

# Public Document Pack



## EXECUTIVE COMMITTEE TUESDAY, 16 OCTOBER 2018

A MEETING of the EXECUTIVE COMMITTEE will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, TD6 0SA on TUESDAY, 16 OCTOBER 2018 at 10.00 am

J. J. WILKINSON,  
Clerk to the Council,

9 October 2018

<b>BUSINESS</b>		
1.	<b>Apologies for Absence</b>	
2.	<b>Order of Business</b>	
3.	<b>Declarations of Interest</b>	
4.	<b>Minute</b> (Pages 3 - 8)  Minute of meeting held on 2 October 2018 to be approved and signed by the Chairman (copy attached)	2 mins
5.	<b>Proposed Funding Contributions for Delivering Extra Care Housing in Galashiels</b> (Pages 9 - 16)  Consider report by Service Director Regulatory Services and Chief Financial Officer. (Copy attached)	10 mins
6.	<b>Strategic Housing Investment Plan 2019-2024 Submission</b> (Pages 17 - 224)  Consider report by Service Director Regulatory Services (copy attached)	10 mins
7.	<b>Proposed Financial Assistance to Waverley Housing to Purchase Former Right to Buy Flats</b> (Pages 225 - 230)  Consider report by Service Director Regulatory Services and Chief Financial Officer (copy attached)	10 mins
8.	<b>Any Other Items Previously Circulated</b>	
9.	<b>Any Other Items which the Chairman Decides are Urgent</b>	
10.	<b>Private Business</b>  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”.	
11.	<b>Minute</b> (Pages 231 - 232)  Private section of Minute of Meeting held on 2 October 2018 to be approved and signed by the Chairman. (Copy attached)	2 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.**

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**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

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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, 2 October, 2018 at  
10.00 am

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- Present:- Councillors S. Haslam (Chairman), S. Aitchison (Vice-Chairman), G. Edgar,  
C. Hamilton, E. Jardine, T. Miers, M. Rowley, R. Tatler and G. Turnbull
- Also present:- Councillors H. Anderson, J. Greenwell, S. Hamilton, W. McAteer, C. Ramage.
- Apologies:- Councillors S. Mountford and T. Weatherston
- In Attendance:- Executive Director (R. Dickson), Service Director Children & Young People,  
Service Director Assets & Infrastructure, Service Director Regulatory  
Services, Clerk to the Council, Democratic Services Officer (F. Walling).

**EDUCATION BUSINESS**

- Present:- Ms A. Ferahi, Mr G. Jarvie, Mr I. Topping, Mr M. Armitage and Mr L. Mendoza.

**CHAIRMAN**

Councillor Hamilton chaired the meeting for consideration of the Education business. In her welcome to the meeting, she reminded those present that the Scottish Borders Health and Social Care Partnership had launched the first Scottish Borders Healthy Lives Week. The new campaign asked people to play their part to make the right choices to keep healthy and active. Members were invited to visit the display in the Council's reception area and to make a personal pledge to improve their health.

1. **CHILDREN AND YOUNG PEOPLE'S SERVICES - EDUCATION STANDARDS AND QUALITY REPORT 2017-18**
- 1.1 There had been circulated copies of a report by the Service Director, Children and Young People, providing a summary of progress in Educational standards of attainment and achievement across early years settings, additional support needs provisions and schools in the Scottish Borders. The report also presented a summary of progress in relation to the expectations set out in the National Improvement Framework (NIF) which set out the national priorities for Education and expectations regarding the key drivers of improvement: school leadership, teacher professionalism, parental engagement, assessment of children's progress, school improvement and performance information. The key priorities for school session 2018/2019 were set out within the drivers and these set the context within which all education settings based their improvement plans. The progress made in school session 2017/18 was contained within the Education Standards and Quality Report attached as Appendix 1 to the report. The Service Director drew Members' attention to progress in the Scottish Borders within the four key priorities set out in the NIF and in particular to improving attainment in literacy and numeracy. For school leavers, significant improvement had been evidenced with an increase of over 4% in National 5 English and an increase of 3% of S4 pupils achieving a literacy award; an increase of 9% in National 5 Maths and an increase of 4.5% S4 pupils achieving a numeracy award. As detailed in the Education Standards and Quality Report and with respect to the percentage of pupils gaining awards at all levels, the Scottish Borders was doing well in comparison to the national average and comparator authorities. There was

a focus on improving inclusion, equality and health and well-being in all Scottish Borders education settings. In terms of areas for improvement there was further work to do on closing the attainment gap through targeted interventions with support through the Pupil Equity Fund particularly where the attainment gap was most persistent: writing and numeracy in Primary 4 and all aspects of literacy and numeracy in Primary 7. In the senior phase a key priority was to develop a young workforce through partnership working and provision of a robust and meaningful curriculum to create different pathways and broader opportunities which could be tailored to the needs of the young person.

- 1.2 Members welcomed the positive progress in the four NIF priorities as evidenced in the Scottish Borders Council Education Standards and Quality Report for 2017/18. With reference to the 95.83% of school leavers in 2016/17 being in a positive destination, which was 2% above the national average, a question was asked about what percentage of the young people remained in or returned to the Borders. Members were advised that this was very difficult to quantify, as Further Education destinations were included in the statistic. However officers would liaise with Skills Development Scotland and drill down through the figures for further information about this. In this regard, the Council was working with partners to identify skills gaps in the Borders and look at what could be done to develop opportunities within schools. In response to other points raised, the Service Director emphasised that there was a strong budget commitment from the Council for partnership working with youth groups and organisations in the third sector, recognising that these groups brought forward a different voice and alternative space for young people. Further information was provided about the development of digital learning, the aim being to put a digital hub in each High School and establish interactive distance learning with tutors. For the last two years, to address the deficit in staff to teach certain subjects, the Council had been growing its own teacher workforce, in partnership with the University of Highlands & Islands and more recently the University of Dundee. In 2018/19 the programme was being extended to include Primary Education and Teachers of Science, Technologies, Engineering and Maths. In answer to questions from Mr Topping information was given about the establishment of a 'virtual school' to track and monitor the impact of targeted actions on progress of pupils in deciles 1 and 2 and the establishment of a post as single point of ownership to track and support the Authority's Looked After Children. With regard to benchmarking within schools, secondary teachers continued to use Insight (Scottish Government Senior Phase benchmarking tool) to analyse Senior Phase data. Twice yearly Senior Leaders engaged with officers about this data and areas for development. The Chairman thanked officers for their presentation.

## **DECISION**

- (a) **NOTED the overall positive progress being made by the Education Service in delivering the National Improvement Framework in Scottish Borders Council Early Years settings and schools.**
- (b) **AGREED the improvement priorities and action plan for improvement in school session 2018/19 as detailed in Section 5 in Appendix 1 to the report.**

## **2. DYSLEXIA POLICY**

With reference to paragraph 15 of the Executive Committee Minute of 19 June 2018, there had been circulated copies of a report by the Service Director Children and Young People seeking approval for a new Dyslexia Policy. The Quality Improvement Manager explained that the identification of literacy difficulties including dyslexia was an area of concern for staff, pupils and parents. Parents had raised concerns regarding the 'diagnosis or labelling' of dyslexia. The Policy provided a very clear and robust framework based on national guidance and advice and offered support for schools and parents in this difficult area. The purpose of this guidance was to set out policy in this area and to ensure that all staff were aware of their responsibilities and roles to support children

and young people who had, or may have had, dyslexia. This involved the identification of dyslexia in a timely fashion and the provision of timely effective adaptations and interventions (including technological solutions). A comprehensive toolkit had been developed to support the implementation of the Policy in schools. The draft Policy was attached as an Appendix to the report. In the ensuing discussion, Members welcomed this policy which they recognised as being long-awaited. In response to questions about timescales around diagnosis and associated expectations of parents, it was stressed that there was no one test for dyslexia and due to different interventions it was difficult to put a timeframe on this. However the communication to parents was that this Policy would facilitate earlier diagnosis by P3/P4 rather than having to wait until secondary school stage.

#### **DECISION**

- \* **AGREED to recommend to Council adoption of the Dyslexia Policy (2018).**

#### **3. EXAM RESULTS 2017-2018**

There had been circulated copies of a report by the Service Director Children and Young People providing information on the progress schools were making in the Broad General Education for P1 to S3 and Senior Phase S4-6 Scottish Qualifications Examinations for session 2017/18. With the aid of a visual presentation Quality Improvement Officer, Catherine Thomson, summarised the information provided in the comprehensive report. In 2017/18 all areas of Literacy and Numeracy in the Broad General Education in P1, P4, P7 and S3, apart from P2, were above 75% and in particular Listening and Reading were above 80%. For session 2018/19, all schools would be set new targets in Literacy and Numeracy to ensure that Scottish Borders met the Scottish Government's stretch aim of 85% for 2020. Ms Thomson explained the use of the Insight Benchmarking Tool to summarise results in the Senior Phase S4-6 and to produce tables of comparator figures. She also referred to the Scottish Credit and Qualifications Framework (SCQF) which standardised awards across the SCQF levels. The attainment data within the report did not include the wider achievement awards, which were on the qualifications framework at the same level. These would be provided in a further update of Insight data in March 2019 when all the information on attainment was available. Tables of S4-6 overall attainment showed an improving trend in pass awards. 98% of S4 achieved a Literacy award and 97% of S4 achieved a National 5 English, increases from 2017 of 3% and 4% respectively. 92% of S4 achieved a Numeracy award and 86.3% of S4 achieved a National 5 award in Maths, increases from 2017 of 4.5% and 9% respectively. This year's Higher results demonstrated a consistently positive trend with the percentage of young people gaining an award at Higher remaining at 85%. It was noted that this was the first year of the new assessment arrangements for Higher. The percentage of young people gaining an award at Advanced Higher had risen very slightly at 89%, compared to 2017. The report went on to give 'Closing the Gap' data tables noting that this data would change when the qualifications update came through in February. Members welcomed the positive attainment trends in Literacy and Numeracy and the improving trends in exam results across all levels and thanked all the staff involved. It was noted that there had been scheduled a Members' briefing about the Insight Benchmarking Tool to which the external Education representatives to Executive Committee would also be invited.

#### **DECISION**

**NOTED the trends and progress that schools were making, in the Broad General Education and Senior Phase, in terms of attainment and the identified areas for improvement.**

#### **CHAIRMAN**

On behalf of the Executive Committee, the Chairman offered good wishes to Donna Manson, Service Director Children and Young People, as she prepared to leave the Scottish Borders to take up the post of Chief Executive at the Highland Council. She thanked Donna for the huge amount of work which she had delivered with enthusiasm and dedication in the Borders for young people. In reply Donna said it had been a

privilege to work in the Scottish Borders and she thanked all staff, partners and elected Members for their support.

## OTHER BUSINESS

### CHAIRMAN

Councillor Haslam took the Chair for the remaining business.

#### 4. MINUTE

There had been circulated copies of the Minute of the meeting of Executive Committee held on 4 September 2018.

### DECISION

**AGREED the Minute for signature by the Chairman.**

#### 5. SCRUTINY RECOMMENDATION - MONITORING GENERAL FUND REVENUE BUDGET (2018/19)

- 5.1 With reference to paragraph 2 of the Executive Minute of 21 August 2018, there had been circulated copies of an extract of the Minute of a Special meeting of the Audit and Scrutiny Committee following a Call-in of the decision of the Executive Committee relating to the Monitoring of the General Fund Revenue Budget Monitoring 2018/19. The Call-in read 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."*

- 5.2 The Chief Financial Officer had summarised the report to the Executive Committee of 21 August 2018 and confirmed that the Committee had agreed the report's recommendations. Members who had supported the Call-in and Members of the Audit and 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 had given 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. After the question and answer session and a detailed discussion of the issues Members had agreed:-

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

It was 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.*

## **DECISION**

**AGREED to approve the recommendations of the Audit and Scrutiny Committee as detailed above.**

### **6. LOCAL HOUSING STRATEGY 2017-22 YEAR 1 PROGRESS**

With reference to paragraph 11 of the Minute of 5 September 2017, there had been circulated copies of a report by the Service Director Regulatory Services providing an overview on the Annual Progress Report which set out what had been achieved in the delivery of the Local Housing Strategy (LHS) 2017 – 22 and seeking approval for submission of the report to Scottish Government. The LHS Progress Update Report 2018 and Monitoring and Evaluation Matrix 2017-22 were attached as appendices to the report. The Council and its partners had made excellent progress since the LHS was formally approved by Council in September 2017. Work included 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 had 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, were just some of the main achievements in the delivery of the LHS's first year. Members discussed the report and welcomed the fact that the ambitious targets set were being exceeded. It was noted that ongoing work and consultations relating to the Main Issues Report, a forerunner to the Local Development Plan, included identification of brownfield sites and gap sites suitable for housing. In response to a question about the tables within the Monitoring and Evaluation Matrix, the Senior Housing Strategy Officer advised that most of the outcomes which were indicated in red as having not been met were out-with the Council's control. She agreed that, to be helpful, in future reports those areas, indicated red, that were within the Council's control would be made clearer.

## **DECISION**

- (a) **NOTED the progress made in delivering on the Strategic actions as set out in the Annual Update Report and Monitoring and Evaluation Matrix appended to the report.**
- (b) **AGREED to approve submission of the Annual Report and Matrix to the Scottish Government.**

### **7. URGENT BUSINESS**

Under Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Chairman was of the opinion that the item dealt with in the following paragraph should be considered at the meeting as a matter of urgency, in view of the need to make an early decision.

#### **7.1 GALASHIELS BUSINESS IMPROVEMENT DISTRICT PROPOSAL**

There had been circulated copies of a report by the Executive Director outlining the Business Improvement District (BID) proposal for Galashiels, which had been developed by Galashiels Chamber of Trade in conjunction with Energise Galashiels. The report highlighted the role and contribution from the Council and recommended appropriate support. Business Improvement District (BID) initiatives were promoted by the Scottish Government to support sustainable economic growth. The Principal Officer

(Regeneration) advised that there were currently around 39 BIDs operating across Scotland, including in Selkirk. A range of measures were being developed to stimulate economic development activity around the Borders Railway as part of the Borders Railway Blueprint Plan. The Galashiels Town Centre BID business plan had a range of projects in four themed areas including 'Developing Events & Attractions', 'Promoting a Vibrant Galashiels', 'Creating a Welcoming Environment' and 'Business Development'. The BID levy would provide an estimated £190,000 per annum to deliver the projects within the 5 year business plan. A Steering Group would progress with a positive and proactive campaigning programme in the run up to the ballot date, on 29 November 2018, to encourage as many positive votes as possible. If the BID ballot was successful, the BID business plan would be implemented over a five year period. The proposal was being led by the local business community. Its key aim was to contribute to the overall regeneration of Galashiels with a particular focus on increasing footfall in the heart of the town centre. In the discussion that followed Members commented on the interest and engagement within the town in support of the proposal which was being managed by an enthusiastic and very capable steering group. In response to a question about the precise area covered by the BID proposal the Principal Officer agreed to circulate a map to Members to provide that information.

#### **DECISION**

#### **AGREED:-**

- (a) **to support the Galashiels Town Centre Business Improvement District (BID), noting the intended ballot date of 29 November 2018;**
- (b) **that the Council's Democratic Services Team manage the BID Ballot process and the Council's Customer Service Team provide the financial management of the BID levy on the basis of full cost recovery;**
- (c) **to note the financial implications of £5,476 per annum for the Council for its BID Levy contribution and to support the BID initiative with 'Yes' votes for its properties;**
- (d) **to note that, subject to a ballot result in favour of the proposal, Council would appoint an Elected Member to represent the Council on the Galashiels BID Levy Board, along with a Council officer for advisory support; and**
- (e) **that the Principal Officer (Regeneration) circulate to Members a map of the area covered by the BID proposal.**

#### **8. PRIVATE BUSINESS**

**AGREED** under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this minute on the grounds that it involved the likely disclosure of exempt information as defined in the relevant paragraphs of part 1 of schedule 7A to the Act.

#### **9. SALE OF KELSO FORMER HIGH SCHOOL**

The Committee considered a report by the Service Director Assets and Infrastructure.

*The meeting concluded at 11.45 am*

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## **PROPOSED FUNDING CONTRIBUTIONS FOR DELIVERING EXTRA CARE HOUSING IN GALASHIELS**

**Report by Service Director Regulatory Services and Chief Financial  
Officer**

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### **EXECUTIVE COMMITTEE**

**16 OCTOBER 2018**

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

- 1.1 This report recommends that the Council financially assists the delivery of the extra care housing development at Langhaugh Galashiels, which will provide 39 affordable housing, through use of its Affordable Housing Investment Budget.**
- 1.2 As set out in the Extra Care Housing Framework Eildon Housing Association has been progressing with the development of its Langhaugh site in Galashiels. It has always been realised that the Council was going to contribute to the development of these high costs housing projects. In order to support the delivery of the project, the Scottish Government has agreed to provide a significant enhanced grant and EHA are contributing higher than usual private borrowing per unit. However, issues with contamination have emerged through site demolition and clearance works which indicates a funding gap of up to £1.8m in a worst case scenario.
- 1.3 The sums recommended for approval were included in the Integrated Strategic Plan for Older Peoples Housing, Care and Support Needs, which was approved by Council in June 2018. The report provides some contextual comment, and progress update made regarding progressing the delivery of the proposed development.

#### **2 RECOMMENDATIONS**

- 2.1 **It is recommended that the Executive;**
- (a) Approves the contribution of up to £1.8m of grant funding from the Council's Affordable Housing Investment Budget to Eildon Housing Association to enable the commencement of development of the extra care housing development at Langhaugh, Galashiels;**
  - (b) Agrees to delegate authority to the Chief Financial Officer to liaise with Eildon Housing Association to agree arrangements to make payment to dovetail with project spend profile requirements; and**
  - (c) Notes that Officers will continue to keep the specification for future extra care developments under review to ensure the maximisation of best value in line with the decision to gap fund the extra care project at Duns.**

### 3 BACKGROUND

- 3.1 The Council's Local Housing Strategy (LHS) 2017-22 is a statutory requirement that provides the strategic direction to tackle housing need and demand and informs future investment in housing and related services across Scottish Borders Council's area. The LHS is consistent with the Council's policy position of seeking to shift the balance of care by reducing the proportion of residential care packages and increasing the proportion of care provided through individual care packages, housing with care and extra care housing.
- 3.2 This will be achieved by building upon existing strong co-operation of the Council's Housing Sector partners and financial support from Scottish Government to help fund, develop and deliver extra care housing developments. This provides the opportunity to support higher levels of dependency but also providing a better environment for older people. Extra care housing is based on self-contained flats, rather than small rooms as in residential care, and offers care and support for those who need this service up to 24 hours per day. Therefore it can be seen as an alternative to both traditional sheltered housing and residential care settings.
- 3.3 The previously undertaken needs assessment for extra care housing, reported to Members in March 2016, concluded that there is a large projected need for this type of housing provision across the main towns in Scottish Borders. Through an option appraisal approach, the study also concluded that it would be best value if the developments were developed, owned and managed by Registered Social Landlords (RSLs). A framework to deliver the first six developments was set out in a report to the Executive Committee in September 2016. The Extra Care Housing Delivery Framework is an integral part of the newly developed 10-year Integrated Strategic Plan for Older People's Housing, Care and Support approved by Council on the 27<sup>th</sup> June 2018.
- 3.4 The proposed delivery framework utilised Council owned sites where feasible and sought to maximise Scottish Government grant provision and RSL private sector borrowing over the next five years of the Strategic Housing Investment Plan. It was also recognised that these will be high cost developments, which were likely to require gap funding from the Council's Affordable housing Investment Budget, often referred to as the "Second Homes/Council Tax" Budget. The Executive agreed in principle to use this budget and Developer Contributions to address the funding gap associated with these developments.
- 3.5 An Extra Care Housing Programme Board has been established to oversee the delivery of the extra care housing projects. This meets on a quarterly basis. The Board consists of Officer representatives drawn from the Council's Strategic Housing, Social Work, Finance, and Assets and Infrastructure, plus NHS Borders and Eildon and Trust Housing Associations. These are the two RSLs with experience of delivery and management of extra care housing and necessary financial capacity, who have been selected to deliver the extra care housing developments identified in the Council's previous Strategic Housing Investment Plan (SHIP) 2018-23 and newly developed SHIP 2019-2024. The current governance arrangements will in due course be incorporated within the new Governance arrangements that will be put in place to monitor and support the effective delivery of the wider Older People's Housing, Care and Support Strategy.

- 3.6 The Board has agreed an extra care housing building specification in order to inform the individual site specific design process being progressed by both RSLs. As a result of a joint selection process the two RSLs have appointed the same design team to work up proposals for the sites at Langhaugh Galashiels and Todlaw Duns.
- 3.7 The SHIP provides a rolling 5 year planning horizon which sets out proposed prioritised affordable housing projects, and is framed by both Guidance and Resource Planning Assumptions provided by Scottish Government. The SHIP is currently required to be revised, updated and submitted to Scottish Ministers annually. The proposed extra care housing developments have been identified in the Council's SHIP submissions.
- 3.8 Scottish Government More Homes Division officials are aware and supportive of the Council's strategic housing intentions, and have allocated £2.04m grant funding in 2018-19 to assist the delivery of the Eildon Housing Association project at Langhaugh Galashiels. Once the project is legally committed, the balance of required additional grant will be allocated by Scottish Government to suit project spend profiling in 2019-20.
- 3.9 Eildon Housing Association owns the Langhaugh site, and has lodged a Planning Application for 39 flats and associated communal facilities, which is being considered by the Council's Development Management Team. In an innovative partnership approach, Eildon has signed a development agreement with Harts/Crudens Group in order to package the development of a number of sites.
- 3.10 However, as expected the probable costs exercise has identified a funding gap. This can be explained since in part the Extra Care Board specification contains a number of elements which are non-housing elements and therefore not grant eligible due to the fact they do not constitute housing provision eg Lounge/dining room; Commercial kitchen/kitchen stores; Commercial kitchen fitting out/laundry/reception desk; Managers office/general office; Staff rooms; Entrance areas/waiting area/hairstyling/quiet/games area, and where probable costs are in excess of what is financially viable through the affordable housing financial modelling. Officers have already begun an ongoing review of the specification to ensure that best value is achieved in line with Members decision of 21<sup>st</sup> August in relation to gap funding the extra care in Duns.
- 3.11 It is also anticipated that additional costs will be incurred due to works being done to satisfy Scottish Environmental Protection Agency requirements, as well as unforeseen costs to rid the site of asbestos that was not apparent at the time the site was acquired. These require to be agreed prior to Planning Consent being granted.
- 3.12 Eildon has been successful in negotiating a significant enhanced grant contribution from Scottish Government More Homes Division, subject to a Technical Assessment. In the meantime, the probable costs financial modelling exercise indicates a potential funding gap of £1.319m. Total project costs are currently estimated to be £7.642m with anticipated funding contributions as follows: Scottish Government housing grant £2.566m, Eildon Housing Association private borrowing £3.276m (the funding gap of £1.319m included ) and Scottish Borders Council £1.8m.

## 4 IMPLICATIONS

### 4.1. Financial

- (a) Ensuring the effective development and delivery of SHIP projects continues to be dependent on SBC's provision of core services, financial resource allocations from the Scottish Government, partner agencies and private developers and individuals.
- (b) There are a number of funding resources that the Council and its development partners have drawn upon including Affordable Housing Supply Programme Funding, Second Homes Council Tax, Commuted Sums, Housing Association Private Finance Borrowing. Eildon have indicated that it will contribute more than the normal benchmark private finance amount per unit in order to deliver the Langhaugh project.
- (c) Scottish Government has set itself an ambitious national target to deliver 50,000 affordable homes over the lifetime of the current Scottish Parliament. Scottish Government made an allocation of £14.065m to assist delivery of affordable housing projects in Scottish Borders in 2018/19. This represents a new record high level of external funding allocated to assist delivery of Scottish Borders Projects.
- (d) The arrangements to collect and use the Council's "Second Homes/Council Tax" budget are framed by Scottish Government Guidance. This budget can only be used to assist delivery of affordable housing. The Council is required to provide statistical reports to evidence available balances and projects assisted. This is now integrated into the SHIP. The Guidance enables any unspent balance to be carried forward to subsequent financial years to dovetail with partners financial planning and project programming. This has enabled the Council to build up an available balance of £3.759m in anticipation of this being required to provide complementary funding to assist and ensure extra care housing delivery. The Council plans on the basis of around £0.715m net annual income to top up the budget.
- (e) Should the Committee decide to grant assist both RSLs, this will secure the allocated Scottish Government grant and RSL private borrowing as set out above at sections 3.8 and 3.12. The timing of the potential Council contributions have yet to be worked through, but is anticipated to be in 2019/20 after Eildon has fully claimed the Scottish Government project grant allocation as well as their own private finance. Therefore the Council can meet the proposed funding contributions.
- (f) It is estimated that once completed in 2020/21, these 39 homes will generate around £0.039m in annual Council Tax income to the Council. Furthermore this construction phase will positively contribute to reducing income inequality for people in the Borders, by leading to the creation of numerous direct construction jobs, apprenticeships and indirect jobs within the construction supply chain, and in due course the creation of additional jobs in the care and support service sectors.

### 4.2 Risk and Mitigations

- (a) It is considered vital that the Committee agrees to the recommendations in order that partners funding can be secured and agreed and therefore critical project delivery dates can be met. Failure to do so will adversely impact on Partnership working, but will also similarly impact on delivery of this project and the wider Borders programme due to the resultant £2.04m grant slippage for 2018/19, which could potentially be re-allocated outwith Scottish Borders. This could in turn have a further adverse impact by putting further pressure on the 2019/20 grant

allocation.

- (b) Delivery of the SHIP and prioritised projects set out therein is largely dependent upon a number of variables, not least of which relate to resource and other political and organisation decision making processes beyond the control of the Council. However, governance and control measures are in place to ensure delivery of the SHIP, including monitoring contractor performance and quarterly programme meetings involving Council Officers, RSL partners and Scottish Government More Homes Division Officials. In the event that the Committee decides not to grant assist the Langhaugh project, through discussion with the developing RSLs, Officers will seek to minimise adverse impact on the Borders programme by seeking to accelerate delivery of SHIP projects capable of spending available grant and which may complete before 31 March 2021 Parliamentary target deadline.

#### 4.3 **Equalities**

- (a) In line with both Council policy and legislative requirement, all Strategic Housing Investment Plans are subjected to an Equalities Impact Assessment during the development phase. To date none of the SHIP submissions have identified any concerns regarding adverse impact on equalities groups through delivery of the SHIP. Indeed a number of the proposed projects such as extra care housing developments, are considered to have a positive impact.
- (b) These plans are predicated on the endorsement of the principle of equalities as articulated in the SHIP Guidance. SHIPs are subjected to an Equalities Impact Assessment, Strategic Environmental Assessment screening and Rural Proofing Assessment.
- (c) Houses produced by Registered Social Landlords will be allocated according to their individual allocations policy and procedures. As a consequence, the RSLs are subject to the weight of Statutory Scrutiny via Regulation and Inspection by the Scottish Housing Regulator.

#### 4.4 **Acting Sustainably**

- (a) All SHIP documents are subject to a pre-screening assessment in accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 using the criteria specified in Schedule 2 of the Act. The pre-screening assessments identified no, or minimal, negative effects in relation to the environment, hence SHIPs have been exempt from Strategic Environmental Assessment (SEA) requirements under Section 7(1) of the Act.
- (b) By seeking to deliver more new affordable houses, the Council's current SHIP 2018-23 promotes sustainable communities and helps address many of the housing supply challenges faced locally.
- (c) There are no adverse economic or social effects resulting from the recommendations of this report. In addition, SHIP 2018-23 project delivery and potential environmental effects from new build housing will be addressed through the Planning process which will apply National policies and standards.

#### 4.5 **Carbon Management**

- (a) It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations.

- (b) New additional affordable housing will have a general effect on the region's carbon footprint, however these are addressed within the planning process, and in meeting the housing requirements and standards as set out by the Scottish Government. RSLs aim that their new housing will be built to "Silver Standard" which exceed current basic Scottish Building Standards.

**4.6 Rural Proofing**

- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels/Tweedbank, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso. It is anticipated that the proposed Todlaw development will provide a positive impact in Duns and the wider rural Berwickshire area.
- (b) The SHIP Project Working Group carries out a rural proofing exercise as part of the preparation of each SHIP. It is considered that the delivery of SHIPs will not have an unforeseen adverse impact on the rural areas and that the needs of rural areas have been properly taken into account.

**4.7 Changes to Scheme of Administration or Scheme of Delegation**

There are no changes to be made.

**5 CONSULTATION**

- 5.1 The SHIP Working Group has been consulted and contributed to this report.
- 5.2 The Extra Care Housing Board is supportive of the recommendations set out in this report.
- 5.3 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, and the Clerk to the Council have been consulted and their comments have been incorporated in the final report.

**Approved by**

**Brian Frater**  
**Service Director Regulatory Services**      **Signature.....**

**David Robertson**  
**Chief Financial Officer**      **Signature.....**

**Author(s)**

Name	Designation and Contact Number
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Gerry Begg	Housing Strategy Manager (01896 662770)

**Background Papers:**  
**Strategic Housing Investment Plan 2018-23.**  
**Integrated Strategic Plan for Older Persons Housing, Care and Support Needs" (May 2018)**

**Previous Minute Reference:**  
**Report by Service Director Regulatory Services to Executive Committee 20 September 2016 titled "Delivering Extra Care Housing in the Scottish Borders: A Delivery Framework".**

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies. Contact us at Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 824000 ext 5431, email [jwhitelaw@scotborders.gov.uk](mailto:jwhitelaw@scotborders.gov.uk).

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## **STRATEGIC HOUSING INVESTMENT PLAN 2019-2024 SUBMISSION**

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

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**16 October 2018**

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

- 1.1 **This report seeks approval of the Strategic Housing Investment Plan (SHIP) 2019 -2024 due to be submitted on line and by hard copy to the Scottish Government by 26th October 2018.**
- 1.2 Local Authorities are required to produce an annual SHIP submission to the Scottish Government. Scottish Borders Council with the involvement of its key partners via the SHIP Working Group has prepared this SHIP submission. The SHIP articulates how the Council and its RSL partners will seek to deliver the Border's affordable housing investment needs and priorities identified in the Council's Local Housing Strategy (LHS) 2017-2022 over a rolling 5 year planning horizon. Homes delivered will be counted towards the Scottish Parliament's target of 50,000 Affordable Homes.
- 1.3 Based on a Resource Planning Assumptions (RPAs) from Scottish Government Officials of £44.855m for the period 2018-2021, £4.6m from charitable bonds, RSL partner private sector borrowing and a commitment from the Council's Affordable Housing Budget, approximately 751 new homes could be delivered over this and the next 2 years with up to as many as 1047 new affordable homes over the five-year SHIP period. This latter figure assumes that all identified challenges and infrastructure issues are resolved in a timely manner, funding is available and that agreement is reached between all interested parties and the construction sector has capacity to deliver projects. SHIP also includes a number of new build extra care housing developments in key Borders towns.

#### **2 RECOMMENDATIONS**

- 2.1 **It is recommended that the Executive Committee approves the SHIP 2019-2024 attached at appendix 1 for submission to the Scottish Government More Homes Division by 26th October 2018.**

### **3 THE STRATEGIC HOUSING INVESTMENT PLAN 2019-2024**

- 3.1 Since 2007, Local Authorities are required to produce and submit a rolling five year Strategic Housing Investment Plan (SHIP) to the Scottish Government, more Homes (East Division) on an annual basis. Revised guidance from Scottish Government was received in August 2018 frames the content and development of this SHIP which needs to be submitted by 26<sup>th</sup> October 2018 to inform the development of the next three year Strategic Local Programme (SLP) for 2019-2022. The SHIP 2019/2024 is attached as Appendix 1 to this report.
- 3.2 The SHIP's core purpose is to set out the key strategic housing investment priorities over a five year period and is consistent with the identified priorities set out in the Council's Local Housing Strategy (LHS) 2017-2022. This SHIP is an ambitious, creative and practical plan that rolls forward projects identified in previous SHIPs and introduces new projects and demonstrates how, when and where the Council and its partners seek and intend to develop new homes. It also illustrates how a variety of funding mechanisms are maximised to ensure the delivery of the projects.
- 3.3 This is the Council's 10<sup>th</sup> SHIP submission and over that period has delivered a total of 959 new affordable homes. The four Borders main Registered Social Landlords (RSLs) now have a stock profile of 11,898 for social and mid-market rent. 2017-2018 saw 145 new affordable homes being delivered and this year (2018-2019) envisages this will increase to 213 thereby exceeding the LHS target of 128.
- 3.4 The Council and its partners continue to collaborate to find innovative and resourceful solutions in order to continue to build new affordable homes in the Borders that will meet a growing demand. In summary, the SHIP 2019-2024:
- a) Sets out investment priorities for Affordable Housing with a particular emphasis on extra care housing for older people and addressing not fit for purpose older peoples housing, and Upper Langlee housing-led area regeneration.
  - b) Demonstrates how and where these will be delivered
  - c) Identifies the resources required and innovative funding solutions and procurement approaches to help deliver these priorities
- 3.5 The SHIP Project Working Group, established back in 2007 continues to be the Council's key working group that is responsible for contributing to the development of SHIP, which prioritises the affordable housing projects proposed and the ongoing review of new and current projects through collaboration with Scottish Government via regular Quarterly programming meetings.
- 3.6 Bridge Homes Limited Liability Partnership is nearing the end of its development phase, with the recent acquisition of 4 flats at Hydro Gardens Peebles, and the anticipated acquisition of a final 5 houses at Broomlands Kelso shortly. This will complete the portfolio totalling 54 homes prior to the initiative deadline for completed homes by 31 March 2019. Officers have been preparing a disposal proposal for the Bridge properties for member consideration which would keep the homes in the affordable sector in perpetuity.

### **4 PRIORITISATION**

- 4.1 The Projects contained within the SHIP programme are prioritised on the basis of a number of factors. The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by RSLs (and other potential Developers) in the Scottish Borders over the five year rolling planning horizon

provided by SHIP.

- 4.2 The model used in the project assessment and prioritisation process reflects the reality of the ever changing political and economic climate and is used by the SBC SHIP Group to review, track and monitor the relative priority of existing and new projects that arise. In this way projects can be either brought forward or deferred depending on changing circumstances.
- 4.3 Using this tool, individual projects included in earlier SHIPs can be reviewed by the SHIP Project Group to determine their priority, and new projects brought forward for inclusion in SHIP have also been assessed for prioritisation. Analysis of the outcomes of the weighting assessment exercise and project descriptions can be viewed in Appendix 1 of the SHIP update 2019-24. It should be noted that this particular submission includes potential pipeline projects that could potentially develop a further 269 new homes if market conditions changed and Developers were willing. The methodology developed and used by Scottish Borders Council is well regarded by the Scottish Government as being a transparent, robust and credible process and is regularly reviewed and updated to reflect the shifting priorities of the Council such as older people.

## **5 INVESTMENT PRIORITIES FOR AFFORDABLE HOUSING 2019-2024**

- 5.1 The SHIP attached at appendix 1<sup>1</sup> has been developed in line with the new guidance issued by Scottish Government in August 2018. The planned development programme set out in tables 7 to 7D on pages 36-38 of the SHIP shows proposed affordable housing projects and commitments for 2019-2024. Table 2 on page 20 of the SHIP estimates the completion of 213 new affordable homes will be completed in 2018-2019. Programming the delivery of all projects are agreed in collaboration with Scottish Government, More Homes Division (East) Office, locally active Registered Social Landlords and the Council.
- 5.2 Based on the Resource Planning Assumptions for the period 2018-2021 (£44.855m) confirmed by the Scottish Government in April 2018 plus a further £4.6m from charitable bonds, along with RSL private sector borrowing the Council and its partners at an average grant of £72k per unit could potentially deliver up to 646 new homes over the remaining three year period of the Scottish Parliament. The new guidance suggests that Councils should over-programme by as much as 25% therefore, this SHIP sets out a delivery ambition of 751 over the same 3-year period. Over the full five-period of the SHIP, potential site opportunities have been identified which could provide a total of 1047 new affordable homes and 2 homes for mid-market rent via Rural Housing Fund assistance which could be delivered if resources were available, and all issues resolved, and agreement reached between all interested parties.
- 5.3 It is recognised that there may be other Private Developer and Open Market Shared Equity Scheme and discounted sales house completions during the period of the SHIP, but these cannot be quantified as these are not delivered via programme arrangements. Early indications suggest that there has been some take up this year with 15 sales completed to date.
- 5.4 The Council and its partners will continue to work together in order to identify new additional affordable housing site opportunities. In the event of any additional funding and resources being made available from Scottish Government, the Council and its partners will be keen to bring forward prioritised projects or positively respond to windfall project opportunities (including site acquisition) via the Quarterly Programme meetings with the RSLs, and the Scottish Government More Homes Division.

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<sup>1</sup> There is a full suite of SHIP Appendices not included in the attached. There are hard copies of fully assembled SHIPs available in the Member's Library.

- 5.5 It should be noted that the slow-down in house sales and low level of private house building completions still continues post-recession in Scottish Borders. This adversely impacts on the release of developer-led land supply, and reduces Developer Contributions being received by the Council which in turn are used to assist affordable housing delivery. The general trend remains however in that land owners remain unwilling to sell sites for affordable housing and typically have expectations of pre-crash land valuations. On a more positive note however there have been several recent examples where Developers have been keen to partner with an RSL in order to help “de-risk” starting to open up a housing site through delivery of affordable housing units prior to houses for market sale, thereby providing more certainty in terms of cash flow and income. This means that, due to the restricted level of funding available, land supply will be restricted as developers continue to sit out the recession.

