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## Meeting

**Date:** Tuesday, 13 November 2018  
**Time:** 6.30 pm – 8.30 pm  
**Location:** Lesser Hall, Town Hall, Hawick

## AGENDA

**Doors open 6pm for tea and coffee – meeting starts at 6.30 pm**

1.	<b>Welcome and Introductions</b>
2.	<b>Feedback from Meeting of 11 September 2018</b> (Pages 3 - 10)  Copy minute from meeting on 11 September 2018 (Copy attached).
3.	<b>Theme: Council Budget - Engagement with Communities 2019/20</b>  Presentation followed by a facilitated discussion.
4.	<b>Localities Bid Fund Assessment Panel</b>  Consider the following decision by Council –  “that membership of the assessment panel be proposed by each Area Partnership, up to a maximum of two members per locality with a view to improving gender balance.”
5.	<b>Localities Bid Fund - Update on Current Funding Round</b>
6.	<b>Open Forum</b>  Opportunity to raise local matters.
7.	<b>Any Other Business</b>
8.	<b>Date of Next Meeting</b>  Tuesday, 19 February 2019

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# Public Document Pack Agenda Item 2

## SCOTTISH BORDERS COUNCIL TEVIOT AND LIDDESDALE AREA PARTNERSHIP

MINUTES of Meeting of the TEVIOT AND LIDDESDALE AREA PARTNERSHIP held in Borders Textile Towerhouse, 1 Tower Knowe, Hawick TD9 9BZon Tuesday, 11 September 2018 at 6.30 pm

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Present:- Councillors D Paterson, C Ramage, N Richards, G Turnbull.  
Apologies: Councillors S Marshall, W McAteer.  
In Attendance:- 25 Partners, Community Councillors, officers and members of the public.

### 1. **WELCOME AND INTRODUCTIONS**

The Chairman, Councillor Richards, welcomed everyone to the meeting of the Teviot and Liddesdale Area Partnership and thanked Community Councils, Partners and local organisations for their attendance. Councillor Richards explained that the theme for this evening's discussion was 'Our Place' and there would be a series of short presentations to facilitate discussion.

### 2. **FEEDBACK FROM MEETING OF 19 JUNE 2018**

The Minute of the meeting of the Teviot and Liddesdale Area Partnership held on 19 June 2018 had been circulated along with a summary of the discussion attached as an appendix to the Minute. The theme for the meeting had been 'Our Health, Care and Wellbeing' and concerns, issues, challenges and opportunities raised at that meeting were referred to during discussion. The theme that had been identified as the next priority for further detailed discussion was 'Our Place' and this would therefore be the focal point for consideration at this evening's meeting.

### 3. **THEME: OUR PLACE**

3.1 The Chair provided an introduction to the theme for the meeting – Our Place – and introduced Charles Johnston, Lead Planning Officer, SBC. Mr Johnston talked about the Main Issues Report (MIR) which was a forerunner to the next Local Development Plan. He explained that the MIR focused on the main planning issues, identified a number of options including regeneration of town centres and suggested housing/affordable housing sites. The MIR proposed more housing land than was required and the final decision on the housing land supply would lie with Scottish Ministers. A 12 week consultation on the MIR was about to begin and would involve officers holding a series of drop in sessions and workshops across the Scottish Borders, as well as a formal consultation process. Mr Johnston encouraged everyone to put forward their views on what they considered were the main issues. They could do this by attending one of the sessions, or via the website or by phone. Feedback would then be reported back to Council and fed into the process for preparation of the Local Development Plan. The Local Development Plan covered a five year cycle, the next was due in 2021. In response to a question regarding the longer term aspirations for Hawick, Mr Johnston advised that the Hawick Action Plan, regeneration measures within the town centre and the allocation and servicing of business/industrial land would help the longer term development of Hawick. With regard to the extension of the Borders Railway to Newcastleton, Mr Johnston advised that the Council would continue to promote the extension of the rail link towards Hawick and beyond.

3.2 Mr Andy Tharme, Ecology Officer SBC then made reference to the Local Biodiversity Action Plan (LBDP) which had last been updated in 2001, so it was time for a review.

