

Public Document Pack



EXECUTIVE COMMITTEE TUESDAY, 14 SEPTEMBER 2021

A MEETING of the EXECUTIVE COMMITTEE will be held VIA MICROSOFT TEAMS on
TUESDAY, 14 SEPTEMBER 2021 at 10.00 am

J. J. WILKINSON,
Clerk to the Council,

7 September 2021

BUSINESS		
1.	Apologies for Absence	
2.	Order of Business	
3.	Declarations of Interest	
4.	Minute (Pages 3 - 8) Consider minute of the meeting held on 17 August 2021. (Copy attached.)	2 mins
5.	Strategic Housing Investment Plan 2022-2027 (Pages 9 - 218) Consider report by Service Director Assets and Infrastructure. (Copy attached.)	20 mins
6.	2020-21 Annual Procurement Report/Standing Orders Amendment (Pages 219 - 278) Consider report by Executive Director Finance & Regulatory. (Copy attached.)	10 mins
7.	Any Other Items Previously Circulated	
8.	Any Other Items which the Chairman Decides are Urgent	
9.	Private Business Before proceeding with the private business, the following motion should be approved:- "That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act."	

10.	Langlee Roundabout (Pages 279 - 294) Consider report by Service Director Assets & Infrastructure. (Copy attached.)	15 mins
-----	--	---------

NOTES

- 1. Timings given above are only indicative and not intended to inhibit Members' discussions.**
- 2. Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.**

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

Please direct any enquiries to William Mohieddeen
Tel: 01835 826504; Email: william.mohieddeen@scotborders.gov.uk

**SCOTTISH BORDERS COUNCIL
EXECUTIVE COMMITTEE**

MINUTES of Meeting of the EXECUTIVE
COMMITTEE held in Via Microsoft Teams on
Tuesday, 17th August, 2021 at 10.00 am

Present:- Councillors S. Haslam (Chairman), S. Aitchison (Vice-Chairman), G. Edgar,
C. Hamilton, S. Hamilton, E. Jardine, S. Mountford, R. Tatler and
T. Weatherston

Apologies:- Councillors M. Rowley and G. Turnbull

In Attendance:- Chief Executive, Executive Director Finance & Regulatory, Service Director
Assets & Infrastructure, Services Director Human Resources &
Communications, Chief Social Work & Public Protection Officer, Chief
Operating Officer Adult Social Work & Social Care, Democratic Services
Team Leader, Democratic Services Officer (D.Hall)

1. **ORDER OF BUSINESS**

The Chairman varied the order of business as shown on the agenda and the Minute reflects the order in which the items were considered at the meeting.

2. **MINUTE**

There had been circulated copies of the Minute of the meeting of 8 June 2021.

DECISION

APPROVED for signature by the Chairman

3. **OUR PLAN AND YOUR PART IN IT: SBC'S CORPORATE PERFORMANCE AND IMPROVEMENT REPORT QUARTER 1 2021/22**

There had been circulated copies of a report by the Service Director, Human Resources and Communications which presented a high level summary of Scottish Borders Council's 2021/22 performance information with more detail contained within Appendices 1 – 3 to the report, with a summary of the Community Action Team's activity provided in Appendix 4. The report included highlights of the progress of change and improvement projects across Scottish Borders Council (SBC), under the fit for 2024 programme. During Quarter 1 2021/22, SBC had continued to press ahead with a range of important initiatives and innovations, including the embedding of new streamlined, digital processes to improve the digital processing and management of Education Maintenance Allowance applications; the successful replacement of out of date IT equipment in 16 schools, with work underway in a further 11; the full roll out of the Print to Post service to all departments. Members welcomed the report and the continued improvements. Members highlighted the excellent work done by the Council despite being subject to significant pressure due to COVID-19. The Service Director, Human Resources and Communications answered Members questions and undertook to provide an update on the provision of IT in schools. In response to a question regarding complaints she advised that a new complaints procedure was being introduced which would allow for better tracking and escalation to managers.

DECISION

- (a) **AGREED to approve the Quarterly Reports set out at Appendices 1-4 to the report.**
- (b) **NOTED:-**
 - (i) **the progress update relating to Change and Improvement Projects referenced in Section 4 and detailed further in Appendix 1 of the report;**
 - (ii) **the changes to performance indicators outlined in Section 5 of the report;**
 - (iii) **the performance summarised in Sections 6 and 7 of the report and the action that is being taken within services to improve or maintain performance.**

4. DESTINATION TWEED - POLLINATORS ALONG THE TWEED PROJECT

There had been circulated a report by the Service Director, Assets and Infrastructure which proposed that Scottish Borders Council (SBC) support and work in partnership to help deliver the proposed "Pollinators along the Tweed" Project being developed by Tweed Forum in partnership with Buglife. The report explained that the project came under the auspices of the "Destination Tweed" project, a series of interconnected schemes and proposals along the length of the River Tweed being developed by Tweed Forum, SBC and other partners. The report set out the context, aims and objectives of the project. The project aimed to create and enhance pollinator habitats along the River Tweed corridor, involving local communities in the creation and management of those habitats. The report outlined the anticipated funding bid by Tweed Forum to the Heritage Lottery Fund and the required commitments from SBC. Members discussed the report, stating their support for the project. Members highlighted the importance of education, communication and the need to gain and retain public trust in the project.

DECISION

AGREED:-

- (a) **in principle to Scottish Borders Council signing up to the 10 year management plan;**
- (b) **to consider the future resource implications within the Parks and Environment Service; and**
- (c) **to further explore possible funding streams to roll out the approach across the region as outlined in the report.**

5. MONITORING OF THE GENERAL FUND REVENUE BUDGET 2021-22

5.1 There had been circulated copies of a report by the Executive Director Finance & Regulatory providing budgetary control statements for the Council's General Fund based on actual expenditure and income along with explanations of the major variances identified between projected outturn expenditure/income and the current approved budget. The Council had continued to experience impacts from the COVID-19 pandemic into the new financial year with a number of variations from budget evident. The report explained that due to the very challenging operating environment it remained essential that the Council continue to operate as efficiently as possible to ensure that any financial implications not yet clear could be managed as the financial year progressed.

5.2 Forecasts had been completed at the first quarter of 2021/22 at 30 June which projected the Council to be in a balanced position at the financial year end. The forecast position reflected the carry forward of resources from 2020/21, and assumed that the COVID-19 reserve would be drawn down over the course of the year to meet identified financial

pressures. The latest forecast included all known pressures, including loss of income, confirmed Scottish Government funding, the effects of the continued freeze on discretionary spend and the assumptions around delivery of Financial Plan savings.

- 5.3 The report outlined that significant confirmed funding is in place for 2021/22, with a commitment that additional expenditure incurred through the Integration Joint Board (IJB) delivering Health & Social Care services be funded by the Scottish Government. The report detailed the breakdown of confirmed COVID-19 funding for 2021/22, stating that a total of £31.614M was available. The total COVID-19 funding was split between funding which had been ring-fenced to be used for a specific purpose (£13.462m) such as education recovery, IJB funding, admin funding and funding to support communities, and that which could be used more generally by the Council to address COVID-19 pressures (£18.152m). Full details of funding available was provided in Appendix 2 to the report. There was likely to be an ongoing impact on the delivery of planned Financial Plan savings during 2021/22 as a result of the diversion of management time to the pandemic during 2020/21 and into 2021/22. The level of savings required by the financial plan, totalled £9.301, in 2021/22 and an analysis of delivery of savings was provided in Appendix 5 to the report. Savings of £2.099m were delivered permanently, £2.950m (32%) was profiled to be delivered by 31 March 2022 and £4.252m (46%) was to be delivered on a temporary basis through alternative savings. The Executive Director, Finance & Regulatory answered Members questions regarding the report.

DECISION

AGREED:-

- (a) to note the projected corporate monitoring position reported at 30 June 2021, the remaining pressures identified, the underlying cost drivers of this position and the identified areas of financial risk as reflected in Appendix 1 to the report;**

- (b) to note the COVID-19 funding detailed in Appendix 2 to the report;**

- (c) to approve the virements contained in Appendix 3 & 4 to the report; and**

- (d) to note the progress made in achieving Financial Plan savings in Appendix 5 to the report.**

6. MONITORING OF THE CAPITAL FINANCIAL PLAN 2021-22

- 6.1 There had been circulated copies of a report by the Executive Director Finance & Regulatory providing an update on the progress of the 2021/22 Capital Financial Plan and seeking approval for virements and the reallocation of funds. The monitoring tables in Appendix 1 to the report detailed actual expenditure to 30 June 2021. Key issues identified in the tables were summarised within the main report. The report explained that the June month end of position reflected a projected outturn of £99.762m, with a net budget variance of £0.779m. More significant movements from 2021/22 were likely as the year progressed and there was further clarity on timing of major projects. It was noted that the construction materials supply chain had been subject to unprecedented disruption in recent months. A surge in demand, coupled with constraints on supply had led to price increases, shortages and longer lead times and the impact of this on the Capital Plan was being assessed.
- 6.2 Current legally committed projects had a small risk of impact and block programmes of work could operate within a cash constrained budget and were low risk. The report stated that the most significant risk lay in the small number of contracts to be tendered this year which might result in budget pressure. Any financial implications from these market

conditions would be reported through the regular budget monitoring cycle, with any longer term impacts reflected in the financial planning process.

- 6.3 The list of block allocations approved for the year and various approved and proposed projects to be allocation from them within the 2021/22 Capital Plan was outlined in Appendix 2 to the report. The list of estimated whole project capital costs for single projects which would not be completed in the current financial year was outlined in Appendix 3 to the report. Members discussed the report and highlighted that the report gave a good snapshot of the Capital Financial Plan.

DECISION

- (a) **AGREED the projected outturn in Appendix 1 to the report as the revised capital budget and approved the virements required.**
- (b) **NOTED:**
- (i) **the budget virements previously approved by the Executive Director, Finance & Regulatory and the Service Director Assets & Infrastructure detailed in Appendix 2 to the report under delegated authority;**
- (ii) **the list of block allocations detailed in Appendix 2 to the report; and**
- (iii) **the list of whole project costs detailed in Appendix 3 to the report.**

MEMBER

Councillor C. Hamilton joined the meeting and Councillor Tatler left the meeting during the consideration of the above report.

7. BALANCES AT 31 MARCH 2021

There had been circulated copies of a report by the Executive Director Finance & Regulatory which provided an analysis of the Council's balances as at 31 March 2021 and advised Members of the projected balances at 31 March 2022. The report explained that the unaudited Council's General Fund useable reserve (non-earmarked) balance was £8.831m at 31 March 2021. The General Fund useable reserve was projected to be at least £6.315m at 31 March 2022 in line with the Council's Financial Strategy. The total of all useable balances, excluding development contributions, at 31 March 2022 was projected at £34.970m, compared to £48.264m at 31 March 2021. The decrease in balances between 2020/21 and 2021/22 was attributed to the allocation of one-off funding being carried forward in the COVID-19 reserve from 2020/21 to support the 2021/22 budget. The report noted the projected balance on the Capital Fund of £6.870m would be affected by any further capital receipts, developer contributions, interest credited and any expenditure authorised to be financed from the Fund during the remainder of the financial year. The Executive Director, Finance & Regulatory answered Members questions and confirmed that developer contributions relating to the railway were still being collected.

DECISION

NOTED:-

- (a) **the unaudited 2020/21 revenue balanced at 31 March 2021;**
- (b) **the projected revenue balances as at 31 March 2022 detailed in Appendices 1 & 2 to the report; and**
- (c) **the projected balance in the Capital Fund as detailed in Appendix 3 to the report.**

8. INCOME MANAGEMENT POLICY

There had been circulated copies of a report by Executive Director, Finance & Regulatory which presented an updated Income Management Policy. The report explained that the Financial Regulations on Banking Arrangements, Income, Petty Cash, Cash Floats and Security were supplemented by the Income Management Policy. Appendix 1 to the report contained the Council's Income Management policy, which was amended to reflect changes to Council structure, roles and responsibilities, and working practices.

DECISION

AGREED to approve the amendments to the Income Management Policy.

9. **DEBT RECOVERY POLICY**

There had been circulated copies of a report by Executive Director, Finance & Regulatory which presented an updated Debt Recovery Policy. The report explained that the Debt Recovery Policy sets out a framework for providing a fair, consistent and transparent approach to collecting sundry debt ensuring that the Council continued to maximise collection performance. Appendix 1 to the report contained the Council's Debt Recovery Policy, which had been amended to reflect changes to Council structure, roles and responsibilities, working practices, and an update of Performance Indicators and Targets. The Executive Director advised that a more streamlined approach had been taken to the policy with the more operational aspects being removed.

DECISION

AGREED to approve the amendments to the Debt Recovery Policy.

The meeting concluded at 11.10 am

This page is intentionally left blank

**STRATEGIC HOUSING INVESTMENT PLAN 2022-2027
SUBMISSION**

Report by the Service Director Assets and Infrastructure.

EXECUTIVE COMMITTEE

14 SEPTEMBER

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks formal approval of the Strategic Housing Investment Plan (SHIP) 2022 -2027, so that it can be submitted to Scottish Government as required by 31 October 2021 deadline.**
- 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 Borders' affordable housing investment needs and priorities, identified in the Council's Local Housing Strategy (LHS) 2017-2022, over a rolling 5 year planning horizon.
- 1.3 Based on available Resource Planning Allocations from Scottish Government and resource planning assumptions, RSL partner private sector borrowing and commitment from the Council's Affordable Housing Budget, approximately 312 new homes could be delivered during 2020/21 and potentially up to 1213 new affordable homes over the five-year SHIP 2022-2027 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.

2 RECOMMENDATIONS

- 2.1 **It is recommended that the Executive Committee approves the SHIP 2022-2027 attached at Appendix 1 for submission to the Scottish Government - More Homes Division.**

3 THE STRATEGIC HOUSING INVESTMENT PLAN 2020-2025

- 3.1 Since 2007, Local Authorities have been 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. Current Guidance from Scottish Government, published in August 2019, frames the content and development of this SHIP which needs to be submitted to inform the next three-year Strategic Local Programme (SLP) for 2022-2025. The SHIP 2022-2027 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 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 13th SHIP submission and over that period the Council and delivery partners have delivered an estimated total of 1377 new affordable homes. Registered Social Landlords (RSLs) now have an estimated stock of 12,191 homes for social and mid-market rent in Scottish Borders. 2019-2020 saw 107 affordable homes being delivered. Unfortunately, due to the adverse impact of the Covid pandemic and resultant construction site closures, which delayed both site starts and programmed completions during 2020-2021, it is estimated that annual affordable housing delivery in 2021-2022 will be around 312 new homes. This will greatly exceed the LHS annual target of 128 homes.
- 3.4 The Council and its partners continue to collaborate to find innovative solutions and resources in order to continue to build new affordable homes in the Borders to meet a growing demand. In summary, the SHIP 2022-2027:
 - a. Sets out investment priorities for Affordable Housing with a particular emphasis on extra care housing for older people, wheelchair standard and other housing for people with particular housing needs, and Upper Langlee Galashiels 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 which 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.

4 PRIORITISATION

- 4.1 The projects contained within the SHIP programme are prioritised by taking a number of factors into consideration. 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 covered 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 2022-27. A number of previously identified potential pipeline projects have been brought forward from the SHIP 2021/26 – Acredale Ph5 and Ph6 Eyemouth, Auction Mart Newtown, former Auction Mart Reston, Beanburn Ph2 Ayton, Bogangreen Coldingham, Comrades Park East Chirnside, former Howdenburn Primary School Jedburgh and Springfield Ph3 Duns. In addition the following new projects have been included – Hermitage House Selkirk, Home Farm Eccles, Leishman Place Hawick, Linglie Road Selkirk, Milestone Newtown and Stonefield Place Hawick. It should be noted that this submission also includes potential pipeline projects, most of which are developer-led opportunities, which potentially could deliver an estimated 394 new homes. 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 existing priorities for the Council such as Older Peoples Housing, and the Rapid Rehousing Transition Plan.

5 INVESTMENT PRIORITIES FOR AFFORDABLE HOUSING 2022-2027

- 5.1 The SHIP attached at Appendix 1 has been developed in line with the current Guidance published by Scottish Government in August 2019. The planned development programme set out in tables 8 to 8D on pages 35-37 of the SHIP show proposed affordable housing projects and commitments for 2022-2027. Table 3 on page 19 of the SHIP estimates the completion of around 312 new affordable homes during 2021-2022. Programming project delivery is agreed through collaboration between Officers from the Council, Scottish Government - More Homes Division (East) Office, and locally active Registered Social Landlords.
- 5.2 The SHIP Guidance suggests that Councils should over-programme in order to manage slippage opportunities. Based on the Resource Planning Allocation of £18.562m for 2020-21, and Resource Planning Assumptions for future years, and an average grant of £72k per unit, plus RSL private sector borrowing, this would indicate that the Council and its partners could potentially deliver up to 1213 new homes over the SHIP period. The new Scottish Parliament has confirmed that it will continue to prioritise investment in affordable housing to reflect this intention as set out in the Scottish Government's "Housing to 2040" vision.
- 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 identified meantime as these are not delivered via programme arrangements. The Covid pandemic has also adversely impacted nationally on the sale of house purchases assisted by the Scottish Government's Open Market Shared Equity Scheme, with 7 purchases recorded in Scottish Borders in 2021-2022 to end July 2021.

- 5.4 The Council and its partners continue to work together in order to identify new 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 look to bring forward prioritised projects or positively respond to windfall project opportunities (including site acquisition) through the Quarterly Programme meetings with the RSLs, and the Scottish Government More Homes Division.
- 5.5 It should be noted that the slow-down in house sales and low level of private sector house building and completions continues in Scottish Borders after the financial crash. 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 reluctant to sell sites for affordable housing and typically have expectations of pre-financial crash land valuations. On a more positive note however there continue to be 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 as a precursor to construction of houses for market sale, or opt to provide 100% affordable housing, thereby providing more certainty in terms of cash flow and income.

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) This SHIP is based on a number of known and assumed funding resources that the Council and its development partners will draw upon. These include Affordable Housing Supply Programme grant Allocations and Assumptions of £87m for 2022-2027. The SHIP also assumes use of up to £2.250m Second Homes Council Tax funding from the Council and of up to £112.809m estimated private borrowing by the Registered Social Landlords over the same period.
- (c) In addition, the Council may also assist project delivery through use of limited available Affordable Housing Policy Developer Contributions. Table 13 of the SHIP 2022/27 illustrates estimated potential total investment in the region of £202m over the period 2022-2027.
- (d) The SHIP 2022-2027 presents an unprecedented challenge and opportunity, when compared with previous estimated unit annual delivery numbers, especially in the context of Scottish Borders affordable housing delivery annual average of 103 over the last 20 years. The investment will provide a massive boost to the construction sector and the local economy. Should all the potential 1213 new homes be delivered then an estimated £5.5m additional income from Council Tax will be generated for the Council over period 1 April 2022 to 31 March 2027.

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, most of which are beyond the control of the Council.

- (b) Delivery of the SHIP is also dependent upon RSLs continuing to secure ownership of sites and maintain a land-bank to provide more certainty to programme delivery. 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 are envisaged for release and development by RSLs to provide Extra Care Housing in key Borders settlements.
- (c) The Council constantly reviews its Corporate Property Strategic Asset Management Plan 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 additional 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 and disposal process through collaborative working opportunities.

6.3 **Integrated Impact Assessment**

- (a) In line with both Council policy and legislative requirement, the SHIP 2022-2027 has been subjected to an Integrated Impact Assessment. The outcome of that assessment did not identify any concerns arising from the delivery of the SHIP potentially adversely impacting on any of the equalities groups.
- (b) The development of SHIP 2022-2027 was predicated on the endorsement of the principle of Equalities as articulated in the SHIP Guidance. The SHIP was subjected to an Integrated 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 of being an RSL, they are subject to the weight of Statutory scrutiny via external Regulation and Inspection by the Scottish Housing Regulator.

6.4 **Sustainable Development Goals**

- (a) In accordance with Section 7 of the Environmental Assessment (Scotland) Act 2005 a pre-screening assessment of the SHIP 2022-2027 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 Local 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.
- (d) The objectives of the SHIP are consistent with UN Sustainable Development Goals [SDG] 11 Sustainable Cities and Communities and 13 Climate Action. Specifically, the SHIP responds to the ambition of SDG 11 by promoting access for all to adequate, safe and affordable Housing, by ensuring integrated, inclusive and sustainable settlement, and by strengthening regional development planning. With respect to SDG 13,

development will be at least consistent with Scottish Building Standards and the national objective of net zero greenhouse gases by 2045.

6.5 **Climate Change**

- (a) While no direct impacts on the Council's carbon emissions arise as a result of the report recommendations, New Build housing will have a general effect on the region's carbon footprint. However, these effects are addressed within the Council's Planning and Building Standards processes, and will be consistent with meeting the housing requirements and standards as set out by the Scottish Government.
- (b) It is anticipated that RSL affordable housing proposed in the SHIP 2022-2027 will be built to meet 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.
- (c) It should also be noted that at its meeting on 25 September 2020, the Council committed to setting a target 'as soon as possible' 'for achieving a reduction in the Council's carbon emissions, which is at least consistent with the Scottish Government's target of net zero by 2045 and the intermediate targets set out in the Climate Change (Emissions Reduction Targets)(Scotland) Act 2019. More recently, at its meeting of 17 June 2021, the Council agreed a Climate Change Route Map which set out a raft of actions to progress in order to work towards achieving this strategic vision. The Council's planning and building standards will reflect the developing public policy positions nationally and locally within the Scottish Borders.

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 outwith the towns of Galashiels/Tweedbank, Hawick, Peebles, Innerleithen, 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 August 2021. It was considered that the delivery of this SHIP will have no unforeseen negative impact on the rural area, and is more 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 **Data Protection Impact Statement**

There are no personal data implications arising from the SHIP 2022-2027.

6.8 **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 Executive Director Finance and Regulatory Services, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR and Communications, the Clerk to the Council and Corporate Communications have been consulted and comments received have been incorporated into the final report.

Approved by

John Curry
Service Director Assets and Infrastructure.

Signature

Author(s)

Name	Designation and Contact Number
Gerry Begg	Lead Officer - Housing Strategy, Policy and Development 01896-662770

Background Papers: SHIP Document Executive Committee 17th November 2020
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.

Contact us at Jacqueline Whitelaw, PLACE, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825431, Fax 01835 825071, Email eitranslationrequest@scotborders.gov.uk

This page is intentionally left blank



STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2022-2027



CONTENTS

1. Introduction	7
2. Local Housing Strategy Priorities and Outcomes	12
3. Affordable Housing Progress & Delivery 2020/2021	18
4. Project Prioritisation Methodological Process	28
5. Investment Priorities for Affordable Housing 2022-2027	32
6. Development Constraints	42
7. Resourcing the Programme	51
8. Equalities	53
9. Monitoring and Evaluation	54
10. Summary	55
11. Glossary	56

LIST OF TABLES & FIGURES		PAGE NO.
Table 1	New House Completions 2016-2020	18
Table 2	Project Completions for 2020-2021	18
Table 3	Open Market Shared Equity by Settlement 2015-2021	19
Table 4	Estimated Project Completions 2021-2022	21
Table 5	Projects Position Status	21
Table 6	Project Priority Weighting Matrix	30
Table 7	Proposed Delivery Timeframes for Extra Care Housing	33
Table 8	Estimated Project Completions 2022-2023	36
Table 8A	Estimated Project Completions 2023-2024	37
Table 8B	Estimated Project Completions 2024-2025	37
Table 8C	Estimated Project Completions 2025-2026	38
Table 8D	Estimated Project Completions 2026-2027	38
Table 9	Potential Pipeline Projects	39
Table 10	Projects Removed from SHIP 2020-2026	40
Table 11	Estimated Affordable Homes Completions 2022-2027	40
Table 12	Projects Being Delivered via the Development Partnership	46
Table 13	Estimated Levels of Investment in Affordable Housing 2022-2027	53
Figure 1	Local Housing Strategy Vision	12
Figure 2	LHS Priority Outcomes	13
Figure 3	Population Change	14
Figure 4	Housing's Contribution to Social and Economic Wellbeing of the Borders	15
Figure 5	Connected Borders Vision for Delivering Better Communities	16
Figure 6	Local Outcome Improvement Plan	17
Figure 7	Affordable Housing Projects Completed 2020-2021	20
Figure 8	Completed projects 2020-2021 / Under Construction and Planned for 2022-2027	23
Figure 9	Elm Court Development Hawick	24
Figure 10	Abbotsford Court Galashiels	25
Figure 11	Proposed New Housing images Beech Avenue Upper Langlee Galashiels	26
Figure 12	Todlaw Extra Care Housing Duns [Longfield Crescent]	33
Figure 13	Proposed Extra Care Housing Kelso images	34
Figure 14	Coopersknowe Galashiels	46
Figure 15	Non Rural Areas Map	54
LIST OF APPENDICES		
Appendix 1	Affordable Housing Project Priority Weighting Matrix (AHPPWM) and Project Descriptors	
Appendix 2	Rural Proofing	
Appendix 3	Integrated Impact Assessment	
Appendix 4	Strategic Environmental Assessment	
Appendix 5	SHIP Tables	
Please note: Appendices will form part of a supplementary documentation		

Foreword

I am pleased to present this 13th Strategic Housing Investment Plan (SHIP) which sets out proposed delivery of new affordable housing in the Borders during 2022-27. The impact of the Covid pandemic has been massive, causing delays to programmed site starts and completions due to the closure of the Scottish construction sector from late March to July 2020, with related impacts on budgets and project reprogramming. Fortunately the construction sector is recovering and the



construction activity is widespread across Scottish Borders for all to see. There were 449 affordable homes under construction at 31 March 2021. We welcome the record high level of Affordable Housing Investment Programme funding allocated in 2021-22 and future annual allocations including up to 2025/26, and the stability and support this provides to project and programme delivery, and the opportunities presented to the housing and construction sectors in this new Parliamentary period.

This plan has been produced through collaboration with Registered Social Landlords in particular, and demonstrates projects which are on track for completion by 31 March 2022, and across the plan period. The plan identifies additional projects some of which are capable of being brought forward in response to potential slippage or accelerated funding opportunities. This illustrates a very positive position throughout Scottish Borders, by working in partnership with locally active Registered Social Landlords to address local housing needs and contribute to the economic recovery.

These partnerships will help us deliver a range of affordable, safe, energy efficient and attractive homes and places, through extra care housing in Galashiels and Kelso, local area regeneration, more rural housing, more housing for people with particular needs including wheelchair users, as well as providing general needs housing at affordable rent. In total this SHIP sets out ambitious proposals for up to 1213 new affordable Borders homes at a total estimated investment value in the region of £202m during 2022-2027. Together with the envisaged completion of around 312 homes in 2021/22 means that around 1525 homes could potentially be delivered to Borders communities over the next 6 years.

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 2022-27 submission.

Councillor Mark Rowley

Executive Member for Economic Regeneration and Finance

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 Gerry Begg, Lead Officer, Housing Strategy, Policy and Development.