## **6 IMPLICATIONS**

### **6.1 Financial**

- (a) Ensuring the SHIP’s effective implementation and delivery as a strategic housing authority is dependent on SBC’s continuous provision of core services, financial resource allocations from the Scottish Government, partner agencies, private developers and individuals.
- (b) Scottish Government is keen to increase the supply of affordable housing to over 50,000 units over the lifetime of the current Parliament, so the SHIP is based on a number of known and assumed funding resources that the Council and its development partners will draw upon. These include known Resource Planning Assumptions (RPA) of £47.855m Affordable Housing Supply Programme grant for 2018-2021, plus assumed RPA of £47.949m grant for 2022-2024. Berwickshire Housing Association and Eildon Housing Association have secured £4.6m Charitable Bond funding which will be used in lieu of Scottish Government grant to deliver 3 projects which are estimated to complete in 2018/19. The SHIP also assumes use of up to £4.9m 2<sup>nd</sup> Homes Council Tax funding from the Council and of up to £78.8m private borrowing by the Registered Social Landlords over the period 2019-24.
- (c) The Council may also assist project delivery through use of limited available Affordable Housing Policy Developer Contributions. Table 13 on page 50 of the SHIP illustrates estimated potential total investment in the region of £162m<sup>2</sup> over the period 2019-2024. Together with this year’s estimated project delivery brings that figure closer to £185m over this and the next five years.
- (d) The SHIP presents an unprecedented challenge and opportunity, when compared with previous estimated unit annual delivery numbers. In the last 10 years just shy of 1000 new affordable homes have been delivered. Looking forward it is ambitiously envisaged that just over 1000 new homes will be delivered in half the time. This will provide a massive boost to the construction sector and the local economy. That should all the new homes be delivered then an estimated £3.567m additional income from council tax will be generated to SBC over period 2018-19 to 31 March 2024.

### **6.2 Risk and Mitigations**

- (a) Delivery of the SHIP is largely dependent upon a number of variables not least of which relate to resource and other political and organisation decision making processes beyond the control of the Council.
- (b) Delivery of the SHIP is also dependant upon ownership of land by the RSLs and the recent delivery of a number of projects has depleted their limited

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<sup>2</sup> In the region of £187m including investment for 2018-2019 project delivery  
Executive Committee – 16 October 2018

land bank. Officers will continue to work with partner RSLs to ensure that there is a strategic approach to land-banking for affordable housing. In particular this collaboration has identified a number of Council –owned sites which could potentially be developed to provide Extra Care Housing in key Borders settlements.

- (c) The Council constantly reviews its Corporate Property Strategic Asset Management Plans for the management of the Council’s property assets in order to maximise their contribution to the Council’s corporate and service goals and objectives as economically, efficiently and effectively as possible; providing the right space, at the right time, in the right location at the right cost. Therefore a strategic approach to the development of affordable housing across the Borders will aim to make the most effective use of land and/or property wherever possible, taking advantage of the Council’s property and asset rationalisation process through collaborative working opportunities will be created where practical for affordable housing development.

### 6.3 Equalities

- (a) In line with both Council policy and legislative requirement, the SHIP 2019-2024 has been subjected to an Equalities Impact Assessment. The outcome of that impact assessment did not identify any concerns about the way the delivery of the SHIP is likely to adversely impact on any of the equalities groupings.
- (b) The development of SHIP update was predicated on the endorsement of the principle of equalities as articulated in the SHIP guidance. The SHIP was subjected to an Equalities Impact Assessment, Strategic Environmental Assessment Screening and Rural Proofing.
- (c) Houses produced by Registered Social Landlords will be allocated according to their individual allocations policy and procedures. As a consequence of being an RSL, they are subject to the weight of statutory scrutiny via external Regulation and Inspection by the Scottish Housing Regulatory.

### 6.4 Acting Sustainably

- (a) In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of the SHIP 2019-2024 has been undertaken using the criteria specified in Schedule 2 of the Act. The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.
- (b) By seeking to provide more new affordable houses, the SHIP update will promote sustainable communities and help to address many of the housing supply challenges identified in the Housing Strategy 2017-2022.
- (c) There are no adverse economic or social effects resulting from SHIP delivery, and potential environmental effects from new build housing will be addressed through the Planning Process and National policies and standards.

### 6.5 Carbon Management

- (a) It is considered that there are no direct effects on the Council’s carbon emissions arising from the report recommendations.
- (b) New Build housing will have a general effect on the region’s carbon footprint however these are addressed within the Planning and Building Standards processes, and will be consistent with meeting the housing requirements and standards as set out by the Scottish Government.

- (c) It is anticipated that RSL affordable housing identified in the SHIP 2019-2024 will be built to Scottish Government's "Silver Standard". In the event that this cannot be reached, new houses will be built to comply with current Scottish Building Standards, thereby seeking to maximise the opportunity for energy efficiency and reduction of fuel poverty.

**6.6 Rural Proofing**

- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels/Tweedbank, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso
- (b) The SHIP project working group carried out a rural proofing exercise as part of the preparation of the SHIP in September 2018. It was considered that the delivery of this SHIP will have no unforeseen negative impact on the rural area, and was most likely to have positive effects by increasing the supply of affordable housing, and that the needs of rural areas have been properly taken into account.

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

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

**7 CONSULTATION**

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

**Approved by**

**Brain Frater**  
**Service Director Regulatory Services**

**Signature .....**

**Author(s)**

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**Background Papers: SHIP Document Executive Committee 17<sup>th</sup> October 2017**  
**Previous Minute Reference:**

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

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# Strategic Housing Investment Plan (SHIP)

2019-2024





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## Foreword

I am pleased to present this 10<sup>th</sup> Strategic Housing Investment Plan (SHIP) which sets out proposed delivery of new affordable housing in the Borders over 2019-24. We welcome the high level of Affordable Housing Investment Programme funding being allocated, and the stability and confidence this provides to project and programme delivery to 31



March 2021, and the encouragement to the housing and construction sectors into the next Parliamentary period.

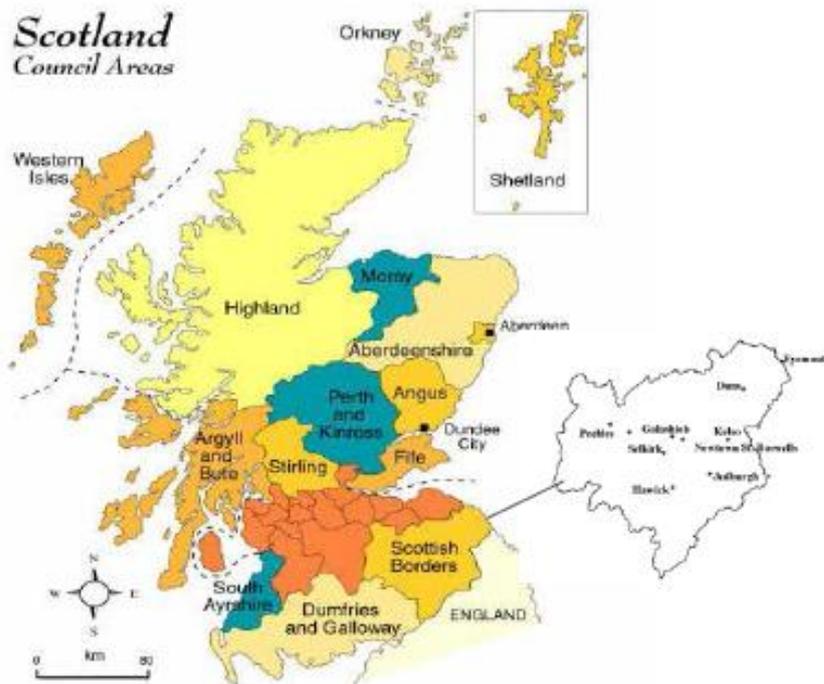
This plan has been produced through collaboration with Registered Social Landlords in particular, and demonstrates projects which can be delivered by 31 March 2021, and identifies additional projects which are capable of being brought forward to maximise potential slippage funding opportunities. This illustrates a very positive contribution throughout Scottish Borders, and also towards helping meet the Scottish Government's 50,000 national affordable homes target. Working in partnership with the Scottish Government, and local partners, the Council has disposed of several sites to RSLs identified in the previous SHIPs, though the strategic release of "Council owned" land to enable delivery of affordable housing projects.

These partnerships will help us deliver a range of affordable, safe, energy efficient and attractive homes and places through extra care housing starting in Duns and Galashiels, local area regeneration, more rural housing, more housing for people with particular needs, as well as providing general needs at affordable rent. In total this SHIP sets out ambitious proposals for up to 1047 new affordable Borders homes at a total investment in the region of £162m for 2019-2024. With the envisaged completion of 213 homes this year brings means that as many as 1260 homes over the next 6 years could potentially be delivered to Borders communities bringing the total investment figure closer to £185m over the period.

I am certain that the affordable housing developments identified in this SHIP will have a major positive contribution to improving quality of life in the Borders and, on behalf of Scottish Borders Council and our partners it gives me great pleasure to present this SHIP submission.

Councillor Mark Rowley

*Executive Member for Business and Economic Development*



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

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## 1. Introduction

Two years on from when the Minister first announced the *More Homes Scotland's (MHS)*, overarching approach to support an increase in supply of homes across all tenures which would incorporate a variety of existing and new initiatives to help deliver its target of over 50,000 affordable homes by 2021. Scottish Government has already made a commitment to invest over £3 billion in affordable housing in order to deliver these 50,000 homes over the lifetime of the current Scottish Parliament, with £758.146m being made available in 2018-19 which equates to £14.065m allocation to Scottish Borders area.

The Strategic Housing Investment Plan (SHIP) has a core purpose to set out the key strategic housing investment priorities for both affordable housing and other tenures over a five year period. Councils are required to submit its SHIP to the Scottish Government on an annual basis. As well as a five year operational plan the SHIP, reinforces the Council as the strategic housing authority and sets out the Council's strategic policy approach to enable the delivery of high quality housing and housing related services across tenures to meet identified need in the Borders.

The affordable housing investment priorities detailed in this plan covers the period 2019-2024 and aligns with and are consistent with Local Housing Strategy's identified priorities (LHS), assists government meet its ambitious affordable housing targets and helps inform the Scottish Government's investment decisions and the preparation of the Strategic Local Programme Agreements (SLPA).

This SHIP submission has been prepared in accordance with the revised SHIP Guidance issued by Scottish Government in August 2018. It is updated by current information, where applicable, and it sets how the Council and its partners have identified and prioritised projects that are capable of being delivered within this five year SHIP period and identifies where there are development constraints in relation to particular projects. It sets out proposed timescales for when projects will be delivered and identifies a range of funding and resource mechanisms including the use of the Council's own resources, other funding initiatives and those from the Scottish Government and partners.

It also reflects the Scottish Government's aspiration to develop a range of funding arrangements and through creative collaboration with partners identifying solutions to deliver extra care housing that addresses the housing needs of our growing older people population and looks at the requirements to support the delivery of wheelchair accessible housing. The SHIP also seeks to

identify projects that could be brought forward should additional funding become available or where infrastructure issues and/other challenges are resolved.

Since SHIPs were introduced, and submitted back in 2007 the Council and its partners have delivered 959 new affordable homes which include social and mid-market rent. Scottish Borders Registered Social Landlords (RSLs) collectively now have a stock profile of 11,898 affordable homes for social and mid-market rent. Following a large scale voluntary stock transfer in 2003, RSLs are the only providers of social rented housing in the Borders, and as a stock transfer authority the Council relies on its partners to help it discharge its Statutory Homelessness Duty and the Council and its partners have started work to develop its Rapid Rehousing Transition Plan (RRTPs) due to be submitted to Scottish Government by December 2018 and which will be reflected in future Local Housing Strategies and SHIP submissions.

This is the Council's 10<sup>th</sup> SHIP submission and for much of the past decade of SHIP delivery RSLs faced a number of major challenges such as the reductions in grant funding and changes in payment arrangements with the most significant challenge being the ability to access private sector capital funding at reasonable terms and conditions. However, following the Scottish Government's commitment the Council and its partners have welcomed the significant increase in direct housing investment funding which is understood set to continue over the period of this SHIP.

Resource Planning Assumptions (RPAs) of up to £15,893m have been provided by Scottish Government (More Homes) until 2021. New Guidance received in August 2018 indicated that for planning purposes the Council should use this RPA for the final 3 years of this SHIP. This level of RPA, includes the sustained increase in the RSL unit bench mark rate by 20%, provides sufficient resources and certainty enabling Borders developing RSLs to deliver bigger more ambitious affordable housing programmes to meet need. Over the past couple of years the lending market has eased considerably also enabling RSLs to access more affordable funding packages at terms and conditions which are more acceptable to them, and the Scottish Government's review of the planning system with a focus on improving planning processes to support the delivery of good quality housing should all contribute towards effectively achieving delivery of this very ambitious programme.

In preparing this SHIP 2019-2024 consideration has been given to priorities across sub areas and by tenure and house size, type which depend on a range of factors, including relative need, land availability and development constraints. Sustainable development ambitions have also been given consideration and projects aligning with these ambitions are included in this SHIP. Work has been undertaken to consider the housing needs at a localities level to link with community

planning and the Health and Social Care Integration Strategic Plan objectives through its Housing Contribution Statements and the development of an Integrated Strategic Plan for Older People's Housing, Care and Support needs. Work is currently underway to consider the housing needs and aspirations of the Borders young people which will underpin the development of a young people's housing strategy. This will influence investment priorities for affordable housing which will be considered in next year's 2020-2025 SHIP submission.

This SHIP has been developed in collaboration with key Council services including, Planning, Assets and Infrastructure, Finance, Health and Social Care services and, with a range of stakeholders of the SHIP Working Group including aligning housing priorities to reflect identified needs and commissioning intentions of the Strategic Plan. It is underpinned by resource planning assumptions for the period 2019-2024 provided Scottish Government and includes a range of other funding mechanisms such as local authority on lending and funding from the Public Loans Works Board to deliver the Council's NHT Local Authority Variant Programme. It is also predicated on RSL financial capacity for private borrowing including the use of charitable bonds underpinned by other funding arrangements such as 2<sup>nd</sup> Homes Council Tax, Affordable Housing Policy Developer Contributions and strategic disposals of Council owned land.

This SHIP update rolls forward the 2018-2023 SHIP planning horizon for a further year taking us to 2024 and is underpinned by the SESPlan Housing Needs and Demand Assessment, and takes cognisance of the South East of Scotland Plan (SESPlan) and the Scottish Borders Local Development Plan. It illustrates how a variety of funding mechanisms can be drawn upon in order to ensure and maximise project delivery in order to meet the affordable housing targets and contribute to the outcomes set out in the Council's Local Housing Strategy 2017-2022 (LHS), and meet the housing supply target of 128 additional affordable homes per year. The SHIP is a realistic, resource based operational plan that sets out how, when and where the Council and its partners plan to deliver identified housing investment priorities in the Borders over the next five years.

The SHIP Project Working Group remains the Council's key working group responsible for overseeing the development and delivery of the SHIP and the ongoing review and evaluation process. This includes the identification and prioritisation of sites for inclusion and monitoring delivery of affordable homes against the Scottish Borders Local Housing Strategy target of 128 homes per year. The group includes the following key stakeholders: SBC Housing, Planning and Assets and Infrastructure and RSLs who link in with SEPA, Scottish Water, Scottish Gas, Homes for Scotland, the Rural Housing Service, the local construction sector and the Scottish Rural Property and Business Association.

The Council and its partners are optimistic that through effective partnership collaboration resources allocated can be fully spent in order to deliver the projects set out in this plan. Projects have been identified which could potentially be brought forward in the event that infrastructure issues and other challenges can be resolved. That said recognising the challenges of the lead-in timescale for developments, projects have therefore been prioritised accordingly. Notwithstanding the projects identified, work continues to identify new potential development opportunities and these will be explored and brought forward as and when it is feasible.

Eildon Housing Association, Berwickshire Housing Association and Scottish Borders Housing Association are the local developing Registered Social Landlord (RSL) partners that play a key role in supporting the delivery of affordable housing projects across the Borders. Although being a contributor to the SHIP process for the past decade, this year sees Waverley Housing bringing forward a regeneration project for prioritisation for the first time. This follows the conclusion of the master-planning exercise for part of Upper Langlee in Galashiels set out in the previous SHIP submission. Details of this regeneration project will feature further on in the SHIP document (page 24 and 25). Following the selection process back in 2016 Trust Housing Association and Eildon Housing Association are the two selected RSL partners to work in partnership with the Council to ensure efficient and effective delivery of extra care housing projects across Borders main towns.

The Extra Care Housing Board established in 2016 which includes representatives from Health & Social Care, SBC Finance, Assets and Infrastructure, Planning, Housing, and the above two RSLs remain the key governance arrangement to ensure the delivery of the extra care projects. With the completion and launch of the Integrated Strategic Plan for Older People's Housing, Care and Support<sup>1</sup> new governance arrangements are being established to ensure effective implementation of an ambitious ten year strategy. This is effectively a housing-led solution to addressing the housing, support and care needs of Borders growing older population and envisages a wide range of house type, size and tenure mix across the Borders. It is also envisaged that the Extra Care Housing Board will become a Project Board reporting directly into the Programme Board and up through the Council and the Integrated Joint Board.

Whilst each representative on the Project Board has an individual role and responsibility the collective responsibility is to deliver the projects identified in the Extra Care Housing Delivery Framework to provide sustainable and long-term flexible affordable housing solutions for the benefit of existing and emerging needs of older people within the main Scottish Borders towns and surrounding areas in contributing towards meeting identified housing and care needs. There will now be a new emphasis on the planning and alignment of the delivery of the extra care housing

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<sup>1</sup> Executive summary available at appendix 6

with those projects outlined in the wider Older People's strategy. In addition to the delivery of new initiatives such as technology enabled care and service reform, the strategy also identifies the issue of 'not fit for purpose' older person's housing and it is envisaged that RSLs will bring forward project proposals to address these issues through modernisation and remodelling. For example; Elm Court, Hawick which is illustrated on pages 23 and 24.

The funding resources required and available to deliver the investment priorities are outlined in section 7 page 50 and are set out in Appendix 5. The SHIP does not address unsubsidised private sector market housing however it is recognised that new private house building makes a significant contribution to the local economy and to communities' sustainability, as well as meeting a wider housing need in communities. Development of a Housing Supply Strategy is well underway in an effort to identify impediments to delivery and encourage a greater diversity in supply to meet the broader housing needs across Borders.

It is now five years since Scottish Borders Council Members considered a final business case and approved proposals for new affordable (mid-market) housing in the Borders. This Council-led Affordable House programme was delivered via a Local Authority Variant of the National Housing Trust model in partnership with the Scottish Futures Trust and the Scottish Government in order to provide additional affordable housing that helps meet an established social need whilst keeping people in jobs and stimulating the economy in the Borders.

The programme was made possible by the Council being given consent to borrow from the Public Works Loan Board and was underpinned by a Scottish Governmental rental guarantee to support the delivery of these additional new homes for affordable mid-market rent. Most of the properties have been built to current Scottish Building Standards with some being built to Housing for Varying Needs Standard and have been acquired in key strategic areas where there was a high demand for this type of affordable rent. The Council is no longer in discussions with Developers owing to rising costs and unrealistically high land price expectations which made it increasingly difficult to deliver within the financial viability parameters and to deliver within the initiative end date of March 31<sup>st</sup> 2019. Therefore, following completion and acquisition of a final 5 properties at Broomlands, Kelso will bring the total number of projects delivered under this initiative to 54. Officers are now in discussion with key partners and Scottish Government to seek the most appropriate disposal option for the Bridge Homes properties, which hopefully will see them remain in the affordable rented sector in perpetuity.

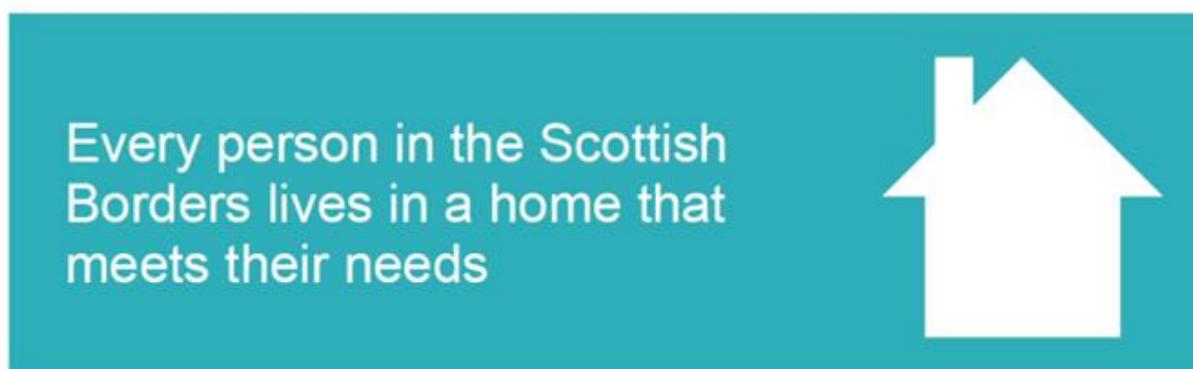
Last year also saw the 5th anniversary of Tweedside LLP's (the Council's 1<sup>st</sup> National Housing Trust Initiative) at Chris Paterson Place and this year sees the 5<sup>th</sup> anniversary of its James Hogg

Court development. In 2016 the Council agreed that Eildon Housing Association would be its nominee to take on ownership of the properties as its exit strategy for the disposal of the Tweedside Homes LLP properties. December 2017 saw the completion of a total transfer of 21 properties at Chris Paterson Place, Galashiels, and October 2018 saw the completion of a total transfer of 24 properties at James Hogg Court, Innerleithen thereby keeping them in the affordable rented sector in perpetuity and as such is reflected in this SHIP as a potential outcome.

## 2. Local Housing Strategy Outcomes and Targets

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

**Figure 1: Local Housing Strategy Vision**



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

To develop and build up the Local Housing Strategy (LHS) 2017-2022 the Council worked in collaboration with a wide range of partners to assess local needs, agree priorities and define ideas and solutions to deliver a shared vision for housing in the Scottish Borders. Housing plays a vital role in meeting the needs of local people, communities and the economy and plays an important role in place making. The Local Housing Strategy sets out a framework of action, investment and partnership working to deliver local priorities and was developed in a very different strategic and financial context from the previous LHS. The Strategy was developed and co-produced in accordance with the Scottish Government's then revised LHS Guidance 2015 and was informed by a number of current existing plans and strategies and it is underpinned by the South East of Scotland Strategic Development Plan Housing Needs and Demand Assessment (SESPlan HNDA2) 2015, and reflects the Local Development Plan.

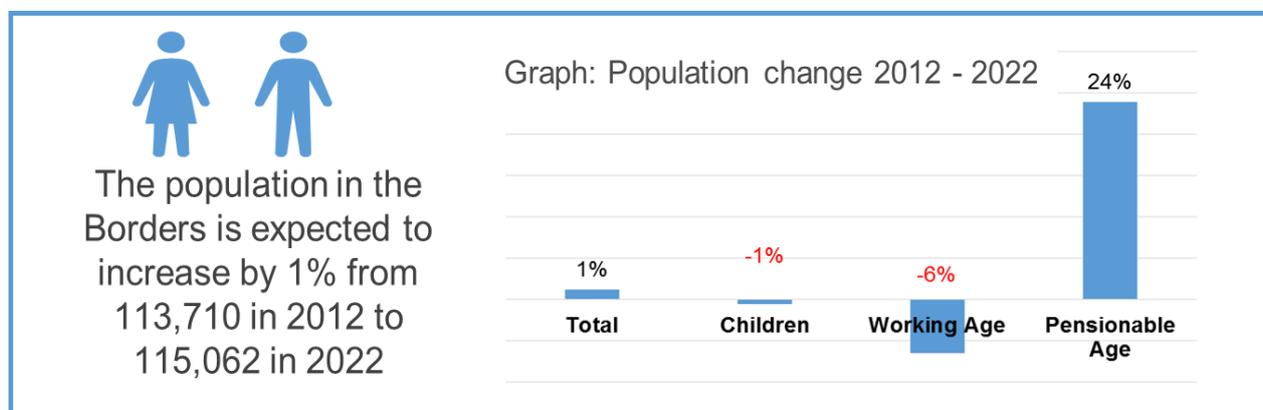
Figure 2 below sets out the Local Housing Strategy's four strategic outcomes and the affordable housing project priorities identified in this SHIP are consistent with these strategic outcomes which, are aligned to the Scottish Government's national health and wellbeing outcomes.

**Figure 2: LHS Priority Outcomes**



Housing is at the heart of independent living and having appropriate housing in place to keep people living independently for as long as possible was identified as a strategic priority in the LHS. Figure 3 below shows the projected increase in the older population is 24% which is higher than the expected increase across Scotland which is 21%.

**Figure 3: Population Change**



Recognising the size and scale of housing and service challenges arising from the projected demographic changes and increasing numbers of older people, 2018 saw the development and launch of the Integrated Strategic Plan for Older People’s Housing, Care and Support underpinned by the projected growth in the number of older people living in the Borders which is likely to increase demand for specialist housing. This new ambitious plan sets out a vision where older people will have greater choice in terms of where they live, and the services they can access. In order to address some of this need there will be an increased focus on the types of affordable housing (including wheelchair accessible) provision in this SHIP and future SHIPs.

Figure 4 below seeks to demonstrate the pivotal role and the positive impacts that developing new affordable housing has on the wider social, economic and physical environment. It helps support the local construction industry and provides a funding stimulus into the supply chain and also supports with the Council’s new Corporate Plan for 2018-2023 called ‘Our Plan and Your Part in it’ (which was approved at the Council meeting on 20 February 2018) aligning strongly with the themes “Supporting independent, Achieving People” and “Developing Empowered Vibrant Communities”. It also links in with the objectives set out in the Council’s Scottish Borders Economic Strategy 2023 by helping “create the conditions for businesses to compete and builds on our assets”.

**Figure 4: Housing’s Contribution to Social and Economic Wellbeing of the Borders**



The Scottish Health and Inequality Impact Assessment Network (SHIAN) report published in June 2017 confirms the positive impacts that the new affordable housing on this scale has on health and wellbeing for particular groups and communities. These findings align with previous research evidence that also showed that better housing can lead to some improvements in self-reported

physical and mental health and reductions in some symptoms. Heating and energy efficiency measures can improve the indoor environment and also alleviate fuel poverty which can improve occupant's health and wellbeing against current Public Health Reform priorities and actions.

The SHIAN report also identified that characteristics of high quality housing that benefit health include high levels of energy efficiency, thermal comfort, ventilation, appropriate space for the household, and provision of safety features. The affordable housing projects set out in this SHIP will aim to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty and to achieve the Silver Standard as a minimum thus meeting the Scottish Housing Condition Standards (SHQS) and Energy Efficiency Standard for Social Housing (EESH). Eildon Housing Association are currently exploring Passivhaus design as a direct response to the increasing risk of Scottish households falling into fuel poverty and this is detailed on pages 35 and 36.

There are also direct linkages with the Scottish Borders Economic Development Strategy and Corporate Plan, called 'Our Plan and Your Part In it'.<sup>2</sup> Delivery of the SHIP also links and supports the Council to deliver on its 'Connected Borders' Vision for delivering better communities the next 5 years (2017 – 2022) helping our communities have the skills, ambition and sense of purpose to lead the Scottish Borders into the future, a future that delivers economic growth and sustainable development, a future that builds our communities into strong, energetic towns and villages.

**Figure 5: Connected Borders Vision for Delivering Better Communities**



<sup>2</sup> Our Plan and Your Part In it'

Under the Community Empowerment (Scotland) Act 2015 the Scottish Government has made it a requirement to put in place a Local Outcomes Improvement Plan (LOIP) with a particular focus on reducing inequalities. In the Scottish Borders this is known as the Community Plan and delivery of the SHIP contributes to achieving the LOIP's Community Plan's ambition to improve the quality of life for all who live in the Scottish Borders through working together with our communities and through partnership action. Figure 6 below illustrates the outcomes of the Community Plan for improvements and an affordable housing programme of this size is an integral part which will contribute positively to achieving many of its outcomes and have a direct benefit in reducing inequality for many of the people.

**Figure 6: LOIP Outcomes**

<b>OUTCOMES by Theme</b>
<b>Our Economy, Skills &amp; Learning</b>
More people working more productively for higher wages
More business people benefitting from greater investment and better support for their new and existing businesses, particularly in key growth sectors
More highly skilled workers
More people shopping, visiting and spending in local town centres
More people benefitting from better connectivity
More LAC (looked after and accommodated) children and young people in positive and sustained destinations
More children, particularly those living in poverty, achieving higher levels of attainment
<b>Our Health, Care &amp; Wellbeing</b>
More people in good health and leading an active lifestyle at every age and stage of life
More people in good mental health at every age and stage of life
Improved support and care for older people
<b>Our Quality of Life</b>
Fewer people experiencing violence (incl. domestic abuse)
Fewer people experiencing anti-social behaviour (ASB)
Fewer people killed or seriously injured on our roads
<b>Our Place</b>
More people able to afford to heat their homes
More people living independently in affordable and sustainable homes

Beyond the provision of affordable housing for social rent the Scottish Borders general house building position over recent years mirrored the national picture reflecting a significant and concerning reduction in the number of new homes being built and brought to the market. Albeit there has been some limited market recovery elsewhere in Scotland and the UK, Borders market remains worryingly sluggish.

This is evidenced by the number of new homes built on average each year which was 288 in 2013-2014 rising to approximately 370 in 2015-2016 dropping again to 309 in 2016-2017 and worryingly again in the last financial year (2017-2018) saw an all-time low of just 250 houses being built. This includes the affordable housing completions in those years compared to 717 new homes being delivered when the market was at its peak in 2006-2007 with only 60 of these being for social rent whereas 112 of last year's 250 were for social rent (see table 1 page 17).

### 3. Affordable Housing Delivered 2017-2018

Page 18, Table 2 of the previous SHIP 2018-2023 submission envisaged that there would only be 83 affordable housing completions for the period April 2017 – March 2018 set against a new identified affordable housing target of 128 additional affordable homes per year.

Table 1 below sets out the progress on the delivery of the Border's affordable housing projects for the period 2017-2018 which shows a total of 145 additional affordable homes were delivered over that financial period thus exceeding the LHS target of 128. Of the 145 homes delivered, 112 homes are for social rent by Registered Social Landlords, and 33 via the Scottish Government's Open Market Shared Ownership mechanism. This included 3 individual house purchases by Eildon Housing Association and 1 mortgage to rent purchase by Waverley Housing.

All but one of the envisaged RSL completions for 2017-2018 have delivered apart from Peelwalls Ayton, where Berwickshire Housing opted not to progress the potential "off the shelf" purchase of 6 homes from a developer. Handover of another 4 flats at Innerleithen Road Peebles (now known as Hydro Gardens), by Bridge Homes the Council's Limited Liability Partnership, has slipped into 2018-19 and Eildon Housing Association completed ahead of schedule 19 homes at Sergeant's Park and 16 homes at Easter Langlee as phased handovers, and acquired a further 21 homes at Chris Paterson Place.

**Table 1: Project Completions for 2017-2018**

RSL	Project Name	Supplier	Units GN	Units PN	Units Total	Status Update as at 31/03/18
BHA	Gowanlea Coldstream	HA Rent	-	4	4	Completed
EHA	Roxburgh St Kelso	HA Rent	18	0	18	Completed
EHA	E. Langlee Ph3 Galashiels	HA Rent	16	0	16	Completed
EHA	Sergeant's Park Ph1 Newtown St. Boswells	HA Rent	16	3	19	Completed
SBHA	Block 27 Stonefield remodelling Hawick	HA Rent	6	0	6	Completed
EHA	Lintburn St Galashiels	HA Rent	0	8	8	Completed
BHA	Todlaw Ph3B Duns	HA Rent	14	2	16	Completed
EHA	Individual house purchase	HA Rent	2	1	3	Completed
EHA	Chris Paterson Place Galashiels	MMR	21	0	21	Completed
WH	Mortgage to Rent	HA Rent	1	0	1	Concluded
OMSE	Open Market Shared Ownership	Shared Equity	33	0	33	Concluded
<b>Total</b>			<b>127</b>	<b>18</b>	<b>145</b>	

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

From a position of no Open Market Shared Equity sales concluded in the first year (2014-2015) there has been a year on year increase with 11 sales concluded for 2015-2016 and by working with our partners to increase the promotion of this scheme to eligible client groups saw this figure increase to 25 for 2016-2017 with a further increase to 34 in the last financial year. Albeit, it is positive to see this uptake it is difficult to speculate why the demand for this type of housing product is still low compared to other local authority areas but Officers are continuing to look into this. Table 2 below shows the locations where OMSE purchases have been concluded over the last 3 years.

**Table 2: Scottish Borders OMSE by Settlement 2015/16- 2017/18**

Settlement	2015/16	2016/17	2017/18	Total
Berwick-Upon Tweed			1	1
Chirnside	1	2	1	4
Coldstream			3	3
Duns	1		1	2
Earlston			1	1
Eyemouth	3	7	7	17
Galashiels	1	7	7	15
Hawick	1	2	3	6
Innerleithen	1	2		3
Jedburgh			3	3
Kelso	2	3	4	9
Newton St Boswells		2		2
Peebles			3	3
Selkirk	1			1
Total	11	25	34	70

Source: Scottish Government 2018

In an effort to promote and increase take up of this low cost home ownership initiative Council Officers continue to work with Link Housing Association to maximise publicity through the use of libraries, contact centres and Council website.

Figure 7 on page 19 shows images of some of the affordable housing projects which completed in Scottish Borders during 2017-2018. These are (top left to right) Easter Langlee phase 3 which saw its first 16 houses delivered as part of a bigger new build development by Eildon HA on a green

field site. Lintburn Street, Galashiels is a new 8 flatted development for the re-provision and expansion of the Supported Housing Service previously based in Chris Paterson Place.

The longstanding unofficial car parking site in Roxburgh Street, Kelso is now replaced by Eildon Housing Association’s award winning<sup>3</sup> development of 18 new homes for affordable housing which has improved both the rear and street frontage enormously in this conservation area. Again, as part of a phased programme developed EHA saw the completion of 19 new homes at Sergeants Park in St. Boswells and finally, Berwickshire Housing saw the completion of a further 16 homes at Todlaw Duns which saw the delivery of phase 3 of this development. Not shown below, however, Berwickshire also completed 4 homes for people with particular needs at Gowanlea in Coldstream.

**Figure 7: Affordable Housing Development Completed 2017- 2018**



### 3.1 Development Project Status Update as at September 2018

The Council and its partners are confident that they are on track to deliver 213 new homes over the Strategic Local Programme (SLP) for the period 2018-2019 and table 3 on page 20 sets out the projects that are envisaged that will be delivered over this period.

It should also be noted that these figures do not include other affordable housing delivered through other private sector led mechanisms. With the increased effort to promote the Open Market Shared Equity Scheme it is hoped that there will be an even greater number of new affordable

<sup>3</sup> Scottish Housing Awards Best Small development 'Social Housing' Award

homes purchased via this mechanism. At the time of writing, and as highlighted earlier in this plan 15 OMSE assisted purchases have been confirmed so far for 2018-2019.

**Table 3: Projects Envisaged to be completed in 2018-2019**

RSL	Project Name	Tenure	Units GN	Units PN	Completions anticipated by March 2019 Total Units
EHA	JHC, Innerleithen <sup>4</sup>	HA Rent	20	-	20
EHA	Sergeants Pk, Newtown	HA Rent	34	-	34
EHA	E. Langlee, ph 3, Gala	HA Rent	47	-	47
EHA	High St. Selkirk	HA Rent	10	-	10
EHA	St John's Manse, Gala	HA Rent	10	-	10
EHA	Craigpark, Galashiels	HA Rent	9	-	9
SBHA	Rose Court, Galashiels	HA Rent	10	-	10
BHA	Acredale ph 3, Eyemouth	HA Rent	30	-	30
BHA	The Glebe, Chirnside	HA Rent	25	-	25
WHA	Individual Purchases	HA Rent	3	-	3
Bridge	Hydro Gardens, Peebles	MMR	4	-	4
Bridge	Broomlands, Kelso	MMR	5	-	5
RHG <sup>5</sup>	Cessford, nr Kelso	MMR	6	-	6
<b>Total</b>					<b>213</b>

Albeit, this estimated project delivery falls slightly short of the 282 envisaged set out in table 7, page 33 of the previous SHIP 2018-2023 it far exceeds our 128 annual target set out in the LHS. It is important to note that 36 homes were delivered in 2017-2018 ahead of estimated programme, 34 completions have slipped owing to SEPA issues at Huddersfield Street, Galashiels and 20 MMR homes were removed from the programme as a result of the Council re-marketing the site at Burgh Yard, Galashiels as it would be impossible to deliver within the initiatives completion deadline of March 2019.

The Council and its partners continue to seek to develop in areas of high demand and identified need across Towns and more rural communities. Table 4 on page 21 provides a position statement on the progress of all Strategic Local Programme Agreement (SLPA) and other projects from SHIP 2018-23 as at 20<sup>th</sup> September 2018.

