgh & South-East Scotland Regional Housing Partnership**

The Edinburgh & South East Scotland (ESES) Regional Housing Partnership aims to accelerate the delivery of affordable and low-cost market homes, enable the development of seven major strategic housing sites, drive efficiencies across the public sector estate and increase housing land supply.

The Scottish Borders will benefit from not only multi-million pound investment but an economically stronger wider region. The UK and Scottish governments will invest £300m each over the next 15 years with other partners committing to an additional £700m. The £1.3bn investment is anticipated to generate over £5bn worth of Gross Value Added (GVA) over the deal's lifespan.

- **South East Scotland Enterprise Agency**

In June 2017 the Scottish Government confirmed that they would create a new enterprise agency for the South of Scotland. This agency will operate in two local authority areas: the Scottish Borders, and Dumfries and Galloway. It will focus on the needs of the area, driving inclusive growth, supporting

communities and capitalising on people and resources. The Scottish Government are currently consulting with the public to find out more about what people want from this agency, and how it can best help the south of Scotland.

- **Borderlands Initiative**

The Borderlands Initiative brings together the five cross-border local authorities of Carlisle City Council, Cumbria Council, Dumfries and Galloway Council, Northumberland County Council and Scottish Borders Council to promote the economic growth and competitiveness of this area which straddles the Scotland-England border. The Borderlands Initiative is focusing on several key themes, including: digital technology; innovation; low carbon; and energy. The approach is based on existing physical and infrastructure connections, and transport and connectivity are at the heart of the partners' proposals, linking the opportunities that can be created and informing future projects.

Homelessness – Rapid Re-Housing Plans

Rapid rehousing is about taking a housing led approach for rehousing people that have experienced homelessness, making sure they reach a settled housing option as quickly as possible rather than staying in temporary accommodation for too long. The Rapid Rehousing Transition Plan (RRTP) is a new planning framework for local authorities and their partners to transition to a rapid rehousing approach. It is in 3 parts:

- Market Area Analysis
- Guidance on Rapid Rehousing Transition Plans
- Transition Tool

Rapid Rehousing will transform the use of temporary accommodation and will change how local authorities and its partners will work collaboratively to develop, implement and resource the plan.



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7. KEY DEVELOPMENTS FOR THE YEAR AHEAD

Some of the key developments for 2018/19 and further ahead will ensure that SBC and its partners are committed to delivering the priorities of the LHS and to address the key challenges.

The year ahead will see a significant amount of work being undertaken that will help us ensure that every person in the Scottish Borders lives in a home that meets their needs. This will be through the delivery of more affordable housing; ensuring people live in good quality, energy efficient homes and ensuring people have the support they need to live independently.

Housing Supply

We are currently in the process of developing our new Strategic Housing Investment Plan (SHIP) that will continue to set a high ambition to deliver up to 1,200 affordable homes in the next five years; this will feature working with our partners to assist the housing led area based regeneration in Upper Langlee in Galashiels.

We are not only committed to the delivery of more affordable housing but all housing tenures, that is why we are currently developing a housing supply strategy. This strategy will set out our ambitions to achieve housing growth in the area over the next 10 years and beyond. We recognise that the supply of housing is critical for supporting sustainable communities and economic growth, we are committed to developing this strategy underpinned by an exploration in to what is required to unlock investment potential and stimulate housing development, particularly in the more rural parts of the Borders. It is anticipated that the strategy will be finalised by autumn this year.

Young People

As part of the Year of Young People and an understanding that young people face particular housing challenges we have spent this year carrying out a study on the housing needs and aspirations of young people. The final report will be completed by November 2018 and it will provide recommendations on how we and our partners can deliver better housing options for young people in the Scottish Borders.

The completed report will be used to develop a strategy for young people and housing over the next five years.



Private Sector Housing

The private sector is the biggest tenure in the Scottish Borders with a large percentage of the population either owning their own homes or renting privately. One of the key challenges in this sector is to ensure everyone is living good quality homes. Good quality housing makes an important contribution to many aspects of a successful Borders including supporting local economies, improving individuals' health and well-being and by making communities safer.

Over the next year we will be undertaking a significant amount of work to ensure we fully understanding the condition of private sector housing through the development of a strategy. The strategy will outline how we, with our partners, will improve private sector house conditions by tackling disrepair and below tolerable standards in private sector stock, and addressing landlord compliance in the private rented sector. The Private Sector Housing Condition Improvement Strategy will be developed throughout 2018/19 and will be finalised in June 2019.

Through a review of the Scheme of Assistance and establishing an engagement plan for private landlords that will include regular forums we will be able to provide a wide range information and advice to home owners, private landlords and tenants. We will be developing a policy framework for improving conditions and management of properties in the private rented sector that will ensure private landlords fully comply with their legal requirements; this will include providing information, assistance and advice and enforcement action.

Fuel Poverty and Energy Efficiency

Living in warm, comfortable and energy efficient home is something that everyone should have access to and this is why it is a priority in the LHS. The Scottish Government has designated energy efficiency as a National Infrastructure Priority and over the past few years has developed Energy Efficiency Scotland (previously titled SEEP, Scotland's Energy Efficiency Programme).

Everyone should be able to afford to keep their home warm in winter, that is why we are developing a Border's wide Home Energy Efficiency and Affordable Warmth Strategy that will outline how we plan to tackle fuel poverty and improve the energy efficiency of homes across the Scottish Borders.

Through this strategy, some of the key priorities will be to successfully implement and deliver the Home Energy Efficiency programme: Area Based Schemes for 2017/18 and 2018/19 and to deliver the Energy Efficient Scotland, Peebles Area Based Energy Pilot

Establish the Homelessness & Health Strategic Partnership

For the past few years an increasing body of evidence has shown the impact homelessness has on the poor health of individuals and on the NHS. Homeless people are more likely to use A&E, spend time in hospital and to be heavy users of mental health and substance misuse services.

In 2017, the Scottish Government set up the Homelessness & Rough Sleeping Action Group which provide recommendations on; ways to minimise rough sleeping this winter, how to eradicate rough sleeping for good, ways to transform temporary accommodation and how to bring about an end to homelessness in Scotland. Many of these recommendations will need to be developed and implemented in 2018 and beyond.



This why it in an important time to establish the Homelessness and Health Strategic Group who will oversee, direct and develop strategic plans for preventing, alleviating and tackling homelessness in Scottish Borders and promoting health and wellbeing. The partnership will respond to Scottish Government priorities and consider local response to Homelessness and Rough Sleeping Action Group (HARSAG) recommendations, develop the Rapid Re-Housing Transition Plan and oversee the development of an Integrated Homelessness & Wellbeing Delivery Plan.

The first meeting of the partnership will take place after the summer holidays.

Independent Living

Older people's housing has been an important key theme of housing in the Scottish Borders this year. Through the development of the Integrated Strategic Plan for Older Peoples Housing, Support & Care needs in May and the very successful older people's housing event held in June. It is important that this great work continues. This will be done through the development of the governance arrangements and an implementation plan in order to deliver a joined up approach to delivering appropriate housing and accommodation underpinned by new technologies and with the right levels of care and support to enable our older population live independently for as long as possible.

The Scottish Borders Health and Social Care Strategic Plan is currently being refreshed, this is a great opportunity for housing to support this process through the review and updating of housings contribution to the health and social care agenda.



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