In writing at: Housing Strategy, Policy and Development
 Scottish Borders Council HQ
 Newtown St. Boswells
 MELROSE
 TD6 0SA

By telephone: 01896 661 392

By e-mail: housingenquiries@scotborders.gov.uk

1. Introduction

The Scottish Government wants everyone to have a safe, high quality home that is affordable and meets their needs in the place they want to be. In March 2021, Scottish Government published its first long term housing strategy, "Housing to 2040" which outlines what it wants housing and communities to look and feel like for the people of Scotland, with actions on how to get there. Delivering more homes in great places across Scotland will contribute to the "Housing for 2040" vision and principles. Under the "More Homes Scotland" approach, the Scottish Government is increasing the supply of homes across all tenures through a range of measures. "Housing to 2040" reinforces the Scottish Government's commitment to continue to invest in the supply of affordable housing. It sets an ambition to deliver a further 100,000 affordable homes by 2032, with at least 70% of these for Social Rent, helping to tackle Child Poverty and Homelessness, once the current 50,000 affordable home target has been delivered. "Housing to 2040" puts ambitions for Place at its core, creating not only good quality homes, but quality places too. It highlights that Scottish Government will embed the Place Principle in terms of reference and conditions of sponsored and supporting public bodies, agencies and organisation to ensure a collaborative approach to delivery of great places.

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. Scottish Councils are required to submit a SHIP to the Scottish Government on an annual basis. As well as being 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 a range identified need and address locality housing stock mismatches in the Scottish Borders.

The affordable housing investment priorities detailed in this plan cover the period 2022-2027, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. This SHIP will assist Scottish Government to meet its current and future affordable housing targets, and helps inform the Scottish Government's investment decisions and the preparation of future Strategic Local Programme Agreements (SLPA).

This SHIP submission has been prepared in accordance with the current SHIP Guidance issued by Scottish Government in June 2021. It rolls forward the projects and planning horizons set out in the previous SHIP 2021-2026. It is updated by current information, following massive project re-programming and revision of budgets due to the impacts of closure of the Scottish construction sector due to the Covid-19 pandemic, and subsequent re-starting the sector. To set this in context, 13 affordable housing sites were closed [312 homes] and site starts were directly delayed for an additional 9 sites [199 homes]. However following construction sites restarting there has been steady recovery across the affordable housing programme with 449 homes under construction across Scottish Borders at 31 March 2021. The plan also sets how the Council and its partners have identified and prioritised projects that are capable of being delivered within the period 2022-27, and identifies where there are development constraints in relation to particular

projects. It sets out estimated timescales for project delivery and identifies a range of funding sources and resource mechanisms including Scottish Government grant, Registered Social Landlord own resources and private sector borrowing, other funding initiatives and the Council's own resources.

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 Scottish Borders growing older people population, and considers the requirements to increase supply of wheelchair accessible housing to meet the Council's Wheelchair Accessible Housing Annual Target. The SHIP also seeks to identify projects that could be accelerated 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 1,377 new affordable homes which include social and mid-market rent. Scottish Borders Registered Social Landlords (RSLs) collectively now have an estimated 12,207 affordable homes for social and mid-market rent. As a consequence of the Council's large scale voluntary stock transfer to Scottish Borders Housing Association in March 2003, RSLs are the only providers of social rented housing in the Borders. Therefore as a stock transfer authority the Council relies on its partners to help it discharge its Statutory Homelessness Duty. The Council and its partners have developed a Rapid Rehousing Transition Plan (RRTP) which was submitted as required to Scottish Government by December 2018, and performance in delivery of plan actions are is monitored and reported to Council and key stakeholders. RRTP will be reflected in the Council's next Local Housing Strategy, and specific RRTP-related projects may be identified in future Scottish Borders SHIP submissions. The primary link between RRTP and SHIP 2022-27 is to increase the supply of affordable housing. The Council's strategic housing priorities are aligned with and are consistent with the RRTP priorities and outcomes.

This is the Council's 13th SHIP submission, and since SHIPs were introduced, RSLs and other affordable housing delivery agents have adapted to a number of major challenges such as the changes in grant funding, funding mechanisms and changes in payment arrangements, the challenges posed due to the changes in market conditions following the financial crash, including being able to access private sector capital funding at acceptable terms and conditions, and most recently Covid. The Council and its partners have welcomed the significant increase in Affordable Housing Supply Programme funding and the opportunities presented through increasing affordable housing delivery to contribute towards Scottish Parliamentary successive affordable housing targets, despite tender price inflation issues. There is a keen interest throughout across the housing sector in the outcomes and recommendations of the current Affordable Housing Supply Programme Investment Benchmarks Working Group which is due to report in summer 2021, with Scottish Government announcements anticipated in late summer/autumn.

Recent Affordable Housing Supply Programme [AHSP] Allocations of £15.998m (2019/20) and £16.975 (2020/21) and £18.562m (2021/22) were been provided by Scottish Government to Scottish Borders. However largely due to Covid related factors in 2020/21, there was an underspend of £2.8m from the Borders Allocation which was reallocated by Scottish Government across the national programme. This can

be compared with 2019/20 when Scottish Borders was allocated an additional £3.377m from slippage in the national programme which brought the 2019/20 grant out-turn spend up to a record annual level of £19.375m. This SHIP 2022/27 has been framed by the new Scottish Government Guidance published in June 2021, and Affordable Housing Supply Programme annual Allocations up to and including 2025/26, which were announced in July 2021. These Allocations reflect the most current RSL unit bench mark rates and provides certainty in resources in the face increasing unit total costs, which enables Borders RSLs to deliver their biggest and most ambitious affordable housing programme to meet identified need. Over recent years the lending market has eased considerably, which has enabled RSLs to access a wider range of lending products at terms and conditions which are more acceptable to them. In the context of the Covid situation easing and the economic recovery including the construction sector, getting back to work, Scottish Borders RSLs are well placed to deliver their biggest and most ambitious affordable housing programme to meet identified needs. Unfortunately the Covid pandemic has adversely impacted on the affordable housing programme by reducing the numbers of homes which delivered by 31 March 2021, with completion of many of these homes being delayed and re-programmed. Current information estimates that potentially around 312 new affordable homes will be delivered during 2021/22. Covid has also adversely impacted on the implementation of the new Planning [Scotland] Act and the introduction of new and improved planning processes to support the delivery of good quality housing, including delivery of affordable housing.

In preparing this SHIP 2022-2027, 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 re-started to consider the housing needs at a localities level to link with Community Planning processes. To illustrate this, the Housing Contribution Statement has been assimilated into the text of the current Scottish Borders Health and Social Care Integration Strategic Plan, rather than as a separate appendix. Covid has impacted on the review of the current Strategic Plan, and the intention is that this will be reviewed and a new Plan written and in place by April 2022. During 2018/19, an “Integrated Strategic Plan for Older People’s Housing, Care and Support Needs 2018-28” was developed and agreed by the Council and Integrated Joint Board (IJB). Governance arrangements have also been further developed and to oversee the delivery of the 4 workstreams envisaged in this Strategic Plan as part of the new Older Peoples Strategy Board governance arrangements. In 2019, consultants also provided their final report of their study to consider the Housing Needs and Aspirations of Borders Young People. This is has been being considered by the Council, IJB and Community Planning partners, and the new South of Scotland Enterprise Agency made aware of it as new linkages are forged.

More recently in January 2020 consultants also provided their final report “Space to live – Wheelchair Accessible Housing in the Scottish Borders”, which provided an evidence base for Council to set an annual Wheelchair Accessible Housing Target of 20 homes, of which 15 will be provided by RSLs. This was agreed by the Council’s Executive Committee at its meeting of 17 November 2020. It is envisaged that these homes will all be built to Housing for Varying Needs – Wheelchair Housing Standard. Delivery of wheelchair

accessible housing in the context of new homes completed is now being monitored and reported annually to the Council's Executive Committee. During 2020/21, Trust Housing Association provided the only 2 wheelchair accessible homes delivered in Scottish Borders.

This SHIP 2022-2027 has been developed in collaboration with key Council services including, Planning, Assets and Infrastructure, Finance, Health and Health and Social Care , with a range of stakeholders of the SHIP Working Group including aligning housing priorities to reflect identified needs and commissioning intentions of the Scottish Borders Integrated Joint Board's Strategic Plan. It is underpinned by Resource Planning Allocations and assumptions for the period 2022-2027 provided by Scottish Government and includes a range of funding mechanisms. It is also predicated on RSL financial capacity in order to raise the necessary complementary private funding via borrowing through a range of available lending products. The Council will also use its affordable housing funding sources such as Second Homes Council Tax, and Affordable Housing Policy Developer Contributions and strategic disposals of Council owned land and/or buildings to assist delivery of planned and future affordable housing projects.

This new SHIP 2022-2027 rolls forward the previous SHIP 2021-2026 5-year planning horizon for a further year to 31 March 2027, and remains underpinned by the SESPlan Housing Needs and Demand Assessment 2, and takes cognisance of the current Scottish Borders Local Development Plan 2016, and work being done to inform the new Local Development Plan 2, which will guide future development for the period 2022/2027, and work done to contribute to the South East of Scotland Plan (SESPlan). Work on a new Housing Need and Demand Assessment 3 is currently in progress, which is being led by Fife Council supported by Housing and Planning Officers from the participating Councils. The SHIP 2022/27 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 current Housing Supply Target of 348 homes per annum, of which 128 should be additional affordable homes. The SHIP 2022/27 is a realistic, resource based operational plan that sets out how, when and where the Council and its partners propose to deliver identified housing investment priorities in the Scottish 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 new affordable 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 accelerated in order to manage slippage in the programme, and potentially attract and spend additional grant in the event that infrastructure issues and other challenges can be

resolved. Given the challenges of the necessary lead-in timescale for project delivery, individual project proposals are normally prioritised accordingly and best realistic estimate provided for year of completion. Notwithstanding the projects identified, work continues to identify new potential development opportunities and these will be explored and brought forward when feasible and with regard to available resources.

Berwickshire Housing Association, Eildon Housing Association and Scottish Borders Housing Association are the local developing Registered Social Landlord (RSL) partners that play a key role in the delivery of affordable housing projects across the Scottish Borders. Although being a long-standing contributor to the SHIP process for the past decade, SHIP 2019-2024 saw a proposed housing-led regeneration project from Waverley Housing included in SHIP for the first time. This followed the conclusion of the master-planning exercise for part of Upper Langlee in Galashiels focussing on the Beech Avenue area. Details of this regeneration project feature further on in this SHIP document (pages 25-26).

As a result of the Council-led selection process in 2016, Eildon Housing Association and Trust Housing Association are the two RSL partners selected to work in partnership with the Council to ensure efficient and effective delivery of Extra Care Housing developments in a number of main Borders towns. The first 30 flat development to complete was Longfield Crescent [Todlaw] Duns by Trust Housing Association which completed in March 2021, with Eildon Housing Association on track to complete its 39 flat Wilkie Gardens development [Langhaugh] Galashiels in October 2021. In addition following Covid related reprogramming, the next project is now underway at the former High School Kelso which is being converted and remodelled by Eildon Housing Association to form 36 flats. Current information estimates that this will complete in December 2022.

The Extra Care Housing Board, established in 2016 includes representatives from Health & Social Care, SBC Finance, Assets and Infrastructure, Planning, Housing, and the above two RSLs, remains 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 2018-28", new governance arrangements sees this Board continue, but renamed as a Working Group, with a widened remit reporting directly into the new Older Peoples Strategy Board, and in turn to the Council and the Integrated Joint Board.

In addition, the Older Peoples Strategy Board will provide oversight of the delivery of other workstreams and new initiatives such as Technology Enabled Care and service reform, and exploration of the "Care Village concept". "The Integrated Strategic Plan for Older Peoples Housing Care and Support 2018-28" also identified the issue of 'not fit for purpose' older person's housing. Council Housing Strategy staff have met with all the RSLs with affected housing stock regarding this issue, most of which are developing their respective asset management and investment strategies. Therefore it is envisaged that affected RSLs will bring forward future project proposals to address these issues through potential modernisation and/or remodelling in due course. Eildon Housing Association has 3 such projects in this SHIP, i.e. Elm Court Hawick which is nearing completion, Oakwood Park Galashiels due to site start in October 2021, and a

potential pipeline project at Miller House Melrose. In addition, Cairn Housing Association has also very recently completed a project at Abbotsford Court Galashiels. Finally Berwickshire Housing Association are exploring additional potential remodelling opportunities for their development at Gowanlea Coldstream.

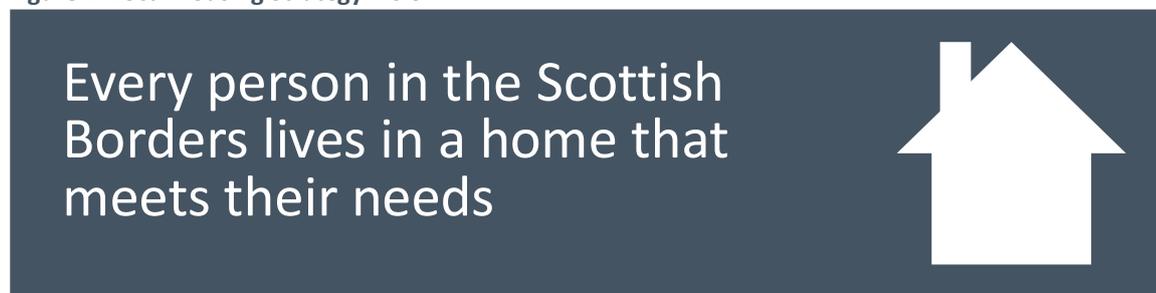
The funding resources required and available to deliver the investment priorities are outlined in Section 7 Table 13 (page 53) and are set out in Appendix 5. The SHIP does not address unsubsidised private sector market housing, however it is recognised that new private sector house building makes a significant contribution to the local economy and to communities' sustainability, as well as meeting a wider housing need in communities.

It is now 9 years since Scottish Borders Council Members considered a Final Business Case and approved proposals for new affordable (Mid-Market Rent) housing in the Borders. This Council-led Affordable House programme was delivered via the National Housing Trust/ Local Authority Variant (NHT) model in partnership with the Scottish Futures Trust and the Scottish Government in order to provide additional affordable housing that helped meet an established social need whilst sustaining and creating construction sector jobs, and stimulating the economy in the Borders. This led to the creation of Bridge Homes as a limited liability partnership (LLP) to deliver and own the housing delivered via the initiative. Council Officers are in discussion with key partners seeking to explore disposal options for the 54 properties owned by Bridge Homes, with the favoured option being them remaining in the affordable rented sector in perpetuity.

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 annual Affordable Housing Target of 128 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 2’ (HNDA2) and Housing Supply Target which estimated that 348 new houses would be required each year in the Scottish Borders, of which 128 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 includes 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 current published LHS Guidance (2015), and was informed by a number of then 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 Scottish Borders Local Development Plan.

Figure 2 below sets out the Local Housing Strategy’s four Strategic Outcomes. 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.

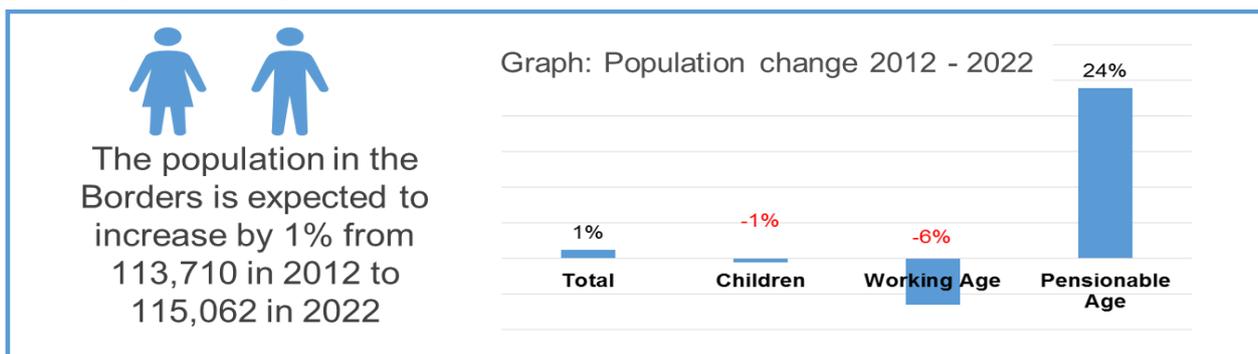
Figure 2: LHS Priority Outcomes



The Council’s Executive Committee agreed that the new Local Housing Strategy be deferred, pending agreement on how the Housing Need and Demand Assessment 3 be progressed. This is now in progress, and so consideration is now being given to development of a project plan for the Council’s next Local Housing Strategy 2023/28.

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 Scottish Borders projected increase in the older population as 24%, which is 3% higher than the comparable increase across Scotland.

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 2018-2028” 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 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 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 build on our assets”.

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



The SHIP 2022/27 is consistent with and aligns with the vision set out in the Scottish Government's "Every child, every chance" tackling child poverty delivery plan which recognises that access to warm and affordable housing is a key factor, since the delivery of SHIP projects provides opportunities for families living on low incomes to access warm and affordable housing.

The Scottish Health and Inequality Impact Assessment Network (SHIAN) report published in June 2017 confirms the positive impacts that the new affordable housing 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. More recently Public Health Scotland have been promoting a whole system approach towards place and community in pursuit of a sustainable, inclusive economy with equality of outcomes for all. Public Health Scotland also recognise that the fundamental causes of health inequalities are an unequal distribution of income, power and wealth. Inequalities in income, wealth and power can lead to marginalisation, and also influence the distribution of wider environmental influences on health, such as the availability of work, education and good quality housing.

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 (ESSH and ESSH2). Eildon Housing Association are currently progressing delivery of a number of low and zero carbon new build housing projects through their "Green

House Pilot” action based research initiative. This is in direct response to the increasing risk of Scottish households falling into fuel poverty, and this is detailed on page 35.

There are also direct linkages with the Scottish Borders Economic Development Strategy and Corporate Plan, called ‘Our Plan and Your Part In it’.¹ Delivery of the SHIP also links and supports the Council to deliver on its ‘Connected Borders’ Vision for delivering better communities (2017 – 2022) helping our communities to 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



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 illustrates the outcomes of the Community Plan. It is considered that the affordable housing programme envisaged in this SHIP will make a large positive contribution to delivery of LOIP by achieving many of its outcomes and have a direct benefit in reducing inequality for many people living in the Scottish Borders.

¹ Our Plan and Your Part In it

Figure 6: LOIP Outcomes

OUTCOMES by Theme
Our Economy, Skills & Learning
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
Our Health, Care & Wellbeing
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
Our Quality of Life
Fewer people experiencing violence (incl. domestic abuse)
Fewer people experiencing anti-social behaviour (ASB)
Fewer people killed or seriously injured on our roads
Our Place
More people able to afford to heat their homes
More people living independently in affordable and sustainable homes

The objectives of the LHS and SHIP are consistent with the United Nations Sustainable Development (SDG) Goals 11 - Sustainable Cities and Communities, and 13 - Climate Action. Specifically the SHIP responds to the ambition of SDG 11 by providing access for all to adequate, safe and affordable housing by ensuring integrated, inclusive and sustainable settlement, and by strengthening regional development planning. With respect to SDG 13, development will be at least consistent with Scottish Building Standards and national objectives of net zero greenhouse gases by 2045. It should be noted that at its meeting of 25 September 2020, the Council committed to setting a target as soon as possible for achieving a reduction in the Council’s carbon emissions which is at least consistent with the Scottish Government target of net zero by 2045, and the intermediate targets set out in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019. The Council’s Planning and Building Standards will reflect the developing public policy positions nationally and locally. Most recently at the Full Council meeting of 17 June 2021, the Council considered and agreed the recommendations set out in a Climate Change Route Map Report.

Beyond the provision of affordable housing for social rent, the Scottish Borders general house building position over recent years has mirrored the national picture to a degree reflecting a significant and concerning reduction in the number of new homes being built and brought to the market. Albeit there has been some market recovery elsewhere in Scotland and the UK, the Scottish Borders housing market remains worryingly sluggish with annual house sales and completions less than those prior to the financial crash when 717 new homes were completed in 2006/07 when the market was at its peak, with only 60 of these being built for RSL Social Rent.

This is evidenced by the average number of new homes built each year. See Table 1 below which sets out recent available house completion information, and sets out the increased proportion of these by the RSL sector.

Table 1: New House Completions 2016-2021

Year	RSL	Market	Total
2016/17	75	175	250
2017/18	112	110	222
2018/19	130	215	345
2019/20	114	207	321

New house completion figures for 2020/21 are not available at the time of writing.

3. Affordable Housing Delivered 2020-2021

Table 3 of the previous SHIP 2021-2026 envisaged that there would be 122 affordable housing completions for the period April 2020 – March 2021 set against a new identified affordable housing target of 128 additional affordable homes per year.

Table 2 below sets out affordable housing delivery for the period 2020-2021, which shows that a total of 107 additional affordable homes were delivered during that financial year thus falling short of the LHS target of 128. Of the above 107 homes delivered, 98 homes are for affordable rent through new build, remodelling and acquisitions by Registered Social Landlords. Of these, 2 were built to wheelchair standard. The Scottish Government also provided additional funding of £0.355m to assist eligible individuals purchase 9 homes via the Open Market Shared Ownership mechanism.

For largely Covid related reasons new build RSL projects at South Park Peebles [18 homes], Oakwood Park Galashiels [4 homes], and Springfield Ph2 Duns did not complete as envisaged by 31 March 2021. Affordable Housing delivery for 2020/21 is set out below in Table 2.

Table 2: Project Completions for 2020-2021

Provider	Project Name		Supplier	Units GN	Units PN	Units Total
BHA	Springfield Avenue Phase 1	Duns	HA Rent	27	2	29
EHA	St. John's Court	Galashiels	HA Rent	-	3	3
EHA	Stoneyford [Thirlestane]	Lauder	HA Rent	9	-	9
SBHA	Heriot Field	Oxton	HA Rent	4	-	4
Trust	Todlaw [ECH]	Duns	HA Rent	-	30	30
Trust	Todlaw [Amenity]	Duns	HA Rent	-	19	19
WH	Individual House Purchase	Various	HA Rent	4	-	4
OMSE	Open Market Shared Ownership	Various	Shared Equity	9	-	9
Total				53	54	107

Open Market Shared Equity (OMSE) is a Scottish Government funded scheme that financially assists eligible applicants to purchase their own home on the open market through a shared equity arrangement.

From a position of no Open Market Shared Equity sales concluded in the first year (2014-2015) there are small numbers of individual house purchases concluded annually through this assisted purchase

opportunity within Scottish Borders, despite efforts by Council Officers to work in partnership to promote it. Whilst it is good to see continued uptake in the scheme, but notwithstanding eligibility changes, it remains unclear why the numbers of assisted sales concluded through use of this scheme continues to be relatively low in Scottish Borders when compared to other nearby Council areas. Officers are in liaison with Link Housing Association, who are the scheme managing agents, in order to better understand why this should be the case. Table 3 below shows the locations where OMSE purchases have been concluded over the last 6 years.

Table 3: Scottish Borders OMSE by Settlement 2015-2021.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Ayton				2			2
Berwick-Upon Tweed			1				1
Chirnside	1	2	1				4
Coldstream			3		1		4
Duns	1		1	1	2	1	6
Earlston			1				1
Eyemouth	3	7	7	4	2	1	24
Galashiels	1	7	7	4	5	3	27
Hawick	1	2	3	2			8
Innerleithen	1	2		1			4
Jedburgh			3	1			4
Kelso	2	3	4			1	10
Lauder				1			1
Morebattle				1			1
Newtown St Boswells		2		1			3
Peebles			3			1	4
Selkirk	1			3			4
Stow					1		1
Walkerburn					2	2	4
Westruther					1		1
Whitsome				1			1
Total	11	25	34	22	14	9	115

Source: Scottish Government 2021

The 9 OMSE-assisted purchases concluded in 2020/21 were made possible by Scottish Government estimated funding of £0.355m, which was additional to the £16.972m Affordable Housing Supply Programme allocation for 2020/21. In an effort to promote and increase take up of this low cost home ownership scheme, Council Officers continue to work with Link Housing Association to maximise publicity through the use of libraries, contact centres and the Council website. Current available information indicates 7 OMSE-assisted purchases have been concluded in 2021/22, to the end of July 2021. It is considered that this limited number of sales completed in 2020/21, and 2021/22 to July, is due to the adverse impact of the Covid pandemic on the operation of housing market and wider economy.

Figure 7 below shows images of some of the affordable housing projects which completed in Scottish Borders during 2020-2021. These are (top left to right) Longfield Crescent Extra care Housing [Todlaw]

Duns by Trust Housing Association, St. John’s Court Galashiels by Eildon Housing Association, Springfield Avenue Duns by Berwickshire Housing Association, Stoneyford [Thirlestane] Lauder for Eildon Housing Association, Heriot Field in Oxton for SBHA and Longfield Drive Duns, Amenity Housing for Trust Housing Association.

Figure 7: Affordable Housing Developments Completed 2020-2021



3.1 Development Project Status Update.

As a result of the Covid-19 pandemic and the resultant closure of construction sites, and delaying planned project site starts, together these factors have had a massive impact on project delivery timescales, resulting in a number of planned project completions slipping later into 2021/22. Inevitably it has also taken some time for the construction, manufacturing and supply sectors to re-mobilise and contribute towards delivery of planned projects. More recently the Delta variant has adversely impacted on the construction sector through further delays. That aside, the Council and its RSL partners are optimistic that that the construction sector and related manufacturing and distribution sectors of the wider economy are recovering to the extent that it is estimated that around 312 additional affordable homes could potentially complete during 2021/22. Table 4 below sets out these projects.

Table 4: Estimated Project Completions in 2021-2022

Provider	Project Name		Tenure	Units GN	Units PN	Total Units	Status
BHA	Beanburn Phase 1	Ayton	HA Rent	21	10	31	Complete
Cairn	Abbotsford Court	Galashiels	HA Rent	-	2	2	Complete
EHA	Angraflat	Kelso	HA Rent	49	-	49	Under construction
EHA	Buckholm Phase 1	Galashiels	HA Rent	11	-	11	Under construction
EHA	Elm Court	Hawick	HA Rent	20	1	21	Under construction
EHA	Huddersfield Street	Galashiels	HA Rent	31	4	35	Under construction
EHA	Sergeant's Park Ph2	Newtown	HA Rent	63	-	63	Part complete
EHA	South Park	Peebles	HA Rent	18	-	18	Complete
EHA	Wilkie Gardens [ECH]	Galashiels	HA Rent	-	39	39	Under construction
SBHA	Allars Crescent	Hawick	HA Rent	2	-	2	Complete
SBHA	Croft Street	Galashiels	HA Rent	1	-	1	Design stage
SBHA	Glensax Road	Peebles	HA Rent	6	-	6	Under construction
SBHA	Tweed Court	Kelso	HA Rent	12	-	12	Under construction
SBHA	Individual House Purchase	Various	HA Rent	4	-	4	Work in progress
WH	Individual House Purchase	Various	HA Rent	5	-	5	Work in progress
RHF	Kirkhope Steading	Ettrick Br.	MMR	5	-	5	Under construction
RHF	Plenderleith Farm	Oxnam	MMR	1	-	1	Complete
OMSE	Individual House Purchase	Various	N/A	7		7	Complete
Total				256	56	312	

It should be noted that this estimate does not include other affordable housing delivered through other private sector-led mechanisms. With continued effort to promote the Open Market Shared Equity Scheme it is hoped that there will be additional affordable homes purchased via this mechanism. However as noted above, there have been 7 OMSE assisted purchase confirmed to 31 July 2021.