Feedback from the 12 week consultation would be included in the Local Development Plan. The Local Biodiversity Action Plan was based on an ecosystem approach with a strong emphasis on climate change, pollution and land use. The document was available on the Council's website and people were asked to participate in the consultation by providing comments. The consultation was open until 30 November 2018 and could be assessed through the Citizen Space online system.

- 3.3 Ms Donna Bogdanovic, Senior Housing Strategy Officer, SBC, then discussed the Local Housing Strategy. Ms Bogdanovic explained that the Council did not hold any housing stock, having transferred all its housing stock to be managed by local housing associations. However, the Council was the strategic housing authority and was required to produce a Local Housing Strategy every five years. The Strategy was developed with a wide range of partners, including Scottish Borders Housing Association (SBHA) and covered a wide range of issues and solutions to the challenge of increasing housing supply across the Scottish Borders. The Strategy also covered energy efficiency of homes, condition of properties in the rental sector, homelessness, empty properties and enabling people to stay in their own homes as long as possible. Ms Bogdanovic explained that the Strategy detailed the need to build 348 properties every year – 128 of which needed to be affordable. Trying to meet the needs of everyone was a big challenge and the Strategy focused on the delivery of housing and related services to meet the needs of local communities. In response to a question regarding affordable housing for young people, Ms Bogdanovic advised that a working group had been set up and 600 young people had been asked for their views. An interim report was being prepared and would be published before the end of this year. With regard to housing for people with disabilities, Ms Bogdanovic advised that SBC worked closely with the Learning Disability Service to identify requirements.
- 3.4 The Chairman then introduced Ms Maria Lyall, Director of Customer Services, Scottish Borders Housing Association (SBHA) and Fraser Kelly, Chief Executive from Waverley Housing Association. Ms Lyall made reference to the Strategic Housing Investment Plan (SHIP) which was a five year operational document for delivery of housing. The SHIP was reviewed each year by a panel which included the four main registered social landlords and the Council with projects assessed on the criteria for deliverability, housing need, demographics, regeneration of areas, future proofing homes to meet energy efficiency standards and the impact on communities.
- 3.5 Responses were given to a number of general questions. In terms of housing turnover, Ms Lyall advised that there was an 8% turnover of housing stock per year. Ms Lyall also confirmed that economic viability and employment opportunities were considered when allocating housing land. With regard to homelessness, Ms Bogdanovic advised that 700 people a year approached the Council for assistance with housing, the Council worked in partnership with a wide range of services, organisations and individuals to prevent homelessness. Individual circumstances around homelessness had to be considered and there were pockets of long term empty homes where there was little demand. In response to a question regarding the lack of disability housing in the SHIP, Ms Lyall explained that demand was consistently assessed and dependent on individual area needs. The SHIP had also been instrumental in the successful delivery of SBHA's Stonefield Project in Hawick. Ms Bogdanovic added that in Hawick there was the potential for the delivery of 30 self-contained homes for specialist requirements in a proposed Extra Care Housing development.
- 3.6 Following the introductory talks, officers joined elected Members, partners and member of the public at their tables for a discussion on the main issues relating to "Our Place". A pack of information had been provided at each table to aid the discussion as were post-it notes to record emerging points which would be taken forward in the Teviot and Liddesdale area. A summary of the output of the discussions is provided as an appendix to this minute.

4. **ANY OTHER BUSINESS**

Ms Gillian Jardine, SBC Locality Development Co-ordinator reminded everyone that the Locality Bid Fund was now open for application until the end of September 2018. Anyone requiring advice and guidance on submitting an application were asked to contact the Communities and Partnership team.

5. **DATE OF NEXT MEETING**

The next meeting of the Teviot and Liddesdale Area Partnership was scheduled for Tuesday, 13 November 2018 and the theme for the meeting would be 'Quality of Life'. The venue for the meeting would be confirmed in due course. The Chairman thanked those present for their attendance.