<sup>4</sup> EHA Council Nominee to acquire NHT for affordable rent in perpetuity

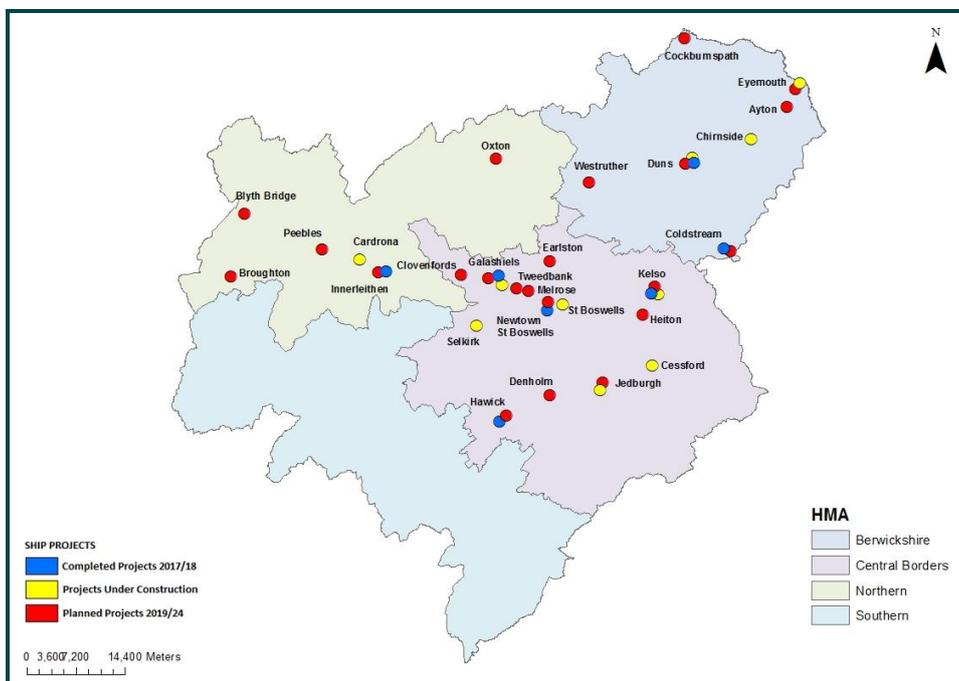
<sup>5</sup> Rural Housing Grant to assist bringing empty homes back into use

**Table 4: Position Statement on SLPA and other projects from SHIP 2018/23 as at 20<sup>th</sup> Sept 2018**

RSL	Project Name	Units General Need	Units Part. Need	Position Update
BHA	Peelwalls, Ayton	6	-	Project Aborted
Bridge	Hydro Gardens, Peebles	4	-	Completed
BHA	Acredale 3, Eyemouth	28	2	Under Construction
EHA	Craigpark Gardens, Galashiels	9	-	Under Construction
EHA	Springfield Terrace, St. Boswells	3	-	Autumn Site Start
EHA	E.Langlee Ph3 Gala	47	-	Completed
EHA	High Street, Selkirk	10	-	Under construction
EHA	Woodside Place, Galashiels	3	-	Autumn Site Start
EHA	Huddersfield Street, Galashiels	34	-	SEPA Delay
EHA	Sergeants Park, Phase 1, Newtown St. B.	34	-	Completed
EHA	Station Road, Cardrona	17	-	Under Construction
SBHA	Rose Court, Galashiels	10	-	Under Construction
SBHA	Heriot Field, Oxton	4	-	Planning Application
EHA	James Hogg Court, Innerleithen	24	-	Acquired
Bridge	Burgh Yard, Galashiels	20	-	Project Aborted
EHA	Burgh Yard, Galashiels	20	-	Site re-marketed - delay
SBHA	Glensax Road, Peebles	6	-	Planning Application
SBHA	Tweed Court, Kelso	13	-	Planning Application
EHA	Langhaugh, ECH Galashiels	-	39	Tender
EHA	Howdenburn, Jedburgh	30	2	Under Construction
EHA	Coopersknowe, Galashiels	63	6	Re-design
EHA	Former High School, Earlston	64	2	Design Stage
Trust	Todlaw ECH, Duns	-	49	Tenders Checked
BHA	The Glebe, Chirnside	24	1	Under Construction
BHA	Todlaw 4, Duns	26	1	Planning Application
EHA	Tweedbridge Court, Peebles	40	-	Planning application
EHA	Sergeants Park phase 2, Newtown St. B.	64	-	Planning Application
EHA	Springwell Brae, Broughton	12	-	Site Acquired from SBC
BHA	Burnwood, Co'path	8	-	Agreed treat as pipeline
EHA	Crawwood, Tweedbank	16	-	Project Aborted
EHA	Stirches Hawick (ECH)	-	40	Site Acquired from SBC
EHA	Main Street, Heiton	8	-	Site Acquisition Discussions
BHA	Springfield Phase 1, Duns	10	-	Tender Negotiations
SBHA	Garage sites	20	-	Individual Projects Identified
BHA	Priory Bank/Hillview Coldstream	16	-	Design Stage
BHA	Springfield Ph2/3 Duns	75	-	Phasing Negotiations
EHA	Jedward Terrace Ph 2, Denholm	12	-	Site Acquisition Discussions
EHA	Renwick Gardens Morebattle	8	-	Pending design stage
BHA	Former high school Eyemouth	24	-	Site Masterplanning
THA	Former high school Eyemouth ECH	-	36	Site Masterplanning
EHA	Former Borders College, Galashiels	33	-	Site Acquisition Discussions
SBHA	Block 5/6 Stonefield, Hawick	6	-	SBHA secures last RTB
EHA	Kelso, ECH	-	37	Developer Led Design Stage
TBC	ECH, Peebles	-	30	Move to pipeline
BHA	Ladies Field, Coldstream	30	-	Project Aborted

Figure 8 below shows the locations where developments were completed throughout 2017-2018 and where there are planned developments for the period 2018-19-2019-24.

**Figure 8: Completed Developments 2017-2018, Under Construction and Planned for 2019-24<sup>6</sup>**



Back in 2009, a locality planning approach for the development of priority areas was established to reflect local needs and issues and was introduced in SHIP which at the time provided the catalyst to develop both the Peebles and Hawick housing strategies. The delivery of Tweedbridge Court project will complete the delivery of the then Peebles Housing Strategy. Eildon Housing Association acquired the site from Blackwood and has now lodged its planning application which once approved see the re-development of site to provide approximately 40 homes for social rent as set out in table 7 page 36.

Stonefield in Hawick was also at that time recognised as a local priority with the issues of poor housing quality, low demand, and the mismatch of available stock types and sizes all prevalent. Scottish Borders Housing Association’s Area Renewal and Modernisation Programme have helped to address this, together with the business case to secure AHSP grant assistance for Major Reconfiguration work supported by the SHIP. Works to date have reconfigured units from within the shell of existing blocks with, in some cases, 2 units being knocked into one. After lengthy negotiations SBHA have now secured the last remaining Right to Buy (RTB) flat in Stonefield which means they now have 100% of Block 5/6 which enables the Association to demolish the block, tidy up the site as an interim arrangement to allow time to consider the future need and

<sup>6</sup> Figure 8 includes anticipated NHT projects deliverable by March 2019.

demand in the Hawick in order to inform development options. Figure 9 below shows the remaining derelict block to be demolished.

**Figure 9: Block 5/6 Stonefield for Demolition**



The Integrated Strategic Plan for Older People Housing, Care and Support needs identifies a number of developments for older people across Borders that are no longer fit for purpose. In tandem of the development of this strategy Eildon Housing Association (EHA) have been considering the future redevelopment of its Elm Court development in Hawick. Elm Court was built in 1995 and consists of predominantly one-bedroom flats and is located close to the centre of Hawick with all properties arranged around a courtyard car park with two of the blocks 3 storeys high. It is up a hill and has no direct bus service to and from the town centre so is now unsuitable for many older applicants.

**Figure 10: Elm Court, Hawick**



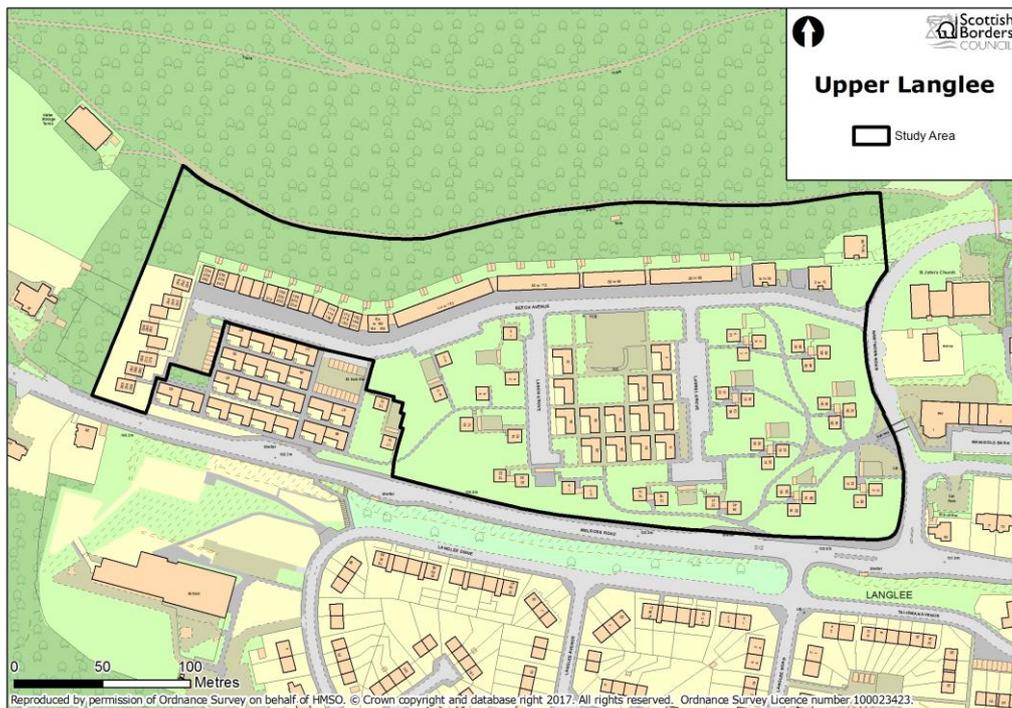
Figure 10 above shows images of Elm Court as it currently stands and the Association are currently engaging with its tenants to identify personal housing options in order to consider rehousing solutions that can be offered by Eildon to its tenants. Figure 11 on page 24 shows the architects designs of Elm Court which through re-modelling and redevelopment could provide 21 flats and houses to meet appropriate housing need and demand in the area.

**Figure 11: Illustrations of Redevelopment of Elm Court, Hawick**



As reported in last year's SHIP submission the Council has been working closely with Waverley Housing to consider suitable options for the future of an estate within the Upper Langlee area of Galashiels. Figure 12 below shows the extent of Upper Langlee which was the subject of the masterplan study.

**Figure 12: Upper Langlee, Galashiels**



The estate has experienced poor occupancy levels, tenancy sustainment and letting trends which demonstrates that there is a surplus of flats and maisonette property types. Waverley Housing have undertaken various initiatives e.g. offering furnished lets to improve letting and tenancy sustainment levels on the estate but these have had only a limited impact. The Council committed funding to support the appointment of a consultant to carry out a master planning study exercise

with a view to bringing forward comprehensive, detailed and fully costed options for the future of the estate.

The appointed Consultants have now completed the masterplan which received Waverley Housing Association's Board approval in principle on 21st June 2018 to progress with the Consultant's recommendation for Option 3 for the Potential Regeneration of Upper Langlee subject to more detailed feasibility analysis and resident consultation.

Figure 13 below illustrates just two examples of the potential transformation of this part of the Upper Langlee area. There are currently 229 properties in Upper Langlee with the project proposing the demolition of 159 properties, and the refurbishment of 70 and the provision of 115 new build that will better meet the needs and aspirations of the tenants and residents.

**Figure 13: Upper Langlee Architects Impressions Beech Avenue and Laurel Grove**



This is a high cost regeneration project with estimated costs of delivering the preferred option 3 around £21.6 million. This is likely to be delivered over a number of financial years through an anticipated 4 phases of development. It is anticipated that this will be led by Waverley Housing and funded from a mix of anticipated grant funding from the Scottish Government, Waverley Housing Association's private finance and potentially some support from the Council through the

use of 2nd Homes Council Tax or Affordable Housing Policy Developer Contributions. However there is already a significant financial commitment on the Affordable Housing Budget for the foreseeable in order to deliver on the Extra Care Housing projects set out as part of the new Integrated Strategic Plan for Older People's Housing, Care and Support in the Borders. There has been an aspiration to regenerate and transform this part of Upper Langlee for quite some time and has been assessed as a strategic priority for the Council and for Waverley.

The Council's resource planning assumptions (RPA) allocation has been increased from £13,167 to £14.065m for 2018-2019, together with an advised RPA of £14.897m for 2019-2020 and £15.893m for 2020-2021 totals £44.855m grant funding for the life of the current Parliament. To permit the necessary advance planning of projects, the new SHIP Guidance states that Councils should plan on the basis of the RPA provided for 2020-2021 and for the Scottish Borders this equates to an RPA of £15,893m each year for the final three years of this SHIP. The Council welcomed the decision by both Eildon and Berwickshire Housing Associations to seek and secure charitable bond funding of approximately £4.6m in lieu of affordable housing supply funding which has been utilised to financially assist 3 projects<sup>7</sup> which are all expected to complete in 2018-2019.

This equates to a five-year housing supply grant allocation of £78.069m for the period of the SHIP 2019-2024. Added to this year's (2018-2019) RPA of £14.065m together with the charitable bonds of £4.6m brings the total level of proposed subsidy over a six year SHIP period to £97.134m. Projects have been identified and prioritised in order to maximise delivery of this funded vision, including available RSL financial capacity for the period to 2024 and in line with Scottish Government Guidance has been over-programmed to take cognisance of the minimum slippage factor of 25% both within or out with the Borders. Projects have also been identified that are capable of being brought forward should infrastructure constraints be resolved providing greater confidence in project delivery within the timescales set out in this SHIP.

The Council and its partners are responding positively to deliver on the welcomed opportunity and challenge presented by the sustained increase in the AHIP resource planning assumption and additional resource aimed at assisting resolving infrastructure blockages and continues to work closely to develop creative ways of delivering new affordable housing projects in order to respond to the Scottish Government's 50,000 affordable homes target.

This significant resource increase and anticipated 3-year Resource Planning Assumptions for 2019-2021 provides the Council and its partners with more certainty in developing and delivering an ambitious housing programme as well as enabling us to take forward the development of much

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<sup>7</sup> The Glebe, Chirnside, High St, Selkirk, Howdenbank, Jedburgh

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

Based on the Resource Planning Assumptions for the period 2018-2021 (£44.855m plus the additional £4.6m from charitable bonds, the Council and its partners at an average grant of £72k per unit could potentially deliver up to 686 units over the remaining three year period of the Scottish Parliament. However, through the SHIP Project Group process potential projects have been identified that could potentially deliver 751<sup>8</sup> new RSL homes over the same period (see tables, 3, 7, and 7a pages 20, 36 and 37). For the full five-period of the SHIP projects have been identified and over-planned on this basis and a total of 1047<sup>9</sup> new RSL homes could be delivered. and with the estimated 213 homes envisaged being delivered during 2018-2019 which includes a further 9 mid-market homes via Bridge Homes brings the total number of new homes that could deliver over this and the next five years is 1260.

This is assuming that all development constraints are overcome, sufficient grant available to assist project delivery and developers are willing to collaborate in order to open up identified sites. However, the planned programme provides some reassurance that we have sufficient development sites that will ensure that RPA allocations to be fully spent in the Borders and to potentially secure any slippage funding from other local authority areas. It should be noted that there may be other Private Developer and/or other RSL projects, OMSE and discounted sales that could be delivered throughout the SHIP period.

The Council and its partners will continue to review and bring forward projects that have been identified through the routine project prioritisation assessment and review process that could be delivered within the timeframes to provide more new homes in the Borders and contribute to the Scottish Government's ambitious affordable housing targets. Quarterly programme meetings with the Registered Social Landlords, the Scottish Government and the Council are instrumental in this process. The Council and its partners will continue to explore re-development and remodelling opportunities arising from the development and implementation of the Strategic Plan for meeting the Housing & Support needs of Older People and Appendix 7 sets out the programme summary within the Affordable Housing Programme budget.

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<sup>8</sup> Over-programmed by 25%

<sup>9</sup> See Table 11 page 40

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

Projects contained within the SHIP programme are prioritised on a site by site basis within the context of available Affordable Housing Supply Programme Funding (AHSP) allocations; the balance of the programme across sub areas including tenure and type, and are prioritised on a number of factors. These factors include; deliverability (including land ownership and the financial capacity to deliver the projects and if required to front fund individual total project costs), strategic fit (ie; aligning with the Integration's Strategic Plan, specialist provision including extra care housing), housing need, homelessness pressure spots, rurality and social, economic, environmental impact. SBC's Rapid Rehousing Transitional Plan will be incorporated into next year's project prioritisation process.

Following a short discussion it was agreed that there would be minor modifications to the prioritisation methodology from the previous SHIP submissions and this year the weighting was updated to take cognisance of the recently launched Integrated Strategic Plan for Older People's Housing, Care and Support in the Borders which is a ten year strategy. The Locality Plans also featured in the prioritisation process where account was taken of community aspirations if possible. Although the process was updated to take account of changing demographics, RSL stock numbers and the introduction of the new locality areas and main gas supplies.

### **4.1 Project Priority Assessment Tool**

The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by RSLs (and other potential Developers) in the Scottish Borders over the five year life of SHIP and includes the Scottish Government's Urban/Rural Classification. Deliverability, including financial capacity is still seen as key factors for considering the viability of a project and thus the 40% weighting is retained. This now includes meeting the needs of older people including delivering on our 10% wheelchair target which will be reviewed in 2019 to develop a new baseline of evidence of need.

Land supply and development projects are initially identified by RSLs (or others) and SBC by an external environmental assessment of current and proposed local strategies, analysis of SBC's Land Audit and Local Plan and local knowledge. From this a list of potential projects is derived by each RSL in conjunction with SBC. A standard project descriptor template is used and Individual projects are then assessed by using The Project Priority Assessment Tool. The project priority weighting matrix set out on page 29 has been developed as a mechanism to assess the priority of projects and RSL financial capacity and not for assessing project or revenue viability.

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

Assessors are each issued with:

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

**Table 5: Project Priority Weighting Matrix**

<b>Deliverability (40% weighting)</b>
<ol style="list-style-type: none"> <li>1. Funding (RSL financial capacity and ability to front fund total project costs, is funding for new development contained within RSL Business Plans)</li> <li>2. Land availability (is there an effective land supply? Is it available/ willing vendor?)</li> <li>3. Project programme delivery (eg; is it an off the shelf project, implemented immediately)</li> <li>4. Constraints (Legal/ infrastructure/ site/ planning/ flood risk/ industry capacity supply chain etc)</li> </ol>
<b>Housing Need (25% weighting)</b>
<ol style="list-style-type: none"> <li>1. As identified through SBC's Housing Needs Assessment (HMA's) –</li> <li>2. Validated Source – (eg; RSL waiting list info, local community housing needs study, homelessness)</li> <li>3. Equalities – Need identified for specialist provision (eg; extra care, wheelchair user; elderly, re-provisioning)</li> </ol>
<b>Strategic Fit (30% weighting)</b>
<ol style="list-style-type: none"> <li>1. Regeneration (Area regeneration/ brown field/ housing estate community regeneration/ re-provision)</li> <li>2. Rurality (as defined by a population of 250 or less – this incorporates landward areas)</li> <li>3. LHS Priority – (is it identified in the LHS 2017-2022)</li> <li>4. Part of Existing Agreed strategy or Programme (e.g.; Extra care Housing Delivery Framework)</li> <li>5. Links with other non-housing Strategies and policies (eg; Eyemouth High School, City Deal/ Railway Blueprint Corridor)</li> <li>6. IJB Strategic Plan – Housing Contribution Statement</li> <li>7. Support Town Centre Living Strategy</li> <li>8. Does the project meet the conditions set out in Scottish Government's Guidance Notes</li> <li>9. Older peoples Integrated Strategic Plan</li> <li>10. Locality Plans</li> </ol>
<b>Impact (5% weighting)</b>
<ol style="list-style-type: none"> <li>1. Social (is this project likely to have a positive social impact on the Community?)</li> <li>2. Economic (what is the economic impact of this project likely to have)</li> <li>3. Environmental (What will the environmental impact of the project be?)</li> </ol>

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

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

This is a dynamic model that reflects the reality of the ever changing political and economic climate and is used by the SBC SHIP Group to review, track and monitor the relative priority of existing and new projects that arise. In this way projects can be either accelerated or de-prioritised and deferred depending on the circumstances that arise.

Using this tool, individual projects are considered by members of the SHIP Project Group to determine their priority ranking with existing projects being reviewed, and new projects brought forward that have been assessed for prioritisation. For analysis of the outcomes of the weighting assessment exercise and project descriptions see appendix 1.

The AHPPM has been applied to all current commitments and proposed projects set out in tables 7 to 7D on pages 36-38. All projects identified in the SHIP have detailed project descriptors which are outlined in parts 1 and 2 of the Affordable Housing Project Priority Assessment exercise which is illustrated in appendix 1. These provide individual site specific comment including; constraints, ownership, infrastructure, contamination, planning, land banking opportunities, recession impact, site access and an equalities impact assessment statement. Individual developing or receiving RSLs are required to demonstrate how they mitigate these constraints and provide timescales which will be considered on a regular basis through the application of the AHPPWM.

## **4.2 Resource Planning Tool**

The Resource Planning Tool is a strategic investment planning model that provides a top down strategic assessment of the funding required to deliver the affordable housing objectives of the LHS. In this context, the Resource Planning Tool provides an overview of the funding allocations by tenure based on number of units, average development costs and a preliminary assessment of the funding source proportions. This SHIP has been prepared on the basis of a five-year planning

horizon and is underpinned by a funding assumption provided by Scottish Government More Homes Scotland as set out on page 26.

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

## 5. Investment Priorities for Affordable Housing 2019-2024

As with the previous SHIPs, this year there is an even greater impetus to progress and where possible speed up project delivery in order to assist the Scottish Government meet its ambitious target of 50,000 new affordable homes. Scottish Borders Council and its partners are being extremely ambitious in an effort to maximise delivery of affordable homes to help Borders communities and to spend all of our affordable housing grant allocation.

As reference earlier in this SHIP, meeting the housing requirements for older people is identified as a key priority for the Local Housing Strategy 2017-2022 which was launched in the autumn in 2017. Work on the development of a ten year Integrated Strategic Plan to address the housing, care and support needs of older people has now been completed and launched in June 2018. Integral to this plan is the identified need for several extra care housing models across the main towns of Scottish Borders. On the 28<sup>th</sup> June 2018 Scottish Borders Council Members approved the new ten year strategy which will see the delivery extra care housing in the Borders as an integral part of its effective implementation.

Table 6 below has been updated from the previous SHIP submission and sets out the revised proposed project delivery timeframes for the delivery of 222 extra care homes in the Borders.

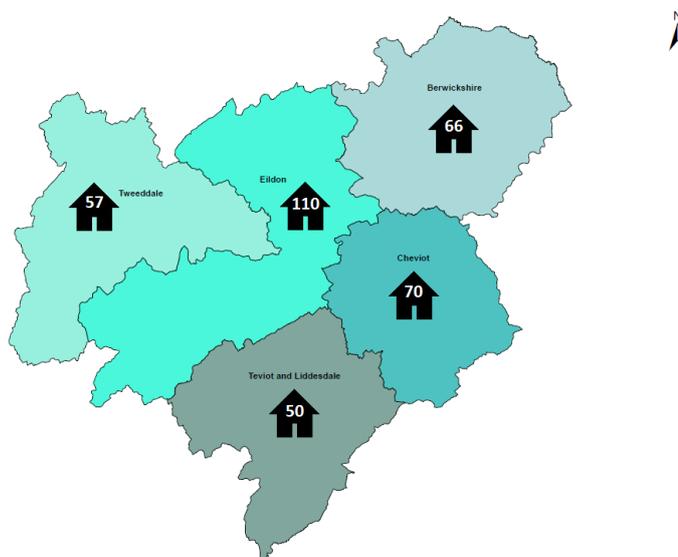
**Table 6: Proposed Delivery Timeframes for Extra Care Housing Developments**

	2019/20	2020/21	2021/22	>2022/23	Total
Duns	-	30	-	-	30
Galashiels	-	39	-	-	39
Hawick	-	-	40	-	40
Eyemouth	-	-	46	-	46
Kelso	-	-	37	-	37
Peebles*	-	-	-	30*	30
<b>Total</b>		69	123	30	222

It should be noted that a site has yet to be identified and secured for the next Extra Care Housing Development in the Peebles area (\*listed in table 6 page 31 for beyond 2022-2023). The project remains in the SHIP as part of the Extra Care Housing Delivery Framework and will be timetabled accordingly when a site has been secured.

Figure 14 below sets out the estimated need for extra care housing at a locality level which shows that the need for extra care housing by 2035 which is estimated to be 353 homes across the Borders.

**Figure 14: Extra Care Housing Need at Locality Level**



As stated earlier in this plan both Trust Housing Association and Eildon Housing Association were selected to develop and deliver up to six extra care housing developments in Borders main towns.

**Figure 15: Extra Care Housing Developments**



Figure 15 on page 32 illustrates the Borders first extra care housing scheme which was developed by Eildon HA six years ago and illustrates examples of Trust's older people's housing schemes elsewhere in Scotland.

**Figure 16: Extra Care Housing Duns Design Impressions**



The Duns project has completed the design stage and obtained planning permission with a site start scheduled for autumn 2018. Figure 16 above illustrates the current design in Duns with figure 17 on page 34 illustrating Eildon Housing Association's Langhaugh project in Galashiels.

It is envisaged that Trust HA will deliver its Duns project in 2020-2021 with 30 as extra care homes and 19 amenity homes and, Eildon Housing Association will deliver its Galashiels project in April 2020 providing 39 extra care homes.

**Figure 17: Extra Care Housing Galashiels Design Impressions**



Early design work is underway looking at the wider former Eyemouth High School site in the form of a joint exercise by Trust Housing Association, Scottish Borders Council and Berwickshire Housing Association. The mini-masterplan could include the provision of up to 46 Extra Care housing developments by Trust HA<sup>10</sup> with an expectation for site start in 2020. This development will learn any lessons and follow a similar standard set by the Extra Care development at Duns.

Following consents from Scottish Ministers the Council has disposed of the Stirches site in Hawick for £1 for the development of Extra Care housing and potential housing models for particular client groups. At this early stage in the development process it is anticipated that around 40 houses will be delivered for Extra Care with a delivery timeframe of 2021-2022.

Following a decision by the Council to market the former Kelso High School site, the Council is currently in discussions with a developer who is keen to develop the site. This Developer has approached Eildon Housing Association with a view towards retention and conversion of the listed former High School Buildings to build an extra care housing development. The Developer hopes to progress design proposals with a view towards lodging planning application later in 2018-2019.

## **5.1 Investment Priorities for Affordable Housing & Energy Efficient Scotland**

As stated on page 15 of this SHIP improving energy efficiency and reducing fuel poverty is a key priority for Scottish Government and for the Council. Over the period to 2032, the Scottish Government expects to see an overall reduction in emissions from residential buildings of 23% to meet existing targets. Emission reduction targets are expected to be delivered “through continued deployment of low carbon heat in off-gas properties”. Objectives have been set out to help achieve the Scottish Government’s 2032 targets:

- “By 2032, 35% of domestic buildings’ heat will be supplied using low carbon technologies, where technically feasible, and the buildings insulated to the maximum appropriate level.”
- “By 2032, improvements to the building fabric of domestic buildings will result in a 15% reduction in domestic heat demand.”<sup>11</sup>

Eildon Housing Association are currently exploring Passivhaus<sup>12</sup> design as a direct response to the increasing risk of Scottish households falling into fuel poverty due to rising fuel costs and the poor energy efficiency of many rural homes. New build Passivhaus homes will simultaneously

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<sup>10</sup> The increase from 36 to 46 extra care homes outlined in this SHIP has yet to be approved from the Extra Care Programme Board

<sup>11</sup> (Climate Change Plan – The Third Report on Proposals and Policies 2018-2032, pp. 87-88)

<sup>12</sup> <http://www.passivhaustrust.org.uk/>

reduce fuel bills for occupants and reduce carbon emissions to contribute to Scottish Government emission reduction targets. The Association aims to deliver 13 Passivhaus standard units across two sites in the Borders.<sup>13</sup> The two developments will serve to highlight the benefits of low-carbon and sustainable design within the context of the Scottish Borders.

EHA are also looking to explore alternative low-carbon heating solutions at various small sites across the Scottish Borders as part of an ongoing new build piloting programme. This programme will see different low-carbon heating technologies (excluding Passivhaus) installed in new build homes with monitoring processes designed to measure energy efficiency and return on investment throughout the life of the programme. This will provide key data for the future development of low carbon, sustainable homes and will help to drive forward the sustainability agenda across the Scottish Borders.

## 5.2 Investment Priorities for Affordable Housing 2019-2024

The Development projects outlined in tables 7 to 7D on pages 36-38 have been prioritised for investment by the SHIP Project Group using the AHPPWM and have been scheduled for completion over the next five years.

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

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
<b>SBHA</b>	Tweed Court, Kelso	HA Rent	13	-	13
<b>SBHA</b>	Glensax Road Peebles	HA Rent	6	-	6
<b>EHA</b>	Howdenburn Dr, Jedburgh	HA Rent	30	2	32
<b>BHA</b>	Todlaw ph4 Duns	HA Rent	26	1	27
<b>BHA</b>	Springfield Ph1, Duns	HA Rent	10	-	10
<b>EHA</b>	Springfield Terrace, St. Boswells	HA Rent	3	-	3
<b>EHA</b>	Woodside, Galashiels	HA Rent	3	-	3
<b>EHA</b>	Tweedbridge Court, Peebles	HA Rent	40	-	40
<b>EHA</b>	Edgar Road, Westruther	HA Rent	10	-	10
<b>SBHA</b>	Heriot Field, Oxton	HA Rent	4	-	4
<b>RHR</b>	Glen Estate, Innerleithen	MMR	2	-	2
<b>Total</b>			<b>147</b>	<b>3</b>	<b>150</b>

<sup>13</sup> A 10-unit development in Westruther, comprising 3-person 5-bed homes, A 3-unit development at Springfield Terrace, St. Boswells comprising a terraced block of 3-person 5 bed homes will also be built to Passivhaus standard

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

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
THA	Todlaw Duns (ECH)	HA Rent	-	49	49
EHA	Earlston ex HS	HA Rent	64	2	66
EHA	Langhaugh Gala (ECH)	HA Rent	-	39	39
EHA	Sergeants Pk ph2 Newtown	HA Rent	62	2	64
EHA	Jedward Tce ph2 Denholm	HA Rent	12	-	12
EHA	Springwell Brae Broughton	HA Rent	12	-	12
EHA	Station Yard, Cardrona,	HA Rent	17	-	17
EHA	Huddersfield Street, Galashiels	HA Rent	34	-	34
BHA	Springfield ph 2 Duns	HA Rent	20	-	20
EHA	Elm Court, Hawick	HA Rent	9		9
EHA	St Aidans Church, Galashiels	HA Rent	21	-	21
BHA	Beanburn ph 1, Ayton	HA Rent	27	2	29
BHA	Priory Bk/Hillview, ph1, Coldstream	HA Rent	16	-	16
<b>Total</b>			<b>294</b>	<b>94</b>	<b>388</b>

**Table 7B: Proposed Development Projects 2021-2022**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
EHA	Stirches Hawick [ECH]	HA Rent	-	40	40
EHA	Borders College Site, Galashiels	HA Rent	33	-	33
EHA	Nethershot/Angraflat Rd, Kelso	HA Rent	40	-	40
EHA	Coopersknowe, Gala	HA Rent	63	6	69
SBHA	Queensway, Earlston	HA Rent	6	-	6
SBHA	St. Dunstans, Melrose	HA Rent	8	-	8
SBHA	Mossilee, Galashiels	HA Rent	5	-	5
BHA	Eyemouth ex HS*	HA Rent	24	-	24
THA	Eyemouth ex-HS (ECH)*	HA Rent	-	46	46
SBHA	Tarth Cr Blyth Bridge	HA Rent	6	-	6
EHA	Ex HS Kelso (ECH)*	HA Rent	-	37	37
<b>Total</b>			<b>185</b>	<b>129</b>	<b>314</b>

\* Unit numbers to be confirmed following feasibility study or more detailed masterplanning

Consistent with last year's SHIP, the Council and its RSL delivery partners continue to be ambitious, resolute and optimistic in seeking to progress, bring forward project delivery where

appropriate and possible in order to maximise the current grant opportunity to deliver more affordable homes in the Borders to meet housing need.

**Table 7C: Proposed Development Projects 2022-2023**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
WH	Beech Ave, Ph1 Galashiels	HA Rent	30	8	38
EHA	Thirlstane Dr, Lauder	HA Rent	9	-	9
EHA	South Park, Peebles	HA Rent	18	-	18
SBHA	Caerlee Mill, Innerleithen	HA Rent	21	-	21
SBHA	Hartrigge Rod/Cr Jedburgh	HA Rent	12	-	12
BHA	The Avenue, Eyemouth	HA Rent	12	-	12
<b>Total</b>			<b>102</b>	<b>8</b>	<b>110</b>

Table 7D below sets out proposed development project opportunities which could deliver up to 123 units with some of the projects being illustrated potentially delivery beyond 2023-2024. Further work and/or negotiation will required in order to realise these potential development opportunities. It is also important to note that at this stage the number of particular needs housing in individual projects have not yet been identified and confirmed. Project delivery timescales could also change periodically as project timescales/new projects progress and RPAs for each year are announced and confirmed.

**Table 7D: Proposed Development Projects 2023-2024**

RSL	Project Name	Tenure	Units General Need	Units Part. Need	Units Total
WH	Beech Avenue, Ph2 Galashiels*	HA Rent	38	-	38
WH	Beech Avenue, Ph2 Galashiels*	HA Rent	39	-	39
EHA	Main Street, Heiton	HA Rent	8	-	8
<b>Total</b>			<b>85</b>	<b>-</b>	<b>85</b>

\* WH to clarify phasing and numbers to be clarified in due course

There are a number of additional potential affordable housing projects that have been identified either through direct contact from Developers and the Registered Social Landlords which are being explored through Section 75 or anticipated Section 75 requirements. However, development of these sites is largely dependent on market led activity and commercial decisions by the Developer and site owners. Some of these sites have been known to the Council and its partners for some years and this indicates a continuous sluggish Borders Housing Market.

Table 8 below sets out potential sites and currently being investigated as future possible affordable housing development opportunities and indicates that as much as an additional 229 affordable homes could be delivered if the market was to change and Developers were willing.

**Table 8: Potential Pipeline Development Projects**

RSL	Project Name	Tenure	Units Nos	Units Description
<b>TBA</b>	Comrades Park East Chirnside	HA Rent	14	Planning App lodged by SH
<b>EHA</b>	Lowood, Tweedbank	HA Rent	35	Pending SBC Purchase
<b>EHA</b>	Wallaceneuk, Kelso	HA Rent	30	Consent yet to be approved
<b>EHA</b>	Hendersyde Kelso	HA Rent	30	S75 Agreement Concluded
<b>BHA</b>	Beanburn Ph2 Ayton	HA Rent	20	Est Completion 2024/25
<b>TBA</b>	March St Mills Peebles	HA Rent	17	Planning App being considered
<b>BHA</b>	Acredale 4 Eyemouth	HA Rent	25	Hart/ Cruden Lead
<b>BHA</b>	W. Reston Mains, Reston	HA Rent	20	New Contact, BHA to pursue
<b>Total</b>			<b>229</b>	

For example, the strategic release of housing land within the railway blueprint corridor aligns with Edinburgh and South East Scotland City Region Vision which will have a transformative impact on regional housing supply and on reducing inequalities across the region. This forms part of the Regional Housing Delivery Plan which outlines the collaborative measures being undertaken by the Edinburgh & South East of Scotland City Region (ESESCR) to address the housing crisis facing the region which can only be realised through working and investing jointly with RSL partners, various land owners, developers and housebuilders. For Borders this means the potential development of Lowood which would provide a mixed tenure development adjacent to the Tweedbank Railway Station.

Notwithstanding the ambition and drive to deliver as many new homes as possible it is inevitable that challenges and issues means that sometimes projects stall or have to be removed from the programme. Table 9 on page 40 illustrates the 6 projects (83 homes) that have been removed from SHIP 2018-2023 and provides a short description as to the reasons.

Table 10 also on page 40 shows 8 of the pipeline projects which could have delivered a possible 237 new homes have now been removed from the SHIP for various reasons. Should these projects re-emerge as potential opportunities they will need to be re-prioritised for inclusion in future SHIPs.

**Table 9: Projects Removed from the SHIP 2018-2023**

RSL	Project Name	Tenure	Units General Need	Reason
EHA	Crawwood, Tweedbank	HA Rent	16	Existing provision leased to SBC as Discharge to Assess
EHA	Burgh Yard, Galashiels	HA Rent	20	SBC re-marketing Site
EHA	Renwick Gardens, Morebattle	HA Rent	8	Consider future Development purposes
SBHA	Blk 5/6 Stonefield, Hawick	HA Rent	6	Consider for future Development
BHA	Burnwood, Co'path	HA Rent	8	Stalled
BHA	Ladiesfield, Coldstream	HA Rent	30	Not being progressed
<b>Total</b>			<b>83</b>	

**Table 10: Pipeline Projects Removed from the SHIP 2018-2023**

RSL	Project Name	Tenure	Units General Need	Reason
SBHA	Auction Mart, Newtown	HA Rent	25	No Progress
EHA	Dicks Field, Ancrum	HA Rent	12	No Progress
EHA	Angles Field, Selkirk	HA Rent	8	Pending SEPA Clarification
EHA	Melrose Road, Newtown	HA Rent	108	No Progress
EHA	Kingsmeadow, Peebles	HA Rent	40	No Progress
EHA	Royal Hotel, Stow	HA Rent	13	No Progress
BHA	Swinton Site	HA Rent	6	No Progress
BHA	Auction Mart Reston	HA Rent	25	No Progress
<b>Total</b>			<b>237</b>	

Notwithstanding the 145 house completions outlined in table 1 on page 17 there are still areas of high and unmet affordable housing demand across the Borders that the private sector cannot satisfy particularly with the advent of the Welfare Reform. Table 11 below illustrates the total number of estimated affordable homes completions over the life of this SHIP and through positive collaborative working between all relevant parties as much as 1047 affordable homes could be delivered over the next five years. Including estimated 213 completions for this financial year brings the total to 1260 new homes over this and the next five years.

**Table 11: Estimated Affordable Homes Completions 2019-2024**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2019/20	2020/21	2021/22	2022/23	2023/24	
AHSP	150	379	314	110	85	1034
NHT LA Variant Programme	-	-	-	-	-	-
Discounted sale	-	-	-	-	-	-
Re-modelling	-	9	-	-	-	9
<b>Totals</b>	<b>150</b>	<b>388</b>	<b>314</b>	<b>110</b>	<b>85</b>	<b>1047</b>

The Council with its partners will continue to pursue the pipeline and other opportunities and seek to explore new funding mechanisms for the development of affordable housing including supporting communities to explore development opportunities at a local level.

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

Following the economic downturn the housing market has still not yet returned to previous levels of activity and this continues to adversely impact on the developer led land supply and contributions identified. The general trend remains however is that developers are still not prepared to sell land without a building contract as part of the deal. This means that even with increased levels of Affordable Housing Supply Programme funding being allocated to Scottish Borders, land supply remains restricted to a degree as some developers wait for full market recovery. The Council continues to receive pre-planning enquiries and planning applications, albeit at a much lower numbers than pre-crash levels. A number of which relate to larger sites which are anticipated will provide additional on-site delivery of affordable housing opportunities through the Section 75 process in due course.

Responsibility for identifying the level of adaptations needed and the level of funding required now rests with the Integrated Joint Board (IJB). SBC has agreed an annual budget figure its Capital Budget to resource delivery of means tested major adaptations in private sector housing.

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

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

As a post stock transfer authority, the Council has allocated £375k for 2018-2019 to grant support an estimated 80 major adaptations annually in private sector housing stock.

The Integrated Strategic Plan for Older People's Housing, Care and Support identifies a need to increase the resources in order to deliver a greater number of means tested major adaptations in private sector housing. It is envisaged that this will be considered in due course as part of the implementation of the new 10-year strategy.