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 below provides a position statement on the progress of all projects in the SHIP 2021/26, and Strategic Local programme Agreement (SLPA) at 31 March 2020.

Table 5 below sets out the current position of projects included within the previous SHIP 2021/26, and projects accelerated and brought into the Strategic Local Programme Agreement.

Table 5: Project Position Status from SHIP 2021/26 and Strategic Local Programme Agreement.

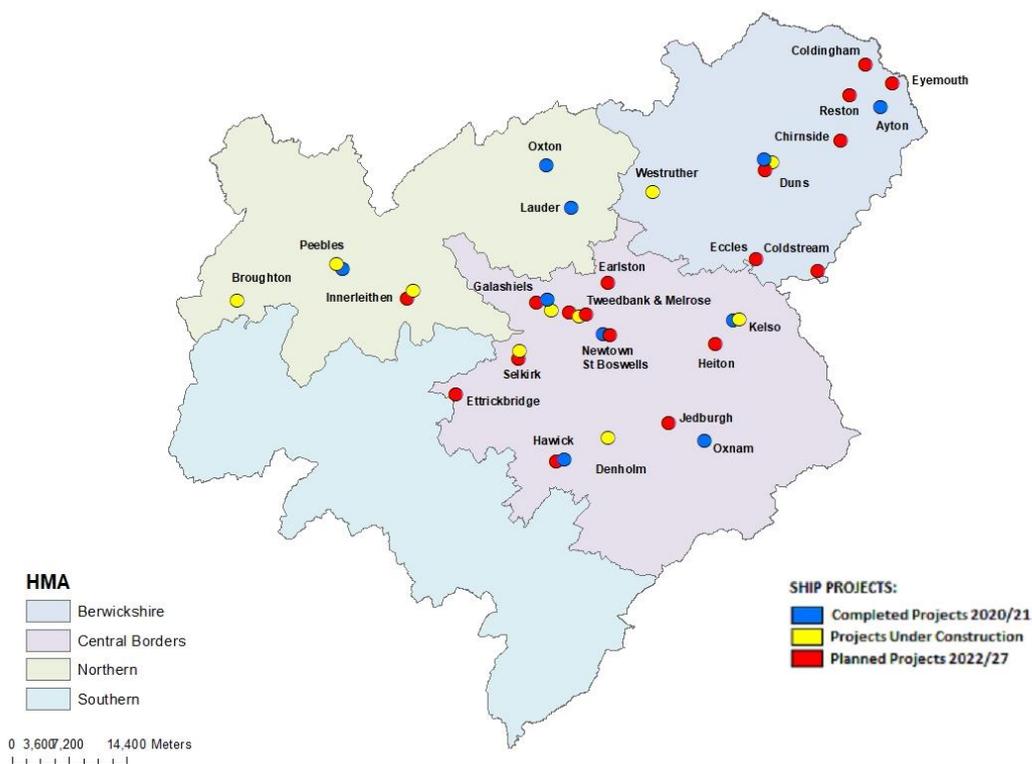
Provider	Project Name		Units General Need	Units Part. Need	Status
BHA	Acredale Phase 4	Eyemouth	31	-	Pre-App
BHA	Beanburn Phase 1	Ayton	21	10	Complete July 2021
BHA	Ex High School site	Eyemouth	34	-	Site master planning
BHA	Hillview/ Priory Court	Coldstream	12	-	Options review
BHA	Springfield Phase 1	Duns	27	2	Complete 2020/21
BHA	Springfield Phase 1B	Duns	2	-	Part built. Now part of Phase 2
BHA	Springfield Phase 2	Duns	28	-	Under construction
BHA	Springfield Phase 3	Duns	22	2	BHA acquired site
BHA	The Avenue	Eyemouth	12	-	Planning Application

Provider	Project Name		Units General Need	Units Part. Need	Status
Cairn	Abbotsford Court	Galashiels	-	2	Complete August 2021
EHA	Angraflat	Kelso	49	-	Under construction
EHA	Bogangreen	Coldingham	20	-	Site acquisition negotiations
EHA	Buckholm Phase 1	Galashiels	11	-	Under construction
EHA	Buckholm Phase 2	Galashiels	69	-	Planning Consent granted
EHA	Comrades Park East	Chirnside	55	2	Review proposals
EHA	Coopersknowe	Galashiels	63	6	Under construction
EHA	Edgar Road	Westruther	10	-	Under construction
EHA	Elm Court	Hawick	20	1	Under construction
EHA	Ex High School	Earlston	62	2	Planning Consent granted
EHA	Ex High School Phase 1A ECH	Kelso	-	36	Under construction
EHA	Ex High School Phase 1B	Kelso	14	2	Planning App next
EHA	Ex Howdenburn Primary	Jedburgh	67	4	Developer - design stage
EHA	High Street/Market Place	Jedburgh	4	-	CPO agreed
EHA	Huddersfield Street	Galashiels	31	4	Under construction
EHA	Jedward Terrace Phase 2	Denholm	12	-	Under construction
EHA	Expansion site Ph1	Tweedbank	30	-	Site master planning
EHA	Expansion site Ph2	Tweedbank	25	-	Site master planning
TBC	Main Street	Heiton	8	-	Developer led project
EHA	Melrose Road [Ex College]	Galashiels	42	4	Design stage
EHA	Miller House	Melrose	-	5	Lease being explored
EHA	Peebles Road	Innerleithen	9	-	Costs negotiation
EHA	Sergeant's Park Phase 2	Newtown St Boswells	63	-	Part Complete
EHA	South Park	Peebles	18	-	Complete July 2021
EHA	Springwell Brae	Broughton	10	1	Site start Oct 2021
EHA	St. Aidans Gala Park	Galashiels	20	-	Planning Application
EHA	St. John's Court	Galashiels	-	-	Completed 2020/21
EHA	Stirches Phase 1 [ECH]	Hawick	-	40	Design stage
EHA	Stirches Phase 2 [Amenity]	Hawick	-	12	Design stage
EHA	Stoneyford [Thirlestane]	Lauder	9	-	Complete 2020/21
EHA	The Valley	Selkirk	4	-	Cost negotiation
EHA	Tweed Bridge Court	Peebles	22	-	Cost negotiation
EHA	Wilkie Gardens [Langhaugh] ECH	Galashiels	-	39	Under construction
EHA	Woodside	Galashiels	3	-	Probable cost stage
RHF	Plenderleith Farm	Oxnam	1	-	Complete July 2021
RHF	Kirkhope Steading	Ettrick Bridge	5	-	On site
SBHA	Miller Street	Innerleithen	4	-	Pending vacant possession
SBHA	Glensax Road	Peebles	6	-	Under construction
SBHA	Hartrigge Road	Jedburgh	11	-	Aborted
SBHA	Heriot Field	Oxton	4	-	Complete 20/21
SBHA	Lowood [Aberlour]	Tweedbank	-	4	Site master planning
SBHA	Mart	Newtown St Boswells	37	-	Planning Permission in Principle granted
SBHA	Mossilee	Galashiels	5	-	Aborted
SBHA	St. Dunstons	Melrose	8	-	Pre/App
SBHA	Tarth Crescent	Blyth Bridge	6	-	Aborted
SBHA	Tweed Court	Kelso	12	-	Under construction

Provider	Project Name		Units General Need	Units Part. Need	Status
SBHA	Queensway	Earlston	6	-	Pre-App
SBHA	Allars Crescent	Hawick	2		Purchases in progress
Trust	Ex High School	Eyemouth	-	36	Site master planning
Trust	Ex High School	Eyemouth	-	10	Site master planning
Trust	Todlaw [ECH]	Duns	-	30	Complete 2020/21
Trust	Todlaw [Amenity]	Duns	-	19	Complete 2020/21
WH	Beech Avenue Phase 1	Galashiels	15	21	Consent granted
WH	Beech Avenue Phase 2	Galashiels	36	-	Consent granted
WH	Beech Avenue Phase 3	Galashiels	37	-	Consent granted
WH	Individual house purchases	Galashiels	5	-	Potential acquisitions

Figure 8 shows the locations where developments were completed during 2020-2021 and to date, and where there are developments under construction, and planned or proposed for delivery during the period 2022-2027.

Figure 8: Completed Developments 2020/2021 to date, Under Construction, and Planned/Proposed for 2022-2027



Back in 2009, a locality planning approach for the development of priority areas was established to address 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 the Tweed Bridge Court project will complete the redevelopment of the last remaining site included in the Peebles Housing Strategy. Eildon Housing Association has acquired the site from Blackwood and has demolished the original largely flatted

development which occupied the site. Planning Consent has been granted for 22 new build homes, with a delayed site start anticipated in January 2022, with estimated completion around February 2023.

SBHA have brought forward proposals for a 6 house redevelopment of the cleared site of block 5 and 6 Stonefield Place Hawick for inclusion in this SHIP 2022/27. This project will complete the housing-led regeneration of Stonefield Hawick as per the Hawick Housing Strategy.

The “Integrated Strategic Plan for Older People Housing, Care and Support 2018-28” identifies a number of developments for older people across Borders that are “no longer fit for purpose”. In tandem with the development of this strategy Eildon Housing Association have been considering the future of developments identified as such in the strategy. SHIP 2019/24 first saw the inclusion of the proposed remodelling of Eildon’s Elm Court development in Hawick. This is now nearing reprogrammed completion in summer 2021. SHIP 2020/25 saw the inclusion of the proposed remodelling of the original building at Millar House Melrose, but which is now included within Table 8 of this SHIP 2022/27 as a potential pipeline development project. The SHIP 2021/26 saw the inclusion of proposed remodelling of the former Council-operated Day Centre at Eildon’s Oakwood Park development in Galashiels to provide 4 new Amenity standard flats. Reprogrammed site start is envisaged in October 2021, with estimated completion in May 2022. In addition, Cairn Housing Association have progressed their project, without Scottish Government grant, to form 2 new flats through remodelling at their Abbotsford Court in Galashiels. This project completed in August 2022.

Figure 9: Elm Court Development Hawick



Figure 10: Abbotsford Court Galashiels (Cairn Housing Association)



As first reported in SHIP 2019-2024, the Council has been working closely with Waverley Housing to consider suitable options and progress regeneration of former public sector housing in and around the Beech Avenue area of the Upper Langlee area of Galashiels. The Council funded consultants to develop comprehensive detailed and costed, proposals via a master planning approach for the area focussing on Beech Avenue. The consultant’s proposals received approval of Waverley Housing’s Board on 21 June 2018. There are 229 homes in the study area, and the proposals envisage the demolition of 159 homes, and replacement with 109 new build homes which will better meet the needs of tenants and residents in the local community, and address future housing demand in the Galashiels area. Planning Consent was granted on 29 March 2021. Waverley Housing are progressing rehousing of remaining tenants affected by the intended block demolitions. Scottish Government have been supportive in working towards delivery of the regeneration vision and have assisted the rehousing effort by making available grant to assist Waverley Housing purchase a number of homes to provide new rehousing options. Finally in 2021, Waverley Housing funded and completed the refurbishment of the 68 flats being retained as part of the regeneration strategy.

Figure 11: Beech Avenue Upper Langlee Galashiels – proposed new build housing images



This is a high cost regeneration project with estimated costs in the region of £19.0m. This will be delivered over a number of financial years through a process including rehousing remaining tenants and demolition of vacant blocks. Current thinking is that there will be 5 phases of follow-on new building which are set out in this SHIP 2022-2027. This proposed phasing may require to be reviewed with regard to available future Affordable Housing Supply Programme Allocations and rehousing progress. These projects are being led by Waverley Housing and will be funded from a mix of anticipated Scottish Government grant funding, Waverley Housing’s own funds and private finance borrowing. There has been desire to regenerate and transform this part of Upper Langlee for some years, and this is considered to be a strategic housing priority for Waverley Housing and the Council.

3.2 Resource Planning Allocations and Assumptions

The Council's Affordable Housing Supply Programme Allocation was increased from £13.167 to £14.065m for 2018-2019, however slippage adversely impacted on delivery of a number of large projects. Despite best efforts to accelerate existing and new project opportunities to reduce the slippage, the annual outturn spend was circa £11.765m. The Council welcomed the Allocation of £15.998m for 2019/20, which was fully expended, plus an additional £3.377m funding secured. The 2019/20 out-turn spend of £19.375m set a record Scottish Borders high annual grant spend. The Scottish Government Allocation to Scottish Borders for 2020/21 was £16.972m. However largely due to Covid and other factors, there was an underspend of circa £2.855m, which was reallocated back into the national programme by Scottish Government. Together these Allocations have provided considerably more certainty in progressing Scottish Borders projects towards the delivery of the previous Scottish Parliament's 50,000 affordable home target, had it not been for the massive adverse impact of the Covid outbreak on the delivery of the national and Borders programmes.

In July 2021, Scottish Government confirmed the following AHSP Allocations to Scottish Borders - £18.562m in 2021/22, £16.0m in 2022/23, £15.954m in 2023/24, £16.010m in 2024/25 and £16.275m in 2025/26, which together amounts to £82.801m. A Resource Planning Assumption of £16.275m has been made for 2026/27. In addition, Scottish Government has also introduced a new Heat Transitions Deal Budget of £5.0m across the national programme via an internal transfer arrangement. This is intended to assist all RSL projects receiving tender approval in 2021/22 for costs of zero emissions at point of use heating systems. Through working in partnership with locally active Registered Social Landlords and Scottish Government, the Council has identified a larger pipeline of projects than can be resourced through the above Allocation. The challenge for RSLs remains to acquire sites and accelerate these projects to delivery, otherwise there remains the potential for future annual underspend of AHSP Allocations. Therefore the Council and its partners are keen to discuss any opportunities which might present, to enable Scottish Government maximise the use of allocated resources within Scottish Borders and across the national programme. Eildon Housing Association has indicated that it will continue to consider using its own funding to "front-fund" projects in advance of availability of Scottish Government grant if needs be. It is recognised that some projects which cannot be delivered by estimated years as set out in Table 8 will need to be managed and delivered within the constraints of subsequent future annual resource Allocations.

These increases in resources provide 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 needed extra care housing whilst also being creative in use of sites through strategic release of SBC owned land. In addition, and in collaboration with RSL partners, the Council seeks to be able to deliver an ambitious SHIP that has a positive economic impact to sustain jobs and create training opportunities, in collaboration with the Edinburgh and South-East Scotland City Region Deal Programme ambitions, and seeks to maximise opportunities presented within the railway corridor. To illustrate this, SHIP 2020-2025 included a proposed Phase 1 of affordable housing development at Lowood, Tweedbank which was acquired by the Council in December 2018. SHIP 2021-2026 included an additional proposed Phase 2.

Consultative Draft Supplementary Planning Guidance for the Tweedbank Expansion has been developed, publicly consulted on, and a finalised version agreed by Council in June 2021. A Design Guide has also been developed and agreed by Council in June 2021.

To assist budget estimating, The Council and its partners have developed this SHIP 2022/27 on the basis of an indicative grant of £72k/unit, and RSL Private Finance contribution of £93k/unit. However, through the SHIP and Quarterly Programming Meeting arrangements, projects have been identified that could potentially deliver 1213 new affordable homes over 2022/27 (see Tables 4, 8 and 8A-8D pages 21 and 36-38). In addition, Table 9 on page 39 identifies Potential Pipeline Development Projects which require further work before they could potentially be accelerated into the 5 year programme, or included in future SHIPs in due course. Most of these are developer-led or privately owned sites, which draws attention to the importance of the housing market in the delivery of affordable housing.

This is assuming that all development constraints are overcome, sufficient grant is available to assist project delivery and developers are willing to collaborate in order to open up identified sites, and lenders continue to lend at rates and terms and conditions that are acceptable to RSLs, and there remains capacity with the construction sector through the period of economic recovery following Covid pandemic. However, the identified projects provide some reassurance that there are potential development sites that could ensure that future funding Allocations can be fully spent in the Scottish Borders, and in turn subject to success in progressing these, could be used to support the case for Scottish Borders to potentially secure additional slippage funding from elsewhere across the national programme. It should be noted that there may be other as yet unidentified and un-programmed Private Developer-led projects, OMSE and Discounted Sales that could potentially deliver additional affordable homes during the SHIP 2022/27 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 current and future affordable housing targets. Quarterly programme meetings with the Registered Social Landlords, the Scottish Government and the Council are key to this process. The Council and its partners will also seek to identify re-development and re-modelling opportunities arising from the development and implementation of the "Integrated Strategic Plan for Older People's Housing, Care and Support 2018-28".

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 [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 (i.e. aligning with the Integration's Strategic Plan, specialist provision including extra care housing), housing need, homelessness pressure spots, rurality,

social, economic and environmental impact. The “Space to live” report, Rapid Rehousing Transitional Plan and Child Poverty Action Plan have all been referred to in the project prioritisation process. The intention is to embed the Housing First approach in Scottish Borders Partners plans to ensure that there is enough affordable housing available. The SHIP 2019/24 previously introduced minor modifications to the prioritisation methodology, with the weighting revised to take cognisance of the “Integrated Strategic Plan for Older People’s Housing, Care and Support 2018-2028”. The Locality Plans also feature in the prioritisation process where account was taken of community aspirations if possible. The documentation has also been updated to take account of changing demographics, RSL stock numbers, RSL housing demand information and updated Scottish Government Urban/Rural land classification.

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. Deliverability, including financial capacity is still seen as key factors for considering the viability of a project and thus the 40% weighting is retained. The Strategic Fit section has been revised slightly to refer to also include the Council’s all tenure Wheelchair Accessible Housing Target of 20 per annum, of which 15 should be RSL provided, following finalisation of the “Space to live – Wheelchair accessible housing in the Scottish Borders” consultant’s report which provides 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 developed 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 in table 5 on page 28 was developed as a mechanism to assess the priority of projects and RSL financial capacity and not for assessing project or revenue viability.

Assessment is carried out by a panel of representatives from the four main locally based RSLs and Lead Officer - Housing Strategy, Policy and Development from the Council. The process is facilitated by the Council 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

Deliverability (40% weighting)
1. Funding (RSL financial capacity and ability to front fund total project costs, is funding for new development contained within RSL Business Plans)
2. Land availability (is there an effective land supply? Is it available/ willing vendor?)
3. Project programme delivery (eg; is it an off the shelf project, implemented immediately)
4. Constraints (Legal/ infrastructure/ site/ planning/ flood risk/ industry capacity supply chain etc)
Housing Need (25% weighting)
1. As identified through SBC's Housing Needs Assessment (HMA's) –
2. Validated Source – (eg; RSL waiting list info, local community housing needs study, homelessness)
3. Equalities – Need identified for specialist provision (eg; extra care, wheelchair user; elderly, re-provisioning)
Strategic Fit (30% weighting)
1. Regeneration (Area regeneration/ brown field/ housing estate community regeneration/ re-provision)
2. Rurality (as defined by a population of 250 or less – this incorporates landward areas)
3. LHS Priority – (is it identified in the LHS 2017-2022)
4. Part of Existing Agreed strategy or Programme (e.g.; Extra care Housing Delivery Framework, and Rapid Rehousing Transition Plan.)
5. Links with other non-housing Strategies and policies (eg; Eyemouth High School, City Region Deal/ Railway Blueprint Corridor and Child Poverty Action Plan)
6. IJB Strategic Plan – Housing Contribution Statement
7. Support Town Centre Living Strategy
8. Does the project meet the conditions set out in Scottish Government's Guidance Notes
9. Older peoples Integrated Strategic Plan
10. Locality Plans
Impact (5% weighting)
1. Social (is this project likely to have a positive social impact on the Community?)
2. Economic (what is the economic impact of this project likely to have)
3. Environmental (What will the environmental impact of the project be?)

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

Once the assessments had been carried out the scores are 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 sequence 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 and deliverability 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

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 known available funding Allocations provided by Scottish Government More Homes Scotland as set out on page 27 Resource Planning Allocations and Assumptions.

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 via Strategic Local Programme Agreement and shadow programme arrangements. In the event that slippage occurs within Scottish Borders or elsewhere in the region, or additional resources be made available, we will continue to seek to identify projects which can be accelerated at every opportunity. This SHIP 2022/27 introduces 15 new projects, of which Acredale Ph5 & 6 Eyemouth, Auction Mart Newtown, former Auction Mart Reston, Beanburn Ph2 Ayton, Bogangreen Coldingham, Comrades Park East Chirnside, and former Howdenburn Primary School Jedburgh and Springfield Ph3 Duns, were all previously identified in SHIP 20201/26, Table 8, as potential pipeline projects. The other new projects are at Hermitage House Selkirk, Home Farm Eccles, Leishman Place Hawick, Linglie Road Selkirk, Milestone Newtown and Stonefield Place Hawick. Scottish Government has agreed to grant assist SBHA to acquire 2 flats at Allars Crescent Hawick in 2021/22. In addition, Abbotsford Court Galashiels has been delivered and 100% funded by Cairn Housing Association, and Plenderleith Farm Oxnam is being assisted by Scottish Government’s Rural Housing Grant. A number of the above projects have been

identified as potential pipeline projects in previous SHIPs and have been accelerated, and included in the Strategic Local Programme Agreement as a result of discussions between Council Officers, Scottish Government More Homes Division officials, and RSL representatives. These projects are set out in more detail in Appendix 1 / Part 3. This has enabled Scottish Borders grant slippage to be redistributed across other Borders projects and increased the grant Allocation spent. Appendix 1 / Part 4 contains individual Project Descriptors which provide details of each project. Although proposed projects are identified in SHIP, this does not guarantee these will all be delivered, since these projects remain subject to normal design, financial viability considerations, plus Planning Application and other Statutory Consent processes.

5. Investment Priorities for Affordable Housing 2022-2027

As with the previous SHIPs, this year following the Covid pandemic, there is an even greater impetus to progress delivery, and where possible seek to minimise project slippage against original programmed completions. Scottish Borders Council and its partners are being extremely ambitious in an effort to maximise delivery of affordable homes for the benefit of Borders communities, and to fully spend all the Affordable Housing Supply Programme annual Allocations.

As mentioned previously in this SHIP, the Council has agreed an annual Wheelchair Accessible Housing Target of 20 units, of which it is anticipated 15 will be delivered by RSLs. It is intended that this new supply wheelchair accessible Housing will be built to comply with current Housing for Varying Needs Standards for Wheelchair Housing. Current programme information indicates that RSLs will deliver 46 Wheelchair Accessible Housing units in 2021/22. Consideration of currently available information indicates that RSLs have identified an additional 50 Wheelchair Accessible units for anticipated completion during 2022/27. Whilst on first impression this falls short of the 75 units target over 5 years, this should be considered in the context of additional potential opportunities to be identified whilst firming up the house type/size mix through the project design process for projects estimated to complete in the later years of this SHIP 2022/27.

Meeting the housing needs of older people is identified as a key priority for the Local Housing Strategy 2017-2022 which was launched in autumn 2017. The “Integrated Strategic Plan for Older People’s Housing, Care and Support 2018-2028” assimilates the Council’s previous strategic intention to address the identified need for several extra care housing developments across the main towns of Scottish Borders, and also contributes towards desired delivery of 300 new homes for older people across all tenures.

Table 7 below has been updated from the previous SHIP submission and sets out the revised proposed project delivery timeframes for the delivery of pipeline Extra Care Housing developments across the Scottish Borders.

Table 7: Proposed Delivery Timescales for proposed Extra Care Housing Developments

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Galashiels	39	-	-	-	-	-	39
Kelso		36	-	-	-	-	36
Hawick	-	-	-	40	-	-	40
Eyemouth	-	-	-	-	36	-	36
Peebles	-	-	-	-	-	-	30
Total	39	36	0	40	36	0	181

As stated earlier in this SHIP, as a result of a Council-led selection process, both Eildon Housing Association and Trust Housing Association were selected to develop and deliver up to six extra care housing developments in Borders main towns, which are estimated to provide circa 211 flats. A site has yet to be identified for the proposed Peebles development, hence reason for no estimated completion year being illustrated in Table 7 above which covers the SHIP 2022/27 period.

During 2020/21, construction work re-started on the Todlaw Duns project which completed in March 2021 to provide 30 Extra Care flats plus 19 Amenity houses. Eildon Housing Association also re-started construction of the Wilkie Gardens [Langhaugh] Galashiels Extra Care Housing project to provide 39 flats which is on track to complete in September 2021.

Figure 12: Todlaw Extra Care Housing Duns [Longfield Crescent]



Eildon Housing Association is also working in partnership with M&J Ballantyne Ltd to provide 36 Extra Care Flats as one element of the regeneration of the site of the former High School in Kelso. The Council has agreed to grant assist the Association up to £0.750m using Second Homes Council Tax Funding. Site works started in March 2021, with estimated completion around March 2023. The Association is also progressing the opportunity to deliver an additional 16 homes for affordable rent on this site, including 2 wheelchair accessible homes.

Figure 13: Proposed Extra Care Housing Kelso



The Council is carrying out a number of reviews covering Council budgets, corporate priorities and Capital Programme. At the time of writing, it is not possible to provide any timelines against these reviews. This may have implications for the re-development of the former High School site in Eyemouth where there has been some progress made towards reconciling a number of development ambitions through a Council-led master-planning approach, and the Stirches development. The Council and Trust Housing Association have been developing a partnership which might potentially design and procure a potential new Primary School and 36 flat Extra Care Housing development. However the affordable housing projects have stalled because the Council is currently carrying out a public consultation exercise regarding options for the provision of the Primary School. Looking to the future, this may also present the opportunity to provide around 10 Amenity Houses at this location, with the intention of broadly replicating the approach taken to deliver the Todlaw Extra Care and Amenity Housing development in Duns. The anticipated resolution of the master-planning challenges will also provide more certainty regarding the design and programming the delivery of the Berwickshire Housing Association project on the former High School site.

Following consent from Scottish Ministers, the Council disposed of the Stirches site in Hawick to Eildon Housing Association in order that it may be developed to provide Extra Care Housing. In another collaborative arrangement, the Council has led on the design and procurement of both a new build Council Residential Care Home and Eildon's 40 flat Extra Care Housing project via a "Care Village" approach. The Borders Joint Learning Disability Service has identified unmet particular housing needs for a group of older people in Hawick. Responding positively to meet this need, the design team's brief has been extended, in order to bring forward proposals for around 12 Amenity Houses at Stirches. The Council is currently reviewing the needs assessment, service specification, governance arrangements and budget implications arising from the Care Village concept for the Stirches site.

5.1 Investment Priorities for Affordable Housing & Energy Efficient Scotland

Improving energy efficiency and reducing fuel poverty are key housing priorities for Scottish Government and for the Council. Scottish Government’s ambitious “Housing to 2040” policy vision aims to link the affordable warmth and zero emissions homes agendas and to end Scotland’s contribution to climate change by 2045 in a just and fair way. “Housing to 2040” sits alongside the draft “Heat in Buildings strategy”, with both working together to deliver the Scottish Government’s statutory targets for climate change and fuel poverty, and the milestones in between, in a fair and just way. This envisages zero emissions new homes and zero emissions existing homes, with the Housing Sector contributing to the green recovery. This further develops the policy thinking previously published in the Scottish Government’s “Climate Change Plan”².

