

Public Document Pack

**Cheviot
Area Partnership**

Our Scottish Borders
Your community

Meeting

Date: Wednesday, 5 December 2018
Time: 6.30 p.m. – 8.30 p.m.
Location: Assembly Hall, Kelso High School, Angraflat, Kelso

AGENDA	
Doors open 6.00 pm for tea and coffee – meeting starts at 6.30 pm	
1.	Welcome and Introductions
2.	Feedback from Meeting held on 12 September 2018 (Pages 3 - 10) Copy Minute and Feedback attached.
3.	Theme: Council Budget - Engagement with Communities 2019/20 A facilitated discussion on the subject in order to put forward a set of initial outcomes for Cheviot. Further information on local data and statistics can be found at https://www.scotborders.gov.uk/info/20015/your_council/472/area_partnerships/3
4.	Localities Bid Fund Assessment Panel Consider the following decision by Council:- “that membership of the assessment panel be proposed by each Area Partnership, up to a maximum of 2 members per locality, with a view to improving gender balance.”
5.	Localities Bid Fund - Update on Current Funding Round
6.	Open Forum Opportunity to raise local matters.
7.	Any Other Business
8.	Date of Next Meeting Date and Venue to be confirmed.

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MINUTES of Meeting of the CHEVIOT
AREA PARTNERSHIP held in The
Assembly Room, Jedburgh Grammar
School, Jedburgh on Wednesday, 12
September 2018 at 6.30 pm

Present:- Councillors S. Mountford (Chairman), J. Brown, S. Hamilton, T.
Weatherston together with 24 Representatives of Partner Organisations,
Community Councils and Members of the Public.

Apologies:- Councillors E. Robson, S. Scott.

In attendance:- Chief Planning Officer, Housing Strategy Manager, Locality Development
Co-ordinator, Funding Officer, Democratic Services Officer (F. Henderson)

1.0 WELCOME AND INTRODUCTIONS

1.1 The Chairman welcomed everyone to the Cheviot Area Partnership and thanked the Community Councils, Partners and local organisations for their attendance, and for participating and putting forward ideas.

2.0 FEEDBACK FROM MEETING ON 28 MARCH 2018

2.1 The minute of the Area Partnership had been circulated which included a summary of the discussion output as an appendix. The Locality Development Co-ordinator referred to the general concerns, issues, challenges and opportunities raised at that meeting and confirmed that the theme identified as a priority to take forward for more in-depth discussion was Our Place. This theme would therefore be the focus for debate for the remainder of the meeting.

3.0 THEME: OUR PLACE

3.1 The Chair presented the theme for the meeting – Our Place – and introduced Ian Aikman SBC Chief Planning Officer, who talked about the Main Issues Report (MIR) which had been approved by Council the previous week for a 12 week public consultation, likely to begin at the beginning of October 2018. The MIR was to all intents and purposes the forerunner to the Local Development Plan which came in 2 volumes: the first volume of the Development Plan contained policies which were applicable across the Borders and the second volume contained details applicable to each of the 80 different settlements in the Borders e.g. conservation areas, housing allocations, etc. The consultation would involve officers holding sessions in various places with local people encouraged to come to afternoon sessions and evening workshops to give feedback. The MIR asked a series of questions and Mr Aikman gave some examples. With regard to town centres, how could they be regenerated and made more dynamic and vibrant. What sites should be designated for housing, what type of housing was needed. Finding sites could be difficult and the MIR was trying to identify a lot more sites than would be required, so not all sites would be taken forward. People were invited to comment on proposed sites and suggest other sites. With regard to industrial land, where should that be located, how would sites be serviced, how would they be funded. Existing housing in the countryside policy required any new property to be part of an existing building group - should consideration be given to allowing single dwellings in more isolated areas. Officers would be available to listen to what local people's suggestions and everyone was encouraged to put forward their views either at one of the consultation sessions, or via the website or by phone. In response to a question about whether Scottish

Government could overrule a Local Plan, Mr Aikman advised that planning was never black and white, and there were grey areas, but decisions had to be in line with national planning guidance.