## 6. Development Constraints

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

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

Most of these constraints are out with the control of the Council and its RSL development Partners but can adversely impact on the delivery of additional affordable homes in Scottish Borders. Notwithstanding resource allocation decisions the Council and its partners work closely with the Scottish Government More Homes Division to make best use of affordable housing supply programme funding. There is also limited opportunity to expand the level of funding secured by the Council through both Commuted Sums and the Affordable Housing Budget.<sup>14</sup> The Council and its

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<sup>14</sup> 2<sup>nd</sup> Homes/Council Tax Budget (2<sup>nd</sup> HCT)

RSL development partners have ongoing discussions to explore different ways to deliver affordable housing in the Borders quicker and in the most cost effective way.

In previous SHIPs, land supply was reported as an ongoing challenging issue and determining factor particularly as the Council has very little land in its ownership as it has disposed of both some non-HRA and most of its former HRA land to RSLs over recent years. This is eased to a degree as a result of some Developers being more willing to partner with RSL as a way of opening up sites for future market housing and some Developers are now prepared to develop sites on the basis of 100% affordable housing. The Council has recently carried out a Call for Sites exercise which has identified a number of additional site opportunities which will be considered as part of the Local Development Plan process.

Various techniques are now available for land assembly and land banking and are used through planned release by the Council, Section 75 (although the latter still remains sluggish as a result of the recession) and opportunistic site acquisitions and negotiated design and build contracts. From time to time the Council may declare land and/or buildings as surplus to requirements and these are routinely considered for their appropriateness in order to provide affordable housing. To illustrate the point the Council is releasing sites in Duns, Eyemouth and Hawick in order to provide sites for Extra Care Housing delivery.

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

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

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

As reported earlier in the SHIP development opportunities provided by the Section 75 planning agreements remain low as a result of the recession although the Council has experienced an appetite by some developers to develop sites for 100% affordable housing which is evidenced through the Council's earlier NHT negotiations and more currently agreements with RSLs reflecting the difficulties in financial viability in the delivery of NHT projects. Arguably the market is still failing to deliver enough new homes to meet demand and this is a housing crisis affecting not only the Scottish Borders but also the neighbouring Local Authorities as rising inequality and cost of living impacts on households in Borders, and other parts of the South East Scotland City Region. As reported in page 39 a regional response to these issues, presenting innovative solutions and key policy interventions, has been negotiated with both the Scottish and UK Governments through the Edinburgh and South East Scotland City Region Deal and is currently being progressed.

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

During 2017-18 EHA entered into a Development Partnership with Harts Builders (Edinburgh Ltd) to drive through a substantial element of EHA's current development programme. The initial partnership looked at delivering 250 new homes across 6 schemes with an estimated total project cost of just under £35m which has increased to 332 at a cost of just under £49m.

Harts have been selected due to their track record working with EHA, most recently the current scheme at Sergeants Park in Newtown St Boswells. Negotiated procurement is allowed (known as direct drawdown) through the Scottish Procurement Alliance (SPA) framework thereby ensuring full compliance with EU procurement rules. There is a formal development agreement between Hart Builders (Edinburgh) Ltd and EHA which sets out how projects will be secured and driven

through planning and Building Warrant stage. Each individual project will then be let via a Joint Contracts Tribunal (JCT) Design and Build contract.

**Table 12: Projects Delivered via a new Development Partnership Arrangement**

Project	Nos of Units	Total Project Cost	Grant
Craigpark Court, Galashiels	10	£1,900,000	£851,040
Earlston High School, Earlston	66	£8,000,000	£4,795,200
Huddersfield Street, Galashiels	34	£4,900,000	£2,756,128
Sergeants Park 2, Newton St Boswells	64	£10,000,000	£5,174,784
Tweedbridge Court, Peebles	40	£5,400,000	£3,035,520
Coopersknowe, Galashiels	69	£9,300,000	£5,449,896
Langhaugh Elderly Extra Care, Galashiels	39	£7,500,000	£4,000,000
Rose Court, Galashiels (for SBHA)	10	£1,800,000	£831,600
<b>Totals:</b>	<b>332</b>	<b>£48,800,000</b>	<b>£26,894,168</b>

The Development Partnership between EHA and Harts is a real opportunity to bring in substantial investment and new homes into the Borders and has forged ahead, growing to a live programme of 332 new homes across 8 sites as detailed in Table 12 above.

As at August 2018 the Partnership has 20 units on site, 246 units in for planning, with the final 66 planned for submission within 2018. The partnership is exploring the potential to secure and deliver additional schemes. An example of this will be Scottish Borders Housing Association's 10-unit at Rose Court scheme which will be procured via the same JCT arrangements their client will be SBHA, with EHA acting as agents.

EHA and Hart Builders have jointly funded a Community Benefits Officer to work with the local communities, educational settings, contractors and suppliers to ensure the Partnership can maximise the positive impact of the circa £50m inward investment into the Scottish Borders. The aim is to provide training, employment and support to leave a community legacy over and above the 332 new homes the programme will provide.

## Land Supply

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

- Supply and control of land across the Scottish Borders varies. It is fragmented and where not already in the ownership of RSLs is largely controlled by private sector interests.

- Scottish Borders Council has very little land available for housing developments but has collaborated with Persimmon Homes and Eildon Housing Association to secure the site for what is referred to in SHIP as Easter Langlee Phase 3 which is now nearing completion to deliver 63 homes in autumn 2018.
- Berwickshire Housing Association has a small land bank and has carried out a review of potential development sites and open spaces owned by it which could be made available for redevelopment. All BHA's sites are in the Berwickshire area.
- Eildon Housing Association has been actively progressing project development and has secured ownership of a number of sites, which provides much more certainty in project delivery. These include Easter Langlee Ph3, Huddersfield St, Craigpark Gardens, Langhaugh, Coopersknowe, Woodside Place, Galashiels, former high school Earlston and Springfield Terr St Boswells, Springwell Brae, High Street Selkirk, Station Yard Cardrona, Tweedbridge Court Peebles, Stirches Hawick, and Howdenburn Jedburgh.
- Scottish Borders Housing Association has a small land bank arising from site clearance of existing stock and garages. The largest of these sites are in Hawick with others elsewhere in Central Borders.
- Land supply identified in the Local Plan tends to be in relatively small parcels and is distributed across most of the settlements
- A lot of the sites identified in the Local Plan are in the control of private owners, house builders / developers with affordable housing being provided via section 75 agreements. The trend to date has been for developers to want to act as contractor to RSLs rather than simply selling on land, and using the certainty of collaborating with an RSL to help de-risk starting development of a site as a precursor to market housing construction when market conditions improve..
- Opportunities of sites in private ownership do arise. These tend to be windfall or infill sites and tend to be relatively small.
- There are two substantial development sites in Central Borders at Easter Langlee, Galashiels (circa 450 units) and at Newtown St Boswells (circa 900 units). Both are considered to be areas of strategic priority.

- Development of Easter Langlee has continued, with Persimmons Homes working in partnership with Eildon Housing Association with the remaining houses in Phase 3 nearing completion. It is envisaged that this will be the final phase of affordable housing delivery in this location.
- Whilst the Newtown St Boswells expansion presents a number of development opportunities, the construction start of 53 homes for Eildon HA at Sergeants Park is considered as the first affordable housing site opportunity in the expansion area. The Council are currently considering a Planning Application for proposed second phase of 64 homes.
- Sites are systematically reviewed as potential projects and thereafter prioritised and included in SBC's Strategic Housing Investment Plan (SHIP). This is an ongoing process to allow newly identified sites to be assessed and introduced and the status of previously identified prospective sites reviewed.

### **Land Supply Strategy**

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

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

### **Locality- based Approach**

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

Working in partnership with Waverley Housing, through a procurement approach the Council appointed consultants to carry out a master planning exercise for a housing led regeneration of part of Upper Langlee where Waverley Housing is the majority owner. Following consideration of

the options identified in the Final Report, Waverley Housing has agreed in principle to progress “Option 3”, and is following up with more detailed community consultation and internal due diligence work. The regeneration study focusses on Beech Avenue and associated streets. It is anticipated that this will provide additional brown field site opportunities through demolition of unpopular house types and the opportunity to redesign the public open areas to reflect Placemaking and Secured by Design principles. This SHIP includes project proposals for this regeneration activity.

### **Site Development Briefs**

Scottish Borders Council will, in consultation with its RSL partners, identify the size and type of housing required within Housing Market Areas, settlements and individual sites to meet housing need and to link in with other Council strategies. This will also extend to recipients of Section 75 Agreements where it envisaged that size, type, housing mix, space standards, tenure(s), method of land valuation etc will be set. Early intervention with developers on s75s including agreeing target development costs for the whole affordable housing package to achieve realistic benchmarks, master planning, design solutions and legal agreements to tie in land and development deals to stabilise costs will help bring greater certainty in deliverability on an ongoing long-term basis. Early discussion with developers and contractors will help provide certainty of workload and will have a greater impact on their competitiveness rather than the size of the individual project or overall programme.

The SHIP 2017-22 noted that that on the basis of the then available information from the Building Cost Index Services (BCIS), it was estimated that costs were projected to decrease 2.6% for 2017/18, then increase +0.8% in 2018/19, +3.7% for 2019/20 and +4.3% for 2020/21. Locally active RSLs have been using the BCIS all-in Tender Price Index, but it is now considered to be not really reflective of the Scottish market in the Affordable Housing Sector, where cost increases are not consistent with these projections. Such tender price inflation is clearly a matter of concern for programme delivery. An exercise was done to review recent local RSL tender returns and as a result of this, for the purposes of this SHIP 2019/24, £147K has been used as a total cost per unit for indicative budget planning purposes.

It is difficult to bring projects from inception through to tender approval quickly due to ever increasing external factors and compliance requirements. Consultation with public utilities, Scottish Environmental Protection Agency (SEPA) all impact on project design and the design and development process. This in turn impacts on the ability of RSLs to accelerate projects or to bring forward a shadow programme unless the land is already owned and the project already

substantially worked up. However, SEPA continues to be regularly represented at the joint meetings between the Council, RSLs and Scottish Water with the aim of meeting programming needs and thus improving deliverability.

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

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

## **7. Resourcing the Programme**

The Council has been progressing with a National Housing Trust Local Authority Variant which relied on borrowing from the Public Loans Work Board and the use of its 2nd Homes Council Tax to assist the delivery of additional affordable housing. There are a number of funding resources that the Council and its development partners can draw upon including Affordable Housing Supply Programme Funding, 2nd Homes Council Tax, Commuted Sums, Housing Association Private Finance and Scottish Water Grant Funding and the use of Charitable Bond funding for the first time in 2017-18 in lieu of Scottish Government Grant.

In 2017-18 the Council used £36,355 from its Affordable Housing Budget also referred to as the Second Homes/Council Tax Budget to grant assist Scottish Borders Housing Association to purchase a former "Right to Buy" flat in Stonefield Hawick in order to help progress the area regeneration of the Stonefield Estate. The Council also made a £0.140m contribution to the Council's revenue budget. However this was partially offset by income to the budget which showed an over net spend of £0.026m for the year. This explains the figures provided reflected in Scottish Government SHIP Table 5.1 within the Appendix 5.

The Council has been consciously building up a balance being held in this budget in anticipation of it being used to assist delivery of extra care housing developments to augment Affordable Housing Supply Programme grant funding from Scottish Government's More Homes Division and Private Finance contributions from both Eildon Housing Association and Trust Housing Association. The Council has recently agreed to contribute £1.7m to assist Trust Housing

Association to deliver 36 extra care flats and 19 Amenity Houses at Todlaw Duns. Construction work is due to start in autumn 2018. As these are high cost projects and in order to ensure best value is achieved lessons learned from Dovecot has helped informed the designs going forward for Langhaugh and Todlaw, which will in turn help inform the design of future extra care developments. The Council's affordable housing budget has limited resources which will be a key determinant of the level of financial support available and the impact this could have on when these projects will be developed.

The Council has made no contributions from its Affordable Housing Developer Contributions balances to assist project delivery in 2017-18. See figures provided in Scottish Government SHIP Table 5.2 within the Appendix 5.

Table 13 below illustrates the estimated level of total investment in affordable housing of up to £162.3m for the next five years programme of the SHIP.

**Table 13: Estimated levels of Investment in affordable housing 2019 – 2024<sup>\*15</sup>**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2019/20	2020/21	2021/22	2022/23	2023/24	
AHSP (SLP)	£10.8m	£27.9m	£22.6m	£7.9m	£6.1m	£75.3m
Charitable Bond	-	-	-	-	-	-
RSL Private Borrowing	£11.4m	£29.1m	£23.6m	£8.3m	£6.4m	£78.8m
Extra Care 2 <sup>nd</sup> C/Tax	-	£3.3m	£4.5m	-	-	£7.8
NHT LA Variant Programme	-	-	-	-	-	-
2 <sup>nd</sup> Homes C/Tax	£0.3m	-	-	-	-	£0.3m
Remodelling (AHSP)	-	£0.1m	-	-	-	£0.1m
Other (infrastructure)	-	-	-	-	-	-
<b>Totals</b>	<b>£22.5m</b>	<b>£60.4m</b>	<b>£50.7m</b>	<b>£16.2m</b>	<b>£12.5m</b>	<b>£162.3m</b>

\* Figures are rounded up

## 8. Equalities

A good supply of high quality affordable housing is a basic requirement and fundamental in ensuring the effective delivery of a number of the national outcomes particularly outcome 7 'We are tackling the significant inequalities in Scottish Society'. Figure 2 on page 13 sets out our Local Housing Strategy 2017-2022 Priority Outcomes.

<sup>15</sup> Calculations were done on the basis of 3p 3 apartment benchmark grant of £72k per unit and assumed private borrowing of £75k per unit and 2<sup>nd</sup> Homes Ct tax for NHT LA Variant at £15k per unit and an assumed £1.5m, 2<sup>nd</sup> Homes Ct tax per Extra Care Development, £15k per unit for remodelling and figures were rounded up for modelling purposes.

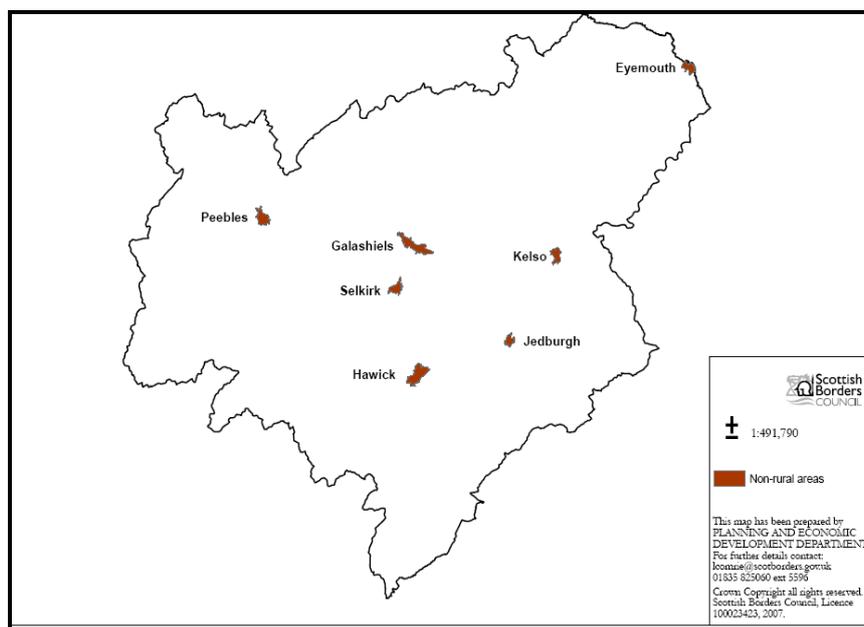
## 8.1 Impact Assessments

### Rural Proofing

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

The SHIP project working group carried out a rural proofing exercise as part of the preparation of the SHIP in August 2017. It was determined that the delivery of this SHIP will not have an unforeseen impact on the rural area and that the needs of rural areas have been properly taken into account. Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders out with the towns of Hawick, Galashiels, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso. See Figure 18 below.

**Figure 18: Non Rural Areas Map**



## 8.2 Equalities

In line with both Council policy and legislative requirement the SHIP 2019-2024 update was subjected to an Equalities Impact Assessment. The outcome of that impact assessment has not identified any concerns about the way the delivery of the SHIP is likely to affect any of the equalities groupings.

In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of the SHIP 2019-2024 had been undertaken using the criteria specified in Schedule 2 of the Act. The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.

## **9. Monitoring and Evaluation**

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

## **10. Summary**

Local Authorities are required to produce and submit a SHIP to the Scottish Government annually for review. Scottish Borders Council with the involvement of its key partners via the SHIP Working Group has prepared this SHIP 2019-2024 submission. The SHIP articulates how affordable housing priorities in the Council's Local Housing Strategy (LHS) will be resourced and delivered over a rolling five year planning horizon.

This SHIP submission has been prepared on a variety of funding arrangements including; resource planning assumptions (RPAs) for 2018-2021 and a subsequent three-year resource planning assumption covering the period up to 2021-2024, RSL resources and private sector borrowing, and for the first time charitable bonds, and the Local Authority support through the use of 2<sup>nd</sup> Homes Council Tax, Affordable Housing Policy Developer Contributions, and strategic disposal of the Council's land. A creative and practical approach has been adopted in the preparation of this SHIP which has been developed from a continued confirmation of RSL financial capacity and assurance on the deliverability of projects.

As stated on page 7, the development of this SHIP, in is accordance with the new Guidance issued by the Scottish Government in August 2018. Methods of project prioritisation have been

illustrated and constraints have been addressed through the SHIP process and project prioritisation weighting matrix to ensure that projects are deliverable. The SHIP also addresses the contribution that the project priorities make to greener standards, energy efficiency, environmental standards and equality issues.

This SHIP submission outlines the continued excellent delivery of 145 new affordable houses over the period 2017-2018, an anticipated delivery of 213 over 2018-2019 and a very ambitious and aspirational 1047 new affordable homes over the life of the SHIP 2019-2024. Should all identified challenges and infrastructure issues be resolved in a timely manner, the anticipated grant funding is forthcoming, the sector has the capacity to deliver on such a scale then the Council and its partners are optimistic that we can deliver substantially more affordable homes than delivered previously, that will not only help Borders communities access affordable housing but contribute towards meeting the Scottish Governments' ambitious 50,000 new affordable homes target over the life of the Parliament.

## 11. Glossary

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

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**STRATEGIC HOUSING & DEVELOPMENT SERVICES**

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**SCOTTISH BORDERS COUNCIL**

**STRATEGIC HOUSING INVESTMENT PLAN**

**PROJECT PRIORITY ASSESSMENT TOOL**

**26 June 2018**

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# 1. Scoring Guide for Assessors

## Project Priority Weighting Matrix Scoring

26 June 2018

Notes for Assessors:

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

Each key criterion carries a possible score of 100.

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

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

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

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
<b>STRATEGIC FIT (Weighting 30%)</b>	<b>100</b>	<b>Award a single score out of 100 based on the following assessments</b>		
Regeneration		Area regeneration in this context is defined as - area redevelopment / brown-field development / housing estate redevelopment / community building / re-provisioning		
		Is this a regeneration project?	Yes / no	
Rurality		Scottish Borders is rural to differentiate smaller rural communities are defined as having a population of approximately < 250		
		Is this a small rural project?	Yes / no	
LHS Priority		Is this project identified in / links with the Local Housing Strategy?	Yes / no	
Part of existing strategy		Is this project part of an existing agreed (or likely to be agreed) strategy?	Yes / no	
Links with non- housing		Does this project link with other non-housing strategies or projects?	Yes / no	
		<b>Assessors to score on the following basis:</b>		
		<ul style="list-style-type: none"> <li>• High strategic fit (must be in LHS)</li> </ul>	70 - 100	
		<ul style="list-style-type: none"> <li>• Medium strategic fit (may not be in LHS but fits in with one or more of other criteria and likely to be included in future LHS)</li> </ul>	50 - 70	
		<ul style="list-style-type: none"> <li>• Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria)</li> </ul>	< 50	

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

## 2. Guideline Data for Assessors

New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Berwickshire	Allanton	114	3		1					No	6	Berwickshire
Berwickshire	Ayton	535	57	24			1			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	25	1					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	18	1					Yes	6	Berwickshire
Berwickshire	Chirnside	1459	179	23			1			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	56	26		1				No	7	Berwickshire
Berwickshire	Coldingham	563	33	28		1				No	6	Berwickshire
Berwickshire	Coldstream	1946	311	12				1		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3		1					No	7	Berwickshire
Berwickshire	Duns	2753	504	15					1	Yes	6	Berwickshire
Berwickshire	Eyemouth	3681	660	22					1	Yes	3	Berwickshire
Berwickshire	Foulden	96	1		1					No	6	Berwickshire
Berwickshire	Gavinton	189	12	31			1			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	6			1			No	6	Berwickshire
Berwickshire	Grantshouse	228	11		1					No	6	Berwickshire
Berwickshire	Greenlaw	653	78	24			1			No	7	Berwickshire
Berwickshire	Hume	109	5		1					No	7	Berwickshire
Berwickshire	Hutton	126	2		1	1				No	6	Berwickshire
Berwickshire	Leitholm	232	19	21			1			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5	21	1					No	7	Berwickshire
Berwickshire	Paxton	292	11	13	1					No	6	Berwickshire
Berwickshire	Preston	183	8	18	1					No	6	Berwickshire
Berwickshire	Reston	442	35	15		1				No	6	Berwickshire
Berwickshire	St Abbs	147	12	34			1			No	6	Berwickshire
Berwickshire	Swinton	277	25	18			1			Yes	6	Berwickshire
Berwickshire	Westruther	153	5				1			No	7	Berwickshire
Berwickshire	Whitsome	119	7		1					No	6	Berwickshire

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2017

\*\*\*Source: RSL annual summary, as of March 2017. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

New HMA	Settlement	Population *	RSL Stock**	Demand ***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Central	Ancrum	448	50	31	1					Yes	6	Cheviot
Central	Ashkirk	139	1		1					No	6	Eildon
Central	Bonchester Bridge	207	13		1					No	6	Teviot & Liddesdale
Central	Bowden	294	14			1				No	6	Eildon
Central	Clovenfords	562	19	27			1			Yes	6	Eildon
Central	Darnick	397	2				1			Yes	6	Eildon
Central	Denholm	653	51	14			1			No	6	Teviot & Liddesdale
Central	Earlston	1779	176	15			1			Yes	6	Eildon
Central	Eccles	126	3		1					Yes	7	Berwickshire
Central	Ednam	157	5				1			Yes	7	Cheviot
Central	Ettrickbridge	167	6			1				No	6	Eildon
Central	Galashiels	13,684	2125	15					1	Yes	2	Eildon
Central	Gattonside	461	7				1			Yes	6	Eildon
Central	Hawick	14,294	2327	10					1	Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	14		1				Yes	7	Cheviot
Central	Jedburgh	4030	622	8			1			Yes	3	Cheviot
Central	Kelso	6951	917	12					1	Yes	4	Cheviot
Central	Lilliesleaf	347	8			1				No	6	Cheviot
Central	Maxton	-	2		1					Yes	6	Eildon
Central	Melrose	2010	175	28			1			Yes	6	Eildon
Central	Morebattle	115	22	14			1			No	7	Cheviot
Central	Newstead	297	24		1					Yes	6	Eildon
Central	Newtown St Boswells	1182	193	13					1	Yes	6	Eildon
Central	Oxnam	196	4		1					No	7	Cheviot
Central	Roberton	105	-		1					No	6	Teviot & Liddesdale
Central	Selkirk	5784	815	10			1			Yes	3	Eildon
Central	Smailholm	-	3			1				No	6	Cheviot
Central	South Dean	156	1		1					No	6	Teviot & Liddesdale
Central	Sprouston	99	3			1				No	7	Cheviot
Central	Stichill	203	8				1			No	7	Cheviot
Central	St Boswells	1494	144	17			1			Yes	6	Eildon
Central	Tweedbank	1310	204						1	Yes	2	Eildon
Central	Yetholm	546	1			1				No	7	Cheviot

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2017

\*\*\*Source: RSL annual summary, as of March 2017. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Northern	Blyth Bridge	145	2			1				No	6	Tweeddale
Northern	Broughton	323	47	22	1					No	7	Tweeddale
Northern	Cardrona	883	33	64		1				Yes	7	Tweeddale
Northern	Carlops	156	-			1				No	6	Tweeddale
Northern	Eddleston	415	18				1			No	6	Tweeddale
Northern	Fountainhall	202	9			1				No	6	Eildon
Northern	Heriot	173	2		1					No	6	Eildon
Northern	Innerleithen	3031	324	14			1			Yes	3	Tweeddale
Northern	Lamancha	170	-		1					No	6	Tweeddale
Northern	Lauder	1699	129	23			1			Yes	6	Eildon
Northern	Manor	149	1		1					No	7	Tweeddale
Northern	Oxton	351	1			1				No	7	Eildon
Northern	Peebles	8376	806	21					1	Yes	3	Tweeddale
Northern	Romanno Bridge	103	2		1					No	6	Tweeddale
Northern	Skirling	109	18	7	1					No	7	Tweeddale
Northern	Stobo	113	-		1					No	7	Tweeddale
Northern	Stow	718	41	15			1			No	6	Eildon
Northern	Traquair	120	1		1					No	6	Tweeddale
Northern	Tweedsmuir	114	-		1					No	7	Tweeddale
Northern	Walkerburn	782	82	6		1				Yes	6	Tweeddale
Northern	West Linton	1547	122	12			1			No	6	Tweeddale

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2017

\*\*\*Source: RSL annual summary, as of March 2017. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification***	Health & Social Care Locality
					1	2	3	4	5			
Southern	Newcastleton	768	84	8			1			No	7	Teviot & Liddesdale
Southern	Newmill	81	1		1					No	6	Teviot & Liddesdale
Southern	Yarrowford	139	13		1					No	6	Eildon

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2017

\*\*\*Source: RSL annual summary, as of March 2017. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

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

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

### 3. RSL Project Descriptions

#### **BERWICKSHIRE HOUSING ASSOCIATION**

Todlaw Phase 4, Duns  
Springfield Phase 1, Duns  
Springfield Phase 2, Duns  
Beanburn Phase 1, Ayton  
Priory Bank/ Hillview Phase 1, Coldstream  
Former High School, Eyemouth  
The Avenue, Eyemouth

#### **EILDON HOUSING ASSOCIATION**

Howdenburn Drive, Jedburgh  
Springfield Terrace, St. Boswells  
Woodside, Galashiels  
Tweedbridge Court, Peebles  
Edgar Road, Westruther  
High School Site, Earlston  
Extra Care Housing - Langhaugh Galashiels  
Sergeants Park Phase 2, Newtown St Boswells  
Jedward Terrace Phase 2, Denholm  
Springwell Brae, Broughton  
Station Yard, Cardrona  
Huddersfield Street, Galashiels  
Elm Court, Hawick  
St Aidans Church, Galashiels  
Extra Care Housing - Stirches Hawick  
Borders College Site, Galashiels  
Nethershot/Angraflat Road, Kelso  
Coopersknowe, Galashiels  
Extra Care Housing – Former Kelso High School  
Thirlstane Drive, Lauder  
South Park, Peebles  
Main Street, Heiton

#### **SCOTTISH BORDERS HOUSING ASSOCIATION**

Tweed Court, Kelso  
Glensax Road, Peebles  
Heriot Field, Oxton  
Queensway, Earlston  
St. Dunstans, Melrose  
Mossilee, Galashiels  
Tarth Crescent, Blyth Bridge  
Caerlee Mill, Innerleithen  
Hartrigge Road, Jedburgh  
Hartrigge Crescent, Jedburgh

**TRUST HOUSING ASSOCIATION**

Extra Care Housing - Todlaw Duns  
Extra Care Housing – Former Eyemouth High School

**WAVERLEY HOUSING**

Upper Langlee, Galashiels – Area Regeneration

## Berwickshire Housing Association

Todlaw Phase 4, Duns	
• Co-ordinates	X: 378432 Y: 653389
• Site capacity:	27 units
• Local Plan Ref:	BD4B
• Type of development:	Mainstream family houses of 2 x 3 bed/6 person, 6 x 3 bed/5 person, 8 x 2 bed/4 person, 10 x 1 bed/2 person flats, 1 x 3 bed/5 person wheelchair flats.
• Tenure:	Rent: 27 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2018/19
	Completion: 2019/20
• Site description:	Brownfield / greenfield, gentle slope to south, close to town centre amenities, primary school + new high school, easily accessed from location
• Constraints	None
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Probability: 100% in year 1; Planning consent and building warrant applied for, roads and service infrastructure for Todlaw 4 constructed during works to Todlaw 3a and 3b
• Need:	Duns is an area where there is a huge demand for all types of housing from single persons to family homes. Rural Housing Scotland were commissioned by BHA to undertake a housing needs survey of Duns. An overwhelming majority of those surveyed (88%) thought that Duns needed more housing built to meet local needs. 56% thought that more affordable housing for rent was needed. There is a significant unmet demand to enable young adults to set up home independently and also a demand for larger properties.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Springfield Phase 1, Duns	
<b>Location Plan</b>	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	10 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 10 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: 2018/19
	Completion: 2019/20
• Site description:	Part of a larger stalled private sector site
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes Land banking Opportunity: Yes Shadow Programme Opportunity: No “Credit Crunch” Impact: None
• Deliverability:	Probability: 100% in 2018/19
• Need:	Strong demand/To be considered in context of impact of other Duns projects
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Springfield Phase 2, Duns	
<b>Location Plan</b>	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	Up to 74 units
• Type of development:	Houses / Cottages / Flats
• Tenure:	Rent: 74 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: 2019/20
	Completion: 2020/21
• Site description:	Large local plan site purchased by developer
• Constraints	None
• Site Ownership:	Developer owned
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact: None
• Deliverability:	Probability:70%, subject to planning/D&B contract with Springfield in 2019/20 onwards; BHA has concerns over such a large supply of Social housing in Duns, phasing options to be considered. BHA would consider a smaller development of perhaps 25-30 units. BHA do not wish to commit to all 74 units in one phase.
• Need:	Strong demand/To be considered in context of impact of other Duns projects
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications



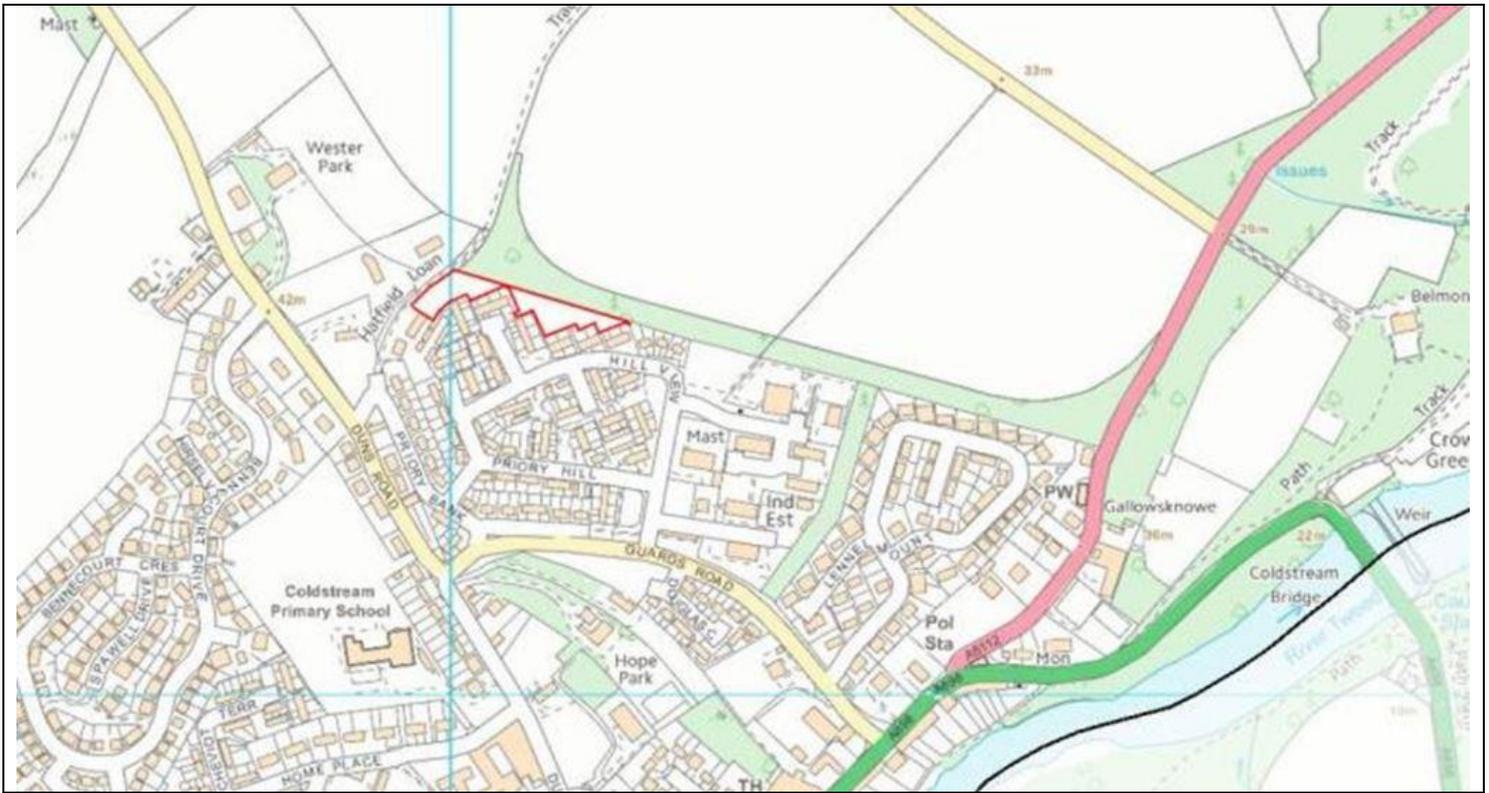


<b>Beanburn Phase 1 , Ayton</b>	
• Co-ordinates	X: 392054 Y: 660901
• Site capacity:	29 units affordable housing
• Local Plan Ref:	AY1A
• Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
• Tenure:	Rent: 29 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2019/20
	Completion: 2020/21
• Site description:	Greenfield site Identified as appropriate for housing development in the current local development plan. The site is adjacent to Ayton Conservation Area.
• Constraints	Design will include flood prevention works to resolve sporadic flooding from the adjacent land.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Masterplan and Needs Assessment have been completed. Outline plan has been produced and initial talks with Planning Department have been favourable. Strong local support for additional housing to maintain viability of school and shop.
• Need:	BHA commissioned a Housing Needs Assessment of Ayton by Rural Housing Scotland (February 2018). It showed that 71% of respondents wished additional low cost housing in Ayton. Based on the recommendations, BHA have requested that the design proposals include family housing and bungalows to reflect the requested need. Vehicular access will be taken from Summerhill Park which will extend existing access. A pedestrian/cycle link will be provided to the primary school.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.