Eildon Housing Association has secured £50,000 grant funding from the Construction Scotland Innovation Centre plus same match funding from Scottish Borders Council in order to carry out an action based research and independent evaluation exercise, which is now known as the “Green House Pilot”. Four of the Association’s SHIP projects have been selected for inclusion in the Pilot, which involves the design, development and delivery of 3 separate energy efficient solutions such as Passivhaus, Energiesprong and Volumetric off-site construction alongside a traditional build control project. The pilot will also explore volumetric design with off-site construction systems, fabric first approach and design-led solutions to provide 40 homes built to low or zero carbon standards. The Covid pandemic has impacted by delaying site starts. Three of the four sites are now subject to contract or negotiation. These are located at Edgar Road Westruther, Peebles Road Innerleithen and Jedward Terrace Denholm. It is envisaged that the final project at Springwell Brae Broughton will start in autumn 2021. Out with the Pilot, the Association previously completed its first 3 Passivhaus Standards homes at Springfield Terrace St. Boswells in March 2020, and has gone on to adopt the volumetric off-site construction approach to provide a further low carbon homes at Tweed Bridge Court Peebles [22 homes] and St. Aidans Galashiels [20 homes].

The independent evaluation of the Pilot will be undertaken by Mackintosh Environmental Architecture Research Unit which was established in 1986 within the Mackintosh School of Architecture. The Unit undertakes a wide range of aspects of sustainable environmental design, responding to a growing commitment to user centred, low energy, eco-sensitive architecture in the context of increasing global concerns. The research will also implement monitoring processes designed to measure energy efficiency and return on investment throughout the life of the Pilot.

The outcomes of the research will inform the Association’s new build design guide and its approach to component replacement and energy efficiency in its existing properties. It will also have implications for the Association’s rent setting policy which it proposes to make available to other Councils and RSLs seeking to deliver low carbon housing. It is understood that no previous study in this area has undertaken analysis at this depth, or for proposed length of time. The RSLs have indicated that, across the programme, they

² (Climate Change Plan – The Third Report on Proposals and Policies 2018-2032, pp. 87-88)

propose to build all projects to minimum of Silver Standard energy performance, which exceeds Scottish Building Regulation minimum standards.

5.2 Investment Priorities for Affordable Housing 2021-2026

The Development projects outlined in tables 8 to 8D on pages 36-38 have been prioritised for investment by the SHIP Project Group in accordance with the minimum slippage factor of +25% , over programme to accommodate unforeseen slippage as per the Scottish Government’s June 2021 SHIP Guidance. This reflects the approach previously adopted by the Council and its RSL partners. On this basis, estimated annual completions over the period 2022-2027 are as follows.

Table 8: Estimated Project Completions 2022-2023

RSL	Project Name		Tenure	Units General Need	Units Part. Need	Units Total
BHA	Springfield Phase 2	Duns	HA Rent	28	-	28
EHA	Coopersknowe	Galashiels	HA Rent	63	6	69
EHA	Edgar Road	Westruther	HA Rent	10	-	10
EHA	Ex High School Phase 1A ECH	Kelso	HA Rent	-	36	36
EHA	Jedward Terrace Phase 2	Denholm	HA Rent	12	-	12
EHA	Oakwood	Galashiels	HA Rent	-	4	4
EHA	Peebles Road	Innerleithen	HA Rent	9	-	9
EHA	Springwell Brae	Broughton	HA Rent	10	1	11
EHA	St. Aidans Gala Park	Galashiels	HA Rent	20	-	20
EHA	Tweedbridge Court	Peebles	HA Rent	22	-	22
EHA	The Valley	Selkirk	HA Rent	4	-	4
EHA	Woodside Place	Galashiels	HA Rent	3	-	3
SBHA	Whitefield Court	Newtown St Boswells	HA Rent	4	-	4
Total				185	47	232

8A: Estimated Project Completions 2023-2024

RSL	Project Name		Tenure	Units General Need	Units Part. Need	Units Total
BHA	Acredale Ph4	Eyemouth	HA Rent	30	2	32
BHA	The Avenue	Eyemouth	HA Rent	12	-	12
EHA	Bogangreen	Coldingham	HA Rent	20	-	20
EHA	Buckholm Phase 2	Galashiels	HA Rent	69	-	69
EHA	Comrades Park East	Chirnside	HA Rent	55	2	57
EHA	Ex Borders College	Galashiels	HA Rent	44	2	46
EHA	Ex High School	Earlston	HA Rent	62	2	64
EHA	Ex High School Ph1B	Kelso	HA Rent	14	2	16
EHA	Hermitage House	Selkirk	HA Rent	12	-	12
EHA	Home Farm	Eccles	HA Rent	10	2	12
SBHA	Leishman Place	Hawick	HA Rent	4	-	4
TBC	Main Street	Heiton	HA Rent	12	-	12
SBHA	St. Dunstans	Melrose	HA Rent	6	-	6
SBHA	Stonefield Place	Hawick	HA Rent	6	-	6
SBHA	Queensway	Earlston	HA Rent	4	-	4
SBHA	Aberlour project	Tweedbank	HA Rent	-	4	4
WH	Beech Avenue Ph1A	Galashiels	HA Rent	25	-	25
WH	Beech Avenue Ph1B	Galashiels	HA Rent	-	20	20
Total				385	36	421

Two different developers are seeking to acquire and develop the same site at Main Street Heiton. It is envisaged that if the site can be acquired, the successful developer will partner with either Eildon HA or Scottish Borders HA in order to deliver the affordable homes.

Table 8B: Estimated Projects Completions 2024-2025

RSL	Project Name		Tenure	Units General Need	Units Part. Need	Units Total
BHA	Acredale Ph5	Eyemouth	HA Rent	22	-	22
EHA	Ex-Howdenburn School	Jedburgh	HA Rent	67	4	71
EHA	Expansion Phase 1	Tweedbank	HA Rent	30	-	30
EHA	High St/Market Place	Jedburgh	HA Rent	4	-	4
EHA	Stirches Ph1 ECH	Hawick	HA Rent	-	40	40
EHA	Stirches Ph2	Hawick	HA Rent	-	12	12
SBHA	Linglie Road	Selkirk	HA Rent	20	-	20
SBHA	Mart	Newtown	HA Rent	37	-	37
SBHA	Miller Street	Innerleithen	HA Rent	4	-	4
WH	Beech Avenue Ph1C	Galashiels	HA Rent	26	-	26
Total				210	56	266

Consistent with last year's SHIP, the Council and its RSL delivery partners continue to be ambitious, and optimistic in seeking to progress and accelerate 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 8C: Estimated Project Completions 2025-2026

RSL	Project Name		Tenure	Units General Need	Units Part. Need	Units Total
BHA	Ex High School	Eyemouth	HA Rent	34	-	34
BHA	Springfield Ph3	Duns	HA Rent	22	2	24
Trust	Ex HS [ECH]	Eyemouth	HA Rent	-	36	36
Trust	Ex HS [Amenity]	Eyemouth	HA Rent	-	10	10
WH	Beech Avenue Ph2	Galashiels	HA Rent	16	-	16
Total				72	48	120

Table 8D below sets out a number of mostly new proposed development project opportunities which could deliver up to 135 homes with some of the projects being illustrated potentially delivering beyond 2026-2027. Further work and/or negotiation will be 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 numbers have been provided where possible at the time of writing. This is subject to revision and updating as project proposals are developed through the design and Planning Application process, and so additional Particular Needs housing proposals may be identified in future SHIPs in due course. In addition, project delivery timescales could also change as project timescales/new projects progress and future Resource Planning Assumptions for each year are announced and Allocations are confirmed.

Table 8D: Estimated Project Completions 2026-2027

RSL	Project Name		Tenure	Units General Need	Units Part. Need	Units Total
BHA	Acredale Ph6	Eyemouth	HA Rent	14	-	14
BHA	Beanburn Ph2	Ayton	HA Rent	19	-	19
EHA	Expansion Ph2	Tweedbank	HA Rent	25	-	25
EHA	Former Mart	Reston	HA Rent	46	-	46
EHA	Milestone	Newtown	HA Rent	48	-	48
WH	Beech Avenue Ph3	Galashiels	HA Rent	22	-	22
Total				174	0	174

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. Many of these sites have been known to the Council and its partners for some years, and this continues to indicate a sluggish Borders Housing Market.

able 9 on page 39 sets out a number of sites currently being investigated as future potential pipeline development opportunities and indicates that an estimated additional 394 affordable homes could be delivered if the market was to change, Developers were willing to progress sites, and various individual site specific related issues resolved. This is not an exhaustive list. In a wider infrastructural context, it is widely welcomed by the Council and local stakeholders that Network Rail is now progressing with site works to re-open Reston Station by end of 2021/22. It is considered that this will have a positive effect by improving access to the housing market in eastern Berwickshire. Springfield Homes is now actively working with Eildon Housing Association seeking to develop the former Mart site in Reston, whilst another Allocated Housing site in Reston remains included within Table 9.

Table 9: Potential Pipeline Development Projects.

RSL	Project Name		Tenure	Units No.	Units Description
BHA	Acredale	Eyemouth	HA Rent	15	Developer owned site
BHA	Gowanlea	Coldstream	HA Rent	6	Remodelling opportunity
BHA	Hillview/Priory Bank	Coldstream	HA Rent	12	Design/costs option review
BHA	West Reston Mains	Reston	HA Rent	20	Privately owned site
EHA	Angles Field	Selkirk	HA Rent	30	Developer led project
EHA	Bridge Homes Disposals	Various	MMR	54	Discussion with SFT/SG
EHA	Burgh Yard	Galashiels	HA Rent	20	SBC owned. Being marketed
EHA	Cortle Ferry	Fountainhall	HA Rent	4	Council consortium owned
EHA	Duns Road	Coldstream	HA Rent	38	Privately owned site
EHA	Dingle Bank	Melrose	HA Rent	12	Developer led project
EHA	Eden Road	Gordon	HA Rent	25	Privately owned site
EHA	Howdenburn Ph2	Jedburgh	HA Rent	25	Developer led project
EHA	Expansion balance Ph3	Tweedbank	HA Rent	25/40	SBC ownership/master plan
EHA	Melrose Road site	Galashiels	HA Rent	30	Feasibility study
EHA	Millar House	Melrose	HA Rent	5	Exploring lease option
EHA	North of Horsbrugh Bridge	Cardrona	HA Rent	25	Developer led project
EHA	Royal Hotel site	Stow	HA Rent	10	Privately owned site
EHA	Site	Ashkirk	HA Rent	12	Privately owned site
SBHA	Allars Crescent	Hawick	HA Rent	12	Regeneration opportunity
TBC	Burnside Road	Eddleston	HA Rent	10	Developer led project
RHF	Otterburn Farm	Nr Morebattle	MMR	1	Potential grant application
RHF	Rawburn	Nr Longformacus	MMR	2	Potential grant application
RHF	7 Roxburgh Mains	Nr Kelso	MMR	1	Grant offer issued
Total					

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 10 below illustrates the 6 projects (54 homes) from SHIP 2021/26 which have not been progressed as anticipated and summarises the reason. Should a deleted project re-emerge as deliverable or potential opportunity, it will be re-considered and prioritised for inclusion in a future SHIP in due course.

Table 10: Project Removed from the SHIP 2021-2026

RSL	Project Name		Tenure	Units General Need	Reason
BHA	Hillview/Priory Bank	Coldstream	HA Rent	12	Options review. To table 9
EHA	Millar House	Melrose	HA Rent	5	Lease being explored. To Table 9
SBHA	Hartrigge Road/Cres	Jedburgh	HA Rent	11	Cost concerns.
SBHA	Mossilee Road	Galashiels	HA Rent	5	Planning concerns.
SBHA	Tarth Crescent	Blyth Bridge	HA Rent	6	Financially unviable.
N/A	Huntlyburn	Melrose	MMR	15	Procurement approach now.
Total				54	

Notwithstanding the 107 affordable homes delivered in 2020/21 as set out in Table 2 on page 18 there are still areas of high and unmet affordable housing demand across the Borders, and areas that the private sector cannot satisfy particularly with the advent of the Welfare Reform and adverse impact limitations of the Local Housing Allowance. Table 11 below illustrates the 1213 estimated affordable homes completions which could potentially be delivered over the life of this SHIP 2022-27 through positive collaborative working between all relevant parties. When the estimated 312 completions for 2021/22 are added, these potentially provide 1525 new affordable homes for the 6 year period 2021-27.

Table 11: Estimated Affordable Homes Completions 2022-2027

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2022/23	2023/24	2024/25	2025/26	2026/27	
AHSP new build	188	415	266	120	174	1163
AHSP remodelling	44	6	0	0	0	50
RHR	0	0	0	0	0	0
Other	0	0	0	0	0	0
Totals	232	421	266	120	174	1213

The Council with its partners will continue to pursue the above potential pipeline projects 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. The Council is current exploring how it could collaborate with South of Scotland Community Housing towards this end.

Although there remains a strong need to provide additional family housing there is also an increasing need for smaller homes and for older people 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 will be addressed in the operation of the Council’s Local Development Plan and Affordable Housing Policy.

Following the economic downtown and more recently the huge scale of economic impact of the Covid pandemic, and despite some recent optimism, available statistics indicate that 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 Developer Contributions received by the Council. The general trend remains however is that developers are reluctant 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 and owners appear to be willing to wait for full market recovery and return to pre-financial crash land prices. That aside there have been some recent successful RSL site acquisitions in 2020/21 with Berwickshire Housing securing land for an estimated 24 homes at Springfield Duns, and Eildon Housing Association securing land for an estimated 57 homes at Comrades Park East Chirnside, 46 homes at the former Borders College Melrose Road Galashiels, and 12 homes at Home Farm Eccles. In addition, Eildon Housing Association is actively collaborating with a Developer seeking to provide around 71 homes via the proposed redevelopment of the Council owned former Howdenburn Primary School Jedburgh. The Council continues to receive Pre-Planning Application enquiries and Planning Applications, albeit at lower numbers than pre-financial 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 Planning Agreement 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.

The Borders Care and Repair Service 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 for means tested major adaptations remains with the Council's Housing Strategy Team. Spend is monitored by the Council's Executive Director Finance and Regulatory Services and reported to both Council and Integrated Joint Board via routine reporting processes. Spend and numbers of adaptations delivered is also monitored and reported in the Council's Housing Annual Report, LHS Annual Review, and Care and Repair contract processes.

The "Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028" identifies a need to increase the resources in order to deliver a greater number of means tested major adaptations in private sector housing. In order to respond to this, the Council has allocated £0.565M in its Capital Budget to resource delivery of these in 2021/2022. It is estimated that this could resource delivery of an estimated 108 major adaptations in 2021/22. However the Covid-19 pandemic and resultant stop in assessment and construction activity has adversely impacted on delivery of major adaptations in both private sector and RSL owned housing. The spending of the above £0.565m allocation will be monitored and reviewed as necessary as part of the implementation of the capital budget in 2021/22, and delivery of the strategy.

It is recognised that long term empty homes and other buildings may also provide another source of housing development opportunities as RSL and others bring these into use through conversion or revert back into housing use. The Council currently provides housing information and advice to assist this activity. In addition the Council has recently appointed a new Empty Homes Officer to be based within the Housing Strategy Team. In addition, the Council is also exploring how it could work with the South of Scotland Community Housing with a view towards potentially addressing long term empty homes and vacant town centre properties.

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 greatly improved since the financial crash, RSL financial capacity remains an issue that is being monitored. However, the impact of the Covid pandemic is a cause of some concern in terms of how this might impact on the lending markets and wider economy. This is also being monitored. It is early days, and the construction sector appears to be recovering from the Covid pandemic, until recent setbacks being attributed to the Delta variant, but delivery delays of manufactured components and materials have also adversely impacted on construction of a number of Borders projects. 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 the 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 infrastructure
- Construction industry capacity
- Tender prices
- Public utilities (physical/infrastructure capacity, approval processes)
- Flood Risk Assessment

Most of these constraints are out with the control of the Council and its RSL development Partners but often adversely impact on the delivery of additional affordable housing in Scottish Borders. Given record Affordable Housing Supply Programme Allocations, the Council and its partners work closely with Scottish Government More Homes Division officials to make best use of this grant funding. That aside, there is now limited opportunity to expand the level of funding secured by the Council through both Affordable Housing Policy Developer Contributions and the Affordable Housing Budget.³ The Council and its RSL development partners have ongoing discussions to explore different ways to deliver affordable housing in the Borders

³ 2nd Homes/Council Tax Budget (2nd HCT)

quicker and in the most cost effective way. To illustrate the point, currently Modern Methods of Construction [MMC] and other off-site construction techniques and procurement processes are currently being progressed locally via Eildon Housing Association's "Green House Pilot" and work being investigated linking Edinburgh and South East Scotland City Region Deal and South of Scotland interests. In addition Scottish Borders Housing Association and Berwickshire Housing Associations are now collaborating to explore potential offsite construction unit delivery as a means of delivering new housing on some of their lock up garage sites.

As In previous SHIPs, securing developable sites by the RSLs remains as an ongoing challenging issue and determining factor, particularly as the Council has relatively little development land in its ownership as it has disposed of both some non-HRA and most of its former HRA land to RSLs over previous years. Continued weak housing market conditions have prompted some Developers to re-assess trading conditions in recent years. As a result the RSL land supply issue has eased to a degree with some Developers being more willing to partner with an RSL as a means of opening up sites for future market housing, and potentially receptive to the idea to develop sites on the basis of 100% affordable housing delivery. To illustrate this, Eildon Housing Association has recently started construction of a first phase 11 home project at Buckholm Corner Galashiels and secured land for future phased development of up to an estimated 69 future homes. The Planning Application is currently being considered by the Council. Similarly Berwickshire Housing Association has secured land for a third and final phase of 24 homes at Springfield Duns which is subject to an existing Planning Consent.

Various techniques are now available for land assembly and land banking, and these are used through planned release by the Council, Section 75 (although the latter still remains sluggish as a result of the current market conditions) 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 this point the Council has previously released sites in Duns, and Hawick in order to provide sites for Extra Care Housing delivery. In addition it is anticipated that in due course the Council will also release a site to Trust Housing Association in order to construct the new build Extra Care Housing in Eyemouth. The Council is currently marketing the Burgh Yard site in Galashiels, which is a large site and so will probably be a Developer-led opportunity. The Council and Eildon Housing Association are currently collaborating in a "Care village" approach with a view towards to providing a new Council Residential Care Home and Extra Care Housing development on the Eildon-owned Stirches site in Hawick. Currently the Council, NHS Borders and Eildon Housing Association are exploring site and service commissioning opportunities across Borders in order to meet identified housing needs. To illustrate this, in no particular priority, such activity covers seeking to provide more supported housing for people with a range of Learning Disabilities, including people with complex care needs, exploring opportunities to re-provide the housing element of an existing supported housing service for people with a range of mental health needs. Scottish Borders Housing Association is collaborating with Aberlour with a view towards developing a new Residential Care and Housing facility for Children and Young People at Tweedbank.

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 available 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 is currently consulting the Jedburgh community regarding future use of the Council's estate in the town, and it is envisaged that this will provide a steer for potential rationalisation of Council owned properties, potentially Community Asset Transfer opportunities, and may provide a process which could be applied elsewhere to develop locality and place planning approaches in other Borders towns.

In December 2018, the Council purchased the Lowood Estate, Tweedbank. This the only Scottish Borders strategic housing site identified in the Borders Railway Corridor and in the Edinburgh and South East Scotland City Region Deal. Following a public consultation exercise, revised and finalised Tweedbank Expansion Supplementary Planning Guidance was agreed by Council in June 21 along with a Design Guide. This Supplementary Planning Guidance will frame further future work to be done to develop and agree a master plan for the development of the area, and develop a funding and infrastructure investment phasing package to implement this. As the situation clarifies, the Council may need to develop a Business Case in order to seek to secure additional infrastructure funding via City Region Deal and Scottish Government processes.

The Council has built up a large bank of knowledge regarding potential and allocated housing development sites throughout its area. This provides an effective resource, one use of which is that this "knowledge" can be tapped by RSLs for site feasibility exercises. Such 'knowledge' 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 less challenging and more easily developable sites which can be considered for inclusion in future SHIPs.

As a strategic Housing Authority the Council's Planning Department carries out an annual 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 of form of intervention may be appropriate.

As reported earlier in the text of this SHIP, development opportunities provided by the Section 75 Planning Agreements remain relatively few as a result of the recession and uncertainty in the housing market during

the Covid recovery period. That aside, the Council has experienced an increased appetite by some developers to develop sites via Section 75 Agreements and for 100% affordable housing. Arguably the market is still failing to deliver enough new homes to meet demand and this is an issue which affects not only the Scottish Borders, but also neighbouring Councils, as rising inequality and cost of living impacts on households in Borders, and other parts of the South East Scotland City Region. 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 this is currently being progressed with more focus, with the establishment of a Regional Housing Board in spring 2019.

The Council has agreed frameworks in order to consider and prioritise funding from Affordable Housing Policy Developer Contributions and also from the Second Homes Council Tax Affordable Housing Budget. These are used for a variety of purposes to assist provision of affordable housing, including the Extra Care Housing programme, with assistance towards land purchase, “buy backs” of former public sector flats, research, and project “gap funding” grant contributions being recent examples how this funding has been used.

In recognition of the structural weakness in the Borders construction sector, during 2017-18 following a Framework based selection process, Eildon Housing Association entered into a Development Partnership with Crudens Builders (East) Ltd [formerly Harts Builders (Edinburgh Ltd)] to drive through a substantial element of EHA’s current development programme, in order to provide increased certainty in delivery of then envisaged up to 250 new homes in the Scottish Borders.

Crudens were selected due to their track record working with Eildon Housing Association, such as Sergeants Park Phase 1 at 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 Crudens and the Association 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.

As at the end of July 2021 the partnership has delivered 38 new homes, with a further 189 under construction and 69 due to commence in autumn 2021 To date this partnership has now delivered 20 new homes, has 206 under construction, and a further 64 with Consent and anticipated site start later in 2021, as detailed in Table 12 on page 46.

Table 12: Projects being delivered via the Development Partnership

Project		No. of Units	Project stage	Total project cost	Grant
Rose Court [SBHA]	Galashiels	10	Complete	£1.803m	£0.832m
Craigpark Court	Galashiels	10	Complete	£1.885m	£0.851m
Langhaugh ECH	Galashiels	39	Under construction	£7.696m	£4.861m
Sergeants Park Phase 2	Newtown St Boswells	64	Under construction	£10.669m	£5.350m
Huddersfield St	Galashiels	35	Under construction	£6.004m	£2.890m
Coopersknowe	Galashiels	69	Under construction	£11.838m	£5.686m
Ex High School	Earlston	64	Consent Granted	£11.397m	£5.115m
Totals:		291		£51.292m	£25.585m

Eildon Housing Association has also progressed development partnerships with 3 other Developers. These are Cubby Construction Ltd, M&J Ballantyne Ltd, and High Buckholm Ltd.

A number of Community Initiatives have been progressing across the programme. In particular Eildon Housing Association has been focussing on what it can do in and around its development sites. Working in collaboration with its building contractors, the Association has been pushing for local employment and suppliers to be used where possible. To illustrate this, in 2019/20, 62% of the Association’s contract spend was spent locally with 73% labour employed used being local to Scottish Borders.

Figure 14: Coopersknowe Galashiels



There are no house builder firms of any significant size based in Berwickshire. That aside, Berwickshire Housing Association is also keen to encourage “out of Borders” based house builders such as Crudens and Springfield Homes, and it contracts with both, to contract with local sub-contractors in order to maximise the economic impact of its affordable housing construction projects.

Waverley Housing are progressing its plans for delivering the Beech Avenue area new build projects, it is envisaged that when it gets to the stage of appointing a contractor, it will be using community benefit clauses in the contract in order to secure a range of measures such as apprenticeships to support the local community.

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, it is largely controlled by private sector interests. The contribution of Developer-led site opportunities is recognised as indicated by Table 9 on page 39, "Potential Pipeline Development Projects".
- Scottish Borders Council has very little land available for housing developments but is developing its Corporate Strategic Asset Management Plan and community consultation approaches seeking to reduce its Estate footprint, which may in due course release land and or buildings which could potentially provide future affordable housing opportunities.
- 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. More significantly in addition to the site at the former high school Eyemouth [34 homes], the Association has also acquired larger sites at Springfield Ph2 and Ph3 Duns [28 and 24 homes respectively] and Acredale Ph4 /5/6 Eyemouth [circa 68 homes]. All the Association's sites are located in the Berwickshire area.
- Eildon Housing Association has been actively progressing project development and has recently secured ownership of a number of sites, which provides much more certainty in project delivery. These include, Buckholm Ph2 and former Borders College Galashiels, Comrades Park East Chirside and Home Farm Eccles.
- Through an asset management strategy approach, Scottish Borders Housing Association has a small land bank arising from site clearance of existing stock, garages and public open space. The largest of these sites are in Hawick with others elsewhere now being identified in SHIP. These include, St Dunstons Melrose and Queensway Earlston. The Association is currently collaborating with Berwickshire Housing Association examining the development potential of additional garage sites by Off-Site Construction and traditional methods. A further potential "own stock" regeneration site opportunity at Miller Street Innerleithen was initially identified in SHIP 2020/25, and has again been included in this SHIP.

- Land supply identified in the Local Plan tends to be in relatively small parcels and is distributed across most of the settlements. These may provide affordable housing opportunities most likely via Section 75 Agreements.
- The majority of the sites identified in the Local Plan are in the control of private owners, house builders / developers, with affordable housing most likely to be provided via Section 75 Planning Agreements. The trend to date has been for developers to want to act as contractor, or offer Negotiated Design and Build contracts to RSLs rather than simply selling on land, and using the greater 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.
- Private ownership site opportunities do arise. However these tend to be windfall or infill sites, and tend to be relatively small.
- There are two major developer-led sites in Central Borders. These are located at Easter Langlee, [Melrose Gait] Galashiels (circa 550 homes) and at Newtown St Boswells (circa 900 homes). Both are considered to be areas of strategic priority.
 - Development of Easter Langlee continues for market sale, with Persimmons Homes having completed Phase 3 [63 affordable homes] for Eildon Housing Association in 2018/19. It is envisaged that this will be the final phase of affordable housing delivery at this location.
 - Whilst the Newtown St Boswells expansion presents a number of development opportunities, the completion of 53 homes for Eildon HA at Sergeants Park Ph1 in 2018/19 is considered as being the first phase of development in the village's "Western Expansion Area". Phase 2 [63 homes] is under construction for Eildon Housing Association Work which will complete in autumn 2021, albeit slightly later than originally planned due to Covid related site closure and subsequent site restart and reprogramming. Proposed redevelopment of the nearby Auction Mart recently secured Planning Permission in Principle for a mixed use development including up to 150 homes. It is envisaged that Scottish Borders Housing Association will be the RSL delivery agent for the 25% on-site affordable housing requirement [37 homes]. Elsewhere in the village there are potential sites identified adjacent to Milestone Garden Centre and Eildon Road. However there are some concerns regarding potential over supply of affordable housing in the village were all these additional sites to be developed in the short to medium term.
- 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 Section 75 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 is now progressing "Option 3", following more detailed community consultation and internal due diligence work. The intended regeneration focusses on Beech Avenue and associated streets. It is intended that this will provide around 109 new build houses following demolition of unpopular house types and the opportunity to redesign the public open areas to reflect Placemaking and Secured by Design principles. The demolition and new build proposals secured Planning Consent on 29 March 2021. This SHIP includes 5 phases of proposed new build project proposals in order to deliver this intended regeneration. Waverley Housing have funded and recently completed the refurbishment of 68 flats in blocks which are being retained.