- 3.2 Ms Liz Hall, SBC Ecology Officer, then gave details of the Local Biodiversity Action Plan which was currently out for consultation. The Plan had last been updated in 2001 and was due for a review. Officers had looked at the Scottish Biodiversity Strategy and based the themes of the Local Biodiversity Plan on this. While there were global targets to be achieved by 2020, any actions needed to work on the ground. One theme was eco system restoration which involved replanting trees and hedgerows; another was greenspace for health, both mental and physical health and wellbeing; another was marine and coastal eco-systems. People were asked to participate in the consultation and provide comments, letting officers know if priorities were correct or if something else should be included. The consultation was open until 30 November 2018 and could be accessed through the Citizen Space online system.
- 3.3 Mr Gerry Begg, SBC Housing Strategy Manager, discussed the Local Housing Strategy. Mr Begg explained that the Council did not have any housing stock, having transferred all its housing stock to be managed by local housing association. However, the Council was the strategic housing authority and was required to produce a Local Housing Strategy every 5 years in partnership with a wide range of partners, including Scottish Borders Housing Association. The Strategy covered a wide range of issues and solutions to increase the housing supply within the Scottish Borders including energy efficiency, condition of properties in the rental sector, homelessness and empty properties. The Strategy detailed the requirement to build 348 homes every year, 128 of which must be affordable. Much of the document was framed by guidance and policy drivers from the Scottish Government and a review was currently underway. The Strategy set out the 4 big challenges faced in the Scottish Borders: the needs of local communities being met; more quality homes being provided; homelessness being reduced and people remaining in own homes for longer. It was necessary to develop actions, working with partners, find funding and project over the 5 years of how to make this happen. The Strategy identified 1175 new houses across the Borders which represented a potential investment of £174m, which as well as providing homes for people also created jobs, including apprenticeships, in construction and the building supply industry. An issue in the Borders was the age of housing, with many homes built pre-1919 and pre-1945 which were not energy efficient, with issues of dampness and condensation, so were in turn expensive to heat. External funding was being sought to carry out external wall insulation and loft insulation which would help. Another area of activity was homelessness, where plans were being made to develop a new rapid rehousing plan in response to a Scottish Government direction for fast track arrangements.
- 3.4 Mrs Caroline Purcell, Housing Services Manager, Scottish Borders Housing Association (SBHA) was introduced by the Chairman. Mrs Purcell provided information about Scottish Borders Association, which was one of four housing associations in the Scottish Borders. Reference was made to the Strategic Housing Investment Plan (SHIP) which was a 5 year plan for delivery not just of affordable housing but also mid-market rent housing. The SHIP was reviewed every 5 years by the 4 main Registered Social Landlords and the Council, with projects assessed on the criteria of deliverability, housing need, regeneration of areas and the impact on communities. Existing homes were also being worked on to bring properties up to current energy efficiency standards. While funding was available from Scottish Government at the moment for housing development and was being used as much as possible, there was no guarantee that this funding would be available in the future.

Responses were given to a number of general questions. Mr Aikman added that the private sector was in a fragile position as they could only recover what they could sell the property for. However, if they were in partnership with one of the housing associations they could plan new builds with confidence.

- 3.5 Colin Banks, Lead Officer for Localities explained that the meeting would now move into the discussion session. As previously, there were information packs available for each group and those present were invited to discuss the main issues relating to 'Our Place'. Thirty minutes were allocated for group discussion and each table was asked to record emerging points on the feedback sheets provided. A summary of the output of the discussions was provided as an appendix to this minute.

4. **DATE OF NEXT MEETING**

The next meeting would be held on Wednesday, 5 December 2018 in Jedburgh at 6.30 p.m. The theme of the meeting would be confirmed in due course.

The meeting closed at 8.20 p.m.

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Discussion Output: Place (12th September 2018)

Issues/ Challenges	Solution / Commentary	Priority Rating
Town Centre Regeneration (MIR)	<p>Repair buildings within town centres Attract investment into town centres, into existing units Attract new businesses to invest within town centres Pedestrian the High Street/town centres Restaurants and Cafes within town centres Facilities for the tourists to get to in the centre Potential for a conference centre and/or hotel Usually welcoming/neat & tidy. Derelict properties in centre- brings down reputation of town- must be developed to look better. Can SBC do compulsory purchase order? Develop community hub/centre Accessible to all in Town centre Tourism friendly- better traffic/ town centre offer/ tourism offer. Cafes etc. open in the evenings welcoming young people Remove scaffolding Bus stops on high street Incentives for coaches to stop Attracting people to shops Attracting tourists to Jed e.g. not driving straight through. Signs to tell people where to go and what to visit. Need to attract people into the High Street - through signage/free toilets and car parking/monthly markets. Improve streetscape - hard and soft landscaping - make more attractive. Deal with dereliction - remove scaffolding from corner property – either demolish or re-develop. Develop gap site. Provision of facilities for the young - café/meeting place. Need to get range of uses in town centre that attract people - role of town centres is changing and cannot rely on retail bringing people in - perhaps need to focus on entertainment.</p>	22