*The meeting concluded at 8.30 pm*

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<b>Teviot and Liddesdale Area Partnership - 11 September 2018</b>		
<b>Issues</b>	<b>Commentary</b>	<b>Rating</b>
Town Centre Regeneration	<p>Stonefield land could be developed for industrial or housing development.  Council should purchase contaminated land and develop.  Hawick Flood Protection Scheme - opportunity to develop and regenerate the town centre.  Digital display in town centre to highlight attractions that are in the town.  Extend shop opening hours.  Food Festival or Beer Festival in town centre would create activity.  Professional social architects appointed to regenerate the town centre e.g. art exhibitions, farmers market, pop-up shops - all would attract people to the town (Huntly town centre regeneration case study refers).  Encourage leisure type businesses into the town centre.  Reduce rates for start-up businesses.  Replacement windows in Newcastleton – more flexibility.  Convert empty shops to homes.  Division of large empty buildings into smaller properties.  Town centre uses have changed there should be a wider range of facilities offered.  Grant aid should be offered to develop empty properties above shops.  Develop vision for 21st Century High Street that is adaptable to what the public want.  Mixed use and identify smaller units to generate footfall.  Compress high street – pedestrianisation/street widening.  Sustainable funding required.  Consider Dumfries project case study.  If Railway extension develops - consider relocation of the High Street.  Promote opportunities linked to Hawick Flood Protection Scheme.  Attract more visitors, opportunities re Carlisle airport – Borders wide issue, caravan parks and chalet development.  Carry out an asset reappraisal.  Identify what we mean by ‘town centre’ and deal with area as a whole.</p>	15
Housing/Affordable Housing	<p>Economic development/jobs essential then need for more homes.  Need more bungalows for elderly residents.  Need for affordable homes/specialist homes.  Increase parking in housing developments.</p>	5

	<p>Fund RSLs to oversee and bring empty properties up to standard.          Compulsory purchase of empty buildings.          Needs assessment to reflect need within different demographics.          Problem when people move to the area can't register for social housing and have to privately rent.          Estate agents and RSLs need to work together to provide a service that helps meet the needs of individuals i.e. flexibility in times they can view properties.          RSLs need to build stronger relationships with communities to improve communications so people know what help is available.          Promotion of eco-friendly homes important.          Size of affordable homes – does it meet requirement of families.          Adaptation of homes for disabled.          More housing and support for young people.          Incentives offered to older people to down size.          Stimulus needed to settlements e.g. Denholm's new primary school promoted new housing.          More affordable starter homes needed.          Reconsider what home ownership means.</p>	
Building/Industrial land	<p>Former Turnbull the dyer and John Laing premises ideal for business land.          Promote Burnfoot Hub facilities for businesses.          Visionary policy re use and ownership.</p>	1
Infrastructure/services	<p>Improve and develop connectivity in Hawick and Newcastleton.          Support extension of the railway to Hawick/Newcastleton/Carlisle.          Flood protection scheme – development of cycle paths.          Industrial buildings should be eco-friendly with sustainable design and materials.          Need to improve road infrastructure in Hawick.          Long term infrastructure – access to trunk road system (A68) and railway.</p>	9
Housing in the Countryside	<p>Transport needs to be improved for housing in the countryside.          Difficulty in servicing rural properties e.g. refuse collections.          Potential concerns re isolation of homes in the countryside, ruining landscape and impacting on tourism.          Council required to service rural properties.          Desire for more flexibility.</p>	6

	<p>Solutions needed for service provision – look for alternatives/creative approaches.  Resilient communities – get community to buy into the resilient community project.  Yes needed, change at Housing Group policy.  Desire for more rural clusters - Need to join things up provide services and infrastructure.</p>	
Climate Change	<p>Without renewable energy none of the above possible.  Promotion and support for eco-friendly sustainable design/materials for housing and industrial buildings.  Long term vision needed for settlements.  Support renewable energy projects.  More electric charging points.  Education in schools.</p>	10
Vacant land /Derelict sites	<p>Turnbull the dyer premises.  Building next to the Community Hospital.  Cottage Hospital could be developed for housing.  Mill behind Hawick Bowling Club could be utilised for housing.  Crumhaugh House could be made into sheltered accommodation.  Could be space for businesses/hot desking.  Turnbull the dyer – issue re attracting investment for redevelopment/demolition/contamination issues.  Community funding could help?  Newcastleton Garage - good example of business that was brought back into a positive use.  Relax rules regarding redevelopment.  Increase number of allotments.</p>	7

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