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 Planning 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 Section 75 discussions to 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. A recent example of this is the brief for the redevelopment of the former Borders College site Galashiels which was recently agreed by the Council's Planning and Building Standards Committee.

The SHIP 2017-22 first noted local concerns regarding increasing tender prices from the then available information from the Building Cost Index Services (BCIS) produced by the Royal Institute of Chartered Surveyors. This has been borne out by the Borders RSLs experience. BCIS March 2019, Issue 152 predicted the following annual increases in "All-in Tender Prices 2020/21 and +6.4% for 2022/23. However the Covid pandemic has disrupted the previously arguably overheated tendering environment, and limited available tender information.

Locally active RSLs have been using the BCIS all-in Tender Price Index, and will continue to monitor local tender prices, since the above Index does not always reflect the projections for the Scottish market in the Affordable Housing Sector. 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 recent experience during 2019/20 and 2020/21 indicates that Berwickshire, Eildon and Scottish Borders Housing Associations have all had to undertake challenging "value-engineering" exercises after consideration and checking of tender returns in order to undertake savings exercises to keep projects financially viable and deliverable. This has also delayed planned project site starts and required re-programming spend of the budgeted Affordable Housing Supply Programme funding allocation. All other things being equal, big increases in tender costs, well in excess of probable costs will require to be met by RSL private finance arrangements. Such cost increases will continue to put pressure on individual RSL private funding capacity.

Tender price inflation is a cause of concern for both Scottish Councils and RSLs. The outcomes and recommendations of the Affordable Housing Supply Programme Investment Benchmarks Working Group are eagerly awaited, and it remains to be seen how these will be received and if agreement can be reached by Scottish Government and stakeholders in the affordable housing sector. The cost of providing affordable housing is likely to increase during 2022/27 at least in line with inflation. Issues regarding labour and materials, as well as recommendations regarding a continual improvement in the quality of new housing to mitigate climate change, and potentially new grant conditions are push factors for an increase in the level of grant funding to ensure that the number of new homes being sought by Scottish Government required via "Housing to 2040" can be met in the context of other competing funding pressures such as EEESH2 and domestic de-carbonisation ambitions.

The precise impact of Covid on housing need and demand in Scotland is not known at the time of writing, since the impacts are not clear and limited evidence is available to date. Unfortunately the Delta variant has been adversely impacting on progress on site due to both positive tests, and the so called "pingdemic" arising from track and trace arrangements. It is considered that modelling of emerging longer term trends is likely to be the most accurate approach in due course. In addition there are anticipated Brexit related factors which are likely to adversely impact on future delivery of affordable housing through a continued weakening of the pound Sterling in currency rate exchanges, thereby making imported goods and

construction materials more expensive, increased bureaucracy, longer ordering and delivery times and potentially negatively impacting on the lending market and the wider economy. As the period 2022/27 progresses, the likelihood of these factors influencing housing requirements will increase, with the potential to have a disproportionate impact on affordable housing.

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. Availability of most recent Flood Risk Assessment information has proven to be key in early screening of potential affordable housing sites.

The Council is dealing with the above constraints in a variety of ways such as regular liaison with SEPA, Scottish Water in particular and other public utilities to reach a greater understanding of each player's respective processes, with the aim of meeting programming needs. This in turn informs the programming of development and design work in order to improve deliverability and 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 and threats, the five-year planning horizon set out in this SHIP remains positive by being able to clearly demonstrate a pipeline of deliverable projects, and additional longer term sites opportunities which could potentially be accelerated in due course.

7. Resourcing the Programme

The Council has been previously used borrowing and on-lending from Public Works Loan Board in order to progress affordable Housing delivery via the National Housing Trust Round 1 and Local Authority Variant initiatives. The Council still supports affordable housing delivery through use of available Second Homes/ Council Tax and Affordable Housing Policy Developer Contributions. There are a number of other funding resources that the Council and its development partners can draw upon including Affordable Housing Supply Programme Funding, Open Market Shared Equity Scheme, Rural Housing Fund, RSLs Private Finance Borrowing and Scottish Water Grant Funding. Berwickshire and Eildon Housing Associations secured around £4.6m Charitable Bond funding for the first time in 2017-18 in lieu of Scottish Government Grant which was used to deliver recently completed developments at The Glebe Chirnside, High St Selkirk and Howdenburn Jedburgh. Most Recently, in July 2019, Eildon Housing Association secured a £40m investment from the Pension Insurance Corporation, which is this Lender's first such private placement with a Scottish RSL. Eildon Housing Association has indicated that it may consider "front –funding" projects, in order to ensure project delivery.

In 2020/21 the Council used £2.1m from its Affordable Housing Budget, also referred to as the Second Homes / Council Tax Budget, to directly assist affordable housing delivery in Scottish Borders. This was £1.8m grant to Eildon Housing Association towards costs of delivering the new build Wilkie Gardens Galashiels Extra Care Housing development, and £0.300m grant to Waverley Housing towards cost incurred in purchasing privately owned flats affected by block demolition proposals in the Beech Avenue area. The Council also contributed £0.140m from this budget to the Council's revenue budget. This explains the figures provided reflected in Scottish Government - More Homes Division SHIP Table 5.1, within the Appendix 5.

The Council has been deliberately building up an available balance being held in the Second Homes Council Tax 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. During 2019/20, the Council made a grant of £1.090m to assist Trust Housing Association to deliver 30 Extra Care flats and 19 Amenity Houses at Todlaw Duns, and in 2020/21 made a grant of £1.8m to assist Eildon Housing Association deliver 39 Extra Care flats at Langhaugh Galashiels. The Council has also committed to provide grant of £0.750m to Eildon Housing Association towards costs of delivery 36 Extra Care flats which are under construction through conversion and remodelling of the former High School building in Kelso. It is envisaged that the Council will also be required to grant assist RSLs to deliver future Extra Care Housing projects. These Extra Care Housing developments are high cost projects, and in order to ensure best value is achieved, lessons learned from Dovecot Court Peebles has helped inform the designs going forward for Todlaw Duns, Langhaugh Galashiels, High School Kelso, Stirches Hawick and High School Eyemouth in due course. The Council had previously agreed to grant assist Waverley Housing up to £0.300m to assist purchase of a small number of privately owned flats as a precursor to block demolitions as part of the Beech Avenue regeneration project. Waverley Housing claimed the grant in full in summer 2020. The Council's Second Homes Council Tax budget has finite annual income which will be a key determinant of both the level of financial support available to assist construction of individual developments, and the potential programming of these grant contributions to dovetail with construction activity and provision of complementary Scottish Government Affordable Housing Supply Programme grant and RSL private funding.

The Council spent £382,238 from its Affordable Housing Policy Developer Contributions - Housing Market Area balances, to assist affordable housing and project delivery in 2020/21. See figures provided in Scottish Government SHIP Table 5.2 within the Appendix 5. This was used to provide £6044 grant to Scottish Borders Housing Association towards its project at TARTH Crescent Blyth Bridge, and £376,194 grant to Eildon Housing Association towards projects at Jedward Terrace Denholm, Peebles Road Innerleithen and Tweedbridge Court Peebles.

Table 13 below illustrates the estimated £202.395m of total investment required to deliver the affordable housing projects identified in this SHIP 2022/27. This has been developed on the basis of financial analysis

and the most recent experience of Borders RSL projects, using an AHSP assumption of £72k/unit, and RSL Private Finance assumption of £93k/unit.

Table 13: Estimated required Investment in affordable housing 2022 – 2027*⁴

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2022/23	2023/24	2024/25	2025/26	2026/27	
AHSP new build	13.536	29.880	19.152	8.640	12.528	83.736
AHSP remodelling	3.168	0.432	-	-	-	3.600
RSL Private Borrowing	21.576	39.153	24.738	11.160	16.182	112.809
Extra Care 2 nd C/Tax	0.750	0	0.750	0.750	0	2.250
Rural Housing Fund	-	-	-	-	-	-
Other Private borrowing	-	-	-	-	-	-
Totals	£39.030m	£69.465m	£44.640m	£20.550m	£28.710m	£202.395m

* 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, the first of which is “The supply of housing meets the needs of our community”.

8.1 Impact Assessments

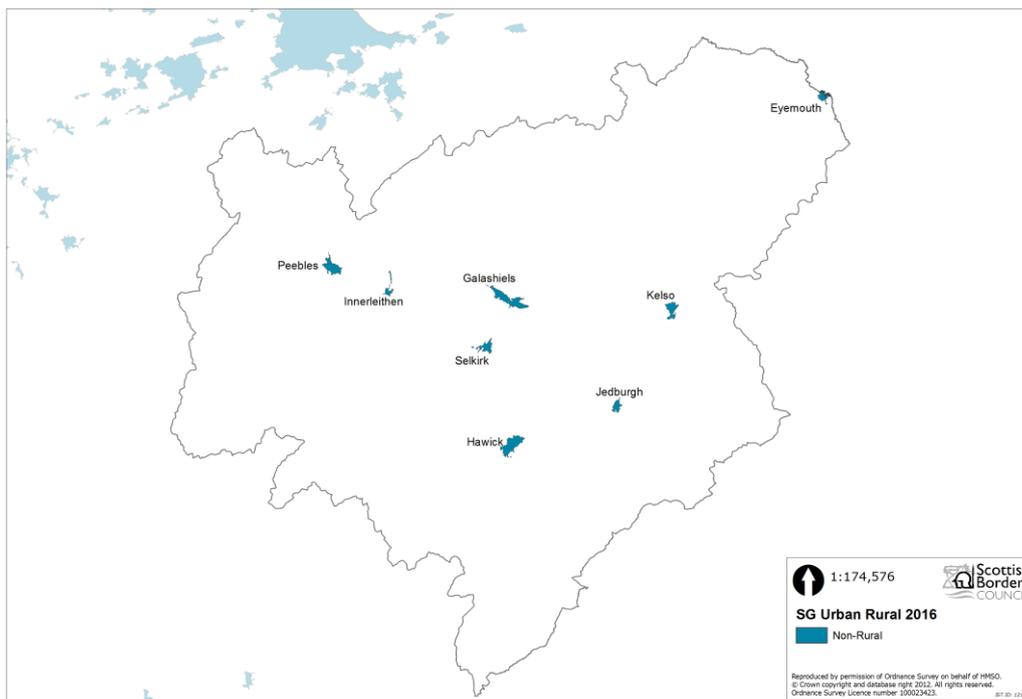
Rural Proofing

Rural Proofing is designed to help ensure that the needs of rural areas are fully taken into account in the development of all new Scottish Borders 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 checklist was developed some years ago by the Council, and this is applied to ensure that the needs of people who live in, work in, or visit rural areas within Scottish Borders are considered.

The SHIP Rural Proofing exercise was carried out in July 2020 as part of the development of the SHIP. 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’. In effect these definitions apply to all areas of Scottish Borders out with the towns of Galashiels/Tweedbank, Hawick, Innerleithen, Peebles, Selkirk, Eyemouth, Jedburgh and Kelso. See Figure 15 below.

⁴ Calculations were done on the basis of 3p 3 apartment benchmark grant of £72k per unit and assumed private borrowing of £93k per unit. Figures were rounded up for modelling purposes.

Figure 16: Non Rural Areas Map



8.2 Equalities

In line with both Council policy and legislative requirement the SHIP 2021-2026 update was subjected to an Integrated Impact Assessment (IIA). The IIA considers the Council’s Public Sector Equality Duty (previously covered by Equality Impact Assessment) and, where appropriate, the Fairer Scotland Duty. 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 2021-2026 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.

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 to align with the existing Quarterly Programme planning review meetings between the Council, Scottish Government’s More Homes Division (East) and RSL representatives. 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 on an annual review 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 2022-2027 submission. The SHIP articulates how affordable housing priorities in the Council's Local Housing Strategy (LHS) will be resourced and delivered during the above rolling five year planning horizon.

This SHIP submission has been prepared using a variety of funding arrangements including; Scottish Government resource Allocation for 2021/22 and a subsequent four year resource planning assumptions covering the period up to 2022/27, Rural Housing Fund, RSL resources and private sector borrowing, and the Local Authority assistance through the use of 2nd 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. The Council and its RSL partners are confident that processes are in place which will enable the management of the delivery of the affordable housing programme to continue, since the new Scottish Parliament has confirmed that affordable housing delivery will continue to be a priority for the new Scottish Parliament, and recent confirmation of future Resource Planning Allocations and Assumptions has provided stability and certainty to facilitate affordable housing delivery for 2021-2022 and beyond.

The development of this SHIP 2022/27, in accordance with the current Guidance issued by the Scottish Government in June 2021. Methods of project prioritisation have been illustrated and constraints have been addressed and discussed through the SHIP development process and project prioritisation weighting matrix to ensure that proposed projects are deliverable. The SHIP also addresses the contribution that individual proposed project will make to greener standards, energy efficiency, environmental standards and equality issues.

This SHIP submission outlines the delivery of 107 new affordable houses over the period 2020/21, an anticipated delivery of 312 during 2021/22 and a very ambitious and aspirational 1213 new affordable homes over the life of the SHIP 2022/27. 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 at scale, then the Council and its partners are optimistic that we can deliver substantially more affordable homes than delivered previously, which will not only help Borders communities access affordable housing, but will also contribute towards assisting the economic recovery from the Covid pandemic.

11. Glossary

AHPPWM	Affordable Housing Project Priority Weighting Matrix
AHSP	Affordable Housing Supply Programme
BCIS	Building Cost Index Services
BHA	Berwickshire Housing Association
ECH	Extra Care Housing
EESH/ EESH2	Energy Efficiency Standard for Social Housing
EHA	Eildon Housing Association
EU	European Union
GN	General Needs housing
HA	Housing Association
HMA	Housing Market Area
HNDA	Housing Needs and Demand Assessment
HRA	Housing Revenue Account
IIA	Integrated Impact Assessment
IJB	Integrated Joint Board
LHS	Local Housing Strategy
LLP	Limited Liability Partnership
LOIP	Local Outcomes Improvement Plan
MHS	More Homes Scotland
MMC	Modern Methods of Construction
MMR	Mid-Market Rent
NHT	National Housing Trust
OMSE	Open Market Shared Equity Scheme
PN	Particular Needs
RPA	Resource Planning Assumption
RRTP	Rapid Rehousing Transition Plan
RSL	Registered Social Landlord
SBC	Scottish Borders Council
SBHA	Scottish Borders Housing Association
SEPA	Scottish Environmental Protection Agency
SESPlan	South East of Scotland Plan
SFT	Scottish Futures Trust
SG	Scottish Government
SHIAN	The Scottish Health and Inequality Impact Assessment Network
SHIP	Strategic Housing Investment Plan
SHQS	Scottish Housing Quality Standard
SLPA	Strategic Local Programme Agreements
SPA	Scottish Procurement Alliance
TBC	To be confirmed
THA	Trust Housing Association
WC	Wheelchair standard housing
WH	Waverley Housing

You can get this document on audio CD, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

HOUSING STRATEGY, POLICY & DEVELOPMENT

Council Headquarters | Newtown St Boswells | MELROSE | TD6 0SA

tel: 01896 661392 | email: housingenquiries@scotborders.gov.uk | www.scotborders.gov.uk



Printed in the Scottish Borders. Designed by Scottish Borders Council Graphic Design Section. KG/10/20.

This page is intentionally left blank

SCOTTISH BORDERS COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN

PROJECT PRIORITY ASSESSMENT TOOL

Contents

- 1. Scoring Guide for Assessors**
- 2. Guideline Data for Assessors**
- 3. Accelerated Projects Summary**
- 4. RSL Project Descriptions**

1. Scoring Guide for Assessors

Project Priority Weighting Matrix Scoring

26 August 2021

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
DELIVERABILITY (Weighting 40%)	100	Award a single score out of 100 based on the following assessments		
Land availability	50	The site is in RSL ownership	50	
		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		Reject Proposal
Project programme delivery	25	The project can be implemented at short notice e.g. 12 months		
		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
NEED (Weighting 25%)	100	Award a single score out of 100 based on the following assessments		
SBC housing need assessment	50	Is need identified through SBC Housing Needs Assessment by HMA/RRTP		
		Assess relative need from Guide-line Data as		
		High	40 - 50	
		Medium	30 - 40	
		Low	< 30	
Other validated sources (by settlement)	30	Is need identified through other validated sources (by settlement)		
		Assess relative need from Guide-line Data		
		High	20 - 30	
		Medium	10 - 20	
		Low	< 10	
Equalities – specific client groups	20	Assess individual project		
		High	15 - 20	
		Medium	10 - 15	
		Low	< 10	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
STRATEGIC FIT (Weighting 30%)	100	Award a single score out of 100 based on the following assessments		
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 defines smaller rural communities as having a population of approximately <250 Is this a small rural community 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	
		Assessors to score on the following basis:		
		<ul style="list-style-type: none"> High strategic fit (must be in LHS) 	70 - 100	
		<ul style="list-style-type: none"> 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) 	50 - 70	
		<ul style="list-style-type: none"> Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria) 	< 50	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
IMPACT (Weighting 5%)	100	Award a single score out of 100 based on the following assessments		
		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	-	x					No	6	Berwickshire
Berwickshire	Ayton	535	57	16			x			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	-	x					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	18	x					Yes	6	Berwickshire
Berwickshire	Chirside	1,459	204	29			x			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	54	27		x				No	7	Berwickshire
Berwickshire	Coldingham	563	33	15		x				No	6	Berwickshire
Berwickshire	Coldstream	1,946	304	15				x		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3	-	x					No	7	Berwickshire
Berwickshire	Duns	2,753	528	25					x	Yes	6	Berwickshire
Berwickshire	Eyemouth	3,681	683	30					x	Yes	3	Berwickshire
Berwickshire	Foulden	96	1	-	x					No	6	Berwickshire
Berwickshire	Gavinton	189	12	18			x			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	11			x			No	6	Berwickshire
Berwickshire	Grantshouse	228	11	17	x					No	6	Berwickshire
Berwickshire	Greenlaw	653	78	27			x			No	7	Berwickshire
Berwickshire	Hume	109	5	-	x					No	7	Berwickshire
Berwickshire	Hutton	126	2	-	x					No	6	Berwickshire
Berwickshire	Leitholm	232	19	22			x			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5	19	x					No	7	Berwickshire
Berwickshire	Paxton	292	11	-	x					No	6	Berwickshire
Berwickshire	Preston	183	7	-	x					No	6	Berwickshire
Berwickshire	Reston	442	34	12		x				No	6	Berwickshire
Berwickshire	St Abbs	147	12	14			x			No	6	Berwickshire
Berwickshire	Swinton	277	25	18			x			Yes	6	Berwickshire
Berwickshire	Westruther	153	5	-			x			No	7	Berwickshire
Berwickshire	Whitsome	119	7	-	x					No	6	Berwickshire

*Source: Census 2011

**Source: RSL annual summary, as of March 2020

***Source: RSL annual summary, as of March 2020. 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	48	24	x					Yes	6	Cheviot
Central	Ashkirk	139	1	-	x					No	6	Eildon
Central	Bonchester Bridge	207	7	5	x					No	6	Teviot & Liddesdale
Central	Bowden	294	14	22		x				No	6	Eildon
Central	Clovenfords	562	19	64			x			Yes	6	Tweeddale
Central	Darnick	397	2	-			x			Yes	6	Eildon
Central	Denholm	653	48	13			x			No	6	Teviot & Liddesdale
Central	Earlston	1779	172	21			x			Yes	6	Eildon
Central	Eccles	126	3	-	x					Yes	7	Berwickshire
Central	Ednam	157	-	-			x			Yes	7	Cheviot
Central	Ettrick Bridge	167	2	2		x				No	6	Eildon
Central	Galashiels	13,684	2,120	26					x	Yes	2	Eildon
Central	Gattonside	461	7	-			x			Yes	6	Eildon
Central	Hawick	14,294	2,339	11		x				Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	12		x				Yes	7	Cheviot
Central	Jedburgh	4,030	649	19			x			Yes	3	Cheviot
Central	Kelso	6,951	912	13					x	Yes	4	Cheviot
Central	Lilliesleaf	347	8	28		x				No	6	Cheviot
Central	Maxton	-	2	-	x					Yes	6	Eildon
Central	Melrose	2,010	187	34			x			Yes	6	Eildon
Central	Morebattle	115	22	8			x			No	7	Cheviot
Central	Newstead	297	5	15	x					Yes	6	Eildon
Central	Newtown St Boswells	1,182	246	33					x	Yes	6	Eildon
Central	Oxnam	196	4	-	x					No	7	Cheviot
Central	Roberton	105	-	-	x					No	6	Teviot & Liddesdale
Central	Selkirk	5,784	833	12			x			Yes	3	Eildon
Central	Smailholm	-	3	-		x				No	6	Cheviot
Central	South Dean	156	1	-	x					No	6	Teviot & Liddesdale
Central	Sprouston	99	3	-		x				No	7	Cheviot
Central	Stichill	203	8	-			x			No	7	Cheviot
Central	St Boswells	1,494	143	37			x			Yes	6	Eildon
Central	Tweedbank	1,310	189	43					x	Yes	2	Eildon
Central	Yetholm	546	81	8		x				No	7	Cheviot

*Source: Census 2011 **Source: RSL annual summary, as of March 2020 ***Source: RSL annual summary, as of March 2020. 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	-			x				No	6	Tweeddale
Northern	Broughton	323	44	31	x					No	7	Tweeddale
Northern	Cardrona	883	50	43		x				Yes	7	Tweeddale
Northern	Carlops	156	-			x				No	6	Tweeddale
Northern	Eddleston	415	15	15			x			No	6	Tweeddale
Northern	Fountainhall	202	9			x				No	6	Eildon
Northern	Heriot	173	2		x					No	6	Eildon
Northern	Innerleithen	3,031	352	20			x			Yes	3	Tweeddale
Northern	Lamancha	170	-		x					No	6	Tweeddale
Northern	Lauder	1,699	122	18			x			Yes	6	Eildon
Northern	Manor	149	1	19	x					No	7	Tweeddale
Northern	Oxton	351	1			x				No	7	Eildon
Northern	Peebles	8,376	793	22					x	Yes	3	Tweeddale
Northern	Romanno Bridge	103	2	20	x					No	6	Tweeddale
Northern	Skirling	109	18	16	x					No	7	Tweeddale
Northern	Stobo	113	-		x					No	7	Tweeddale
Northern	Stow	718	41	11			x			No	6	Eildon
Northern	Traquair	120	1		x					No	6	Tweeddale
Northern	Tweedsmuir	114	-		x					No	7	Tweeddale
Northern	Walkerburn	782	81	6		x				Yes	6	Tweeddale
Northern	West Linton	1,547	121	22			x			No	6	Tweeddale

*Source: Census 2011

**Source: RSL annual summary, as of March 2020

***Source: RSL annual summary, as of March 2020. 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	89	8			x			No	7	Teviot & Liddesdale
Southern	Newmill	81	1	-	x					No	6	Teviot & Liddesdale
Southern	Yarrowford	139	9	-	x					No	6	Eildon

*Source: Census 2011

**Source: RSL annual summary, as of March 2020

***Source: RSL annual summary, as of March 2020. 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	82	25%	64%
Eastern	22	25%	17%
Northern	22	25%	17%
Southern	2	25%	2%
Scottish Borders	128	25%	100%

3. Accelerated Projects Summary

As outlined in the SHIP in Chapter 4, a number of projects have been accelerated into the Strategic Local Programme Agreement during 2020/21, most of which have enabled, or is envisaged to spend Affordable Housing Supply Programme funding. In addition some new projects have been included in this SHIP 2022/27 for the first time.

These projects are summarised below:

Abbotsford Court Galashiels

Cairn HA have fully funded and progressed the remodelling works to form 2 additional flats within an existing popular older peoples' housing development. This project was identified in SHIP 2021/26, Table 8, as a Potential Pipeline Development Project. Works completed in July 2021.

Acredale Phase 5 and 6 Eyemouth

Berwickshire HA own a large site at Acredale Eyemouth. Development of Ph4 is being actively progressed with the Planning Application being the next project milestone. Design work for the remained of the site is being progressed, and current thinking indicates that this is likely to be developed over a further 2 phases with programming and numbers to be clarified in due course.

This was previously identified in SHIP 2021/26, Table 8, as Phase 5 as being a Potential pipeline development project.

Allars Crescent Hawick

Scottish Borders HA intends to explore options to carry out a housing regeneration project at Allars Crescent Hawick. Scottish Government More Homes Division has agreed to grant assist the RSL to acquire 2 privately owned flats in order to assist SBHA secure 100% ownership of the affected blocks.

Auction Mart Newtown St. Boswells

Mixed use redevelopment proposals for the Mart have recently secured Planning Permission in Principle for up to 150 new homes. It is envisaged that 25% of these will require to be on-site affordable housing, which equates to up to 37 new homes. The Developer has indicated their intention to collaborate with Scottish Borders HA to deliver these homes. This project was identified in SHIP 2021/26, Table 8, as a Potential pipeline development project.

Beanburn Phase 2 Ayton

Berwickshire HA have owned the Beanburn site as part of the stock transfer deal from the former Berwickshire District Council in 1995. Design for the whole site was undertaken as a single exercise and secured Planning Consent. Construction of Ph1 completed in July 2021. The remainder of the site is known as Ph2 and was identified in SHIP 2021/26, Table 8, as a Potential pipeline development project.

Bogangreen Coldingham

Eildon HA is progressing site acquisition discussions with a developer with a view towards developing around 20 units at this location. This was previously identified in SHIP 2021/26, Table 8, as a Potential Pipeline Development Project.

Comrades Park East Chirside

Following an approach by the Developer, Eildon HA has acquired this site which has Planning Consent for 57 units. The house type/size mix is being reviewed with a view towards provision of 2 wheelchair standard houses. It is envisaged that this will not impact on the proposed unit numbers. This was previously identified in SHIP 2021/26, Table 8, as a Potential pipeline development project.

Former Howdenburn Primary School Jedburgh

Following a marketing exercise by the Council, a preferred Developer has been selected and sale agreed subject to Planning Consent. The Developer has approached Eildon HA with a view towards delivery of around 66 units. Design work is progressing with the Planning Application being the next major project milestone. This was previously identified in the SHIP 2021/26, Table 8, as a Potential Pipeline Development Project.

Springfield Phase 3 Duns

Berwickshire HA acquired this site in 2020/21 assisted by available Scottish Government grant funding. This is the final phase of affordable housing at this location, where Ph1 is complete and Ph2 is under construction. It was identified in SHIP 2021/26, Table 8, as a Potential Pipeline Development Project.

In addition to the above projects a number of completely new projects have also been included in this SHIP 2022/27. These are as follows -

Hermitage House Selkirk

Eildon HA are currently exploring options for a potential remodelling and new build for this existing privately owned property with a view towards provision of Amenity Housing for older people. This is a new project.

Home Farm Eccles

Eildon HA acquired this site in 2020/21, as a new landbank site opportunity, assisted by available Scottish Government grant funding, pending clarification of future Scottish Water investment requirements as a precursor to development of the site. This is a new project.

Leishman Place Hawick

SBHA own this small cleared site in Burnfoot. Proposed new build housing here will provide an element of housing led area regeneration activity.

Linglie Road Selkirk

Privately owned site. This is a green field site opportunity for around 20 new build homes.