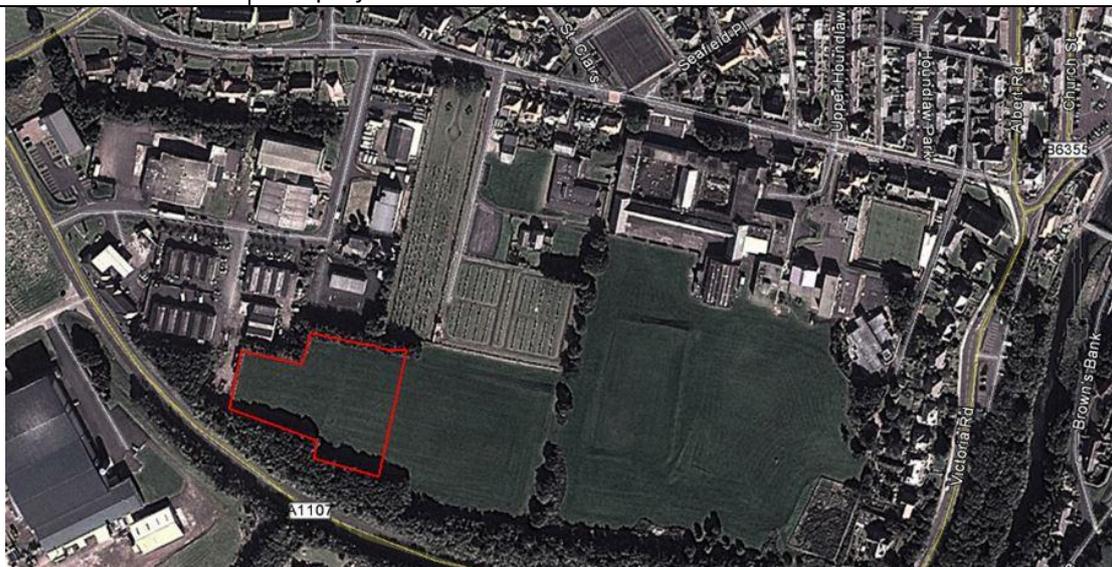


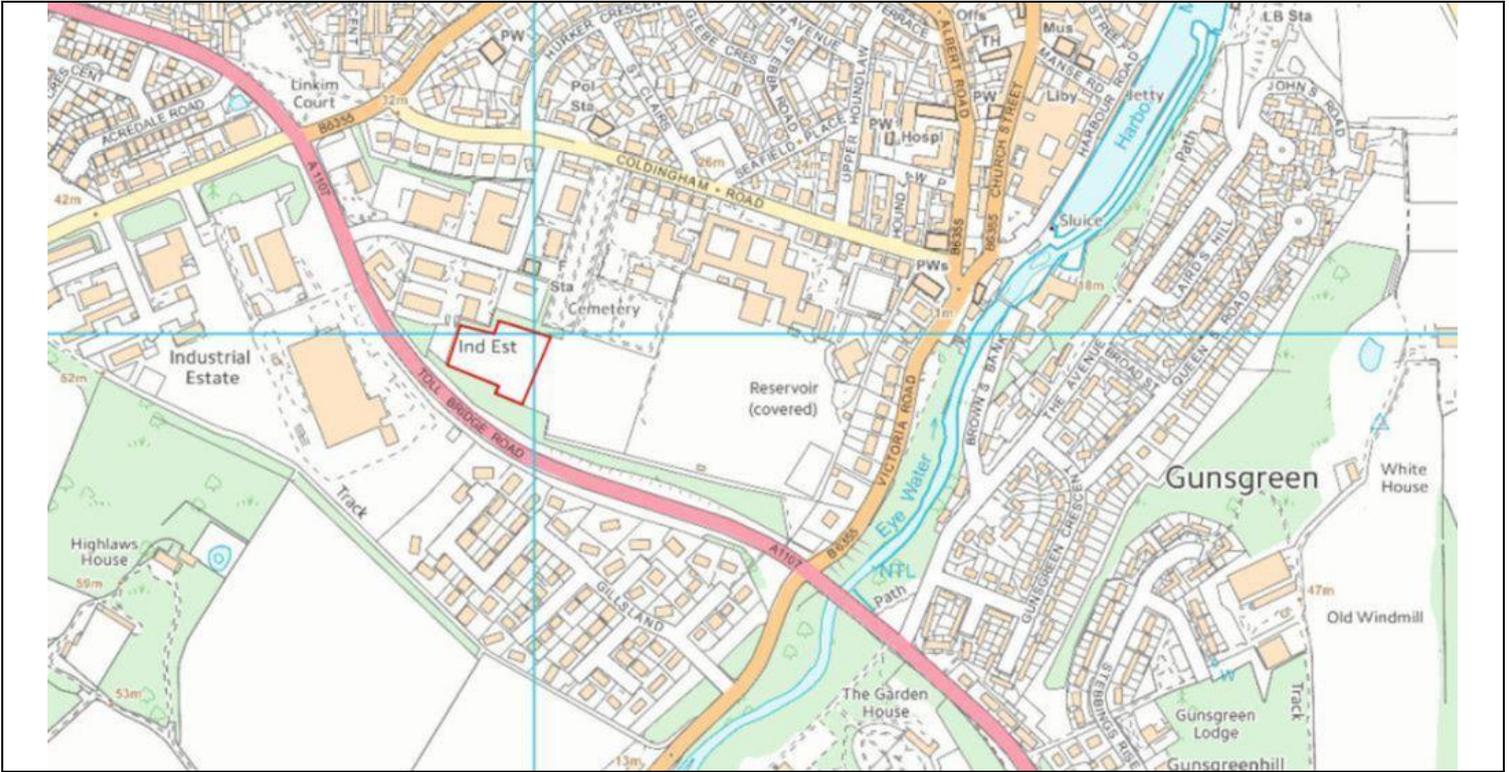


<b>Priory Bank/ Hillview Phase 1, Coldstream</b>	
• Co-ordinates	X: 384285 Y: 640228
• Site capacity:	20 units – Phase 1 - 12 units.
• Type of development:	Mainstream family and one-bedroom 2 in a block cottage flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 20 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2020/21
	Completion: 2021/22
• Site description:	BHA commissioned a Housing Needs Assessment of Coldstream by Rural Housing Scotland (January 2018). It showed that 80% of respondents wished additional new build housing in Coldstream. The site is within the development boundary and adjacent to a residential area, most of which are existing BHA properties. BHA also has garages and a former slaughterhouse (now used as storage) on part of the site. The site gently falls from north to south with is favourable for draining the site. SBC have agreed in principle that existing access width is acceptable and different options for junction layout are available. PUs are located nearby. Town centre amenities and primary school are all easily accessible from this location.
• Constraints	Existing structures may/will require to be demolished or reprovisioned.
• Site Ownership:	BHA own site with small block of garages which are privately owned.
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard. Coldstream has not had any new build of affordable housing in 22 years. There is a shortage of family homes in the area.
• Deliverability:	Probability: 100% Site lies within development boundary but has no planning consent for housing. Surface and foul water sewer near the perimeter of the site. Scottish water mains present on the site. SBC own street lighting present on site and lighting designer will address this as part of their design/approval. Power, gas and telecoms adjacent to site. Site to be phased, phase 1 likely to be 12 units.
• Need:	Rural Housing Scotland were recently commissioned to carry out a Housing Need survey in Coldstream. An overwhelming majority (80%) of those surveyed thought that Coldstream needed more housing built to meet local needs. Of those who agreed that more affordable housing was needed, 65% thought that more affordable housing for rent was needed, 43% favoured the development of elderly housing and 49% thought that there should be more housing for young people. BHA currently has housing for affordable rent in this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.
	

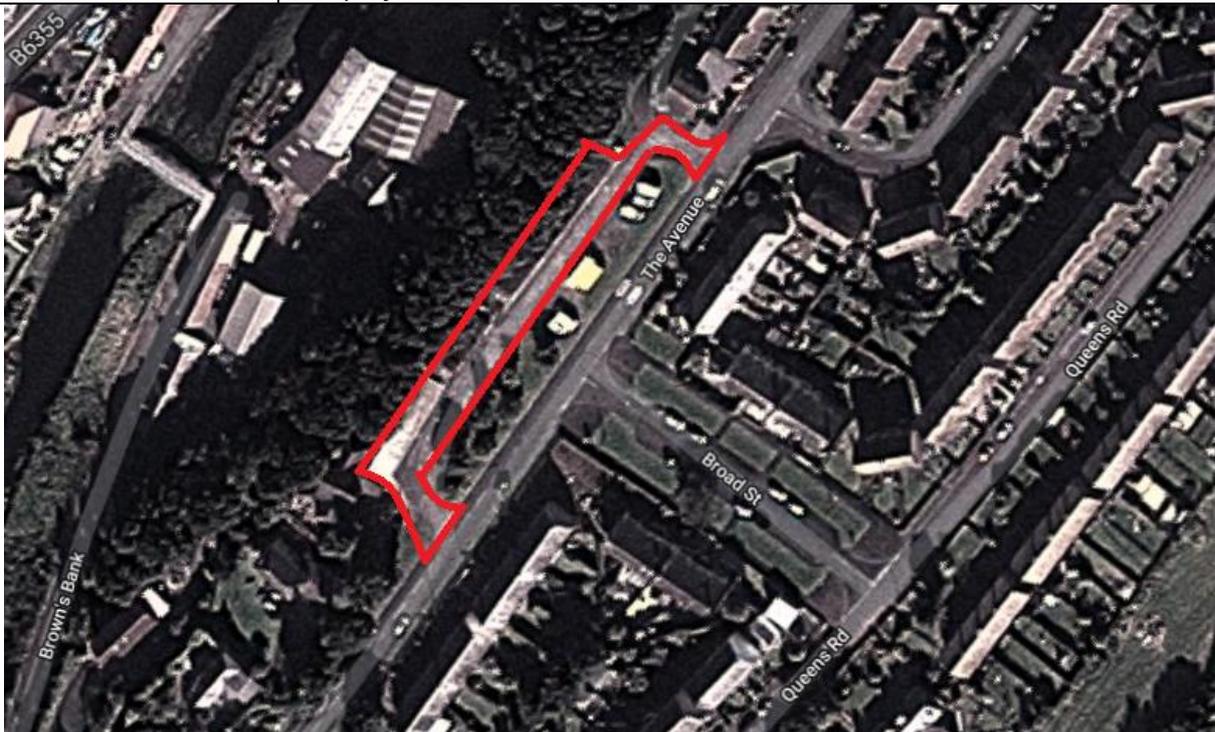


Former High School, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	
• Site capacity:	24 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Proposed site for Extra Care Housing subject to funding.
• Tenure:	Rent: 24 units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





The Avenue, Eyemouth	
• Co-ordinates	X: 394568 y: 664006
• Site capacity:	Approx. 8 units affordable housing
• Type of development:	4 mainstream family housing and 4 units amenity
• Tenure:	Rent: 8 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: 2020/21
	Completion: 2021/22
• Site description:	Brownfield site currently used for BHA lockups/garages. Close to town centre amenities, primary school + new high school, easily accessed from location
• Constraints	Garages/lockups require demolition. Access required by private owner at edge of site.
• Site Ownership:	BHA own majority of site but will require purchase of additional land from SBC. Initial discussions on land acquisition to commence shortly.
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Within development boundary but has no planning consent for housing. Delivery subject to land acquisition from SBC. A Pre-development enquiry (PDE) has been submitted to Scottish Water to determine general capacity in the area.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 50 applicants per let the highest number of applicants for a recent property being 66. Acredale phase 2 continues to support high levels of applicant need in the area. This provision plus later phases will assist in meeting some of the demand for housing within this area. This location will provide easy access to local amenities and would suit a provision of a mix of accommodation for older people and family housing. BHA currently has similar house types in the surround area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





## Eildon Housing Association

<b>Howdenburn Drive, Jedburgh</b>	
• Co-ordinates	X: 311332 Y: 636684
• Local Plan Reference	RJ30B Edge of settlement site marked Brown for housing development
• Site capacity:	Overall capacity of over 8 units, 28 within this phase
• Type of development:	28 Houses and 2 flats
• Tenure:	Rent: 32 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: April 2017
	Start: March 2018
	Completion: July 2019
• Site description:	Greenfield site within residential area of Jedburgh; on bus route and close to Primary School
• Constraints	Nil
• Site Ownership:	Site acquired by EHA as part of the negotiated land and build Design and Build contract
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: High Shadow Programme Opportunity: No "Credit Crunch" Impact: None identified.
• Deliverability:	Probability: 100% in year 3 (2019/2020)
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications





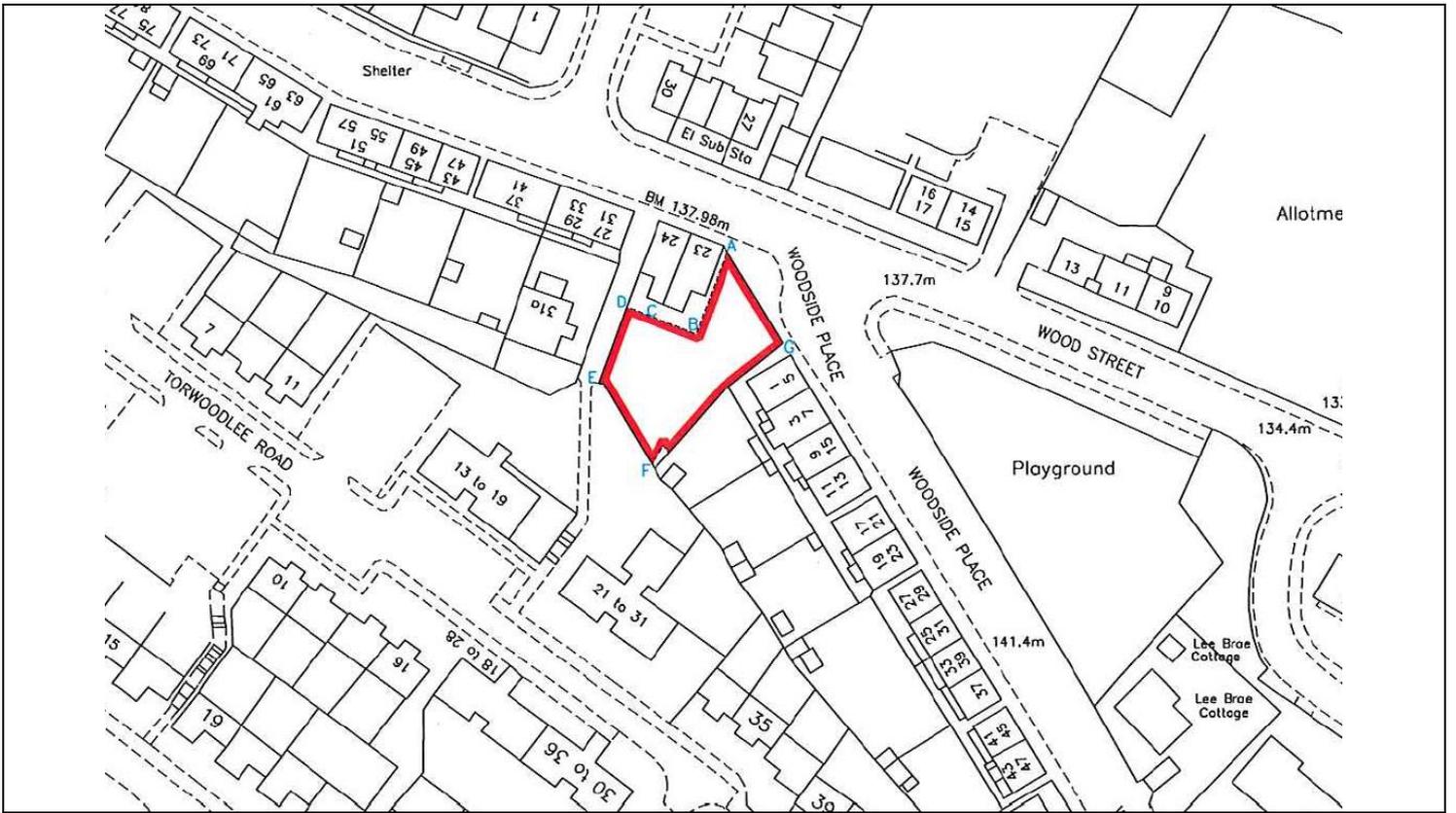
Springfield Terrace, St Boswells	
• Co-ordinates	X:359288 Y:630711
• Local Plan Reference	NA
• Site capacity:	3 units
• Type of development:	3 Houses
• Tenure:	Rent: 3 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: June 2016
	Start: April 2018
	Completion: February 2019
• Site description:	Springfield Terrace: gap brownfield site
• Constraints	None
• Site Ownership:	Owned by EHA
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: NA
• Deliverability:	Probability: 100% in year 2 (2018/19)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





Woodside Place, Galashiels	
• Co-ordinates	X: 347982 Y: 637052
• Local Plan Reference	Not Applicable "white" land
• Site capacity:	4 units
• Type of development:	Flatted Development
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: April 2018
	Completion: January 2019
• Site description:	Gap site. Greenfield site
• Constraints	Nil
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking Opportunity: in ownership Shadow Programme Opportunity: NA "Credit Crunch" Impact: NA
• Deliverability:	Probability: 100% in Year 2 (2018/2019)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





<b>Tweedbridge Court, Peebles</b>	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003 shaded blue for redevelopment
• Site capacity:	Circa 34 flats
• Type of development:	Redevelopment of existing RSL housing
• Tenure:	Rent: 34
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018
	Start: October 2018 (Demolition commenced in February 2018)
	Completion March 2020
• Site description:	RSL housing development on a site that occupies an area of c.174 acres on a prominent site to the River Tweed and road bridge leading to the town centre
• Constraints	Site subject to flooding so design will include flood risk mitigation measures
• Site Ownership:	In EHA's ownership
• Housing Market Area	Northern
• Other Information	In current SHIP Section 75: No Land banking opportunity: Yes Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	Probability: 100% in year 3 (2019/20)
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Peebles locality
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Edgar Road, Westruther</b>	
• Co-ordinates	X:363326 Y: 650111
• Local Plan Reference	
• Site capacity:	10 houses
• Type of development:	Houses (PassiveHoos system)
• Tenure:	Rent: 10
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 18
	Start: December '18
	Completion: December '19
• Site description:	Greenfield site with outline planning permission for 4 market sale units.
• Constraints	Part of the site is outside the settlement's boundary; exception site policy will be used
• Site Ownership:	In EHA's ownership
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 90% in year 4 (2019/20)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are not adverse equality implications



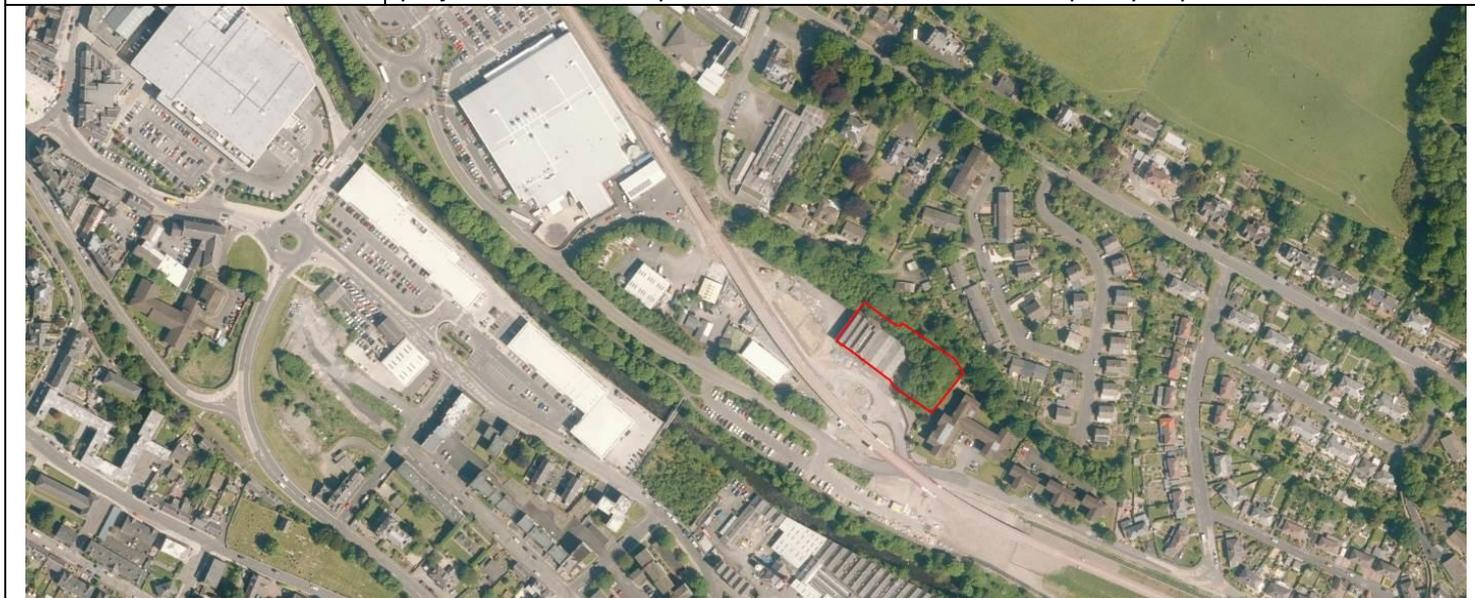


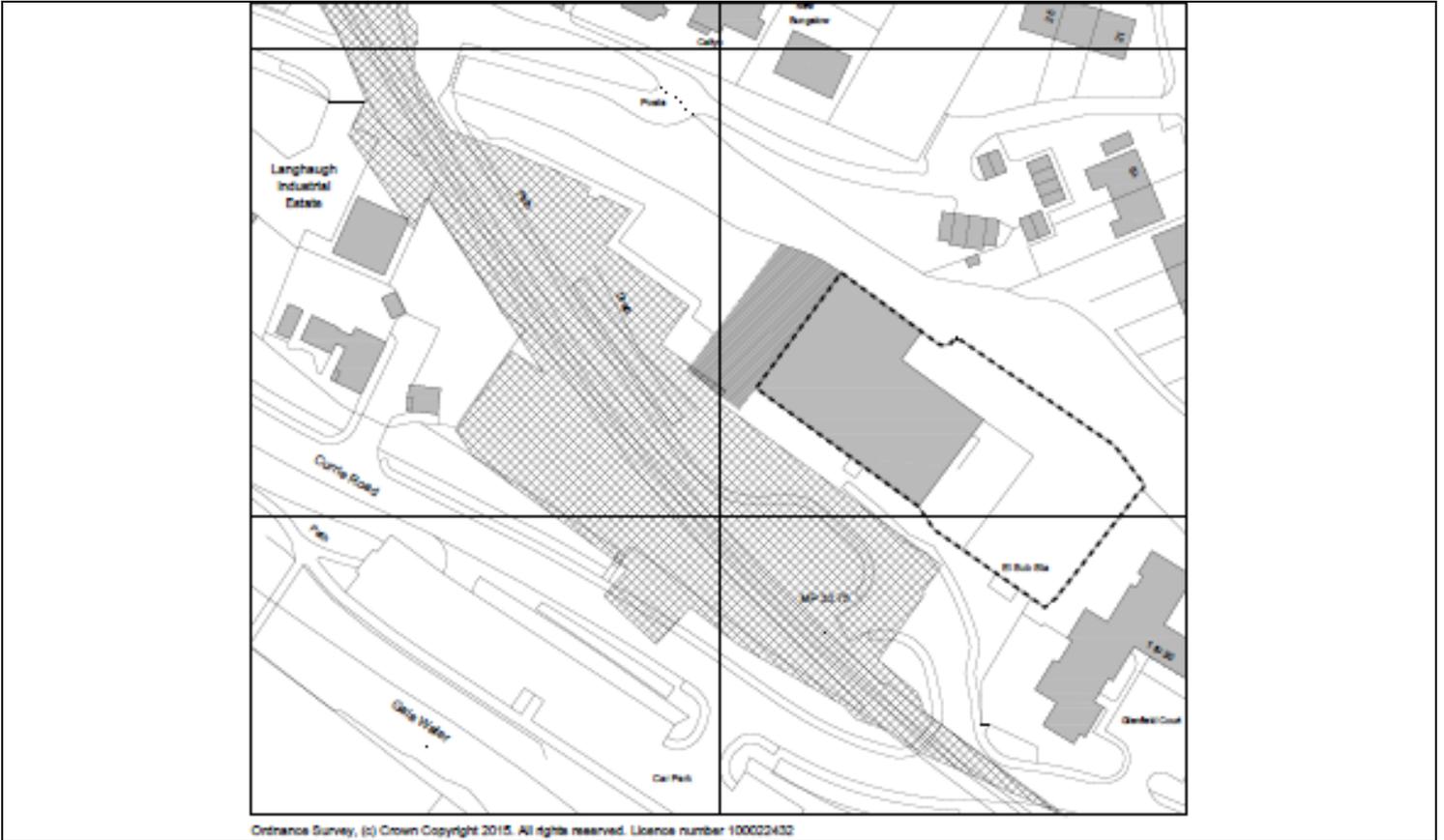
High School Site, Earlston	
• Co-ordinates	X 357784: Y 638408
• Local Plan Reference	AEARL002 designated brown land for housing
• Site capacity:	66 units
• Type of development:	Houses
• Tenure:	Rent: 66 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: April 2019
	Completion: January 2021
• Site description:	Brownfield site in central Earlston.
• Constraints	Exploring alternative access arrangements, how the development will tie into the new school proposals and how to deal with the pockets of contamination. Also work dependent upon Scottish Water's upgrade of the existing drainage capacity
• Site Ownership:	EHA own the site
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking Opportunity: in ownership Shadow Programme Opportunity: NA "Credit Crunch" Impact: NA
• Deliverability:	Probability: 100% in year 5 (2020/21)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Extra Care Housing – Langhaugh Galashiels</b>	
• Co-ordinates	X: 349820 Y: 635833
• Local Plan Reference	NA Currently “white land”
• Site capacity:	24-30 properties
• Type of development:	Extra care housing - flats
• Tenure:	Rent: 39 units
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: October 2016
	Start: June 2018
	Completion: November 2020
• Site description:	Former commercial premises.
• Constraints	None Site acquired
• Site Ownership:	Acquired by EHA October 2016
• Housing Market Area	Central
• Other Information	In current SHIP Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: No “Credit Crunch” Impact: None identified.
• Deliverability:	100% in year 3 (2019/20).
• Need:	Strong demand for ECH as evidenced by consultant report.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC - LHS and IJB-SP
• Impact:	High positive impact to sustain local people in the Galashiels.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





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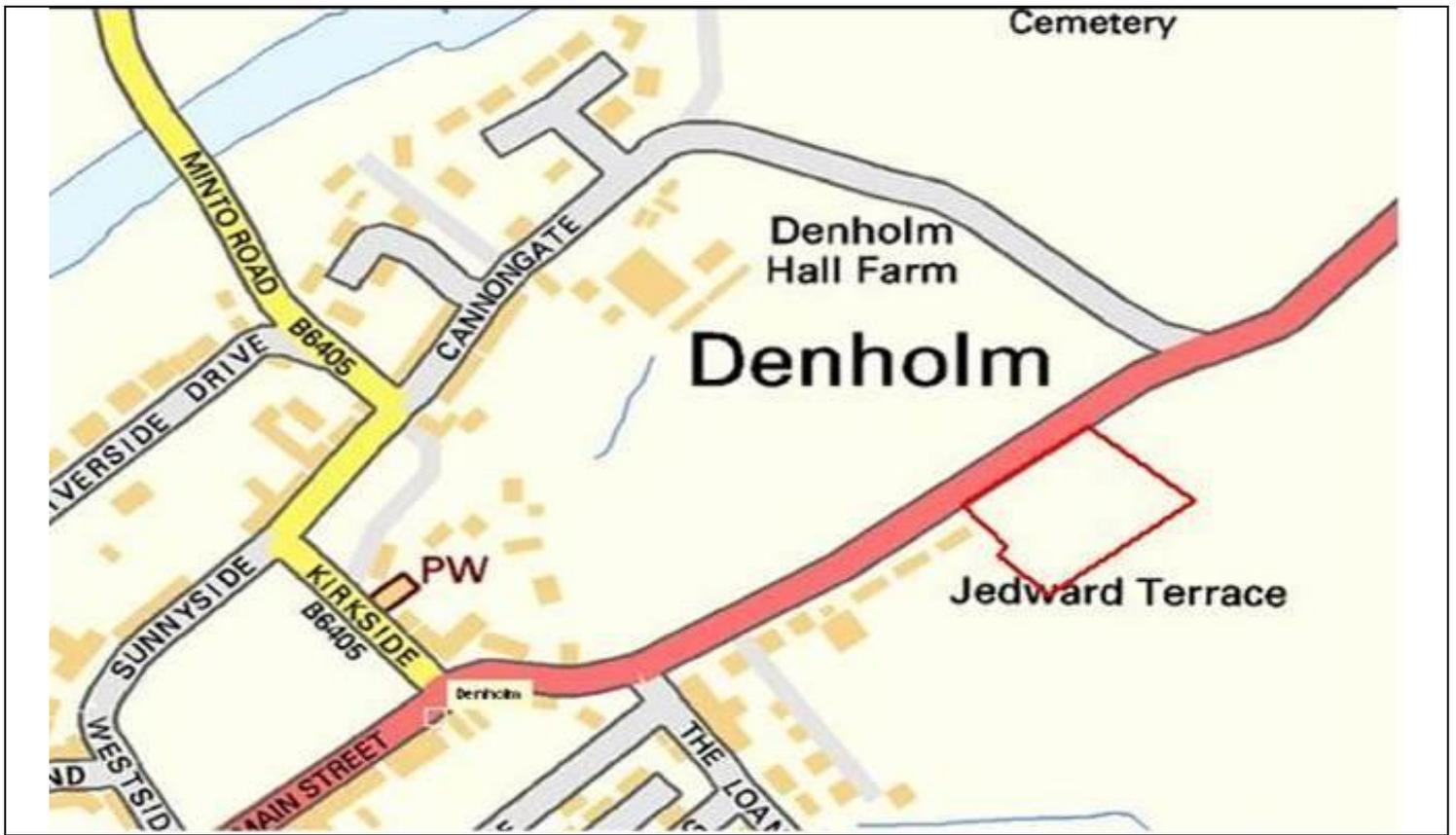
<b>Sergeants Park Phase 2, Newtown St Boswells</b>	
• Co-ordinates	X: 356975 Y: 631923
• Local Plan Reference	ENT15B: designated housing land
• Site capacity:	64 units
• Type of development:	64 Houses
• Tenure:	Rent: 64 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2018
	Start: September 2018
	Completion: March 2020
• Site description:	Large edge of town greenfield site identified for housing use. Site adjacent Eildon's current Sergeants Park Phase 1 which is currently under construction.
• Constraints	None
• Site Ownership:	Site owned by Buccleuch Estates who have agreed Heads of Term for a disposal to EHA in March '18
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: NA
• Deliverability:	Probability: 100% in year 4 (2020/21)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





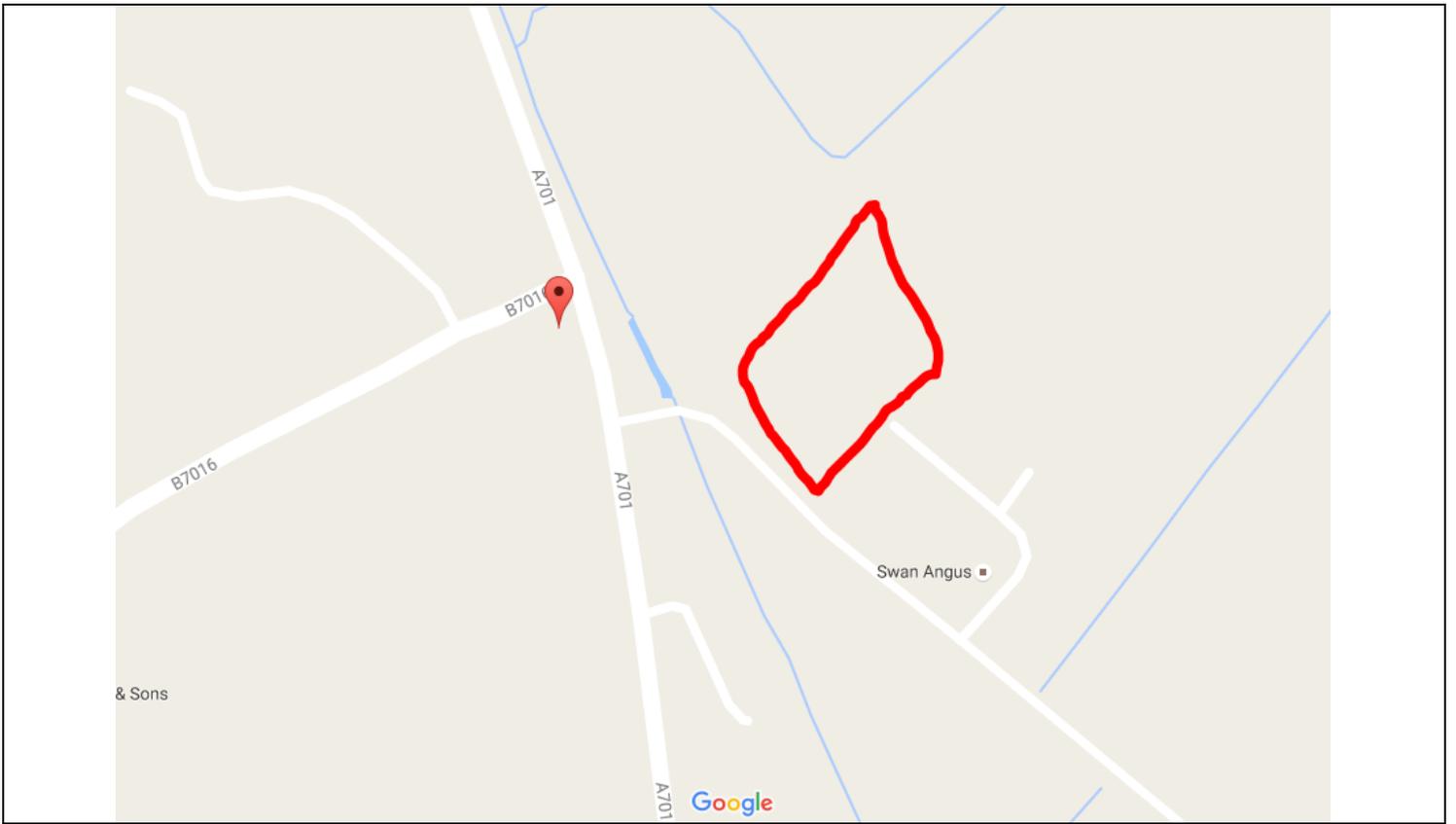
<b>Jedward Terrace Phase 2, Denholm</b>	
• Co-ordinates	X 357,193: Y 618,555
• Local Plan Reference	
• Site capacity:	9 units
• Type of development:	Houses
• Tenure:	Rent: 9 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April '19
	Start: April '19
	Completion: April '20
• Site description:	Greenfield site on edge of settlement
• Constraints	None known
• Site Ownership:	Private; EHA's developer partner finalising Heads of Terms for a site acquisition
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High Shadow Programme Opportunity: N/A "Credit Crunch" Impact: N/A.
• Deliverability:	Probability: 90% in Year 4
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Assists sustaining rural communities.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





Springwell Brae, Broughton	
• Co-ordinates	X: 311326 Y: 636685
• Local Plan Reference	TB10B Edge of settlement site, allocated brown for housing land
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent: 12 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: April 2019
	Completion: April 2020
• Site description:	Greenfield site
• Constraints	Nil
• Site Ownership:	Scottish Borders Council; HRA site to be acquired by Eildon HA for future development
• Housing Market Area	Northern
• Other Information	In current SHIP Section 75: No Land banking opportunity: High Shadow Programme Opportunity: No "Credit Crunch" Impact: None identified.
• Deliverability:	Probability: 100% in year 4 (2020/21)
• Need:	Reasonable level of demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is no adverse equality implications



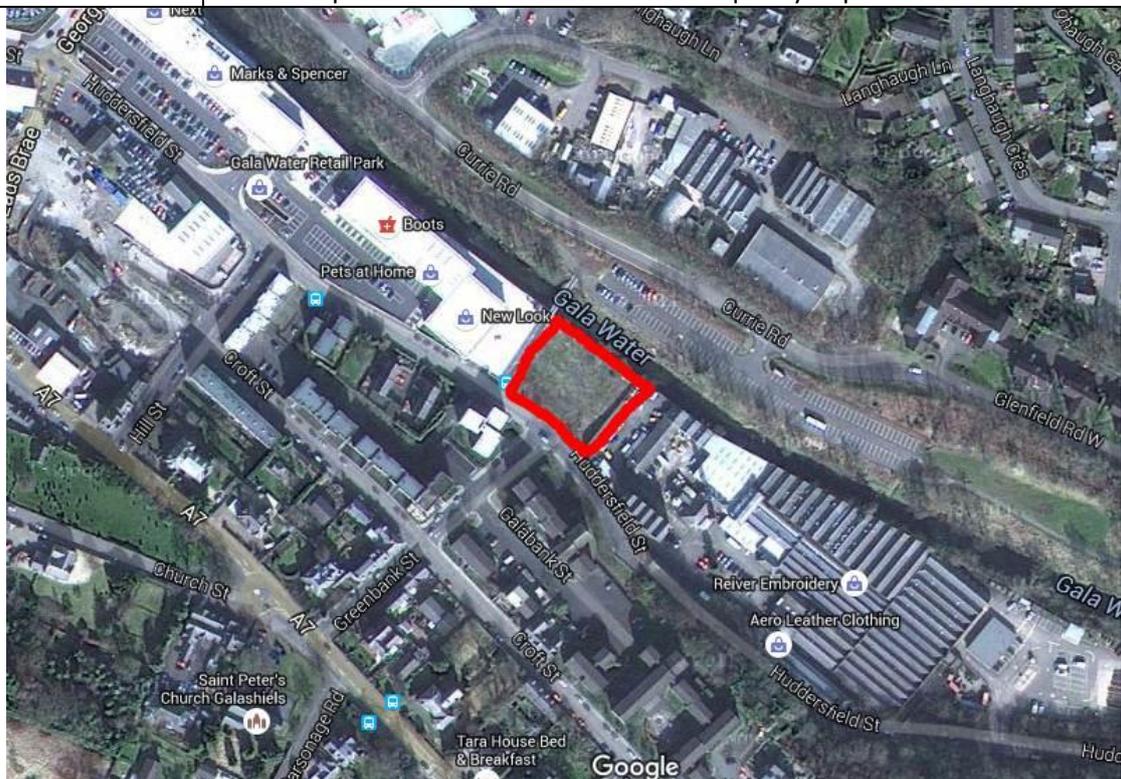


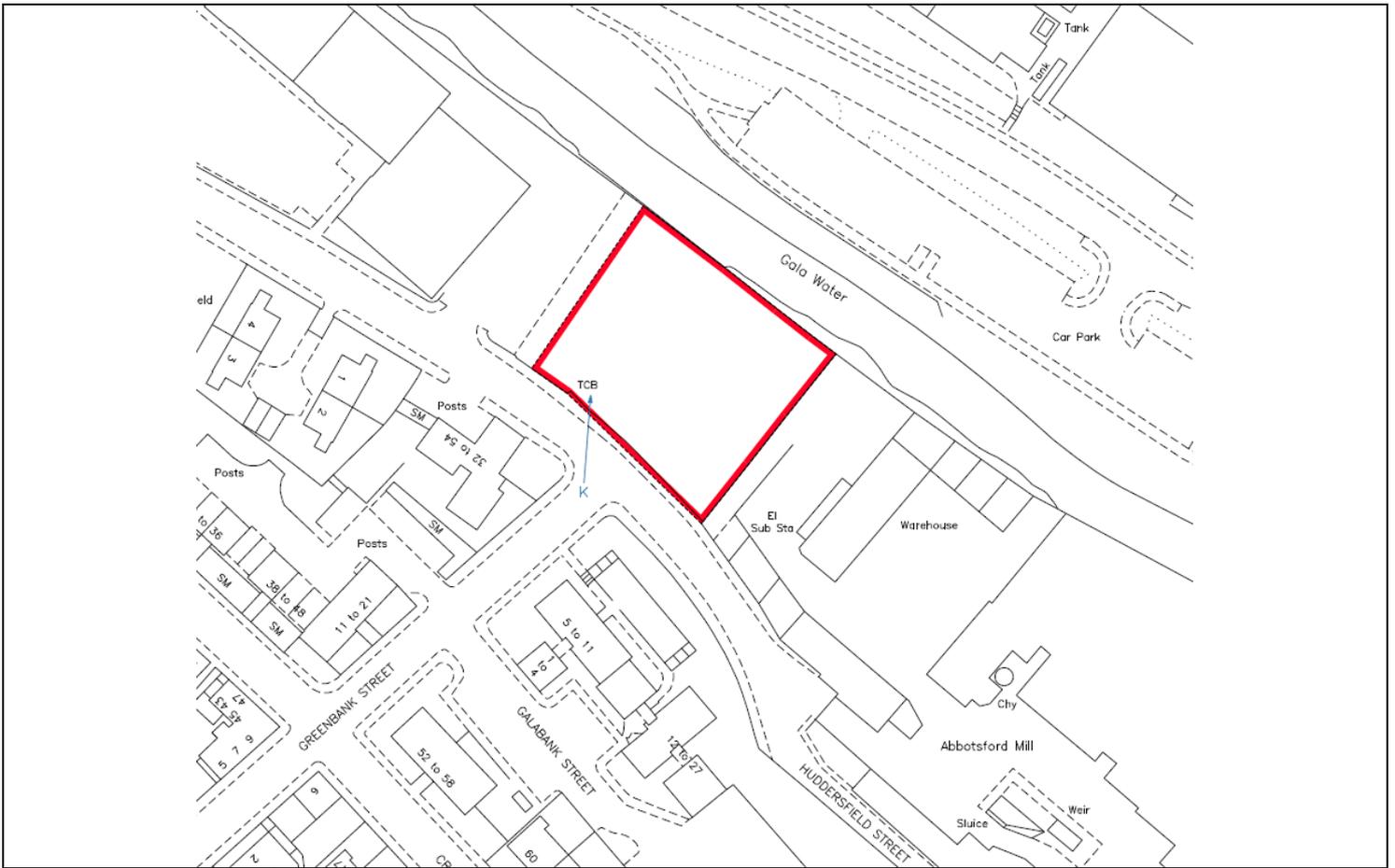
Station Yard, Cardrona	
• Co-ordinates	X: 329968 Y: 639030
• Local Plan Reference	MCARD007
• Site capacity:	10 units
• Type of development:	Houses / Flats.
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: August/September 2017
	Start: September/October 2017
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