<p>Infrastructure / Services (MIR)</p>	<p>There are potential flooding issues within Jedburgh and this is known about. This could impact upon the future development of some of the redevelopment sites. Therefore, need to think about what could be delivered within these sites.</p> <p>Roads- issue but SBC starting to address them. Parking/speeding/ volume of traffic.</p> <p>Improve bus service</p> <p>Infrastructure of the future - start planning now.</p> <p>More sustainable methods of transport.</p> <p>Renewable energy</p> <p>District heating system</p> <p>Transport free for young people</p> <p>Superfast broadband in rural areas</p> <p>Broadband a major issue</p> <p>Transport NB - bus stops in on Jed high street. Need to deal with car parking on street!</p> <p>Too expensive and not enough options e.g. £8 for gala return. Bus drivers not believing people are the right age to have a bus pass.</p> <p>Need to maintain and improve bus services - connection to Hawick ok but more problematic to central Borders and beyond - need to avoid rural isolation – links to jobs and opportunities.</p> <p>Free buses for the young to encourage them to access jobs/education but stay in the Borders.</p>	<p>13</p>
<p>Housing / Affordable Housing (MIR)</p>	<p>Issue is getting people to invest into the town and actually deliver the sites</p> <p>Mixed tenure housing, younger and elderly housing development together in the one building. There are examples of this in Scandinavia. Could have studio units for younger people. If the units are no longer needed for elderly residents, they can easily be adapted and available for younger generations.</p> <p>The 3 Jedburgh school sites could be a mixed tenure development, mini community</p> <p>Must be more industry to increase need for more housing. Must provide an economic area to attract need for housing.</p> <p>New school will attract more families to Jedburgh.</p> <p>More suitable homes for older people with availability for family/carers to stay.</p> <p>Housing with onsite care intergenerational housing with care/support.</p> <p>Warm, safe appropriate housing</p> <p>Starter homes for young people</p> <p>Independent homes for the elderly- not enough sheltered accommodation.</p> <p>Sheltered or hostel accommodation for young people</p> <p>Need to provide 3 to 4 bedroom family homes.</p> <p>Housing adapted for the elderly near facilities is a priority.</p>	<p>12</p>

	Development opportunity for the old school site - this could be mixed use for housing, business and community use - key location within the town centre. Could be a Hub for community and older people.	
Business and Industrial Land (MIR)	<p>Need to attract high quality businesses into towns, for example in Jedburgh along with the new school</p> <p>Need decent high quality jobs to retain people within the Scottish Borders. Attract people to move to the Scottish Borders.</p> <p>Ballantynes building houses up 'Burn area' already a few businesses up that end. St Boswells have Charlesfield- could have been a better set up. Some of the council land available is not serviced (not attractive to businesses or buyers)</p> <p>High street- empty space could be used.</p> <p>More in the area would be beneficial getting people to be aware of them.</p> <p>Not just about providing land - which there appeared to be being provide in Local Plan but facilities and wider support for new and small scale businesses.</p> <p>Like to see investment from Council/SoSEP help provide land and new business accommodation - provision of incubator units for small business start-ups.</p>	6
Vacant Land / Derelict Sites (MIR)	<p>Think about the potential with the facilities on existing brownfield/vacant sites. For example the school sites have pitches, ski slope etc., can a developer use these in regenerating the sites?</p> <p>Sheep skin works at Bankend should be a redevelopment site</p> <p>School sites have potential flooding constraints, so need to think about what could be suitable.</p> <p>Façade High street Jed</p> <p>Bankend south possible development</p> <p>Incentivise sites to retain features to keep them where the site costs may be higher.</p> <p>Social enterprise hub</p> <p>Areas in centre : empty</p> <p>Linked to comments on Town Centre Regeneration above</p>	5
Climate Change (MIR)	<p>Education to raise awareness in school of climate change. Needs to be a bigger part of the curriculum.</p> <p>Energy saving measures in all buildings</p> <p>More sustainable modes of transport, lost the bus services!</p> <p>Push government to apply landfill tax to big business for packaging or people producing packaging. Not everything recyclable everywhere! Not everyone recycling!!</p> <p>Expanding resilient community groups</p> <p>Not on curriculum, raise awareness in schools.</p> <p>Green infrastructure e.g. For housing</p> <p>Renewables on housing e.g. Solar panels</p> <p>Sustainable heating systems</p>	3

	<p>People need to be aware of reducing waste Flooding an issue - need adaption of houses/businesses – additional costs Issues of fuel poverty - ability in a low wage economy of people to heat homes and reasonable costs</p>	
Housing in the Countryside (MIR)	<p>The existing policy works well Need to create communities, without isolating housing and people If there are one of unique houses proposed (i.e.) an eco-house or grand design type house, within the countryside, they should be made to pay for the cost of providing infrastructure and services incurred, out with an existing building group. No, its fine as it is now. It would only encourage to build more. Better to regenerate derelict properties. Yes if transport infrastructure supports this. Energy efficiency- off gas grid, travelling time to develop services Incentivise developers Community development Issue with greater pressure on services. Enable people to build for families if they can't afford to buy land. Price of land is high. If more isolated housing is approved it will increase costs of providing services particularly with an ageing population – better to locate in towns and villages where services are available and can be provided at a lower cost.</p>	
Economic Development (Other)	Need to attract opportunities which are unique to the Scottish Borders (i.e.) tourism and food for example	
High Street Appearance (Other)	<p>Gutters/windows and high street buildings unkempt. Buildings must be visually more appealing. Can SBC enforce landlords/licences to upkeep building exterior for property on high streets?</p>	
Bins & Lighting (Other)	<p>Lack of ownership/identity Must be stabilised so landlord can act on issue.</p>	
Housing Association (Other)	<p>Must be held accountable How frequently/when do they get audited or checked on regulations</p>	
Ageing Population (Other)	What is being put in place to look after the elderly? Health care, Care home provision- bed blocking at BGH	
Wages (Other)	Not enough for carers, there is not enough going into the profession	
Things for Younger People (Other)		
No jobs for people with degree (Other)		