Stonefield Place Hawick

This site is owned by SBHA which was formerly occupied by blocks 5/6 Stonefield Place. SBHA have been considering options for the site. When redeveloped, this will be the final phase of development in the housing led regeneration of the Stonefield Estate.

Milestone Newtown St. Boswells

This site is privately owned and is located adjacent to the Garden Centre. It was identified in previous SHIPs prior to the financial crash. This a Developer led opportunity with Eildon HA being approached again as potential RSL delivery partner.

4. RSL Project Descriptions

BERWICKSHIRE HOUSING ASSOCIATION

Acredale Phase 4, 5 and 6, Eyemouth
Beanburn Phase 1 and 2, Ayton
Ex High School, Eyemouth
Springfield Phase 2 and 3, Duns
The Avenue, Eyemouth

EILDON HOUSING ASSOCIATION

Angraflat Road, Kelso
Bogangreen, Coldingham
Comrades Park East, Chirnside
Coopersknowe, Galashiels
Edgar Road, Westruther
Elm Court, Hawick
Ex Borders College Site, Melrose Road Galashiels
Ex Howdenburn Primary School, Jedburgh
Ex High School Site, Earlston
Ex Kelso High School Phase 1A, Kelso – Extra Care Housing
Ex Kelso High School Phase 1B, Kelso
Ex Mart, Reston
Hermitage House, Selkirk
High Street/ Market Place, Jedburgh
Home Farm, Eccles
Huddersfield Street, Galashiels
Jedward Terrace Phase 2, Denholm
Langhaugh, [Wilkie Gardens] Galashiels – Extra Care Housing
Tweedbank Expansion Phase 1 and 2, Tweedbank
Main Street, Heiton [To be confirmed]
Milestone, Newtown St. Boswells
Oakwood Park, Galashiels
Peebles Road, Innerleithen
Sergeants Park Phase 2, Newtown St Boswells
South Park, Peebles
Springwell Brae, Broughton
St Aidans Church, Galashiels
Stirches, Hawick – Extra Care Housing
Stirches, Hawick –LD Amenity Housing
The Valley, Selkirk
Tweedbridge Court, Peebles
Woodside Place, Galashiels

SCOTTISH BORDERS HOUSING ASSOCIATION

Auction Mart, Newtown St Boswells
Glensax Road, Peebles
Leishman Place Hawick
Linglie Road Selkirk
Miller Street, Innerleithen
Queensway, Earlston
St. Dunstons, Melrose
Stonefield Place Hawick
Tweed Court, Kelso
Whitefield Crescent (Block 40-47), Newtown St Boswells

TRUST HOUSING ASSOCIATION

Ex High School, Eyemouth – Extra Care Housing

WAVERLEY HOUSING

Beech Avenue Phases 1A/1B/1C/2/3, Galashiels – Area Regeneration

Non - RSL

Kirkhope Steading, Ettrick Bridge

Berwickshire Housing Association

Acredale Phase 4, 5 and 6 Eyemouth	
• Co-ordinates	X: 393330 Y: 664104
• Site capacity:	Approx. 65-70 units affordable housing in 3 phases
• Type of development:	Mainstream family housing, flats and amenity housing
• Tenure:	Rent: 32 Affordable rent Ph4. [Ph5&6 to be designed/programmed]
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2022/23
	Completion: 2023/24
• Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 3. Requires retaining walls; trench fill and excavation of top soil from site
• Constraints	None
• Site Ownership:	BHA ownership
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Probability: The site southerly sloping site is immediately adjacent to Acredale 3 which was completed in October 2018. No planning issues are envisaged and no risk of flooding is anticipated. Access is through the Hallydown Cres adjacent and through Acredale 2 and Acredale 3. Services are adjacent and pipework in Phase 3 has been sized to accommodate Phase 4/5/6. This site is zoned for housing (site ref: BEY2B) in the current Local Development Plan.
• Need:	Rural Housing Scotland was recently commissioned by BHA to undertake a housing needs survey of Eyemouth. The survey concluded that 87% of people surveyed thought that Eyemouth needed more housing built to meet local needs. Acredale phase 2 continues to support high levels of applicant need in the area as will Acredale 3. This provision will also assist in meeting some of the demand for housing within this area, especially for one bedroom flats. This location will provide easy access to local amenities and would suit a provision of family housing.
• 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.



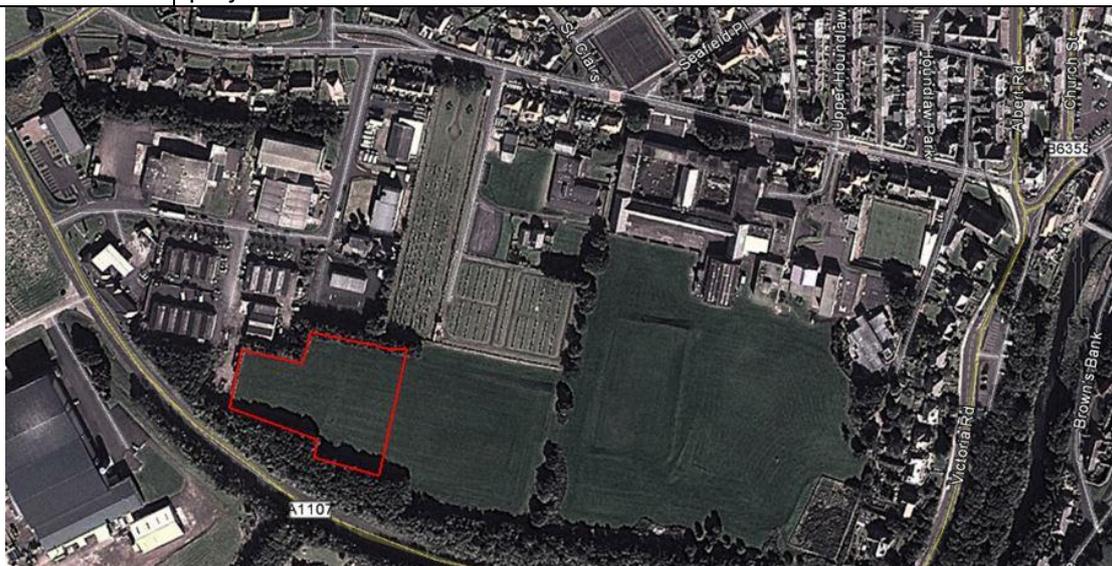


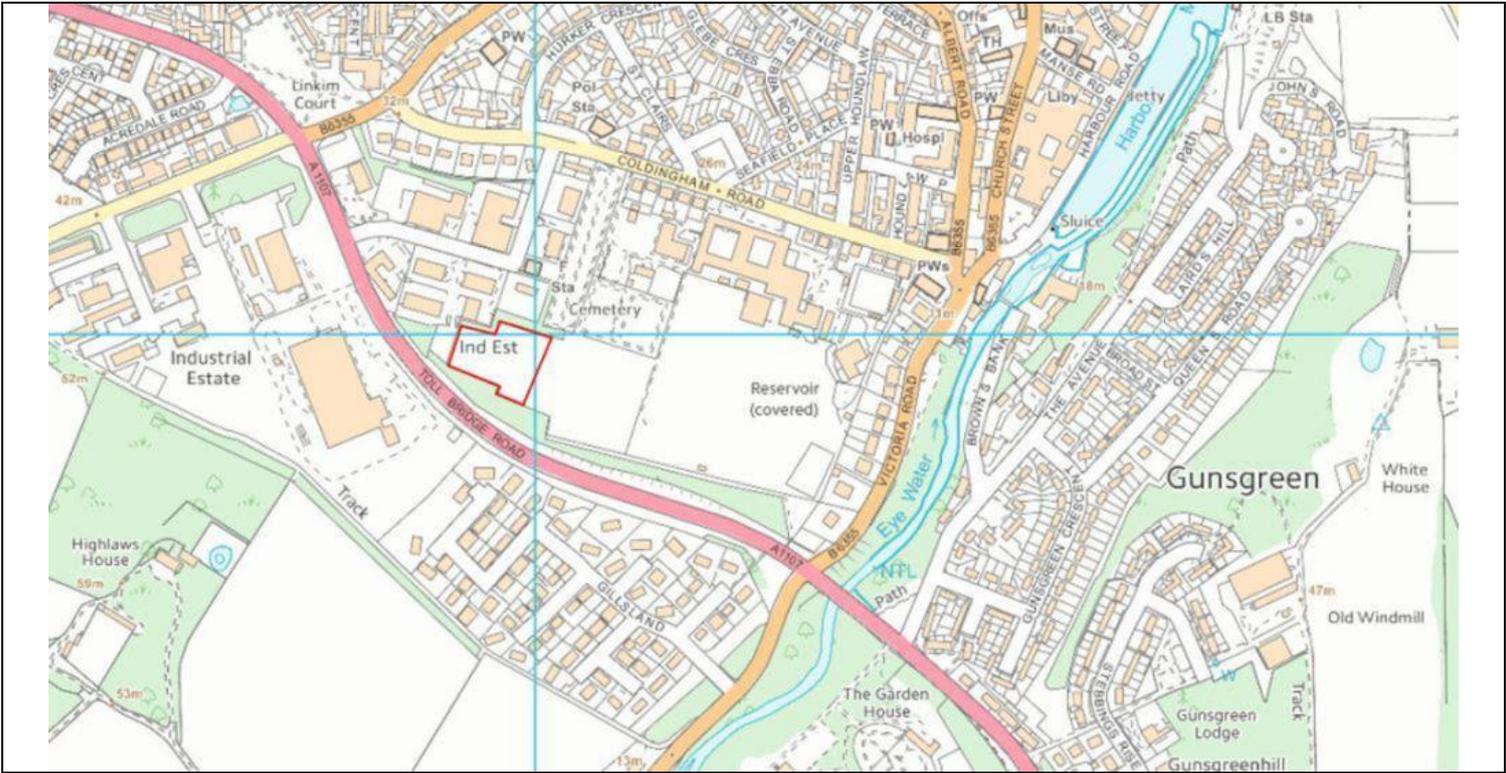
Beanburn Phase 1 and 2, Ayton	
• Co-ordinates	X: 392054 Y: 660901
• Site capacity:	31 units in Ph1 complete July 2021. Phase 2 [19 units]
• Local Plan Ref:	AY1A
• Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
• Tenure:	Rent: 19 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: Ph2 2025/26
	Completion: 2026/27
• 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	Under construction. Design includes flood prevention works to resolve sporadic flooding from the adjacent land. Planning Consent granted for both phases.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Probability 85%
• 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.





Ex High School site, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	
• Site capacity:	34 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Adjacent to proposed site for Extra Care Housing.
• Tenure:	Rent: 34 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: To be programmed
	Completion: To be programmed
• Site description:	Brownfield site. Former High School site.
• Constraints	None. Subject to SBC master planning exercise.
• Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to master-planning exercise.
• Housing Market Area	Berwickshire
• Other Information	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: Design and programme is dependent on outcome of SBC Primary School consultation and then progressing a joint master planning exercise in collaboration with SBC and Trust HA, and the demolition of former school buildings. The site of BHA homes remains to be agreed and will probably require excambion.
• 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 in Berwickshire are for the Eyemouth area. This area is also very popular for migrant workers looking for family housing 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.



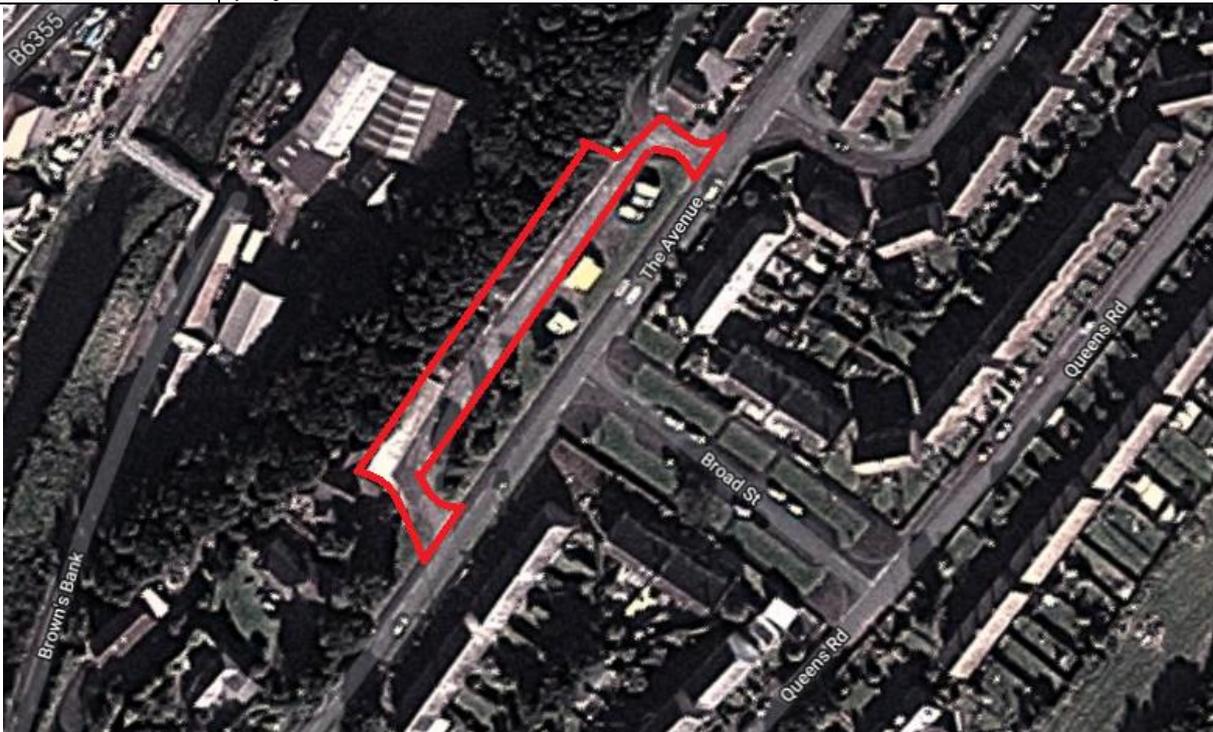


Springfield Phase 2 and 3 Duns	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	Ph2 - 28 units, and Ph3 - 24 units.
• Type of development:	Houses / Cottages / Flats
• Tenure:	Rent: 28 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2019/20
	Start: Ph2 2021/22 Ph3 2024/25
	Completion: Ph2 2022/23 Ph3 2025/26
• Site description:	Site of both phases now owned by Berwickshire HA.
• Constraints	None. Both phases have Planning Consent.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes
	Land banking Opportunity: N/A
	Shadow Programme Opportunity: N/A
	Covid Impact: Site closed then re-started, completion re-programmed.
• Deliverability:	Probability: Ph2 100%. Under construction.
• 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 are no adverse equality implications





The Avenue, Eyemouth	
• Co-ordinates	X: 394568 y: 664006
• Site capacity:	12 units
• Type of development:	4 mainstream family housing and 4 units amenity. Balance to be agreed.
• Tenure:	Rent: 12 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Small SBC owned area required subject to Planning Consent
	Start: 2022/23
	Completion: 2023/24
• 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. Planning Consent required.
• Site Ownership:	BHA own majority of site but will require purchase of additional land from SBC subject to Planning Consent being granted.
• 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 surrounding 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.

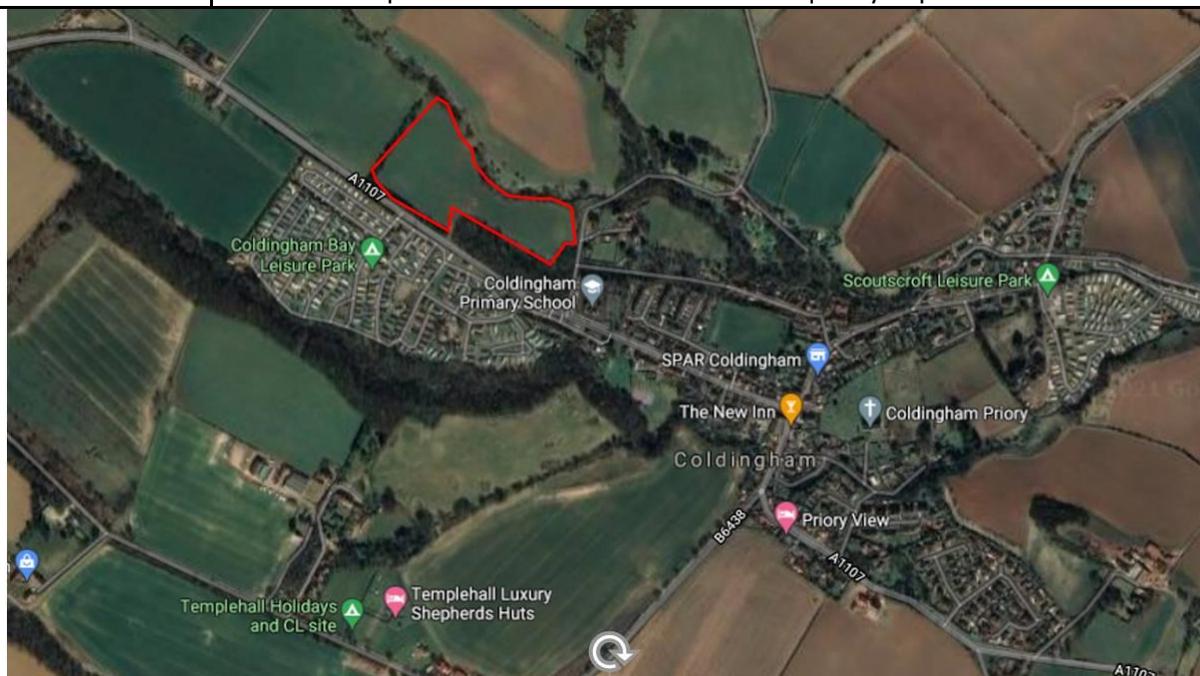


Eildon Housing Association

Angraflats Road, Kelso	
• 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 110 new homes
• Type of development:	49 affordable homes and flats, remainder to be open market sale
• Tenure:	Rent: 49 units for social rent
	Shared Equity: 0 units
	Other 60 units open market sale by developer. Exact numbers TBA
• Programme:	Acquisition: November 2018
	Start: Autumn 2019
	Completion: 2021/22
• Site description:	Greenfield site part of a larger private development
• Constraints	None. Under construction.
• Site Ownership:	EHA have acquired the site from M J Ballantynes Ltd.
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: Yes Land banking opportunity: N/A Shadow Programme Opportunity: No Covid Impact: Site closed then re-started with project completion date re-programmed.
• Deliverability:	Probability: 100%. Under Construction. Almost complete.
• 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 are no adverse equality implications



Bogangreen, School Lane, Coldingham	
• Co-ordinates	X: 389769 Y: 666303
• Local Plan Reference	BCL2B
• Site capacity:	20
• Type of development:	New build s.75 on greenfield site
• Tenure:	Rent: 20
	Shared Equity: None
	Other: circa 60 market housing
• Programme:	Acquisition: January 2022
	Start: June 2023
	Completion: June 2024
• Site description:	Part of a larger site. This is the affordable element of the site
• Constraints	Subject to agreement of planning conditions, building control and finalisation of s.75.
• Site Ownership:	Privately owned
• Housing Market Area	Berwickshire
• Other Information	Section 75: Yes Land banking opportunity: N/A Shadow Programme opportunity: No “Credit Crunch” impact: None identified
• Deliverability:	75% in Year 3; working on a direct land deal with the landowner to deliver the s.75 affordable direct as they market the remainder if the site free of s.75 liabilities.
• Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldstream area
• 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



Comrades Park East, Chirside	
• Co-ordinates	X: 387246 Y: 656808
• Local Plan Reference	Western side of MCHIR001 zoned for mixed use
• Site capacity:	57
• Type of development:	New build on greenfield site, via brownfield access
• Tenure:	Rent: 57
	Shared Equity: None
	Other: None
• Programme:	Acquisition: In EHA ownership
	Start: October 2021
	Completion: October 2023
• Site description:	Part of larger zoned greenfield site to the edge of the village. Accessed via redundant petrol station
• Constraints	Planning in place, processing Building Warrant approval
• Site Ownership:	In EHA's ownership
• Housing Market Area	Berwickshire
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	100% in year 3; scheme acquired, planning in place in-principal D&B deal agreed with Springfield
• Need:	Good demand for affordable accommodation in Chirside neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Chirside area
• 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



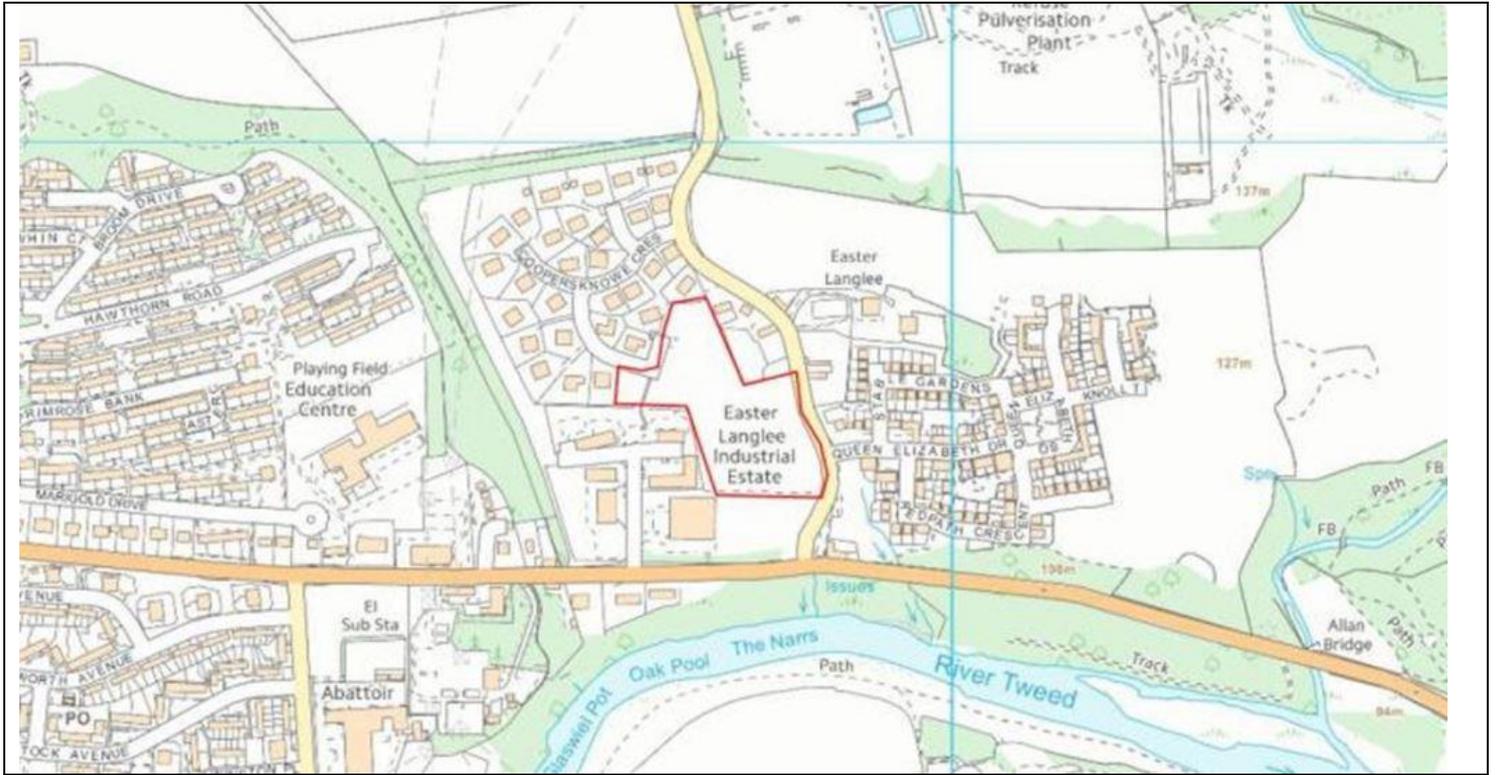
Chirside

-  Development Boundary
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



Coopersknowe, Galashiels	
• Co-ordinates	X 352268 : Y 635754
• Local Plan Reference	
• Site capacity:	69 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 69 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: August 2020
	Completion: 2022/2023
• Site description:	Greenfield site part of a previously developer-led private development. Now being developed as single phase.
• Constraints	None following successful outcome of Planning Appeal.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Landbank Opportunity: N/A Shadow programme: N/A Covid Impact: Site start delayed. Project re-programmed.
• Deliverability:	Probability: 100% Under construction.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral





Edgar Road, Westruther	
• Co-ordinates	X:363326 Y: 650111
• Local Plan Reference	
• Site capacity:	10 houses
• Type of development:	Houses (PassiveHaus system)
• Tenure:	Rent: 10 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 18
	Start: March 2021
	Completion: 2022/23
• Site description:	Greenfield site.
• Constraints	None now.
• Site Ownership:	EHA
• Housing Market Area	Berwickshire
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact : Site start delayed
• Deliverability:	Probability: 100% Under construction.
• 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 Berwickshire.
• 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



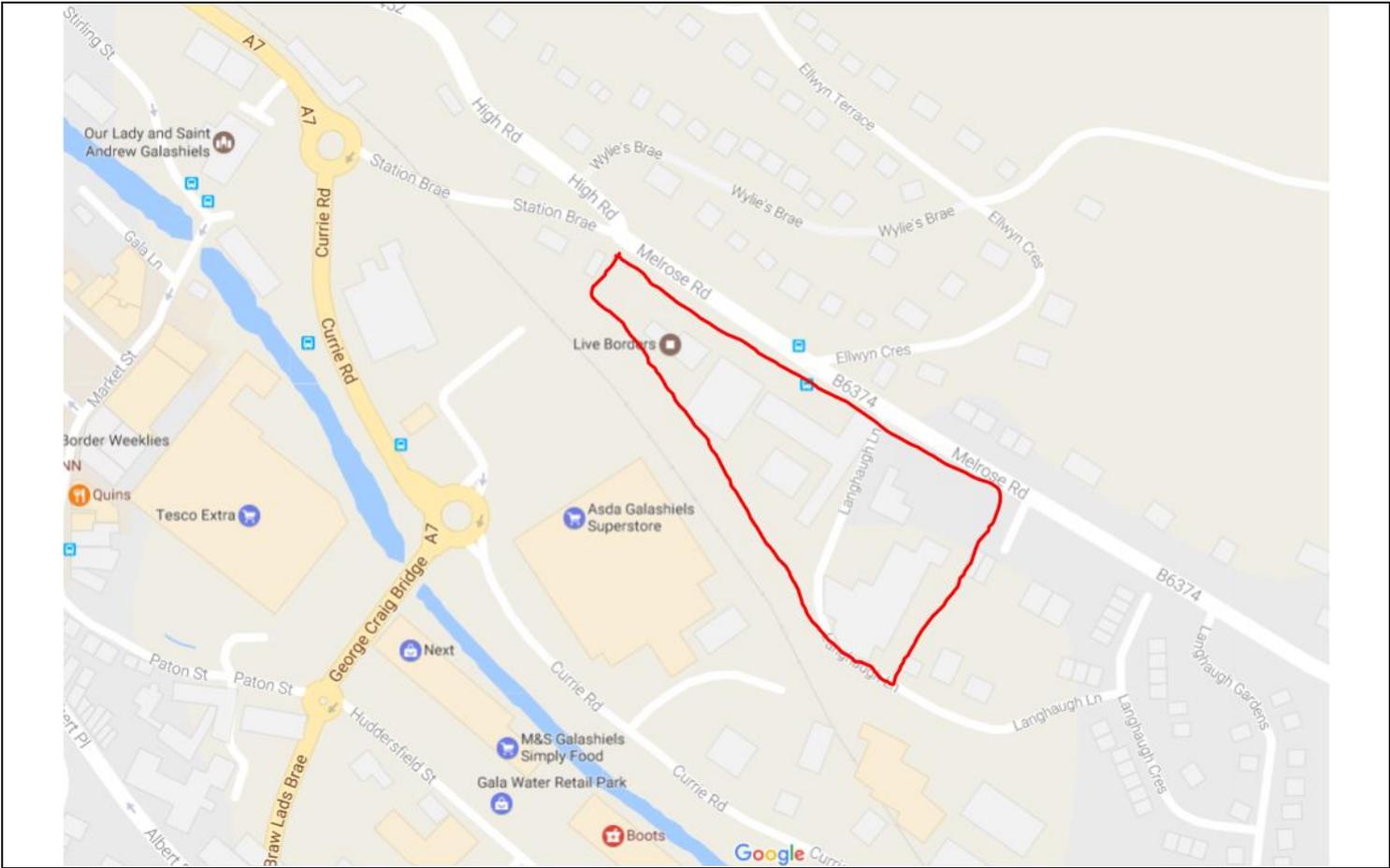
Elm Court, Hawick	
• Co-ordinates	X:350673 Y:614458
• Local Plan Reference	N/A
• Site capacity:	21 units
• Type of development:	Remodelling of existing Eildon HA housing
• Tenure:	Rent: 21 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned by EHA
	Start: 2020/21
	Completion: 2021/22
• 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 includes flood risk mitigation measures
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid impact: Has hindered rehousing tenants, and site start.
• Deliverability:	Probability: 100% . Nearing completion.
• Need:	Strong demand for carried flat and house sizes close to 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.