<b>Huddersfield Street, Galashiels</b>	
• Co-ordinates	X: 349711 Y: 635739
• Local Plan Reference	zEL41
• Site capacity:	34 flats
• Type of development:	Flatted development
• Tenure:	Rent: 34 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned by EHA
	Start: June 2018
	Completion: October 2019
• Site description:	Brownfield Site. Good central location in Galashiels. Good transport links and close to all amenities.
• Constraints	Works to river wall require SEPA consent, via a CAR Licence. Looking at commencing work, subject to planning and CAR in Q1
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A as owned by EHA Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	Probability: 100% in year 3 (2019/20)
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for flatted properties in Central HMA
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





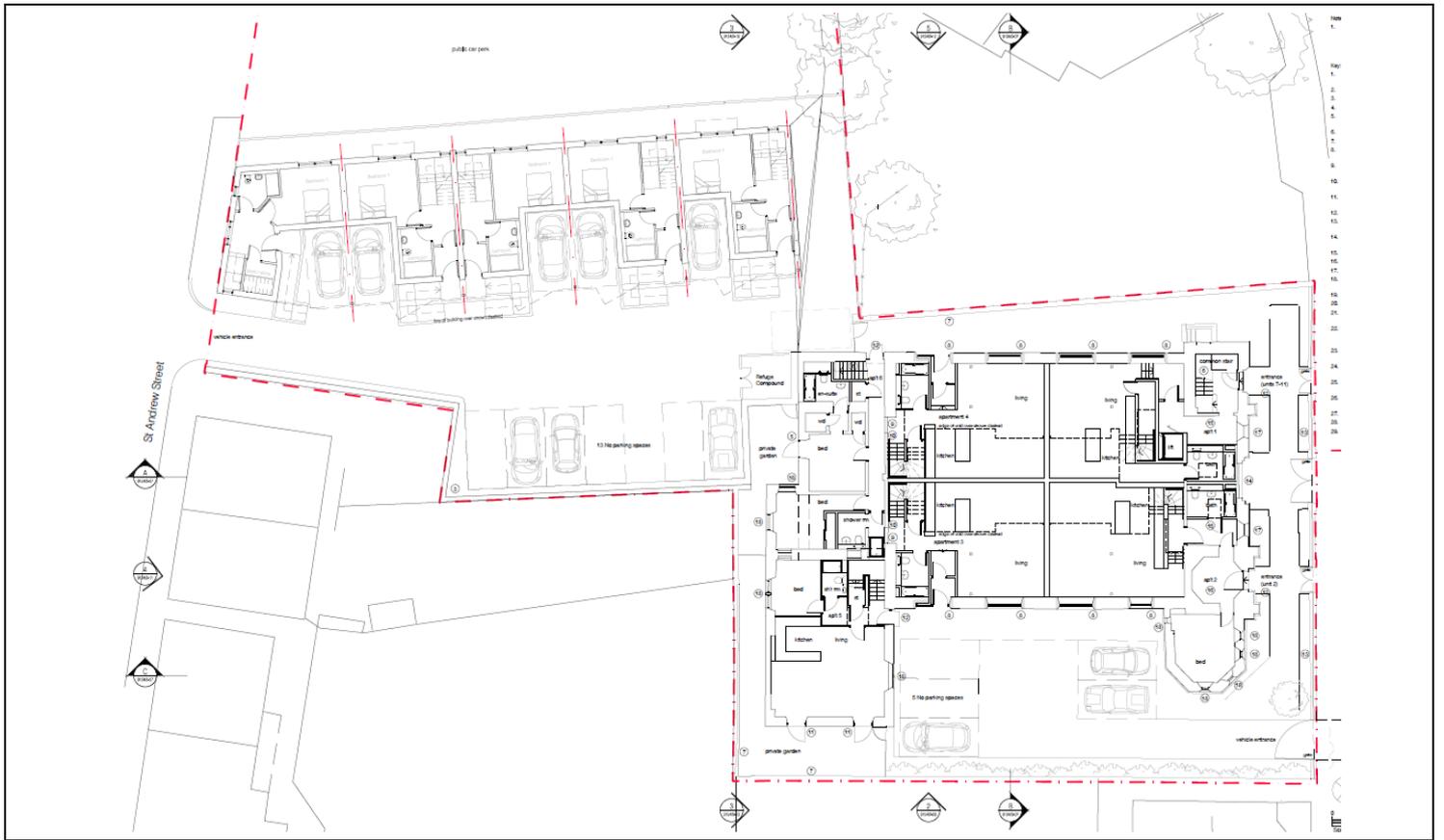
Elm Court, Hawick	
• Co-ordinates	X:350673 Y:614458
• Local Plan Reference	N/A
• Site capacity:	21 Flats and Houses
• Type of development:	Redevelopment of existing RSL housing
• Tenure:	Rent: c.21 units TBC
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned
	Start: July 2019
	Completion July 2020
• Site description:	Existing RSL stock that is proving hard to let for a number of small flats on the site and requires reconfiguration.
• Constraints	Site subject to flooding so design will include flood risk mitigation measures
• Site Ownership:	EHA owned block
• Housing Market Area	Southern
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	Probability: 100% in year 3 2019/20
• Need:	Strong demand for carried flat and house sizes in the centre of Hawick
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Hawick locality
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and although this will impact on current residents during the rehousing stage, the result will prove beneficial. All tenants are being consulted and needs accounted for.





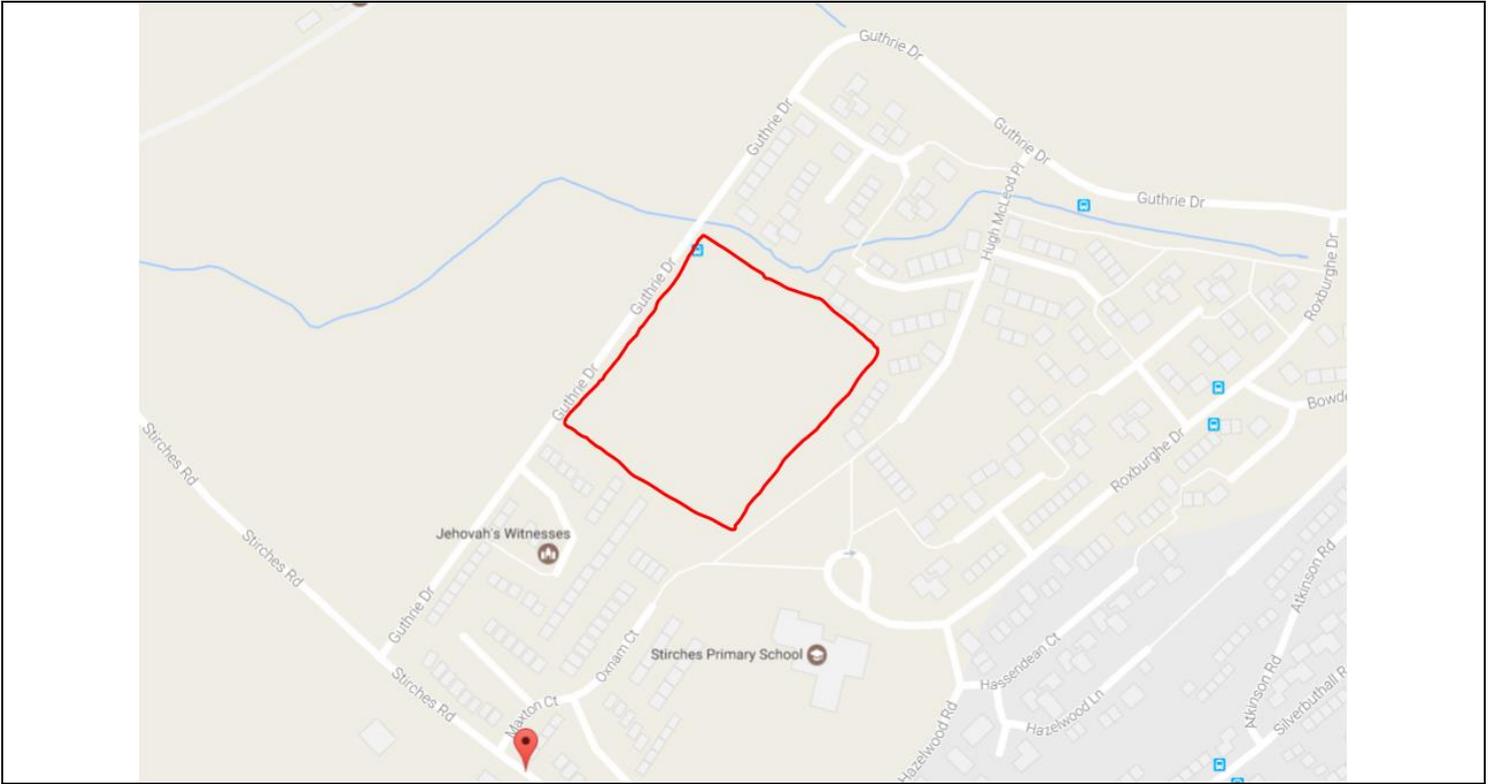
<b>St Aidan's Church, Gala Park, Galashiels</b>	
• Co-ordinates	X:349113 Y: 636070
• Local Plan Reference	
• Site capacity:	4 houses and 12 flats
• Type of development:	Houses and flats
• Tenure:	Rent: 16
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: July 2019
	Completion: July 2020
• Site description:	St Aidan's Church occupies the site. The Church is closed and is privately owned
• Constraints	Church is listed so will require Listed Building Consent to demolish, which has been applied for by the owner
• Site Ownership:	Privately owned and EHA are progressing Heads of Terms.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 80% in year 5 (2020/21)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are not adverse equality implications





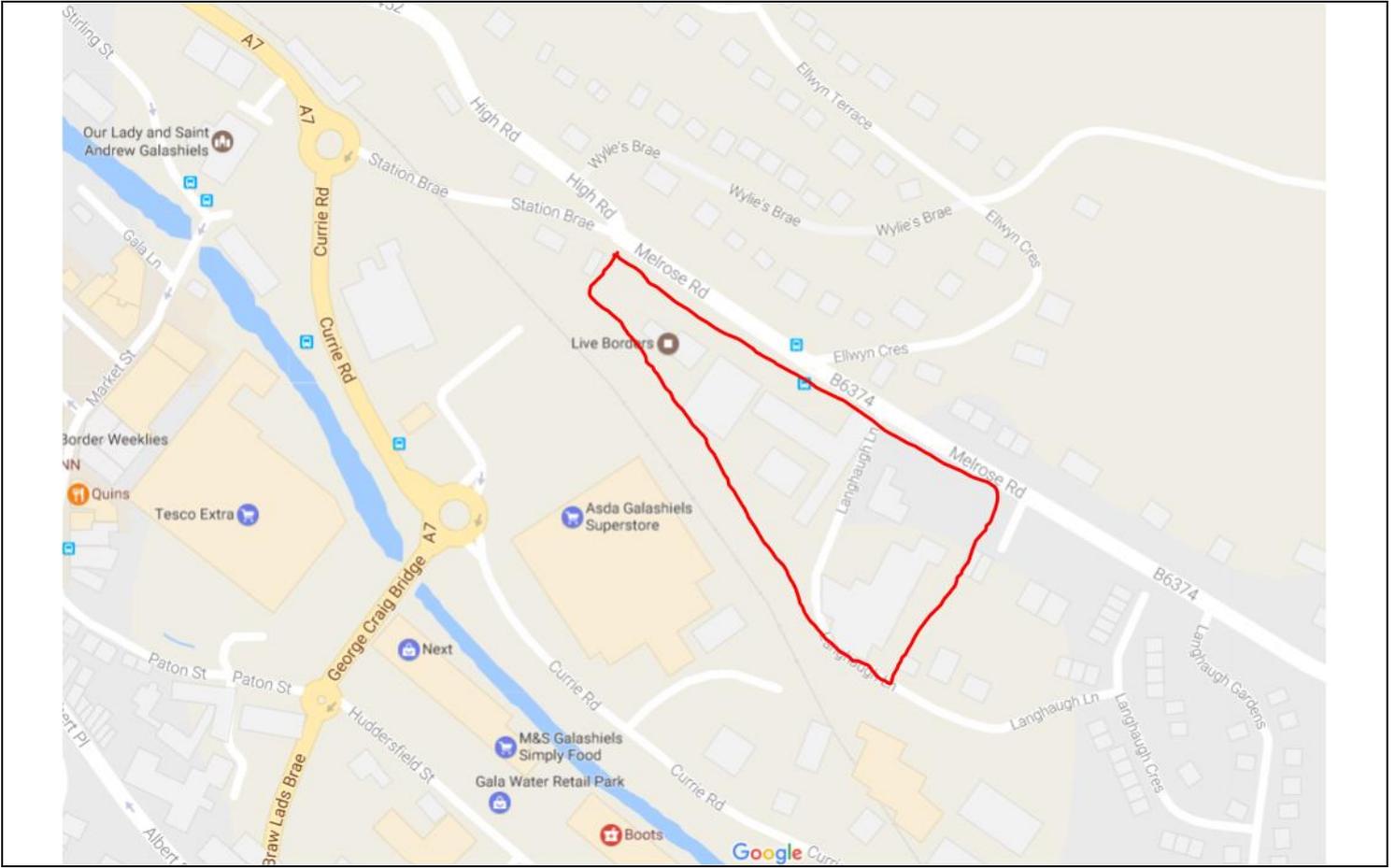
Extra Care Housing Stirches, Hawick	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B zoned for housing
• Site capacity:	35-40 units
• Type of development:	Extra care housing - flats and bungalows
• Tenure:	Rent: 35-40 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2020
	Start: March 2020
	Completion: June 2021
• Site description:	Green field site zoned for housing
• Constraints	Securing required levels of capital and revenue grants
• Site Ownership:	Scottish Borders Council
• Housing Market Area	South
• Other Information	Section 75
	Land banking Opportunity:
	Shadow Programme Opportunity:
	“Credit Crunch” Impact:
• Deliverability:	Probability: 100% but in Year 6 (2021/22)
• Need:	Strong demand for ECH
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of ECH in area of high need and demand in Southern Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





<b>Borders College Site, Galashiels</b>	
• Co-ordinates	X: 349769 Y: 635988
• Local Plan Reference	zRO202 zoned for redevelopment
• Site capacity:	85 units
• Type of development:	Partnership redevelopment of the former college site, including a mix of refurbishment and new build. Eildon would be taking 33 of the units: 19 Houses and 17 flats
• Tenure:	Rent: 33 units
	Shared Equity: 0 units
	Other: 52 units (private partner's element)
• Programme:	Acquisition: March 2019
	Start: April 2019
	Completion: August 2020
• Site description:	Existing Border College buildings and ancillary buildings and car parking off Melrose Road and Langhaugh
• Constraints	Site would need to be secured and partnership details finalised
• Site Ownership:	Owned by the Borders College, with partner in negotiations to acquire
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 80% in year 4 2021/22 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





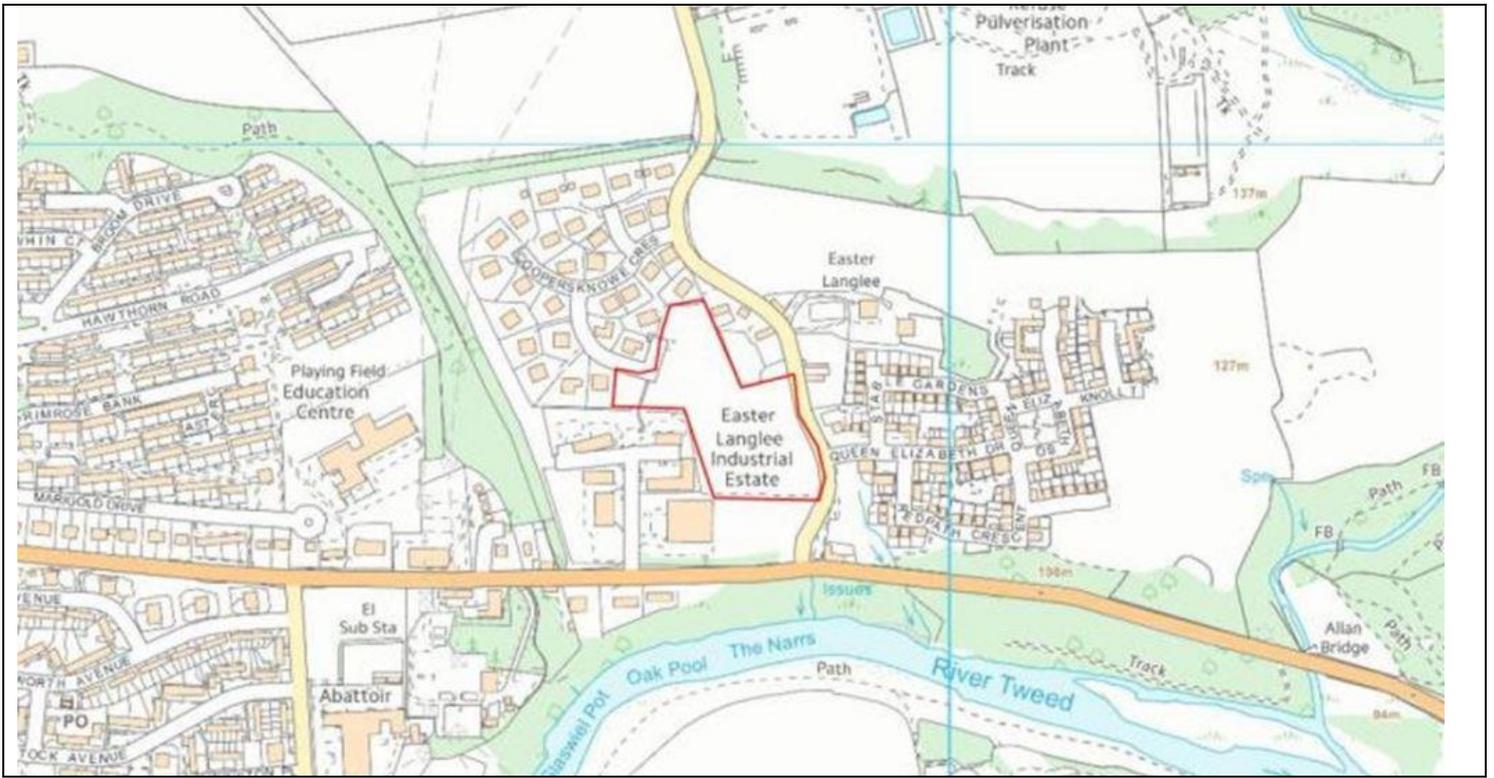
<b>Nethershot/ Angraflats Road, Kelso</b>	
• Co-ordinates	X: 372349 Y:635103
• Local Plan Reference	AKELSO21 Edge of settlement site marked Brown for housing development
• Site capacity:	Overall capacity of circa 100 new homes
• Type of development:	40 affordable homes and flats, remainder to be open market sale
• Tenure:	Rent: 40 units, exact numbers TBA
	Shared Equity: 0 units
	Other 60 units open market sale, exact numbers TBA
• Programme:	Acquisition: November 2018
	Start: April 2019
	Completion: March 2021
• Site description:	Greenfield site part of a larger private development
• Constraints	Will be working in partnership with M J Ballantynes
• Site Ownership:	M J Ballantynes have secured the site with an agreed November '18 acquisition
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: Yes Land banking opportunity: High Shadow Programme Opportunity: No "Credit Crunch" Impact: None identified.
• Deliverability:	Probability: 100% in year 5 (2020/21)
• Need:	Strong local need. In an area of high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Coopersknowe, Galashiels</b>	
<b>Location Plan</b>	
• Co-ordinates	X 352268 : Y 635754
• Local Plan Reference	
• Site capacity:	50-60 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 50-60 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: 2015/2016
	Completion:
• Site description:	Greenfield site part of larger private development. Part developed and could be developed as one or in phases
• Constraints	
• Site Ownership:	RBS Global Restructuring Group
• Housing Market Area	Central
• Other Information	Landbank Opportunity: 2014/2015 Shadow programme: Earliest Tender Approval 2015/2016
• Deliverability:	Probability: 75% in year 4 (could be accelerated)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral





<b>Extra Care Housing - Former Kelso High School</b>	
• Co-ordinates	X: 357754 Y:638408
• Local Plan Reference	RKELS002
• Site capacity:	37 Extra Care Elderly flats and open market houses
• Type of development:	Extra Care Elderly flats and private sale houses
• Tenure:	Rent: 37 Units
	Shared Equity: 0 units
	Other open market sale, exact numbers TBA
• Programme:	Acquisition: April 2019
	Start: August 2019
	Completion: August 2021
• Site description:	Greenfield site within residential area of Jedburgh; on bus route and close to Primary School
• Constraints	The Listed elements of the school are to provide the Extra Care scheme. All private sales to be newbuild. Will be working in partnership with M J Ballantynes
• Site Ownership:	M J Ballantynes have secured the site from the Council with the purchase conditional upon planning approval
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: Yes Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None identified.
• Deliverability:	Probability: 80% in year 5 (2020/21)
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of Extra Care Elderly accommodation in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there is not adverse equality implications





<b>Thirlestane Drive, Lauder</b>	
• Co-ordinates	X: 535255 Y: 647342
• Local Plan Reference	ELA12B (Housing)
• Site capacity:	38 Houses
• Type of development:	Houses and flats
• Tenure:	Rent: 9
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2019
	Start: September 2019
	Completion: September 2020
• Site description:	Green field site. Site will be developed to provide 38 homes, 29 for private sale and 9 for social rent: 5x2-bed houses and 4x 3-bed houses
• Constraints	This a s.75 scheme to be procured through Persimmon Homes
• Site Ownership:	Site owned (controlled) by Persimmon.
• Housing Market Area	Northern
• Other Information	Section 75: Yes Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 80% in year 5 (2020/21)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Northern Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are not adverse equality implications





<b>South Park, Peebles</b>	
• Co-ordinates	X: 324275 Y: 640014
• Local Plan Reference	APEEB021 (Housing)
• Site capacity:	71 Houses and flats
• Type of development:	Houses and flats
• Tenure:	Rent: 18
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2019
	Start: September 2019
	Completion: September 2020
• Site description:	Green field site. Site will be developed to provide 71 homes, 53 for private sale and 18 for social rent: 8x 2-bed flats, 4x2-bed houses and 6x 3-bed houses
• Constraints	This a s.75 scheme to be procured through Persimmon Homes
• Site Ownership:	Site owned (controlled) by Persimmon.
• Housing Market Area	Northern
• Other Information	Section 75: Yes Land banking Opportunity: No Shadow Programme Opportunity: No “Credit Crunch” Impact: No
• Deliverability:	Probability: 80% in year 5 (2020/2021)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Northern Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are not adverse equality implications





<b>Main Street, Heiton</b>	
• Co-ordinates	X: 371298 Y: 630507
• Local Plan Reference	RHE3B zoned for housing
• Site capacity:	8 units. Note this will only take circa 20% of the available site
• Type of development:	8 houses
• Tenure:	Rent: 8 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: November 2019
	Start: April 2020
	Completion: January 2021
• Site description:	Green field site, zoned for housing and within the settlement boundary
• Constraints	Rural greenfield site will have viability issues to address
• Site Ownership:	Roxburgh Estates, Eildon are in discussion over acquisition
• Housing Market Area	East
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 50% in year 5 2020/21 onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Eastern Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





## Scottish Borders Housing Association

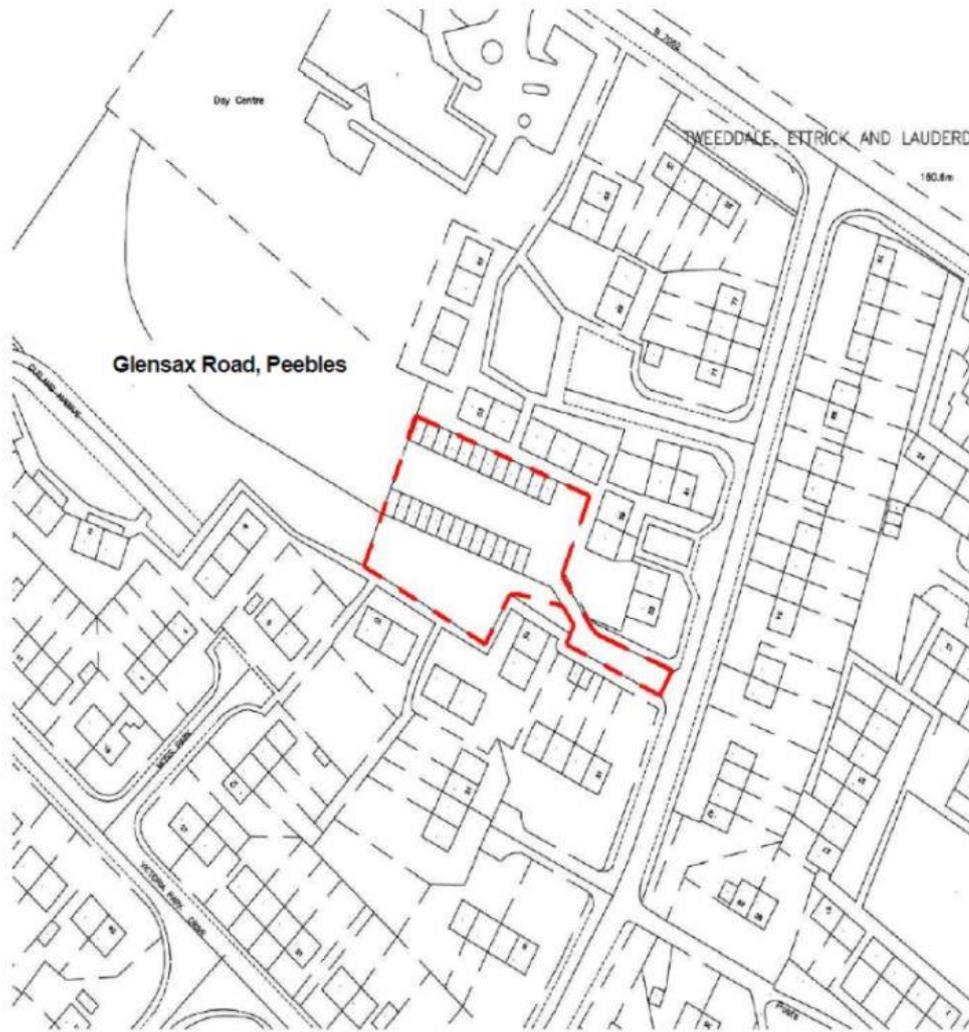
Tweed Court, Kelso	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	8 New build units
• Type of development:	At present possible part demolish and part new build
• Tenure:	Rent: 15-20 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18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





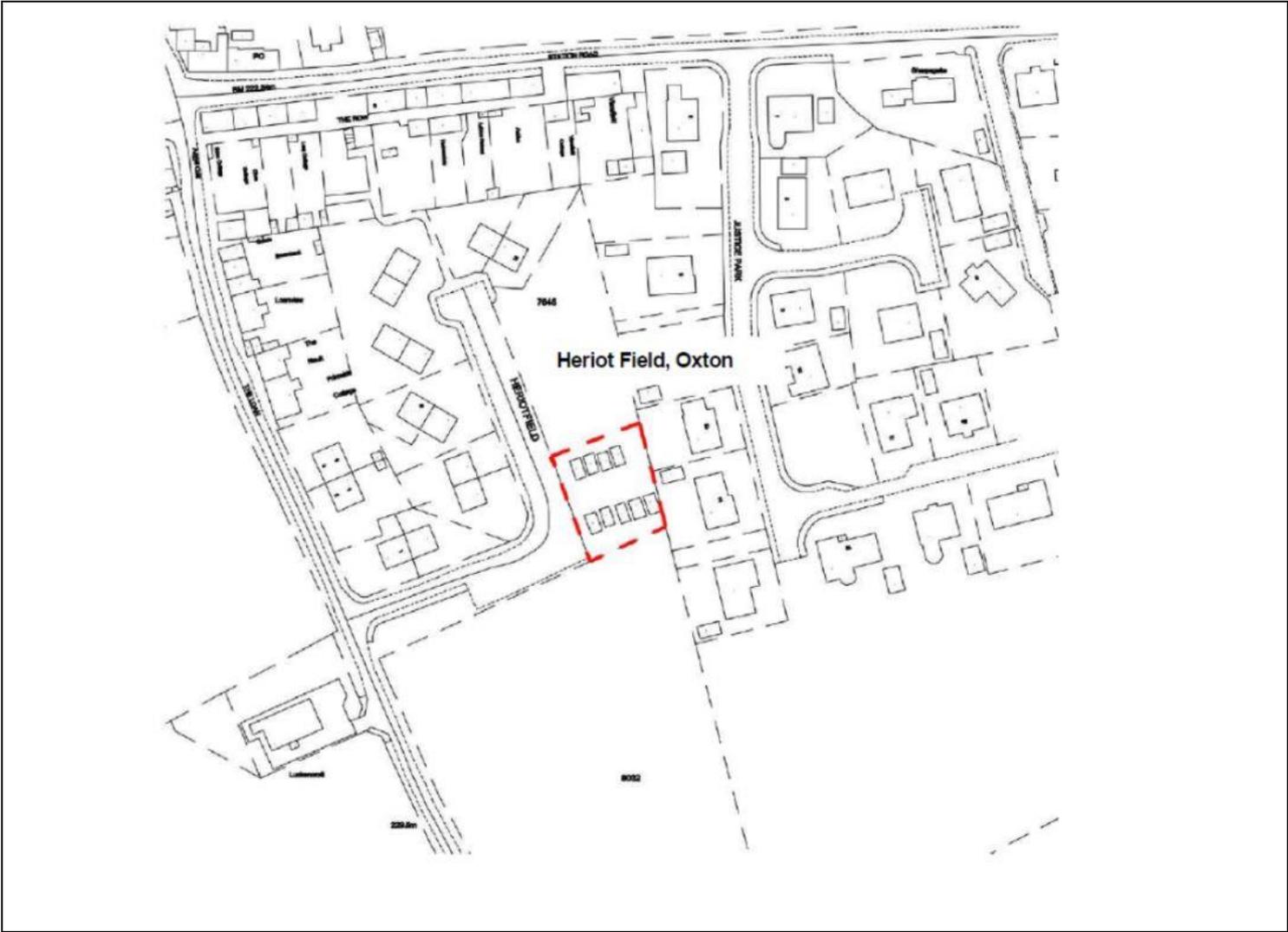
<b>Glensax Road, Peebles</b>	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned
	Start: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





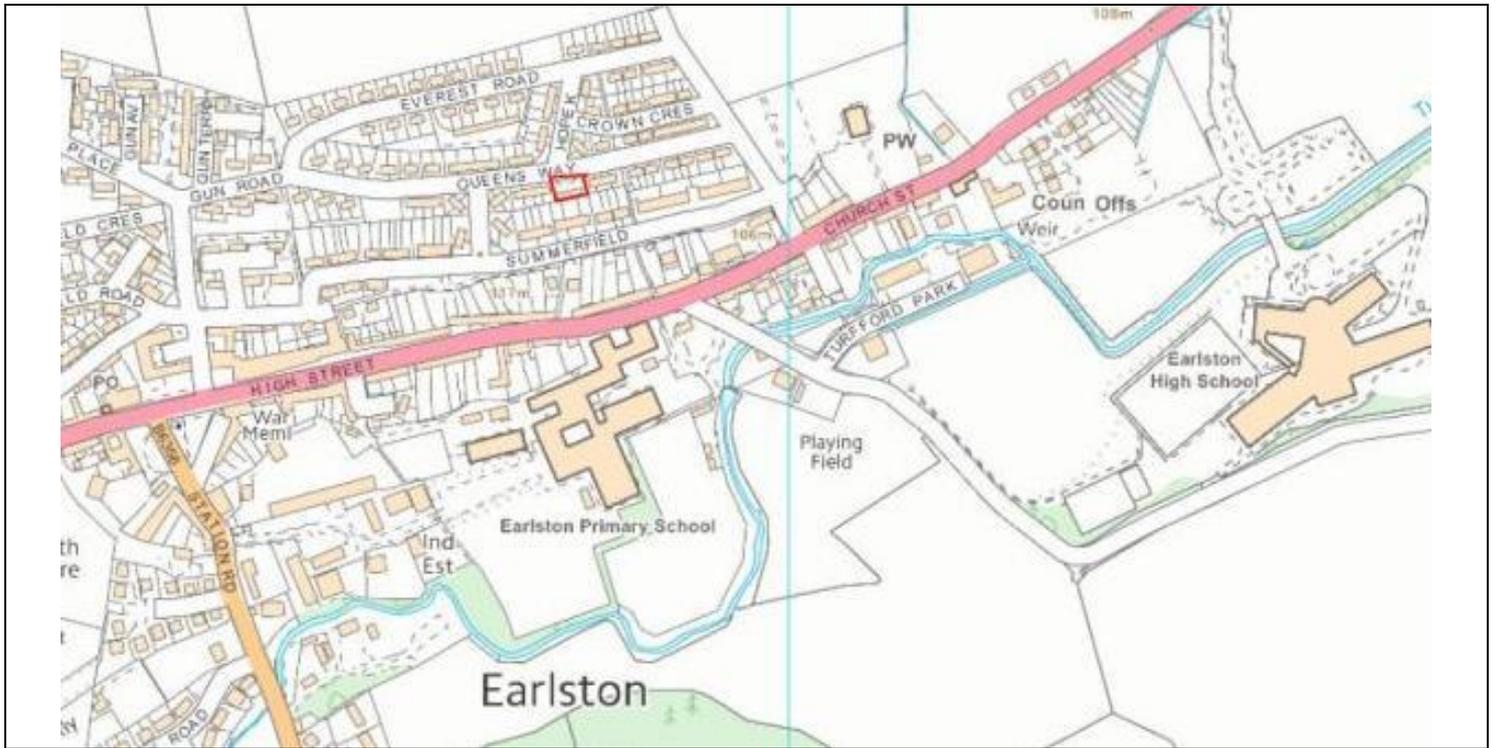
<b>Heriot Field, Oxton</b>	
• Co-ordinates	X: 349804 Y: 653407
• Local Plan Reference	
• Site capacity:	4 New build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: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





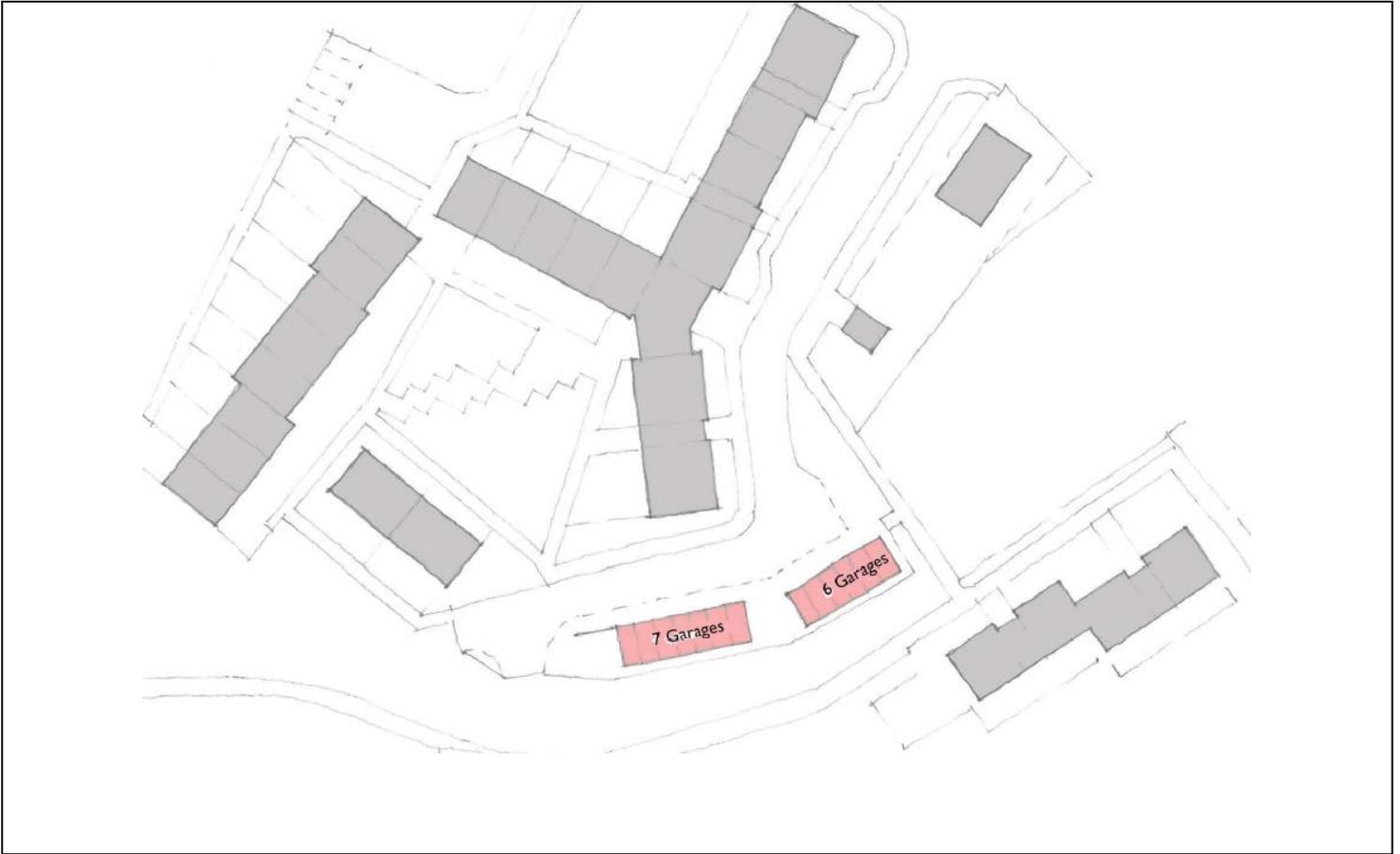
<b>Queensway, Earlston</b>	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	Indicative 4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own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