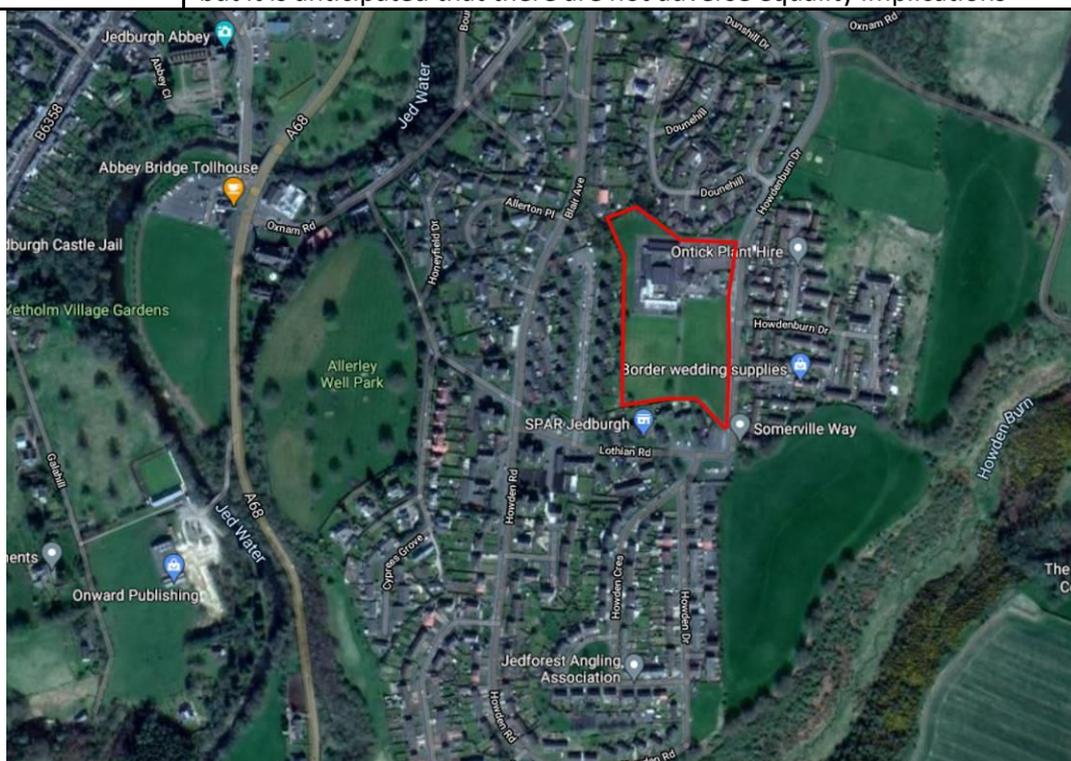


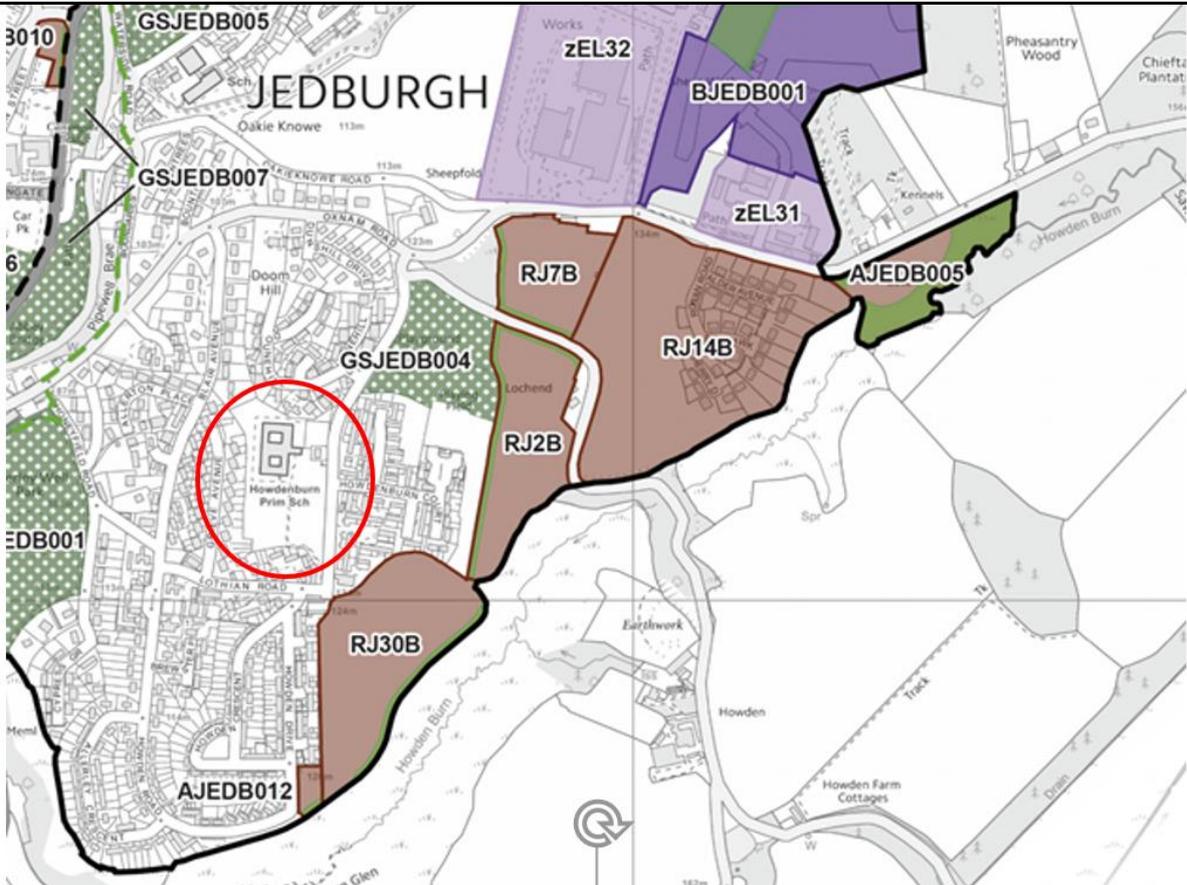
Ex-Borders College Site, Melrose Road, Galashiels	
• Co-ordinates	X: 349769 Y: 635988
• Local Plan Reference	zR0202 zoned for redevelopment
• Site capacity:	46 units approx. CHECK NUMBER
• Type of development:	Potential partnership redevelopment of the former college site, including a mix of refurbishment and new build. Eildon would be taking around 33 of the units. Mix to be agreed.
• Tenure:	Rent: 46 units for social rent
	Shared Equity: 0 units
	Other: N/A
• Programme:	Acquisition: 2020/21
	Start: 2022/23
	Completion: 2023/24
• Site description:	Former Border College buildings and car parking accessed from Melrose Road.
• Constraints	Planning Consent required.
• Site Ownership:	Now owned by Eildon HA.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 80% in 2023/24
• 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 no adverse equality implications





Ex-Primary School, Howdenburn, Jedburgh	
• Co-ordinates	X: 365538 Y: 620147
• Local Plan Reference	Not zoned, but within settlement boundary
• Site capacity:	71 family houses
• Type of development:	New build on a mixed brown and greenfield site
• Tenure:	Rent: 71
	Shared Equity: None
	Other: None
• Programme:	Acquisition: April 2022
	Start: June 2022
	Completion: June 2024
• Site description:	Site of former primary school. Buildings have been demolished
• Constraints	Subject to planning and building control
• Site Ownership:	LA owned land. Cruden Builders East have an agreed to acquire, subject to planning approval
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No “Credit Crunch” impact: None identified
• Deliverability:	100% in year 4. In principle agreement in place with Cruden’s to deliver land and works D&B scheme. Agreement in place for site acquisition, subject to planning approval.
• Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages
• Strategic Fit:	Fits 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 been carried out on this proposed project, but it is anticipated that there are not adverse equality implications





Schedule

Type ref	Type	Storeys	Area (sqm)	Appts	Occupancy	Quantity	Total GFA (sqm)	Notes	
A	House	2	81.9	4	4	14	1146.6		
B	House	2	82.7	3	4	4	330.8		
C	House	2	92.1	4	5	9	828.9		
D	House	2	115.8	4	6	2	231.6	wh/wh/acc	
E	House	1	95.7	4	5	2	191.4	wh/wh/acc	
G	Flat	1	74.4	3	4	4	297.6	Cottage Flat	
H	Flat	1	79.3	3	4	8	634.4	3 Storey Block	
J	Maisonette	2	78	3	4	16	1216	3 Storey Block	
L	Flat	1	74.4	1	4	12	892.8	3 Storey Block	
Totals							71	5790.1	

The Planning Commission will consider the proposed development in the context of the following:

- The development's impact on the local environment and the surrounding area.
- The development's impact on the local community and the surrounding area.
- The development's impact on the local economy and the surrounding area.
- The development's impact on the local infrastructure and the surrounding area.
- The development's impact on the local environment and the surrounding area.

Cruden Homes
 Site of the Former
 Howdenburn Primary School
 Howdenburn Drive
 Jedburgh

Affordable Housing
 Concept Plan 4

1:5000 A1 4/16/23 NC

PROFESSIONAL

AT

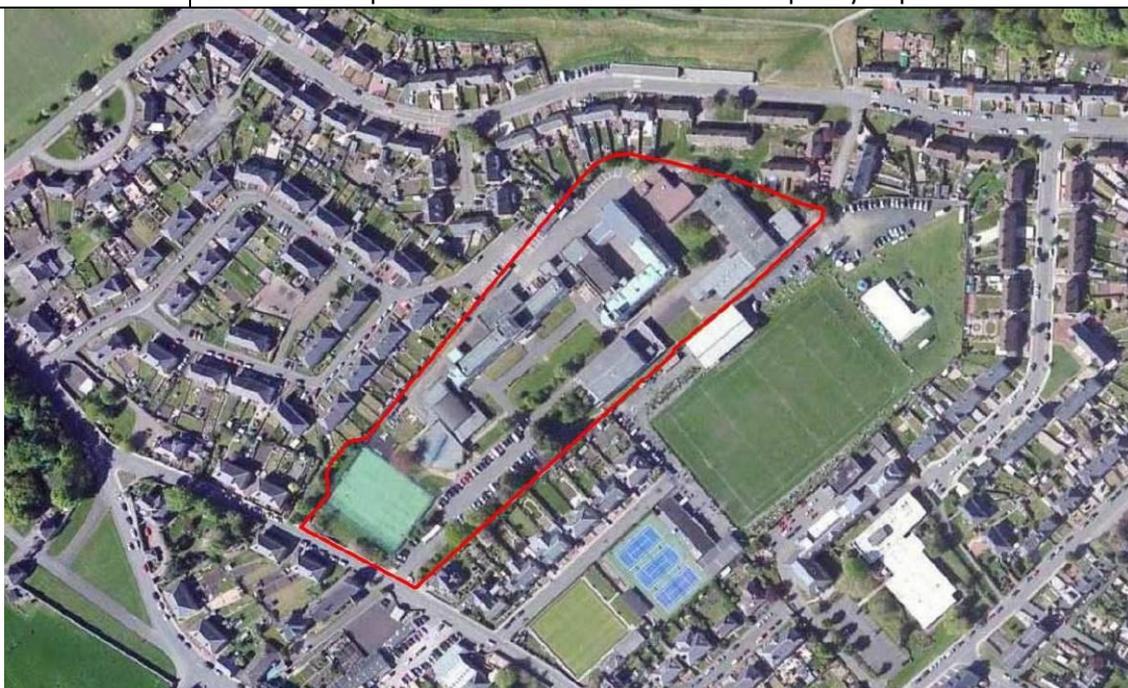
AT3545 SK04 A

Ex High School Site, Earlston	
• Co-ordinates	X 357784: Y 638408
• Local Plan Reference	AEARL002 Allocated Housing site. Brownfield site of demolished former school.
• Site capacity:	64 units
• Type of development:	Houses
• Tenure:	Rent: 64 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: 2021/22
	Completion: 2023/24
• Site description:	Brownfield site in central Earlston.
• Constraints	Design worked up which resolves access arrangements, and how the development will tie into the new school proposals, and how to deal with the pockets of contamination. Proposed programming completes houses after completion of Scottish Water's upgrade of the WWTW and drainage capacity. SBC have agreed relocation of third party in principle to resolve noise issue. Details being negotiated between respective Legals. Planning Consent agreed.
• Site Ownership:	Eildon HA own the site
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: NA Covid Impact: None
• Deliverability:	Probability: 90% in 2023/24
• 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 are no adverse equality implications





Ex-High School, Kelso Phase 1A - Extra Care Housing	
• Co-ordinates	X: 357754 Y:638408
• Local Plan Reference	RKELS002
• Site capacity:	36 Extra Care Elderly flats, 16 general needs for Eildon HA, plus houses for open market sale by developer.
• Type of development:	Extra Care Elderly flats.
• Tenure:	Rent: 36 Units of extra care housing for social rent
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: April 2019
	Start: 2020/21
	Completion: 2022/23
• Site description:	Brownfield site within residential area of Kelso; on bus route and close to Primary School
• Constraints	The Listed elements of the school are to be remodelled to provide the Extra Care Housing. In addition the Developer M J Ballantynes Ltd will be building units for market sale, plus a 16 unit Ph1B for Eildon HA. See separate project descriptor.
• Site Ownership:	EHA now own the site, following M J Ballantynes having first secured the site from the Council. Planning Consent granted.
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site start delayed, and project re-programmed.
• Deliverability:	Probability: 100% in 2022/23. Under construction.
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Persons Housing Care and Support Strategy 2018/28.
• Impact:	High positive impact. Provision of Extra Care Housing to meet locally identified need.
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there are no adverse equality implications





Ex High School Phase 1B, Kelso	
• Co-ordinates	X: 357754 Y: 638408
• Local Plan Reference	RKELS002
• Site capacity:	16 units
• Type of development:	Re-development of former high school through demolition of non-listed redundant school buildings and construction of new build housing for social; rent as part of mixed tenure redevelopment . The developer has given EHA the opportunity to provide 16 additional units for social rent in additional to ECH previously agreed [Ph1A - with separate HARP number, to be provided via remodelling and retention of existing listed school building.]
• Tenure:	Social Rent: 16 general needs units for social rent. Including 2 units built to wheelchair standard.
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2020/21
	Start: 2022/23
	Completion: 2023/24
• Site description:	See type of development box above.
• Constraints	Planning Consent required for these 16 units.
• Site Ownership:	Eildon HA.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: No. Covid Impact: None
• Deliverability:	Probability is high, subject to new Planning Consent being granted.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Wheelchair Accessible Housing study final report.
• Impact:	Very high positive impact by providing a solution to threats posed by existing dangerous building in a prominent town centre conservation area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





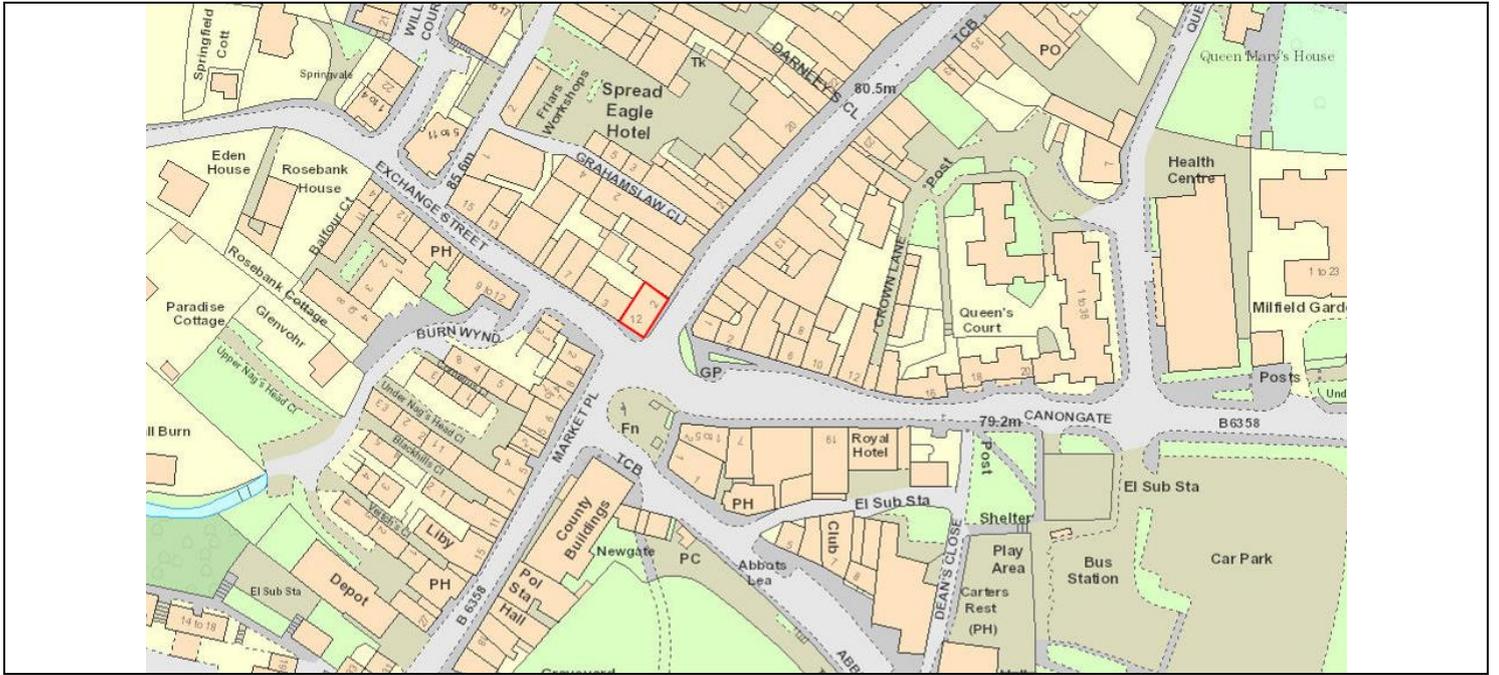
Ex-Mart Site, Reston	
• Co-ordinates	X: 880082 Y: 662085
• Local Plan Reference	AREST004 zoned for housing
• Site capacity:	46 family houses
• Type of development:	New build on greenfield site. this will provide the s.75 affordable provision for a larger site owned by the same land over
• Tenure:	Rent: 46
	Shared Equity: None
	Other: None
• Programme:	Acquisition: September 2022
	Start: April 2023
	Completion: April 2024
• Site description:	Green field site forming part of a larger site
• Constraints	Subject to planning and building control
• Site Ownership:	Private ownership. Developer, Springfield in negotiation to secure
• Housing Market Area	Berwickshire
• Other Information	Section 75: Yes Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	50% in year 4. Springfield confident that the site can be secured and delivered via a negotiated land and works D&B deal
• Need:	Good demand for affordable accommodation in Reston and neighbouring villages. A demand that will increase on the opening of the station
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Reston area
• 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



Hermitage House, Selkirk	
• Co-ordinates	X: 347107 Y: 628648
• Local Plan Reference	RSELK004 The property lies within Selkirk's designated Town Centre and Conservation Areas.
• Site capacity:	10-15 apartments
• Type of development:	Conversion of existing building with connection to new build on brownfield (ex-car park)
• Tenure:	Rent: 10-15 (amenity) Shared Equity: None Other: None
• Programme:	Acquisition: April 2022 Start: September 2022 Completion: September 2023
• Site description:	Lies within Selkirk's designated Town Centre and Conservation Areas. Hermitage House is a grade B Listed Building (LB40583).
• Constraints	Subject to planning and building control
• Site Ownership:	Private ownership.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: No Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	75% in year 3. Confident a land deal can be completed, and planning secured.
• Need:	Good demand for affordable accommodation in Selkirk and neighbouring villages.
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Selkirk area. Ideal location for amenity housing and safeguard the future of the listed building
• 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

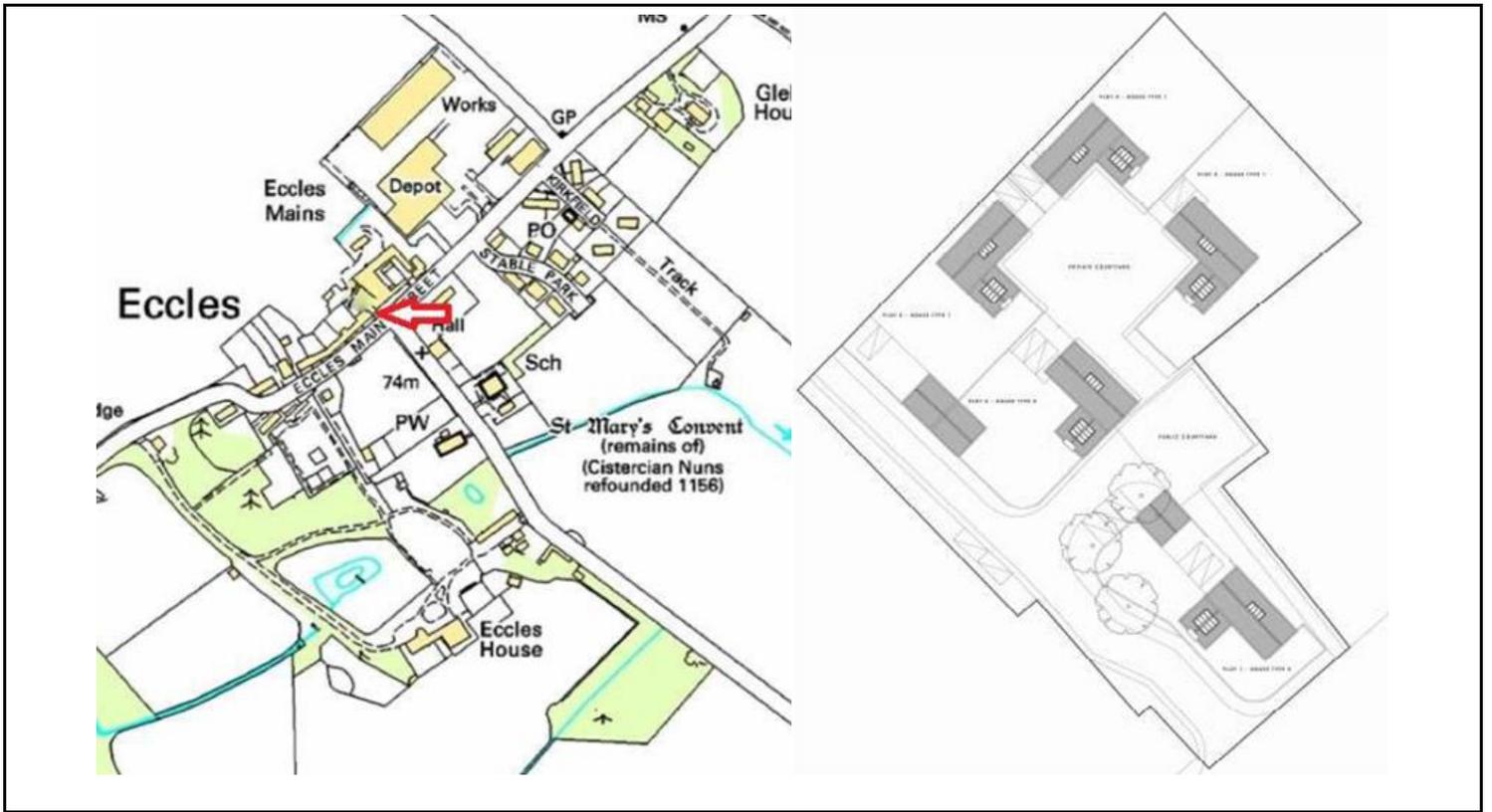


High Street/ Market Place Jedburgh	
• Co-ordinates	X: 364992 Y: 620589
• Local Plan Reference	N/A
• Site capacity:	4 Flats
• Type of development:	Anticipated re-development of site of existing prominent corner building within Jedburgh conservation area. Council-led initiative to address existing dangerous building by anticipated replacement building providing upper floors flats and ground floor shop[s]. Anticipated “off the shelf purchase” of the flats from the Council by Eildon HA upon completion.
• Tenure:	Social Rent: 4 units for social rent via demolition and in-fill new build project
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Upon completion. Project subject to Council acquiring all the individually owned properties within the existing building.
	Start: 2023/24
	Completion: 2024/25
• Site description:	See type of development as per above.
• Constraints	Existing block is in mixed ownership. Scottish Borders Council is seeking to negotiate acquisitions with owners, and is now progressing use of its Compulsory Purchase Order powers, which could potentially delay the above estimated project programme details.
• Site Ownership:	Several Individual private ownerships meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently in several private ownerships. Shadow programme Opportunity: No. Covid Impact: None
• Deliverability:	Programming dependent on Council acquiring all the individually owned properties in the existing block.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Older persons housing care and support strategy[2018]
• Impact:	Very high positive impact by providing a solution to threats posed by existing dangerous building in a prominent town centre conservation area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications
	