<b>St Dunstons, Melrose (SBHA scheme to be delivered by EHA)</b>	
• Co-ordinates	X:354555 Y:633980
• Local Plan Reference	N/A
• Site capacity:	8 Flats and Houses
• Type of development:	Redevelopment of existing garage site
• Tenure:	Rent: 8 units; 4 Maisonettes and 4 flats
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned
	Start: August 2019
	Completion: September 2020
• Site description:	Existing RSL owned garage site
• Constraints	Subject to planning and surrender of existing leases on garages
• Site Ownership:	SBHA owned land and garages
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No “Credit Crunch” impact: None identified
• Deliverability:	Probability: 80% in year 3 2019/20
• Need:	Strong demand for all affordable accommodation in Melrose
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Melrose locality
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are not adverse equality implications





<b>Mossilee Road, Gala (SBHA scheme to be delivered by EHA)</b>	
• Co-ordinates	X348202: Y:636188
• Local Plan Reference	
• Site capacity:	5 houses
• Type of development:	Houses
• Tenure:	Rent: 5
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: In ownership
	Start: February 2020
	Completion: November 2020
• Site description:	Site owned by SBHA
• Constraints	
• Site Ownership:	
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: Yes Shadow Programme Opportunity: No "Credit Crunch" Impact: No
• Deliverability:	Probability: 50% in year 5 (2020/21)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are not adverse equality implications





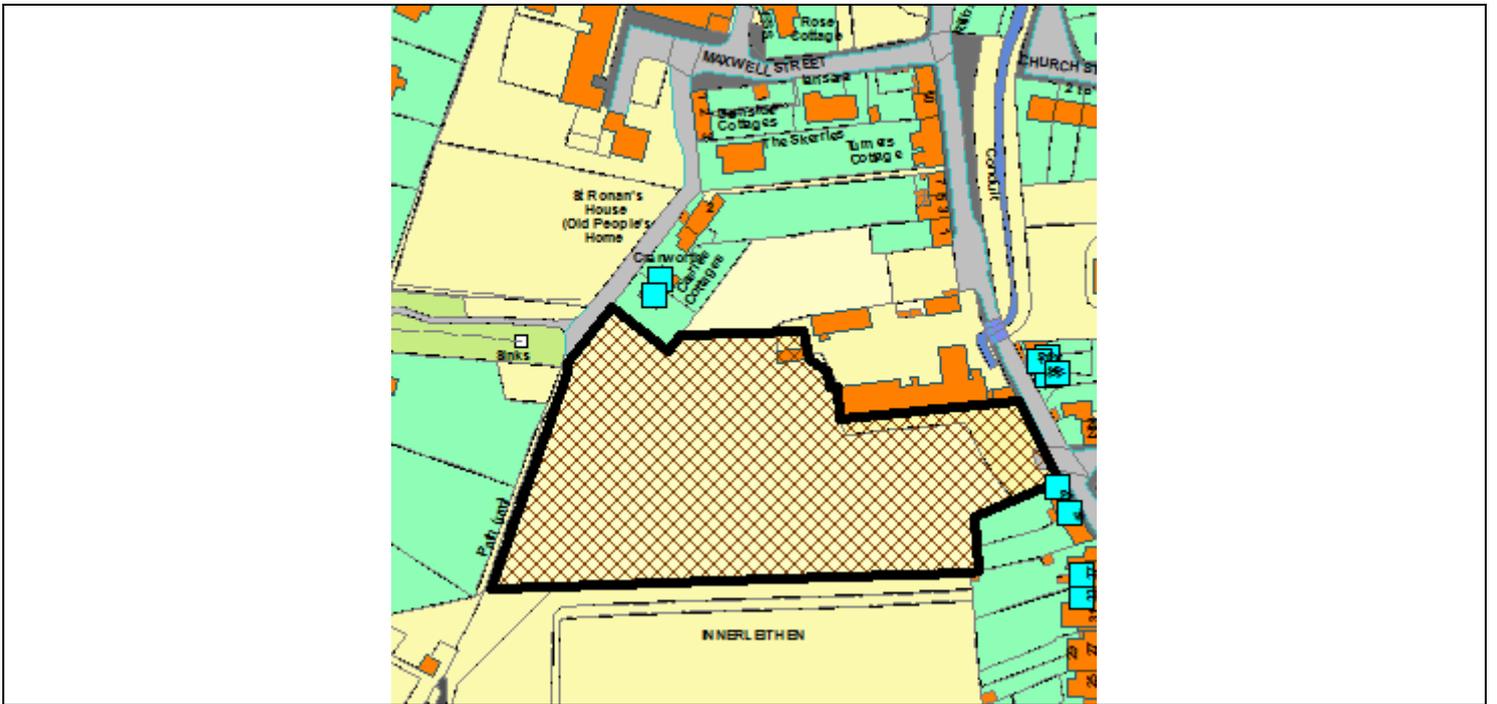
Tarth Crescent, Blyth Bridge	
<b>Location Plan</b>	
• Co-ordinates	X: 313293 Y: 645439
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	3 bed Houses
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own Land
	Start: At Feasibility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





<b>Caerlee Mill, Innerleithen</b>	
• Co-ordinates	X: 333060 Y: 636892
• Local Plan Reference	MINNE001
• Site capacity:	23 units
• Type of development:	Houses & Flats (conversion)
• Tenure:	Rent: 23 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2019
	Start: January 2020
	Completion: August 2021
• Site description:	Brownfield, partially cleared and partially occupied by former A Listed Mill
• Constraints	A Listed Mill conversion - costs to convert need to be fully understood
• Site Ownership:	Owned by Developer. SBHA in advanced talks with developer to deliver affordable housing units on site.
• Housing Market Area	Northern
• Other Information	Section 75: NO Land banking Opportunity: YES Shadow Programme Opportunity: YES "Credit Crunch" Impact: NO
• Deliverability:	Probability: % in year / onwards;
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is not adverse equality implications





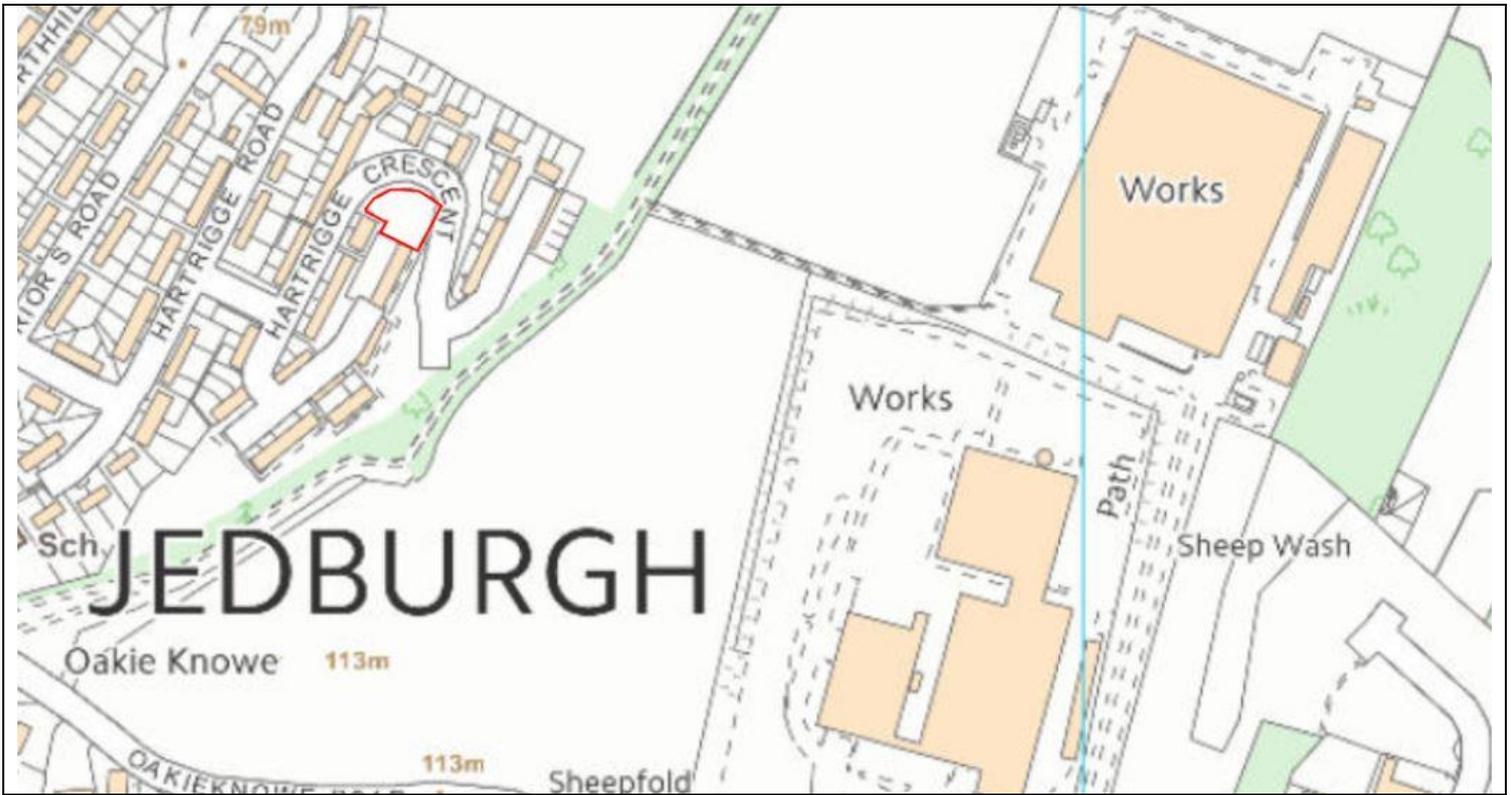
<b>Hartrigge Road, Jedburgh</b>	
• Co-ordinates	X: 365592 Y: 620937
• Local Plan Reference	
• Site capacity:	5 units
• Type of development:	1 House / 4 Flats
• Tenure:	Rent: 5 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: n/a
	Start: 2017/2018
	Completion: 2018/2019
• Site description: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





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

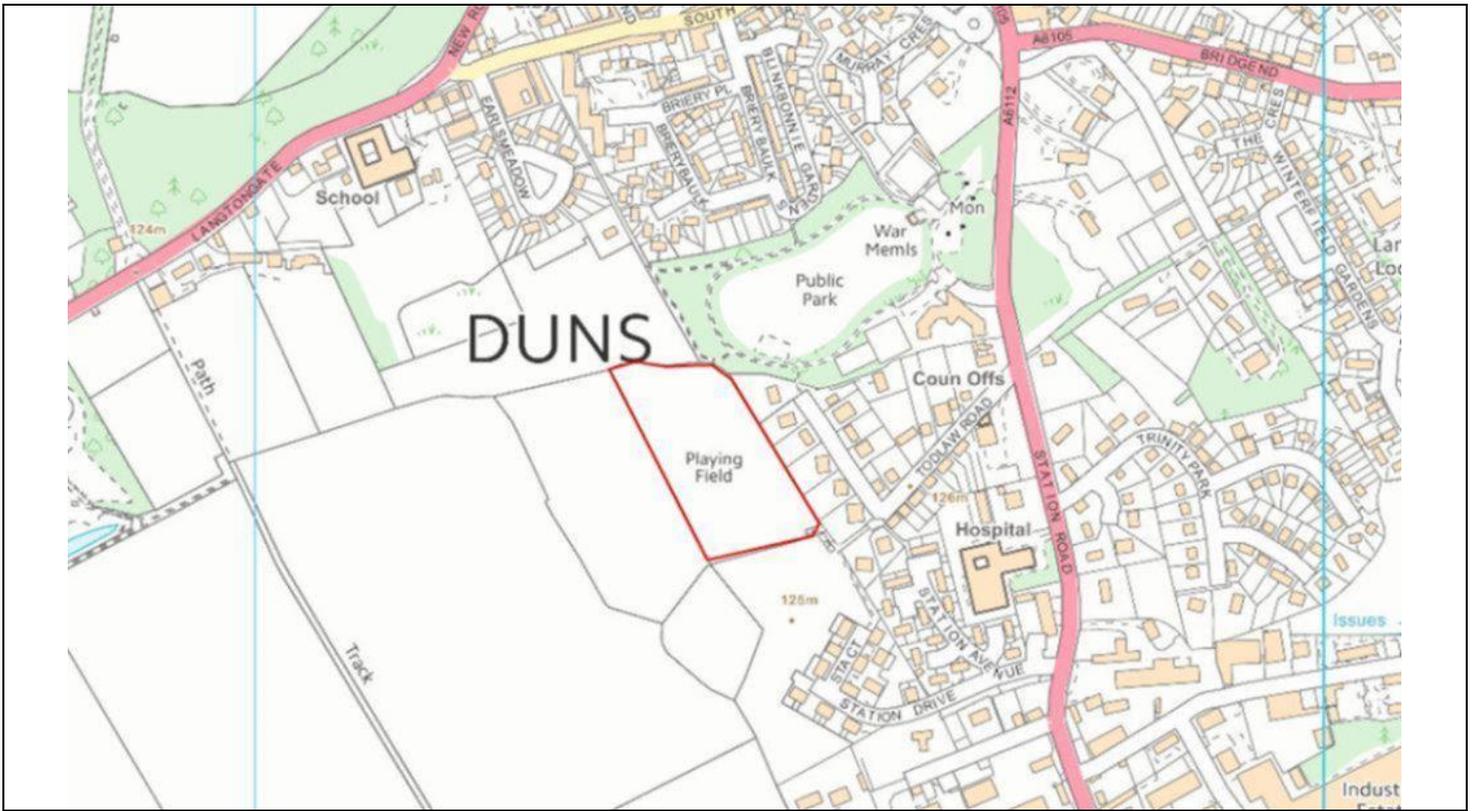




## TRUST HOUSING ASSOCIATION

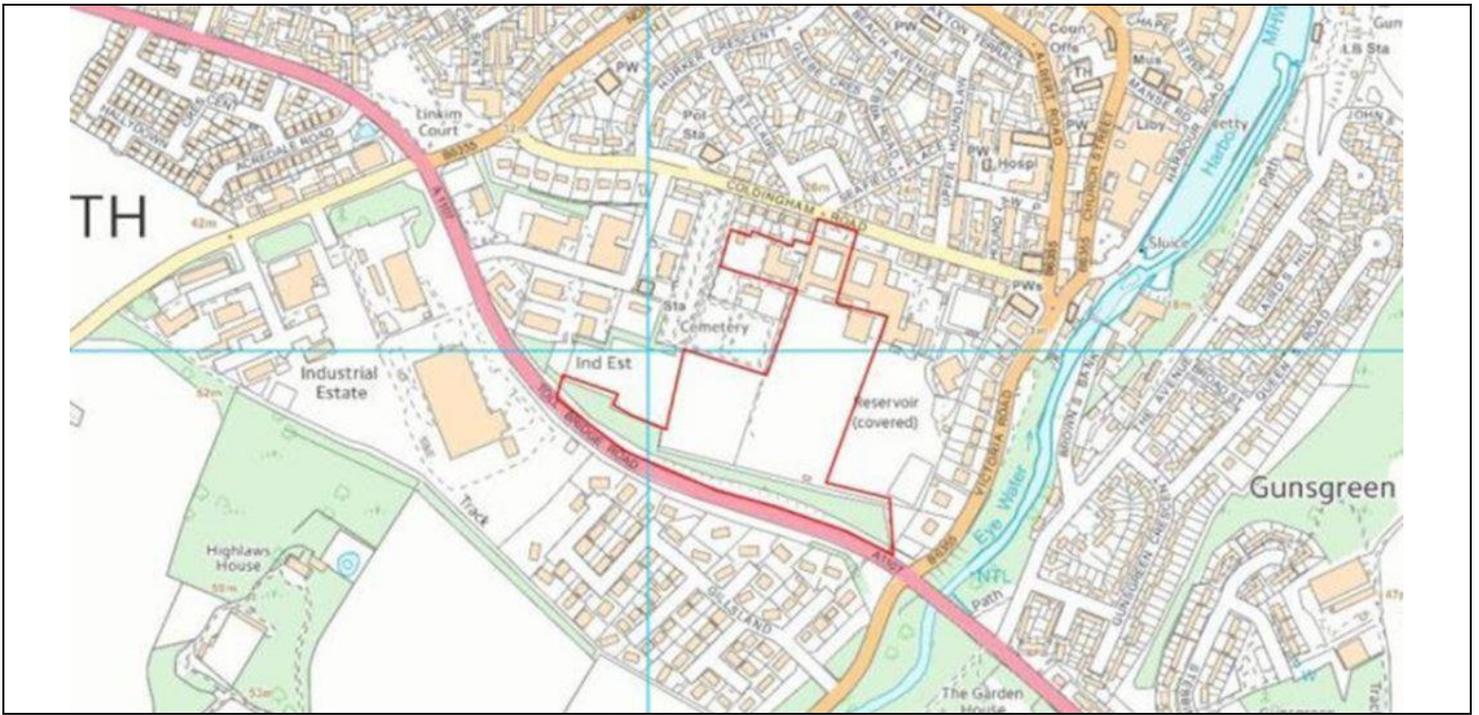
Extra Care Housing Todlaw, Duns	
Location Plan	
• Co-ordinates	X: 378432 Y: 653389
• Local Plan Reference	ADUNS010
• Site capacity:	2 hectares[30 units per Planning brief]
• Type of development:	Extra Care Housing = Flats
• Tenure:	Rent: 49 units
	Shared Equity and MMR: 10 units
	Other:
• Programme:	Acquisition: 2018
	Start: 2019
	Completion: 2021
• Site description:	Former playing fields
• Constraints	None
• Site Ownership:	SBC
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Yes "Credit Crunch" Impact: None identified meantime
• Deliverability:	Probability: High, subject to site feasibility study work. RSL delivery partner to be agreed;
• Need:	Strong demand evidenced by Consultants
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and TOPS
• Impact:	High impact towards sustaining people locally.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there is not adverse equality implications





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





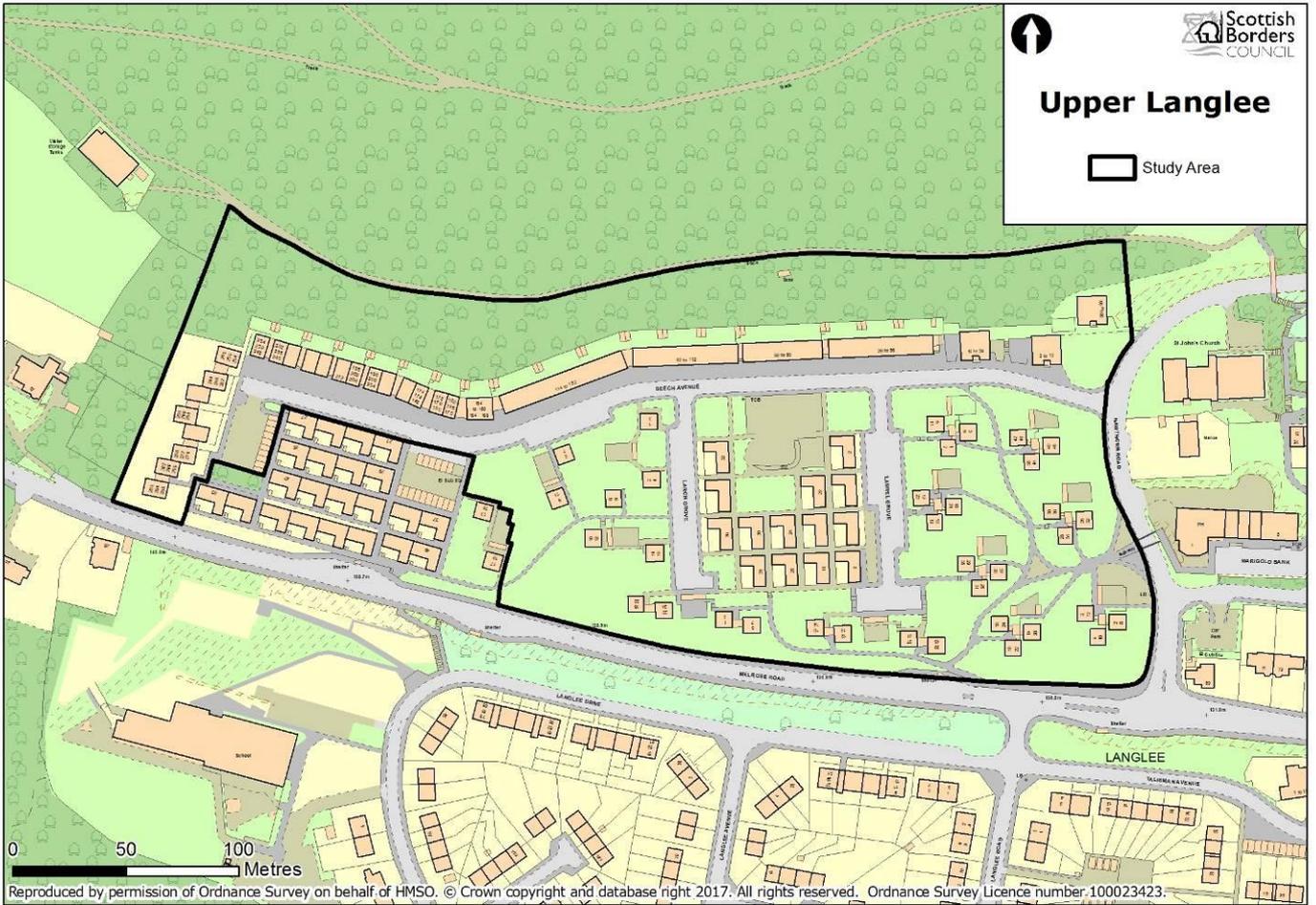
## WAVERLEY HOUSING

Upper Langlee, Galashiels – Area Regeneration	
• Co-ordinates	X: 350756      Y: 635699
• Local Plan Reference	N/A
• Site capacity:	113 new properties
• Type of development:	Block demolition and follow on new build re-development as part of wider estate regeneration.
• Tenure:	Social Rent: 113 new properties and 54 refurbished properties new building Shared Equity: 0 units Other: 0 units
• Programme:	Acquisition: Site and blocks owned by Waverley Housing .6 properties in the planned demolitions are owner occupied whilst 5 properties in the planned refurbishments are owner occupied. Start: 2021 Completion: 2022
• Site description:	Area regeneration of public sector housing estate.
• Constraints	Subject to re-housing of Waverley Housing tenants currently living in properties scheduled for demolition, and phased block demolitions.
• Site Ownership:	Waverley Housing
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently in Waverley Housing ownership. Shadow Programme Opportunity: Potentially. Subject to vacant possession being secured through re-housing of tenants currently living in properties scheduled for demolition and phased block demolitions. “Credit Crunch” Impact: None identified. The play park on the estate is currently owned by the Langlee Residents Association and discussions will be required to clarify how this site can be included within the regeneration programme. There are two small areas of common ground that have been used as community gardens and the status of these gardens will need to be clarified.
• Deliverability:	Individual block projects and phasing to be identified
• Need:	Evidenced by Ark Consultancy Master Planning Final Report [2018]
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Strategic Plan
• Impact:	High positive impact to sustain local people in the Langlee, Galashiels area, and create high quality new build and refurbished properties which meets current and forecast housing needs.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be positive equality implications.
	



# Upper Langlee

 Study Area



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## The rural proofing checklist

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

**Name of policy/ strategy:** Scottish Borders Strategic Housing Investment Plan (SHIP) 2019-24

**Date checklist completed:** 18 September 2018

**Completed by:** SHIP PROJECT WORKING GROUP (Cathie Fancy, Gerry Begg, Deborah Armstrong, Henry Coyle, Gregor Booth, Colin Young, David Robinson, John Duncan)

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?</b></p> <p>In general the delivery of SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.</p>		✓	<b>Summary of likely impacts:</b>
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>
<p><b>2. Will access to the service be restricted for people living in rural areas?</b></p> <p>It is possible that RSLs may consider Local Lettings initiatives during this SHIP although these may not be considered in some of the areas identified for development.</p>		✓	<b>Summary of likely impacts:</b>
			Will allow for overcrowded/ under occupying households to remain within the same community
			<b>Summary of adjustments made:</b>
<b>Other Comments:</b>			

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>3. Will the cost of delivery be higher in rural areas (where customers are more widely dispersed or it is hard to be cost-effective)? If yes, how will this extra cost be met or lessened?</b></p> <p><i>Rural solutions: allow for higher unit delivery costs when calculating costs (e.g. a 'sparsity' factor) or when specifying cost-efficiency criteria; encourage joint provision to reduce costs.</i></p>	✓		<p><b>Summary of likely impacts:</b></p> <p>Increased building and management costs due to housing being located near to rural population by sustaining rural communities will reduce cost related to other services provided by public sector.</p> <p><b>Summary of adjustments made:</b></p> <p>Projects in this year's SHIP include all affordable methods of construction and renewable technologies.</p> <p><b>Other Comments:</b></p> <p>Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.</p>
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas?</b></p> <p><i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i></p>		✓	<p><b>Summary of likely impacts:</b></p> <p>Outcomes of SHIP will have a positive impact in providing affordable rural housing completions</p> <p><b>Summary of adjustments made:</b> a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged. Mid Market Rent is included in this SHIP, by a private developer</p> <p><b>Other Comments:</b> The SHIP will stimulate and drive the private market in delivering affordable housing to rural areas.</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>5. Will the SHIP be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?</b></p> <p>Private sector has role to play through the provision of land through Section 75's and carrying out development but will not limit provision of affordable housing in rural areas.</p>		✓	<b>Summary of likely impacts:</b>
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>6. Does the SHIP rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?</b></p>	✓		<b>Summary of likely impacts:</b>
			Lack of infrastructure which impacts on development opportunity and timing of deliverability - lack of utilities in particular.
			<b>Summary of adjustments made:</b>
Engaged utilities in the SHIP process and through regular meetings in order to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are taken in to account in the Deliverability criteria assessment. Quarterly meetings are held with Scottish Water and SEPA.			
<b>Other Comments:</b>			

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>7. Will the SHIP have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?</b></p>		✓	<p><b>Summary of likely impacts:</b></p> <hr/> <p><b>Summary of adjustments made:</b></p> <hr/> <p><b>Other Comments:</b>                      Housing development will have positive impacts through economic enhancement and providing a range of different opportunities, which primarily create housing, jobs and sustainability of communities. It also creates opportunities for diversification for traditional land based business (ie; farmers and forestry).</p> <p>In addition housing developments will create a range of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.</p>
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p><b>8. What will be the impact of the policy on employment in rural areas?</b></p> <p>SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses</p> <p>The SHIP provides affordable housing for people on lower incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p>	✓		<p><b>Summary of likely impacts:</b></p> <hr/> <p><b>Summary of adjustments made:</b></p> <hr/> <p><b>Other Comments:</b></p>

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

### Steps to take

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

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# Scottish Borders Council

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## Stage 1 Equality Impact Assessment – Start Up

<b>1.</b>	<b>Title of Proposal:</b>	Strategic Housing Investment Plan (SHIP) 2019-24
<b>2.</b>	<b>Service Area: Department:</b>	Strategic Housing & Development Services, Regulatory Services The responsibility of developing the SHIP is Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include housing associations (RSLs), housing developers and various departments within SBC
<b>3.</b>	<b>Description:</b>	<p>Strategic Housing Investment Plans (SHIPs) are part of the Local Housing Strategy (LHS) process and set out the key development priorities in each local authority to inform Scottish Government housing investment decisions. SHIPs will be directly informed by the LHS and be developed in consultation with key stakeholders, these include; housing associations (RSLs), housing developers, private and voluntary sector service providers including information and advice providers, Care and Repair, housing support providers, estate agents, letting agents and private landlords.</p> <p>Local Authorities are required to produce and submit an annual SHIP to the Scottish Government for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) 2017-2022 will be prioritised and delivered in practice over a five year period</p> <p>The SHIP 2019-24 aims to:</p> <ul style="list-style-type: none"> <li>• Prioritise the delivery of affordable housing over the next five years</li> <li>• Form the basis for more detailed programme planning and prioritises projects.</li> <li>• Deliver on priority outcomes identified in the Local Housing Strategy 2017-2022</li> <li>• Highlight progress for delivery of affordable housing over 2017-18.</li> </ul> <p>Local Authorities are required to produce and submit an annual SHIP update to the Scottish Government More Homes Division for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) will be prioritised and delivered in practice over a five year period.</p> <p>This needs to be read in conjunction with the LHS which is published separately.</p>

4.	<b>Relevance to the Equality Duty.</b>	
	Do you believe your proposal has any relevance to the following duties of the Council under the Equality Act 2010? (If you believe that your proposal may have some relevance – however small please indicate yes)	
	<b>Duty</b>	<b>Yes/No</b>
	<b>Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b>	Yes. The implementation of the SHIP will have an impact on the whole population of the Scottish Borders as everyone needs a home
	<b>Promotion of equality of opportunity?</b>	Yes. The development and implementation of the SHIP and the action plan will identify and promote equality of opportunity
	<b>Foster good relations?</b>	Yes. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation there is also the potential to engage further and to build new relationships

5.	<b>Which groups of people may be impacted (both positively and negatively) if the proposal is advanced?</b>				
	<b>Equality Characteristic</b>	<b>Impact</b>			<b>Description</b>
<b>No Impact</b>		<b>Possible Positive Impact</b>	<b>Possible Negative Impact</b>		
	<b>Gender, People with Religious or other Beliefs, Pregnancy and Maternity, Sexual orientation, Carers, Employees</b>		X		The delivery of new affordable housing improves access to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS (the overarching strategy) and through the delivery of specific housing and support services
	<b>Age</b>		X		Children (19,132), young people (15,370) and older people (24,936) account for 52% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Supply of new affordable housing that meets the needs of the communities should provide a range of choice of housing for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the Independent Living objectives of the LHS. It clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people are prioritised for assistance and grants for housing improvement and adaptations through the Care and Repair Service.

	<b>Disability</b>		X		The LHS set out an assessment of housing and housing needs of these people with disabilities. Further housing need assessment of these groups is currently underway, but the current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan, the HNDA 2 and the Integrated Strategic Plan for Older People's Housing Care and Support.
	<b>Race Groups</b>		X		<p>A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders</p> <p>Previous research commissioned by the Council's Strategic Housing Services into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable homeownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger house sizes in the social rented sector. This position has not changed.</p>
	<b>Poverty</b>		X		The SHIP sets out priority areas for investment in housing, including rural areas. The LHS (which informs the development of the SHIP) recognises the needs of those on low income through the Housing Needs and Demand Assessment 2, identifying the number of households unlikely to be able to afford market housing and projecting the number of households that require affordable housing solutions.

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

7.	<b>How certain are you of the answers you have given?</b>	
	<b>Answer</b>	<b>Tick One</b>
	<b>Certain</b> - I have populated the evidence base to support my answers.	✓
	<b>Fairly Certain</b> – but don't have concrete evidence to support my answers so would recommend further assessment is conducted if the proposal is progressed.	
	<b>Not Certain</b> – further assessment is recommended if proposal is progressed.	

<b>Completed By</b>			
Name	Cathie Fancy,	Service Area.	Place
Post	Group Manager	Date	30 <sup>th</sup> July 2018
<b>Completed By</b>			
Name	Gerry Begg	Service Area.	Place
Post	Housing Strategy Manager	Date	10 <sup>th</sup> September 2018
<b>Completed By</b>			
Name	Ian Aikman	Service Area.	Place
Post	Chief Planning Officer	Date	25 <sup>th</sup> September 2018

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

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

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

# Scottish Borders Council

## Stage 3 Equality Impact Assessment - Sign Off

3.1	<b>Title of Proposal:</b>	Strategic Housing Investment Plan (SHIP) 2019-24
3.2	<b>Service Area:</b> <b>Department:</b>	Housing Strategy and Services, Place The responsibility of developing the SHIP is Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include housing associations (RSLs), housing developers and various departments within SBC
3.3	<b>Description:</b>	<p>Strategic Housing Investment Plans (SHIPs) are part of the Local Housing Strategy (LHS) process and set out the key development priorities in each local authority to inform Scottish Government housing investment decisions. SHIPs will be directly informed by the LHS and be developed in consultation with key stakeholders, these include; housing associations (RSLs), housing developers, private and voluntary sector service providers including information and advice providers, Care and Repair, housing support providers, estate agents, letting agents and private landlords.</p> <p>Local Authorities are required to produce and submit an annual SHIP to the Scottish Government for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council's affordable housing investment needs identified in the Council's Local Housing Strategy (LHS) 2017-2022 will be prioritised and delivered in practice over a five year period</p> <p>The SHIP 2019-2024 aims to:</p> <ul style="list-style-type: none"> <li>• Prioritise the delivery of affordable housing over the next five years</li> <li>• Form the basis for more detailed programme planning and prioritises projects.</li> <li>• Deliver on priority outcomes identified in the Local Housing Strategy 2017-2022</li> <li>• Highlight progress for delivery of affordable housing over 2017-2018.</li> </ul> <p>Local Authorities are required to produce and submit an annual SHIP update to the Scottish Government More Homes Division for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council's affordable housing investment needs identified in the Council's Local Housing Strategy (LHS) will be prioritised and delivered in practice over a five year period.</p> <p>This needs to be read in conjunction with the LHS which is published separately.</p>

3.4	Impact Assessment			Description, Mitigation & Recommendations
	Equality Characteristic	Impact		
	No Impact	Positive Impact	Negative Impact	
Age		X		<p>The delivery of new affordable housing improves access to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS (the overarching strategy) and through the delivery of specific housing and support services</p> <p>A wide range of individuals and organisations were involved in the co-production and development of the LHS, the overarching framework within which the SHIP sits and the strategy which informs the SHIP. These can be examined in more detail in the LHS 2017-2022. The consultative draft was widely available to the general public.</p> <p>These ranged from, Community Councils, Health organisations, a wide range of voluntary groups, Housing Associations, Tenants organisations, The Equalities and Human Rights Commission and many others. A full list can be viewed as an Appendix to the LHS consultation report.</p> <p>In addition specific to the SHIP development consultation and engagement has been undertaken with key stakeholders in the affordable housing development process, including, for example, Registered Social Landlords, developers, other Council departments and Scottish Water.</p> <p>Recent research carried out in the Housing Strategy Team has improved our understanding of the residents of the Scottish Borders, particularly in terms of age, gender, disability, religious belief, sexual orientation and race. Specifically the needs for extra care housing for older people and the updating of the Housing Needs and Demand Assessment (2).</p> <p>The Council has agreed an Integrated Older People's Housing Care and Support Strategy, having previously commissioned consultants to research these matters and draft the strategy.</p>
Disability		X		
Gender		X		
Race Groups		X		
People with Religious or other Beliefs		X		
Pregnancy and Maternity		X		
Sexual Orientation		X		
Carers		X		
Poverty		X		
Employees		X		

3.5	<b>Relevance to the Equality Duty in Summary:</b>	
	<b>What impact will your proposal have on the following :</b>	
	<b>Equality Duty</b>	<b>Reasoning:</b>
	Elimination of discrimination (both direct & indirect), victimisation and harassment.	The implementation of the SHIP will have a positive impact on the whole population of the Scottish Borders as everyone needs a home.
	Promotion of equality of opportunity?	The implementation of the SHIP will help to identify and promote equal opportunity.
Foster good relations?	There has been a wide ranging consultation period during the development of the SHIP and this will continue through partnership working. This will include strengthening already established partnerships and developing new partnerships to support the delivery and implementation of the SHIP.	

3.6	<b>Recommendations &amp; Mitigation</b>		
	<b>Characteristic</b>	<b>Mitigation/Recommendation</b>	<b>Approved Yes/No</b>
	All	It is important to ensure that all services that come under the SHIP are protected and consideration to all the protected characteristics and themes relevant to the plan have been included. Any new work that comes out of the SHIP will need to also be considerate of all the protected characteristics and will require EIA's to ensure this. The SHIP is carried out on an annual basis	Yes

<b>Signed Off (Sign off <u>must</u> be completed by Service Manager or Director)</b>			
Name	Cathie Fancy,	Directorate	Place
Post	Group Manager	Date	30 <sup>th</sup> July 2018
<b>Completed By</b>			
Name	Gerry Begg	Service Area.	Place
Post	Housing Strategy Manager	Date	10 <sup>th</sup> September 2018
<b>Completed By</b>			
Name	Ian Aikman	Service Area.	Place
Post	Chief Planning Officer	Date	25 <sup>th</sup> September 2018

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# **Strategic Environmental Assessment**

## SEA PRE-SCREENING REPORT

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

Scottish Borders Council's Strategic Housing Investment Plan (SHIP) 2019-2024

The Responsible Authority is:

Scottish Borders Council

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

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

SEA PRE-SCREENING REPORT

Contact name

Cathie Fancy

Job Title

Group Manager, Housing Strategy and Services

Contact address

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

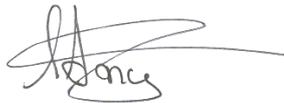
Contact tel no

01835 825144

Contact email

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

Signature  
(electronic  
signature  
is acceptable)



Date

18 September 2018

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

<b>Responsible Authority</b>	Scottish Borders Council
<b>Title of PPS</b>	Scottish Borders Council's Strategic Housing Investment Plan
<b>Purpose of PPS</b>	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS) 2017-2022.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement
<b>Subject</b> (e.g. transport)	Investment in Affordable Housing Development
<b>Period covered by PPS</b>	2019-2024
<b>Frequency of updates</b>	Annual
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders
<b>Summary of nature/content of PPS</b>	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy 2017-2022 will be delivered in practice over 5 years from 2019-24. The SHIP will include affordable housing supply through new provision and regeneration.
<b>Are there any proposed PPS objectives?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Copy of objectives attached</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO

**Date**

18 September 2018

## SEA PRE-SCREENING REPORT

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

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

TITLE OF PPS		
Scottish Borders Council’s Strategic Housing Investment Plan		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	Likely to have significant environmental effects?  YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	NO	<p>The Strategic Housing Investment Plan (SHIP) update 2019-24 articulates how the Council’s affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPPWM)<sup>1</sup>.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> <li>• Provides a practical plan detailing how the LHS investment priorities can be delivered;</li> <li>• Forms the basis for more detailed programme planning; and</li> <li>• Informs the allocation of resources from a national to local authority</li> </ul>

<sup>1</sup> Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group  
Page 196

		<p>level.</p> <ul style="list-style-type: none"> <li>• Identifies the resources required to deliver the priorities.</li> <li>• Enhance the linkages between Planning and Housing</li> </ul> <p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p>
1(b) the degree to which the PPS influences other PPS including those in a hierarchy	NO	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Single Outcome Agreement and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the strategic local programme (SLP) and the Single Outcome Agreement. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, social and economic impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> <li>1. LOIP</li> <li>2. Strategic Plan (including SESPlan)<sup>2</sup></li> <li>3. Local Development Plan</li> <li>4. Local Housing Strategy</li> <li>5. Corporate Priorities</li> <li>6. SHIP</li> <li>7. SLP</li> </ol>
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	NO	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2006 places the principles of sustainability at the heart of the development process</p>

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

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

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

<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Sites allocated in the Development Plan is subjected to rigorous environmental assessment.</p>
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## SEA PRE-SCREENING REPORT

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

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

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

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

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

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

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

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

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

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

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**Appendix 5:SHIP Tables Scottish Government for SHIP 2019-2024**







**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24**

**LOCAL AUTHORITY:** SCOTTISH BORDERS

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

PROJECT ADDRESS	SUB-AREA	PRIORITY <small>Low / Medium / High</small>	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE						TOTAL SITE STARTS	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M	
							Financial Year (Actual or Estimated)	2018/19	2019/20	2020/21	2021/22		2022/23	2018/19	2019/20	2020/21	2021/22					2022/23
Near Glen Estate Innerleithen	Northern HMA	low	N/K	Private individual	Rural Housing Fund	2018/19	2					2		2					2		N/K	
<b>Total</b>							2	0	0	0	0	2	0	2	0	0	0	2	0.000	0.000	0.000	

**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2019/20-2023/24**

LOCAL AUTHORITY:

**TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)**

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
	0.906		
2015/16	0.926	0.326	1.506
2016/17	0.796	0.234	2.068
2017/18	0.968	0.176	3.266

**TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)**

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2015/16	£0.385					
2015/16	£0.171	£0.000	0.556	0	0	0
2016/17	£0.255	£0.162	0.649	0	79	79
2017/18	£0.085	NIL	£0.734	NIL	NIL	NIL

**Note:** These tables are used to capture financial information. Details of how this has been used to fund/assist housing should be contained in the text of the SHIP as described in the guidance.

# Integrated Strategic Plan for Older People's Housing, Care and Support

Executive Summary - 2018-2028





# 1. SCOTTISH BORDERS INTEGRATED STRATEGIC PLAN FOR OLDER PEOPLE'S HOUSING, CARE AND SUPPORT

Partners in the Scottish Borders (the Borders) have produced an integrated Strategic Plan setting out a vision for enabling older people to have greater choice of housing, support and care that meets their long-term needs. It is focused on enabling independent living but proposes an investment and service framework which tackles the logistical and market challenges experienced in the Scottish Borders. It proposes investment in housing for older people, technology-based services, and additional people capacity as a means of ensuring future needs can be met.

In many parts of the Borders and particularly in the rural and remote areas, the care market has been unable to respond to the current needs of our communities. Moving forward, we have 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. This leads to a growth in projected demand for both services and housing; taking place against a backdrop of national and local policy objectives supporting an increase in more independent living where older people are supported to live in their own homes for as long as practical.

Working in partnership across the public, private and third sectors, our ambition is to:

- Enable investment in existing homes, and to invest significantly in technology (including telecare) to enable older people to continue living at home as their needs change
- Improve the availability of information and advice to enable older people to make the best housing choices to meet their future housing, care and support needs, including advice and assistance on moving home if this is the best option
- Increase the housing options of newly built houses in the private and social rented sectors so that people that want to move home have more choice
- Invest in extra care housing and other types of housing with on-site support so that people are living independently but have the safety and security of care and support nearby
- Use the planned investment in extra care housing to drive wider service change, including using the new extra care developments as hubs in a wider 'hub and spoke' approach to delivering home care services to people in their own homes across the Scottish Borders
- Invest in social infrastructure, looking to harness the strengths of our own communities in developing capacity in care and support for family member and friends.

Over the next 10 years the Scottish Borders Health and Social Care partners will invest close to £130m to enable:

- 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<sup>1</sup> 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<sup>2</sup> households.

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<sup>1</sup> Based on an extrapolation of current levels, plus unmet need, increased in line with projected need

The Plan covers the period from 2018-2028. This extends beyond the Scottish Government's current commitments captured in the Affordable Housing Supply Programme. The principles and headline commitments set out in this Plan endure irrespective, but we acknowledge that policy, practice and local context are dynamic and that refinements in tactics and delivery arrangements may be needed as we move forward.

Investment in social infrastructure is as important as investment in physical infrastructure. The Plan is underpinned by the principle of inclusive growth; ensuring communities can shape and benefit from the proposed investment. The Plan recommends that physical investment in housing can help facilitate and drive service reform in care and support for older people in the Scottish Borders. But physical investment alone will not meet the housing needs of older people; it must be supported by service reform across health, social care and housing support, and the development of capacity within our communities. Many of these discussions are already in motion. While some are at an early stage, this Plan will help shape their focus with scope for refinements in delivery arrangements as they progress.

## **Our vision for housing and services for older people in the Scottish Borders**

Scottish Borders partners agree that suitable housing has a crucial role to play in helping 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. Getting this home setting right also provides a basis for changing how we design and deliver services, allowing partners to better meet need as demands increase in the future.

In developing a preferred way forward, partners looked at a number of alternative approaches, considering their relative advantages and disadvantages in terms of:

- Alignment with national and local strategic objectives for older people
- Whether the objectives help meet housing, care and support need and demand
- How acceptable, affordable and deliverable each approach would be for older people, and the range of other stakeholders involved (e.g. residents, commissioners and regulators).

Drawing on the strengths of different approaches, the proposed way forward is a combination of investing in housing, technology and service delivery capacity. It builds on the commitments already made by partners. It proposes new build activity, supplementing the existing mix of private and public residential provision across Scottish Borders. It also involves the remodelling, refurbishment and adaptation of existing housing, a strengthened approach to telecare, and the implementation of proposed service reforms to ensure that the breadth of independent living benefits can be grasped across all Borders localities. Scope for co-location of the new housing with other housing and non-housing developments and amenities will be explored as part of more detailed feasibility work.

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<sup>2</sup> Based on assessment of the number of projected Scottish Borders home care customers who would benefit from telecare using recognised industry criteria

## Institutional/residential homes

National and local policy objectives point to a managed shift away from care in residential settings to more independent living. However, some older people will continue to need residential care, and overall levels of demand are projected to increase. Our plan therefore proposes additional investment in specialist dementia care and continued commitment to residential care homes as part of a wider strategic approach.

There will be a targeted investment in the development of approximately 20 additional specialist dementia care spaces to meet projected needs. This will supplement existing dementia care provision in residential facilities and home settings across the Borders. A sum of £4.8m has already been set aside as a contribution to this proposed capacity in Scottish Borders Council's capital programme. Alternative options (including a stand-alone dementia care unit) will be explored further as part of the business case for the project being developed in 2018/19.

This investment complements the Scottish Borders Health & Social Care Partnership's 'discharge to assess' activities and re-ablement support, helping to bridge the gap between acute health services and independent living, to support hospital discharges and reduce re-admissions.

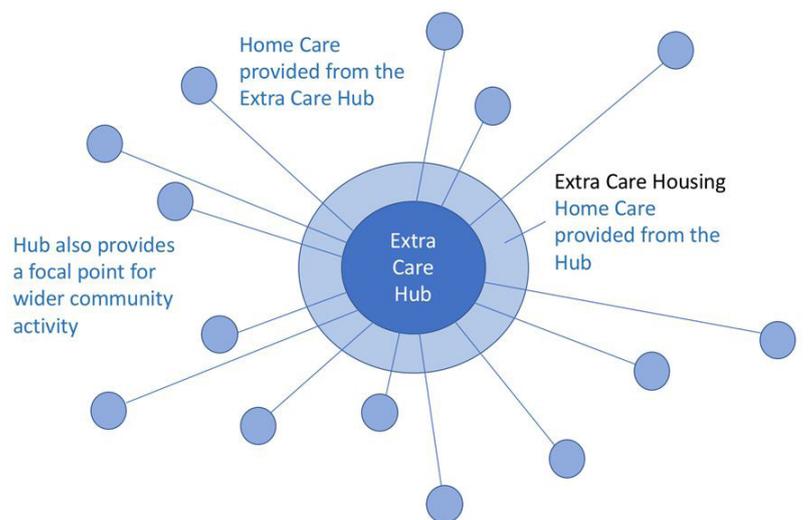
## Extra Care Housing

Extra care housing (ECH) is increasingly common through the UK, with developments ranging in scale from 20 to several hundred homes. While the larger developments offer economies of scale they are typically progressed in areas with larger population concentrations than in the Borders. Our proposals seek to capture some volume-based economies of scale (through a programme approach), but spread the developments themselves across Scottish Borders localities. The ECH element will therefore include one larger mixed tenure retirement campus development of approximately 60 units – likely in Eildon where projected demand is greatest - and up to 8-14 further smaller local ECH developments ranging from 30-45 units over the next ten years.

Six ECH developments (comprising 189 units) are already included in the current Strategic Housing Investment Plan (SHIP). These provide independent housing for older people with access to support and care on site, but also provide a basis for the introduction of a hub and spoke model to home care and better access to independent living in each of the five Borders localities. This supports wider service reform as part of an integrated asset and service-based response. Linked to projected demand, and assuming suitable sites, this will aim to address the projected need of around 420 ECH units across Scottish Borders.

- 120 in Eildon (including those in the proposed retirement campus)
- 90 in Berwickshire
- 90 in Cheviot
- 30 in Teviot
- 80 Tweeddale

### Extra Care supporting a wider 'hub and spoke' approach



The scale of individual developments will be influenced by site availability. As a result, the specific number of ECH developments will naturally be impacted by design and space constraints, with a smaller number of slightly larger developments (on the 30-45 unit spectrum) providing economies of scale, as well as reducing the need for complementary investment in the non-housing care hub element on each site.

In principle, the intention is for mixed tenure housing - for sale, shared equity, social rent and other type of affordable rent - on all ECH sites, beyond those already well into the development process. In practice, the tenure mix will be varied to reflect local circumstances, affordability and demand.

A generic schematic for a retirement campus is illustrated below. Further feasibility and design activity will be undertaken to scope proposals for the Scottish Borders equivalent, with full planning and consultation activities prior to any plans being finalised.

### Indicative retirement campus layout <sup>3</sup>

A blend of Housing Association Grant (HAG), Registered Social Landlord (RSL) borrowing and developer investment will be used to fund the housing element, with this recovered from sale or rent in line with a typical investment-led approach. The projected cashflow and financial plan is included in the full Plan.

While the retirement campus development is likely to be stand-alone, more bespoke smaller ECH developments may be either stand-alone or ideally linked to broader community or residential developments – for example integrated with or adjacent to schools, retail, entertainment or leisure developments. This helps to support vibrancy and community involvement, as well as enhancing the commercial viability of each development.

Supplementing the proposed development of specialist residential dementia space for those in greatest need, each development will be designed with a breadth of flexible older persons living in mind. Design will support independent living, with low to medium acuity, dementia and frailty requirements built-in to both the housing, care hub, shared outdoor /indoor space, and community-accessible amenity specifications.



<sup>3</sup>Based on the retirement village concept developed at Bournville near Birmingham

## Independent Living

The independent living element of the Plan sees a combination of new build housing, remodelling/re-development of existing housing, and greater support for people to live



independently in their own homes. This will be supported by investment in telecare and telehealth, adaptations, Care and Repair, and further integration and transformation of existing services.

Scottish Borders Council's Planning service will encourage private and RSL housing developers to build housing to a standard that is suitable for older people as needs change (Housing for Varying Needs, or an equivalent standard for the private sector). This is so that a greater proportion of new build provision is future proofed for the growing older household population, the majority of whom wish to continue living in owner occupation. This Plan assumes the development of at least 300 new build houses suitable for older people across housing sectors, over and above the proposed extra care housing. Some of the new housing supply will include on-site support whether supplied by the private or RSL sector. There is a commitment to a mixed tenure approach, with opportunities sought to lever in private sector investment to create both owner-occupier and private rented housing (in addition to social housing).

The demand for housing with on-site support across Scottish Borders could also be addressed through refurbished/re-categorised group housing. Currently 300 properties in the RSL sector originally built for older people are not fit for purpose and these need to be remodelled, or redesignated for different client groups.

While technology and adaptations can help to support the independent living objective, continued face to face service delivery will also be crucial.

A range of health, care and support services are already in place through the work of Scottish Borders Health & Social Care Partnership. Steps are being taken to join these services up and make them as effective and efficient as possible. The blend of targeted investment through this Plan aims to accelerate these proposals.



In particular, the Plan aims to support a more locality-based hub and spoke approach to the provision of care and support for older people. This will see the care hubs associated with each ECH development provide a focus for care and support service delivery to individuals both within the developments and those living independently in adjacent neighbourhoods. The ECH developments will also be a focal point within the communities in which they are developed (rather than solely a residential base), providing a basis for revisiting wider public service and amenity provision in each locality.

The housing-led proposals also complement a number of further service reforms already being progressed by partners in Scottish Borders. These include:

- **Preventative interventions** aiming to help keep people out of hospitals and other residential settings if possible/appropriate (such as joint health and care assessments, re-ablement support, falls prevention activities, up front advice, and more options for palliative care)
- An increased focus on **Care & Repair and adaptations** aimed at maximising the extent to which people can live independently in their own home rather than in a more institutional environment.

- Development of **information and advice services** on moving home. Where moving home is the best option for an older household, the fear of moving home can be a considerable barrier. Care and Repair is well placed to provide advice and practical assistance to help people move to a more suitable home across housing tenures.
- A breadth of innovative approaches to **family and community support** that aim to draw on wider family and community capacity as means of bolstering care and support for older people.
- An ongoing commitment to **financial inclusion and community development**, helping to ensure inclusion and community cohesion across Scottish Borders, with a particular focus on ensuring that older people are able to afford to live independently.
- Refining the approach to **Self-Directed Support** (SDS) allowing individuals greater choice in their care package as well as seeking to target resources around interventions that best meet the particular needs/circumstances of older people in their local context.
- Growing use of **assistive technologies** including investment in telecare/telehealth as an additional component of services to older people, and the move to a more data-supported/intelligence-based service model to improve efficiency and effectiveness.
- Reviewing the approach to **home care commissioning** in the context of the new extra care developments and the housing-based hub and spoke model.
- Developing **further health and care capacity** through refined links with education, learning and employability bodies.

This plan has been developed through a steering group involving all Scottish Borders Health and Social Care partners, and the Scottish Borders Housing Network. All parties are committed to working together to ensure the older people of the Borders live in well-designed housing of their choice with appropriate support. We consulted with the Locality Planning Groups to understand perspectives from residents and staff living and working in the local areas about the challenges and possible solutions to meet the housing, support and care needs of older people living in the Scottish Borders. Detailed implementation proposals are set out below.

## ACTION PLAN AND OUTCOMES

### Outcome 1: Older people have a greater choice of different housing options which meet their long-term housing, care and support needs

Action / outcome	Measure / Data source/ frequency	Baseline	Targets New supply	Timescale	Lead and Resource partner
<b>New build private homes</b> built to 'housing for varying needs' or equivalent standard to be agreed in the new Local Development Plan 2 to future proof housing for older people (Total Housing Supply Target for new private homes is 220 per annum)	Number of houses SBC; Annual	0 Completed in 2016/17	30% of the private HST	2018-2027	Private sector
<b>New social rented or mid-market rent homes</b> built to Housing for Varying Needs standard – all SG funded housing is built to HVN. At least 30 per annum for 10 years should be suitable for older people (size and type), with or without on-site support.	Number of homes SBC; Annual	83 social rent and MMR Completed in 2016/17	300 new build – 70% RSL, 30% other affordable housing including MMR and low-cost home ownership/ shared equity	2018-2027	Scottish Government HAG and RSL private borrowing
<b>New shared equity homes or housing for sale</b> , built to Housing for Varying Needs standard and targeted to older people - all SG funded housing is built to HVN.	Number of homes SBC and Scottish Government AHIP; Annual	0 Completed in 2016/17		2018-2027	Scottish Government HAG, and private equity
<b>Extra care homes</b> built including amenity and mixed tenure provision (numbers included above) using hub and spoke – At least one larger development built as Scottish Borders retirement village model.	Number of homes SBC and Scottish Government AHIP; Annual	Current supply 2017 171 ECH/HWC	Average 40 EHC per annum	2018-2027	Scottish Government HAG, RSL private borrowing, SBC and Scottish Borders HSCP
<b>Specialist dementia bed-spaces</b> to be developed as part of mixed needs, mixed tenure retirement model	Number of bedspaces SBC; Annual	Support provided in a breadth of residential and domestic settings	Total 20 new spaces	2018-2020	SBC and Scottish Borders HSCP
<b>Remodelled specialist housing</b> for older people in the RSL sector	Number of homes remodelled RSLs; Annual	Currently 300 units not fit for purpose	300 remodelled	2018-2027	RSLs
<b>Housing for older people with on-site support</b> (*excluding ECH provision)	Number of households with onsite support RSLs and private sector; Annual	Current supply 614*	300 additional support services	2018-2027	RSLs and private sector

## Outcome Table 1: Older people have a greater choice of different housing options which meet their long-term housing, care and support needs

### Key actions

- Engage with private developers to outline the housing demand / need for older people in Borders and target specific sites / types of provision for development. This could involve a joint venture model.
- Develop 5 Locality based Housing, Support and Care Action Plans covering 10 years to 2028 to drill down at locality level on the actions identified in this Strategic Plan.
- Agree a private sector housing standard suitable for older people for inclusion in Local Development Plan 2.
- Develop a blueprint standard for the Scottish Borders retirement village model to cater for mixed needs and mixed tenure including amenity housing, extra care housing, and dementia specialist needs.
- Develop a blueprint standard for the Scottish Borders 'hub and spoke' ECH and home care model using the ECH developments as the hub of home care delivery for a wider spoke of home care service delivery on a localities basis.
- Review the Strategic Housing Investment Plan to emphasise provision for new supply suitable for older people (size and type) in social rented sector, mid-market rent and low-cost home ownership mixed tenure developments.
- Review the housing provision in the RSL sector which is not fit for purpose and create redevelopment plans for remodelling, or change of use for other client groups.
- Identify opportunities in existing and new group/court style housing where on-site support may be in demand.
- Review approach to housing adaptations to ensure a holistic approach is taken to meeting longer term needs of older people - rather than smaller, incremental and multiple adaptations which may not represent best value for the client or the public purse.
- Scottish Borders Council / NHS Borders Corporate property strategic asset management rationalisation plan to be developed to maximise benefits for housing development for Older People

### Commitments required from local partners:

- Scottish Borders Council as lead on enabling new housing supply, and facilitate development of housing across tenure.
- Locality Groups to co-produce the Locality based Housing, Care and Support Plans.
- RSLs as key partners in new housing supply, in remodelling existing supply, and provision of on-site support services
- Private sector partners to act as potential joint venture partners.

**Outcome Table 2: People are supported to live independently in their own homes, and are able to look after their own health and well-being for longer, with easy access to local information and advice services on housing, support and care options**

Action / outcome	Measure / Data source/ frequency	Baseline	Targets for provision	Timescale	Lead and Resource partner
<b>What Matters Hubs</b> – community capacity building, advising older households on range of non-statutory services	Number of people attending Hubs; SBC; quarterly	What Matters Hubs - 114 assessments started Jan – March 2018	Primary Hub's in place in all 5 localities. Develop spoke model in rural areas including pop-up and mobile Hub's	Completed December 2018	Scottish Borders Council
<b>Locality Planning Groups</b> – partnership of services and residents to plan and review services	Number of people attending; SBC; quarterly	Total attendees 2017/18 On average 58 for each locality group	Total each year 120 for each locality	Meetings held monthly	Scottish Borders HSCP
<b>Review of social centres and days centres</b> – reviewing viability of 13 social centres and 7 day centre and consider different models including community capacity building approaches	Number of social centres/Day centres, attendance and alternatives; SBC; quarterly	Total 20 units	10 units	September 2020	Scottish Borders HSCP, SBCares & RVS
<b>Care and Repair services</b> reviewed and formalizing commitment and scope of service to enable investment in dementia services and preventative services, including moving home services.	Number of people by activity; SBC; quarterly	Contract review October 2018	Revised contract put in place	June 2019	Scottish Borders HSCP
<b>Adaptations</b> increased to meet demand with review of funding provided by Scottish Government to RSLs.	Number of adaptations by size/type; Number of service recipients by locality	752 each year including all major and minor adaptations	842 each year including all major and minor adaptations	Annual – increase over 10 years	Scottish Borders HSCP
<b>Recommissioning of home care services</b> looking at a range of models, locality-based / ECH hub and spoke strategy and focusing on outcomes.	Number of service providers and clients	Contract Review April 2019	Revised contract put in place	October 2019	Scottish Borders Council

Action / outcome	Measure / Data source/ frequency	Baseline	Targets for provision	Timescale	Lead and Resource partner
<b>Reablement service and hospital to home (H2H) service development</b>	Number of clients Scottish Borders HSCP; quarterly	H2H = Berwickshire – 60% hospital discharge, 35% prevention of admission Teviot – 44% hospital discharge, 11% prevention of admission	H2H to be started in Central locality on 1st July 2018	01 July 2018	Scottish Borders HSCP
<b>Telecare / telehealth development strategy and implementation</b>	Number of clients SBC; Quarterly	Community alarm No other telecare / telehealth	850 clients with telecare / telehealth	Annual – with increase over 10 years	Scottish Borders HSCP
<b>Falls prevention strategy reviewed</b>	Number of falls assessments; Scottish Borders HSCP; quarterly	Review October 2018	10% reduction in falls	Annually over 10 years	Scottish Borders HSCP
<b>Self-directed support tailor services to needs and resources</b>	Number of people SBC; quarterly	77.6% of users using self-directed support (1,667 people)	Perpetuate that level as a minimum as demand grows	Ongoing	Scottish Borders HSCP
<b>Financial inclusion and community development service developed with RSLs and CABs.</b>	Number of older people receiving support; level of support provided; quarterly	Arrangements currently in place via the Council, CAB, and RSLs	To respond in line with the agreed strategy commitments	Ongoing	Scottish Borders Councils
<b>Palliative care approach to be developed to be more systematic across all partners</b>	Number of people receiving support at home	112 in 17/18	Funding responsibilities and processes being reviewed	September 2018	Scottish Borders HSCP

### Key actions

- Develop and evaluate the role of community assets and trusted assessors approach to build capacity within social care sector through engagement with families, communities and wider partners including RSLs and Care and Repair
- Review and formalise commitments to Care & Repair to enable long term development of the service, enhancing the service to include a dementia service and increase capacity in prevention information and advice and falls prevention, including moving home service.
- Review the spend on adaptations to consider scope for consolidation between funding streams, and continue dialogue with Scottish Government over the adequacy of funding for the RSL sector tenants / future demand.
- Through the Home care recommissioning, align and ECH 'hub and spoke' model so that care is provided from the ECH hub to people in both the extra care houses and to those living independently in the wider community (the spokes).
- Ensure the reablement and hospital to home service development aligns with housing providers and care and repair services.
- Telecare/telehealth development and business case including change in care management approach, scaling of use of technology in homes, generation and use of data for business intelligence to support more informed service delivery and wider commitment to roll 4G telecoms out across the Borders.
- Review the falls prevention strategy, working widely across all partners in the Borders to ensure consistent approach and sharing of intelligence across key health, social care and housing staff.
- Review the palliative care approach, working widely across all partners in the Borders to ensure consistent approach to maximize opportunities for end of life at home.
- Continue with the provision of self directed support to maximise choice
- Financial inclusion and community development service

### Commitments required from local partners:

- Scottish Border HSCP to lead on development of community assets and trusted assessors
- Scottish Borders Council to review Care and Repair contract
- Scottish Borders Council to lead of Home Care commissioning aligning to ECH hub and spoke approach
- Scottish Borders HSCP to lead on development and funding of the telecare/telehealth strategy
- Scottish Borders HSCP to lead of falls prevention, palliative care reviews
- Scottish Borders HSCP to review strategy on self directed support to ensure commissioning meets Social Care Act requirements as a minimum
- Scottish Borders Council to develop financial inclusion service for older people



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**PROPOSED FINANCIAL ASSISTANCE TO WAVERLEY HOUSING TO PURCHASE FORMER RIGHT TO BUY FLATS.**

**Report by Service Director Regulatory Services & Chief Financial Officer**

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**EXECUTIVE COMMITTEE**

**16 OCTOBER 2018**

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**1 PURPOSE AND SUMMARY**

- 1.1 This report recommends that the Council financially assists Waverley Housing to acquire up to 6 privately owned "Right to Buy" flats in Upper Langlee Galashiels, through the use of the Council's Affordable Housing Investment Budget.**
- 1.2 Waverley Housing proposes to embark upon a housing-led regeneration of part of Upper Langlee in Galashiels where they are the majority owner. This large scale regeneration project is dependent on demolition of a number of unpopular housing blocks which in turn is predicated on Waverley Housing acquiring 6 privately owned flats, in order that it build an estimated 115 new build homes through a phased re-development approach. This is a high cost project funded via housing association grant and high levels of private sector borrowing by Waverley Housing. Scottish Government however, has indicated that it is unable to grant assist flat purchases to facilitate demolitions therefore it is recommended that the Council through the use of the Council's Affordable Housing Investment Budget grant assist Waverley to acquire these flats in order to demolish.
- 1.3 The recommendations in this report are consistent with the Council's previous decisions and approach to assisting Scottish Borders Housing Association to progress the regeneration of the Stonefield area in Hawick.

**2 RECOMMENDATIONS**

- 2.1 It is recommended that the Executive Committee**
  - (a) Approves the contribution of up to £300k by way of grant funding from the Council's Affordable Housing Investment Budget to Waverley Housing to fund the acquisition of up to 6 flats in Upper Langlee Galashiels, on condition that it enables the demolition of the Block.**
  - (b) Agrees to delegate authority to the Chief Financial Officer to liaise with Waverley Housing to agree arrangements to make payment to dovetail with project spend profile requirements.**

### 3 BACKGROUND

- 3.1 The Council's Local Housing Strategy (LHS) 2017-22 is a statutory requirement that provides the strategic direction to tackle housing need and demand and informs future investment in housing and related services across Scottish Borders Council's area.
- 3.2 The Council's current Strategic Housing Investment Plan (SHIP) 2018-23 trailed the strategic intention to work with Waverley Housing and the local community to develop a master plan for a housing-led regeneration of part of Upper Langlee, where Waverley Housing is the majority owner. The study area was agreed as most of Beech Avenue, Larch and Laurel Groves, and part of Hawthorn Road. (See appended site location plan)
- 3.3 The new Strategic Housing Investment Plan 2019-24 (SHIP) is being presented to The Executive on 16 October to endorse its submission to Scottish Government by 26 October 2018. This has been prepared by Officers through discussions with representatives from locally active Registered Social Landlords. The SHIP informs the development of the Strategic Local Programme Agreement (SLPA) by Scottish Government which translates SHIP projects into programming and grant allocation to assist individual projects.
- 3.4 The SHIP 2019-24 identifies and sets out regeneration proposals from Waverley Housing to refurbish, demolish and build new homes in part of Upper Langlee. Langlee is a large housing estate on the eastern edge of Galashiels, and was developed on a phased basis by predecessor Councils and the former Scottish Special Housing Association. This is reflected in the range of differences in the built form of the various phases of development. Consequently it consists of a number of distinct neighbourhoods and communities. In the main it is a popular area and contains many 'Right to Buy' houses.
- 3.5 However, part of Upper Langlee remains less popular and has been recognised as having significant investment requirements by Waverley Housing who is the main RSL landlord in this area. There is a willingness to adopt an asset management strategy approach which is consistent with the potential conditions for housing-led area regeneration. This can be traced back to when the Council was investigating its Large Scale Voluntary Stock Transfer, and which ultimately led to prioritised efforts being concentrated through a partnership approach to tackle the Stonefield area of Hawick. However, the Stonefield initiative is now nearing completion with a single block remaining in as built condition pending demolition.
- 3.6 In order to progress matters in anticipation of identification of additional Affordable Housing projects for inclusion in future Strategic Housing Investment Plans (SHIPs), Affordable Housing Policy Developer Contributions were used to fund a Masterplanning exercise. The project focussed on a broadly rectangular area consisting of most of Beech Avenue, Larch Grove, Laurel Grove and Hawthorn Road, where Waverley Housing owns the majority of the housing. The Council led on the Procurement and the appointment of the consultants. A consultant's brief was drafted and agreed. A Steering Group was established and chaired by the Group Manager, Housing Strategy and Services. The Steering Group brought together representatives from the Council, Waverley Housing, Eildon Housing Association and Scottish Borders Housing Association and Langlee Residents Association.

- 3.7 The final report has been completed and this makes a number of recommendations in order to assist Waverley Housing to progress planning the delivery of this proposed regeneration work, including more detailed financial analysis and further tenant and resident engagement. Waverley is now able to bring forward project proposals which have been considered and included in the Council's new Strategic Housing Investment Plan 2019-2024.
- 3.8 Waverley's Board considered the report at a Special Board Meeting on 21 June 2018 and in principle agreed to progress with the Consultant's recommendation of Option 3 as a realistic and achievable way forward for the regeneration of its housing stock in Upper Langlee, as it was felt that of this option provided the best outcomes financially, technically and operationally. In addition, feedback from residents on the estate has been overwhelmingly in favour of the regeneration proposals. Langlee Residents Association is also in favour of the regeneration proposals, 3 local Ward Councillors have also indicated their support.
- 3.9 Scottish Government More Homes Division officials have been engaged in discussion regarding the consultancy work and the emerging proposals, and have indicated in principle support of Waverley Housing plans to regenerate parts of the estate.
- 3.10 Waverley Housing has indicated that 6 privately owned flats are located within the proposed demolition area. It is understood that the acquisition of these flats will not attract Scottish Government Grant. Therefore it is proposed that the Council agrees to grant assist Waverley Housing up to £300k as a contribution towards to purchase and transaction costs associated with these proposed acquisitions. This approach is consistent with existing precedents whereby the Council has grant assisted Scottish Borders Housing Association to acquire 8 privately owned flats to facilitate necessary demolitions in the context of the Stonefield regeneration in Hawick.

## **4 IMPLICATIONS**

### **4.1. Financial**

- (a) This is a high cost regeneration project with estimated costs of delivering the preferred option 3 around £21.6 million. This regeneration is likely to be delivered over a number of financial years through an anticipated 3 or 4 phases of development. It is anticipated that this will be led by Waverley Housing and funded from a mix of grant funding from the Scottish Government, Waverley Housing Association's private finance, and potentially support from the Council through the use of 2<sup>nd</sup> Homes Council Tax as is being proposed.
- (b) Council Officers are conscious of the programme commitments of the Affordable Housing Budget for the delivery of the Extra Care Housing projects set out as part of the new Integrated Strategic Plan for Older People's Housing, Care and Support in the Borders. However, this regeneration project will also deliver new amenity housing for older people, including one or two wheelchair standard housing which aligns with the aims and objectives of the new strategy.
- (c) Should the Committee decide to grant assist Waverley Housing, this will help Waverley to secure the privately owned flats and thereby provide much greater confidence and certainty in project delivery and therefore securing grant assistance from the Scottish Government

grant Allocation to Scottish Borders Council area.

- (d) If the Committee agrees to assist Waverley Housing, it is proposed that the Chief Finance Officer will liaise with Waverley Housing regarding agreeing timing and payment arrangements in due course.

#### 4.2 **Risk and Mitigations**

Again with a project of this magnitude it is envisaged that Waverley will undertake a thorough and robust risk assessment not only in relation to the financial elements of the project, but also in relation to operational, technical and legal elements of the project. Projects considered for SHIP inclusion must meet the criteria set out in the Affordable Housing Delivery Priority Weighting Assessment and deliverability and strategic fit are two main weighting factors.

#### 4.3 **Equalities**

- (a) It is considered that there are no adverse equalities implications arising from the recommendations of this report.
- (b) Houses produced by Registered Social Landlords will be allocated according to their individual allocations policy and procedures. As a consequence, the RSLs are subject to the weight of Statutory Scrutiny via Regulation and Inspection by the Scottish Housing Regulator.

#### 4.4 **Acting Sustainably**

- (a) All SHIP documents are subject to a pre-screening assessment in accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 using the criteria specified in Schedule 2 of the Act. The pre-screening assessments identified no, or minimal, negative effects in relation to the environment, hence SHIPs have been exempt from Strategic Environmental Assessment (SEA) requirements under Section 7(1) of the Act.
- (b) By seeking to deliver more new affordable houses, the Council's current SHIP 2018-23 and SHIP 2019-24 both promote sustainable communities and address many of the housing mismatch supply challenges faced locally.
- (c) There are no adverse economic or social effects resulting from the recommendations of this report. In addition, SHIP project delivery and potential environmental effects from new build housing will be addressed through the Planning process which will apply National policies and standards.

#### 4.5 **Carbon Management**

- (a) It is considered that there are no direct effects on the Council's carbon emissions arising from the report recommendations.
- (b) New additional affordable housing will have a general effect on the region's carbon footprint however these are addressed within the planning process, and in meeting the housing requirements and standards as set out by the Scottish Government. RSLs aim that their new housing will be built to "Silver Standard" which exceed current basic Scottish Building Standards.

#### 4.6 Rural Proofing

- (a) Rural proofing applies to all areas of Scottish Borders classified by Scottish Government as 'remote rural' or 'accessible rural'. This applies to all areas of Scottish Borders outwith the towns of Hawick, Galashiels/Tweedbank, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso. Therefore rural proofing does not apply to this report.
- (b) The SHIP Project Working Group carries out a rural proofing exercise as part of the preparation of each SHIP. It is determined that the delivery of all SHIP projects will not have an unforeseen adverse impact on the rural areas and that the needs of rural areas have been properly taken into account.

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

There are no changes to be made.

### 5 CONSULTATION

- 5.1 The SHIP Working Group has been consulted and contributed to this report.
- 5.2 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, and the Clerk to the Council have been consulted and their comments have been incorporated in the final report.

#### Approved by

**Brian Frater**

**Service Director Regulatory Services Signature.....**

**David Robertson**

**Chief Financial Officer**

**Signature.....**

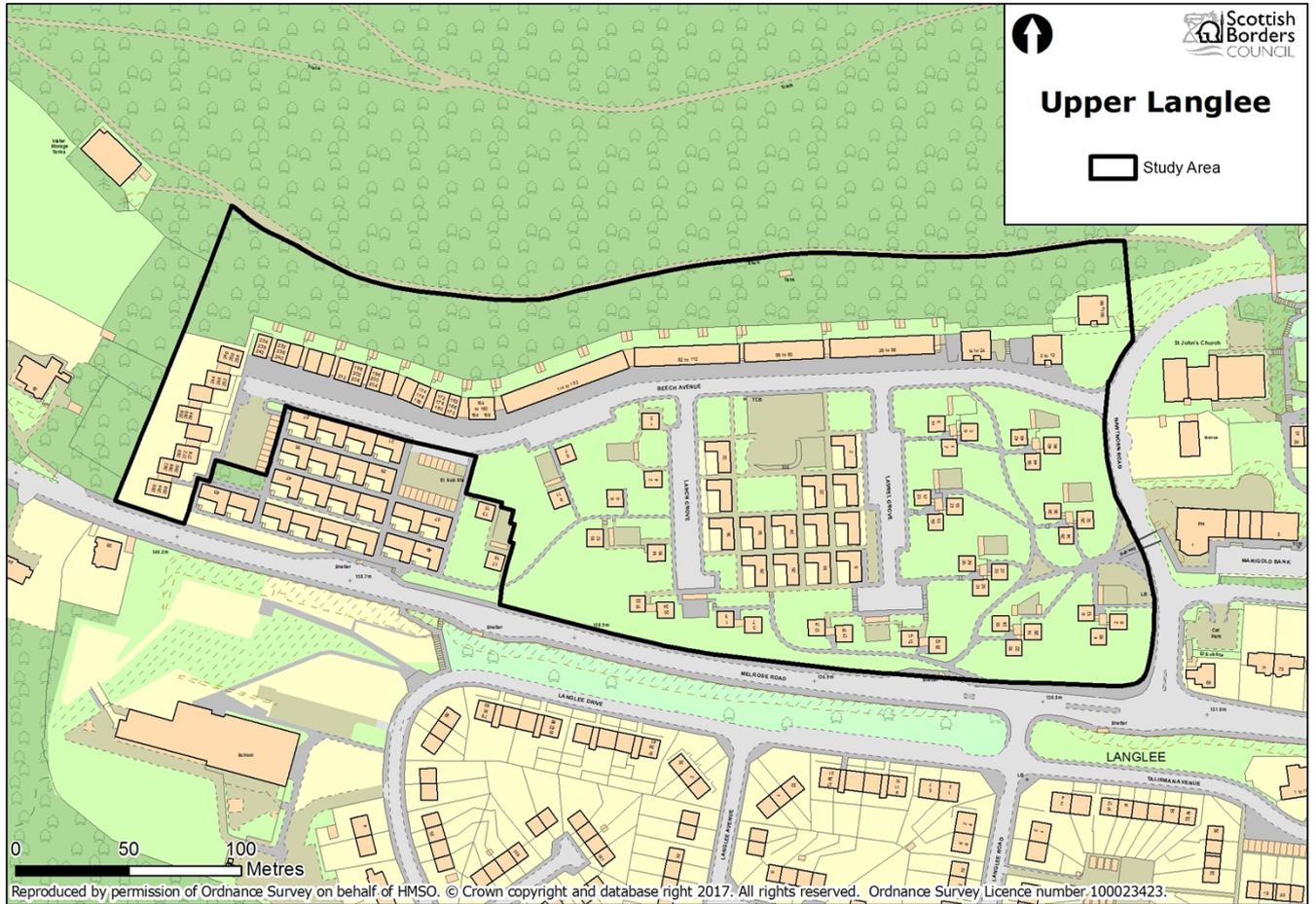
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**Background Papers: Strategic Housing Investment Plan 2018-23.  
Upper Langlee Master Plan – Final report by ARK Consulting – July 2018.  
Previous Minute Reference: None.**

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Appendix 1



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