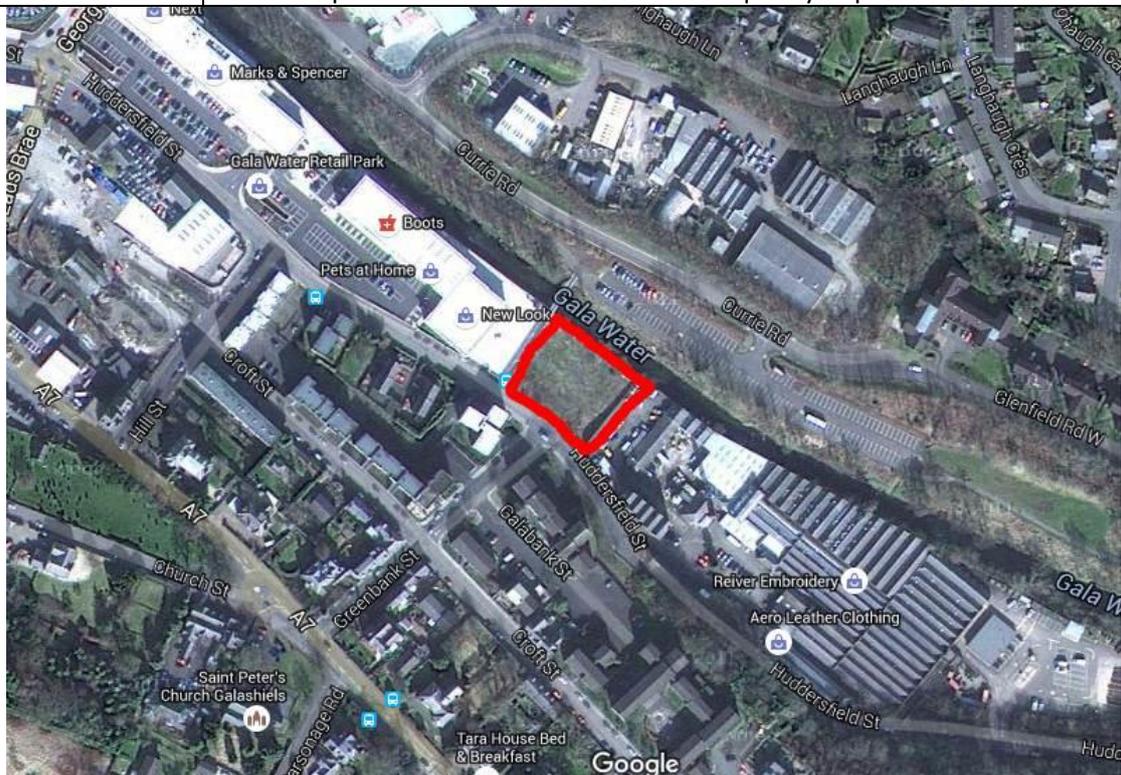


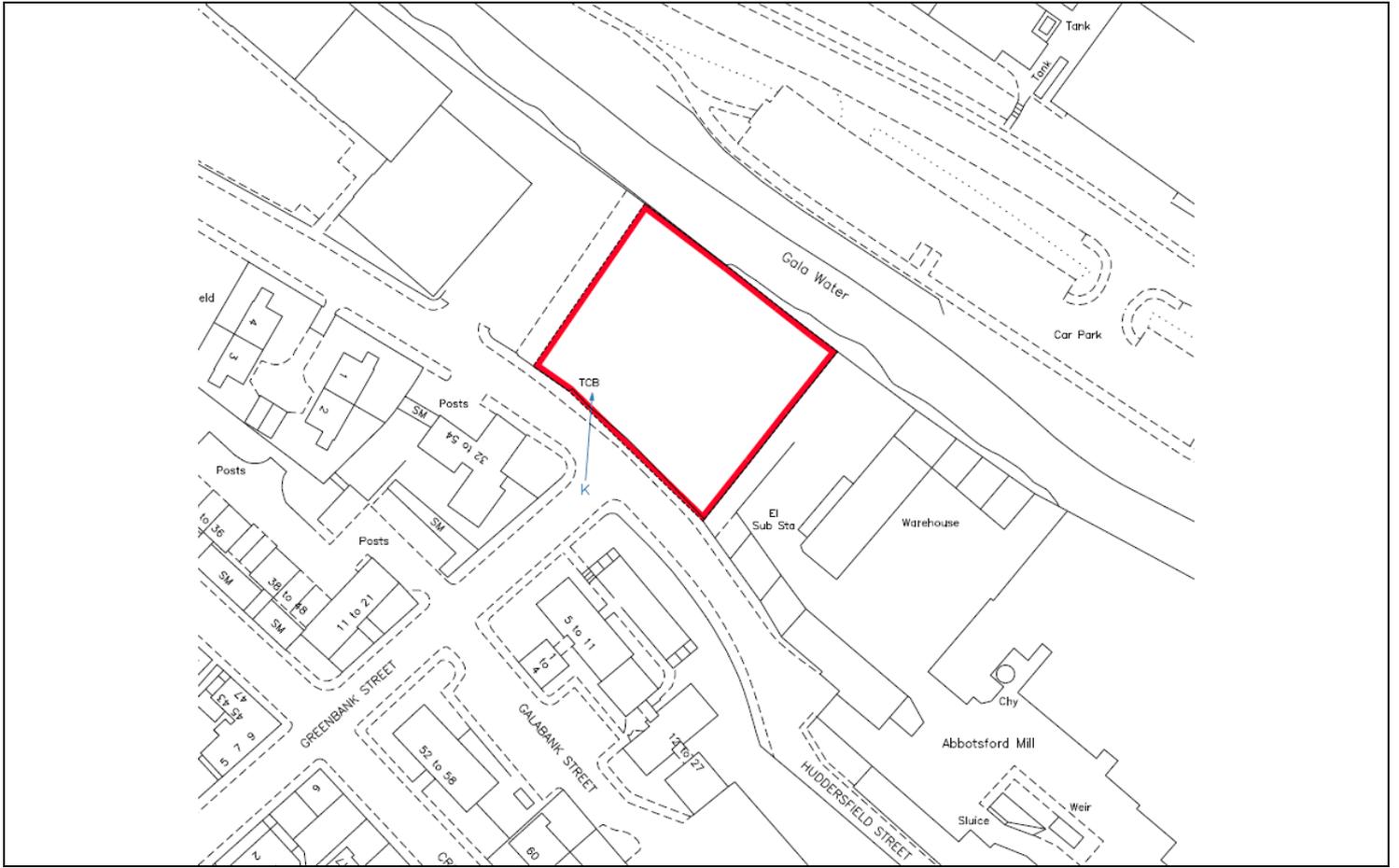
Home Farm, Eccles	
• Co-ordinates	X: 376308 Y: 641484
• Local Plan Reference	Not zoned, but within settlement boundary
• Site capacity:	12 family houses
• Type of development:	New build on a mixed brown and greenfield site
• Tenure:	Rent: 12
	Shared Equity: None
	Other: None
• Programme:	Acquisition: In EHA Ownership
	Start: September 2023
	Completion: September 2024
• Site description:	L shaped site opposite the village hall
• Constraints	Subject to revised planning, Detailed planning consent was issued in 2007 for the erection of five detached houses (ref; 06/02140/REM). Foul drainage capacity issues may delay delivery
• Site Ownership:	In EHA's ownership
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	100% in year 3. Site owned; revised planning expected. Will work with SW regarding sewage solution.
• Need:	Good demand for affordable accommodation in Eccles and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Eccles area
• 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





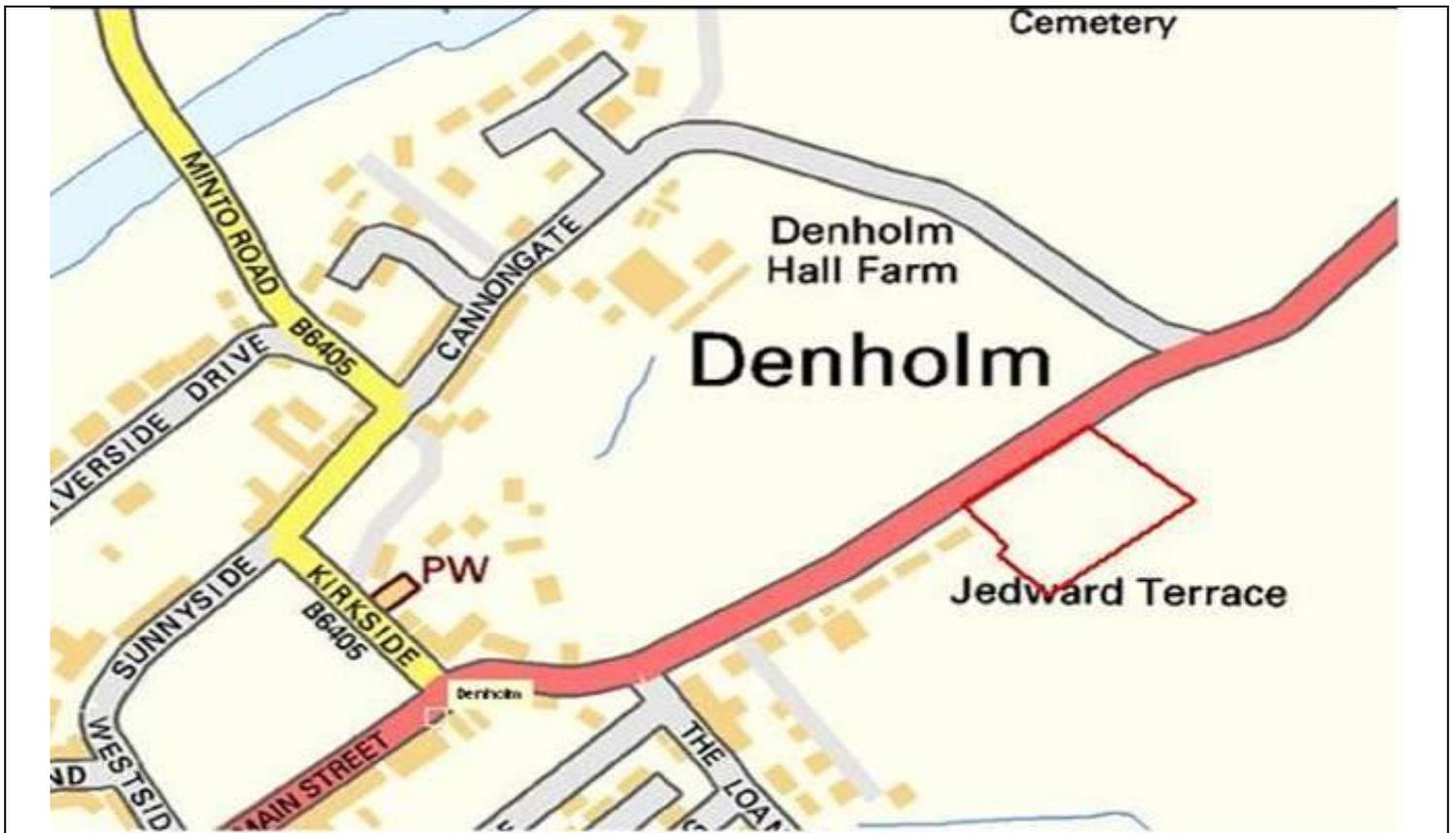
Huddersfield Street, Galashiels	
• Co-ordinates	X: 349711 Y: 635739
• Local Plan Reference	zEL41
• Site capacity:	35 flats
• Type of development:	Flatted development
• Tenure:	Rent: 35 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Site owned by EHA
	Start: July 2020
	Completion: 2021/22
• Site description:	Brownfield Site. Good central location in Galashiels. Good transport links and close to all amenities.
• Constraints	None.
• 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 Covid impact: Site start delayed.
• Deliverability:	Probability: 100% in 2021/22. Construction well advanced.
• 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 are no adverse equality implications



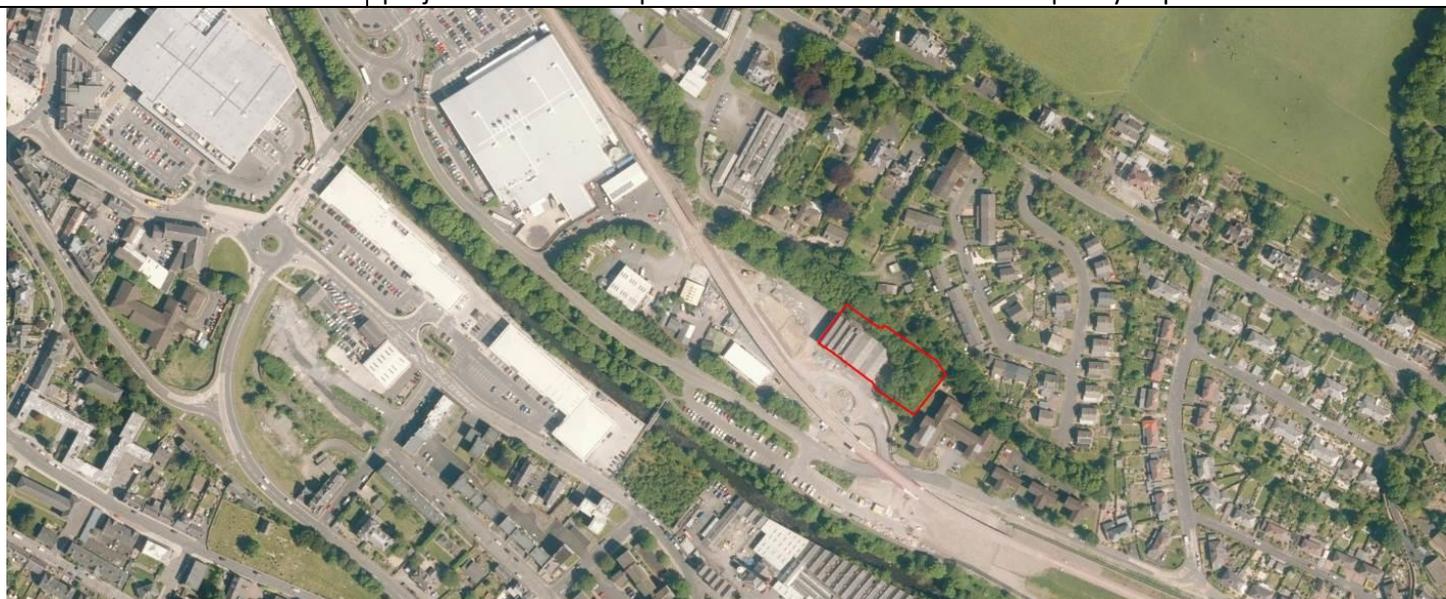


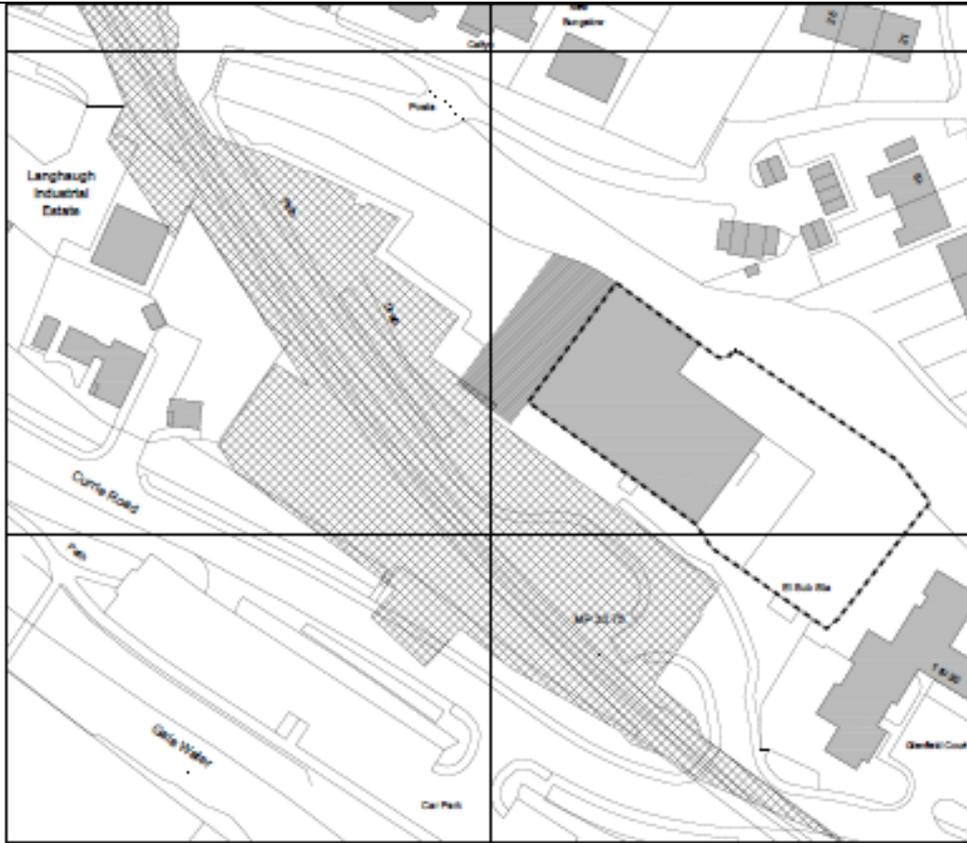
Jedward Terrace Phase 2, Denholm	
• Co-ordinates	X 357,193: Y 618,555
• Local Plan Reference	
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent: 12 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2019
	Start: March 2021
	Completion: 2022/23
• Site description:	Greenfield site on edge of settlement
• Constraints	None.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High Shadow Programme Opportunity: N/A Covid Impact: Site start delayed. Project completion re-programmed.
• Deliverability:	Probability: 100% . Under construction.
• 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 no adverse equality implications





Langhaugh, [Wilkie Gardens] Galashiels – Extra Care Housing	
• Co-ordinates	X: 349820 Y: 635833
• Local Plan Reference	N/A Currently “white land”
• Site capacity:	39 units
• Type of development:	Extra care housing - flats
• Tenure:	Rent: 39 units for social rent
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: October 2016
	Start: September 2019
	Completion: 2021/22
• Site description:	Former commercial premises.
• Constraints	None. Under construction.
• 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 Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	100% in year 2021/22. Under construction.
• 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





Ordnance Survey, (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

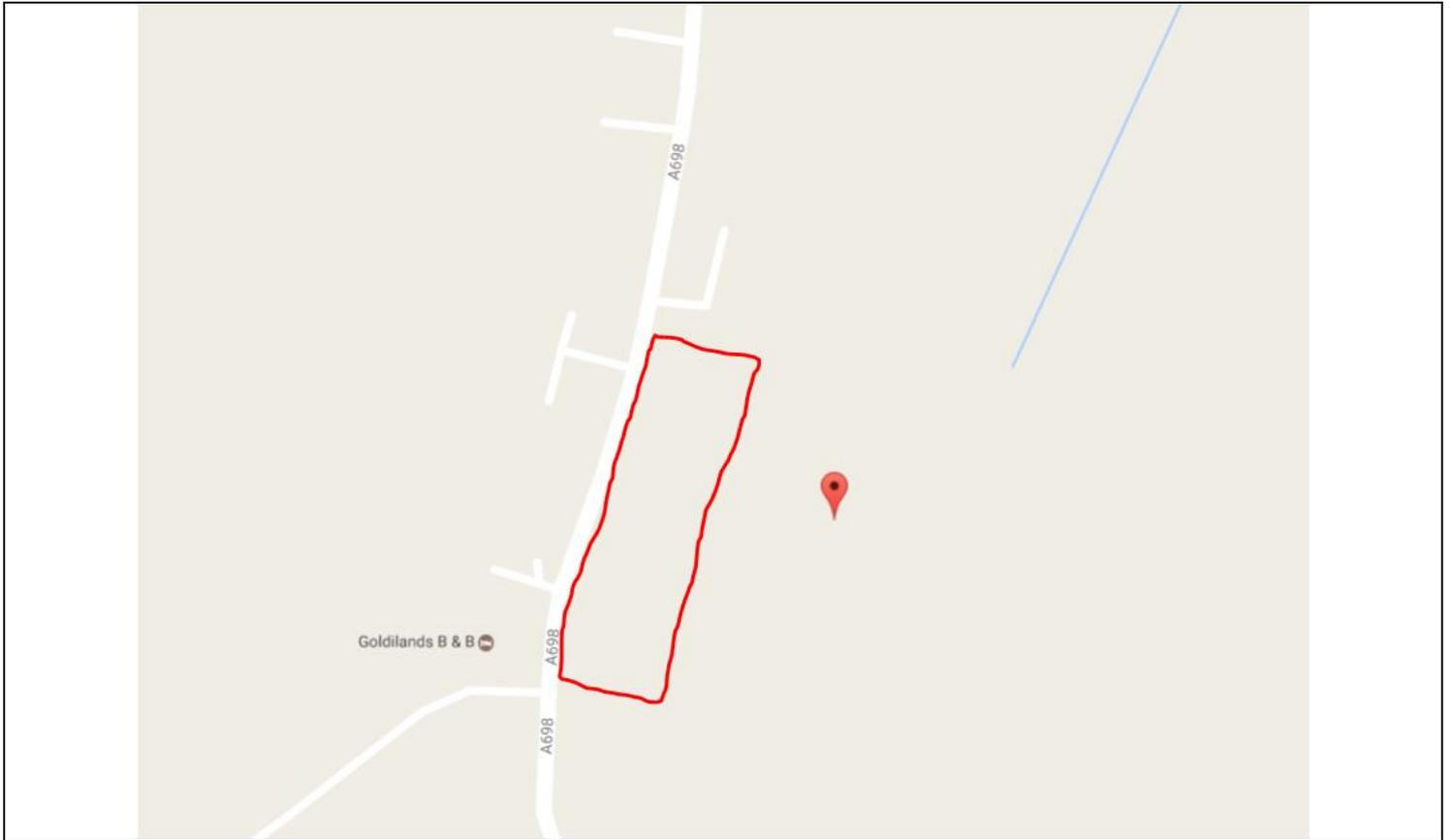
Tweedbank Expansion Phase 1 and Phase 2, Tweedbank	
• Co-ordinates	X: 352141 Y: 635289
• Local Plan Reference	MTWEE002
• Site capacity:	30 units - Ph1 and 25 units - Ph2
• Type of development:	Phased approach to delivery of 75/100 affordable units of new build housing development of largely greenfield area via a Council-led master planning approach.
• Tenure:	Social Rent: 30 and 25 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2022/23
	Start: 2023/24 and 2025/26
	Completion: 2024/25 and 2026/27
• Site description:	Ph1 and Ph2 of development of largely greenfield site via a Council –led master planning approach capable of providing 75/100 affordable units as part of a larger estimated 300-400 homes and other mixed use development.
• Constraints	Subject to progressing Council-led master planning approach and provision of road and other services infrastructure being provided.
• Site Ownership:	Scottish Borders Council
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Not yet. Subject to outcomes of the above master planning exercise. Shadow Programme Opportunity: No. Covid Impact: None
• Deliverability:	Subject to master planning exercise and infrastructure being provided
• Need:	Strong housing need evidenced by RSL registration lists, and consultants reports.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Older persons housing care and support strategy [2018] Lowood is the only Scottish Borders strategic housing site identified through ESES City Region Deal.
• Impact:	High positive impact to sustain local people in the central Borders area linking to railway corridor and City Region objectives.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





Main Street, Heiton	
• Co-ordinates	X: 371298 Y: 630507
• Local Plan Reference	RHE3B zoned for housing
• Site capacity:	8/12 units. Note this will only take circa 20% of the available site
• Type of development:	8/12 houses. To be confirmed .
• Tenure:	Rent: 8/12 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: To be confirmed
	Start: To be confirmed
	Completion: To be confirmed
• Site description:	Green field site, Allocated housing site within the settlement boundary
• Constraints	Rural greenfield site which is understood to have associated viability issues to be addressed.
• Site Ownership:	Roxburgh Estates. 2 private developers vying to develop site now. RSL developer to be confirmed in due course.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: Not meantime Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 25% in 2023/24
• 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 Kelso area of Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications



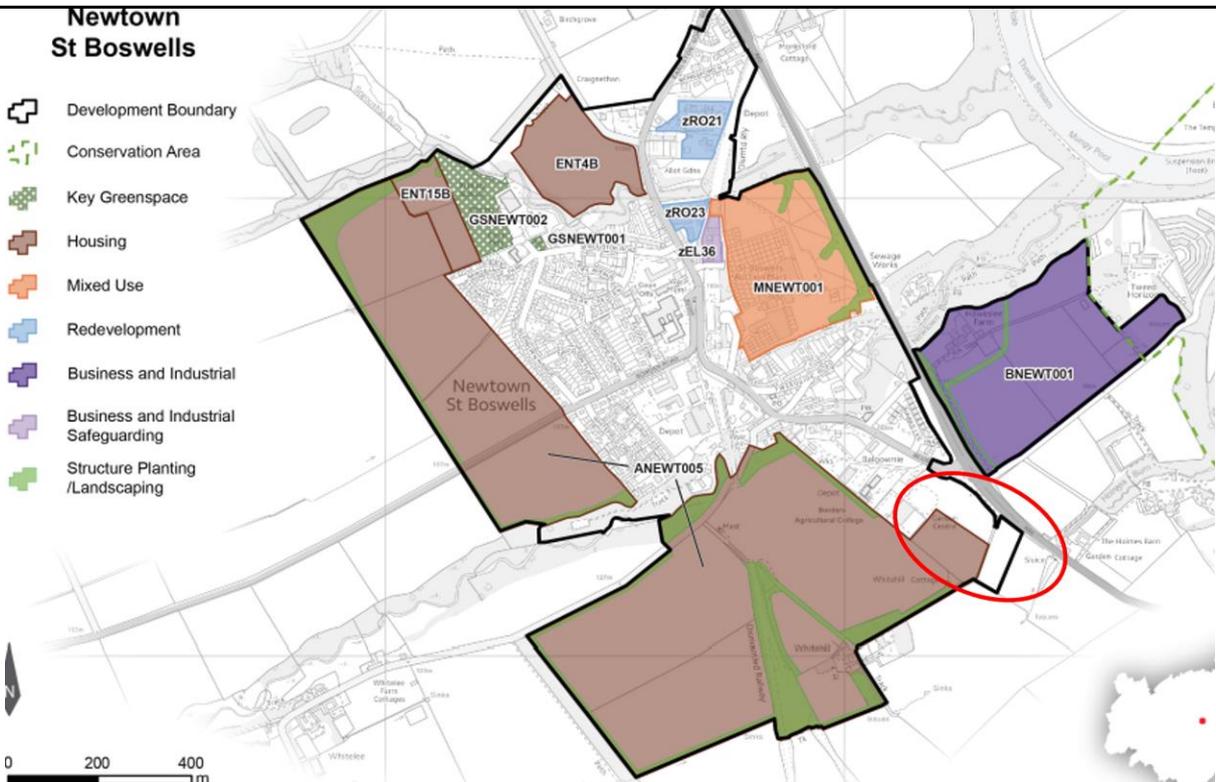


Milestones, Newton St Boswells	
• Co-ordinates	X: 358254 Y: 631297
• Local Plan Reference	Part of the site lies with ANEWT005, zoned for housing and the remaining lies within the settlement boundary
• Site capacity:	48 family houses
• Type of development:	Green field site
• Tenure:	Rent: 48
	Shared Equity: Potential to look at a small number in lieu of rent
	Other: None
• Programme:	Acquisition: April 2024
	Start: September 2024
	Completion: September 2026
• Site description:	Green field site
• Constraints	Subject to planning and building control
• Site Ownership:	Private ownership.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: Yes Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	50% in year 5. Land deal and planning need to be secured.
• Need:	Good demand for affordable accommodation in Newtown St Boswells and neighbouring villages.
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Newtown St Boswells area. Ideal location for amenity housing and safeguard the future of the listed building
• 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

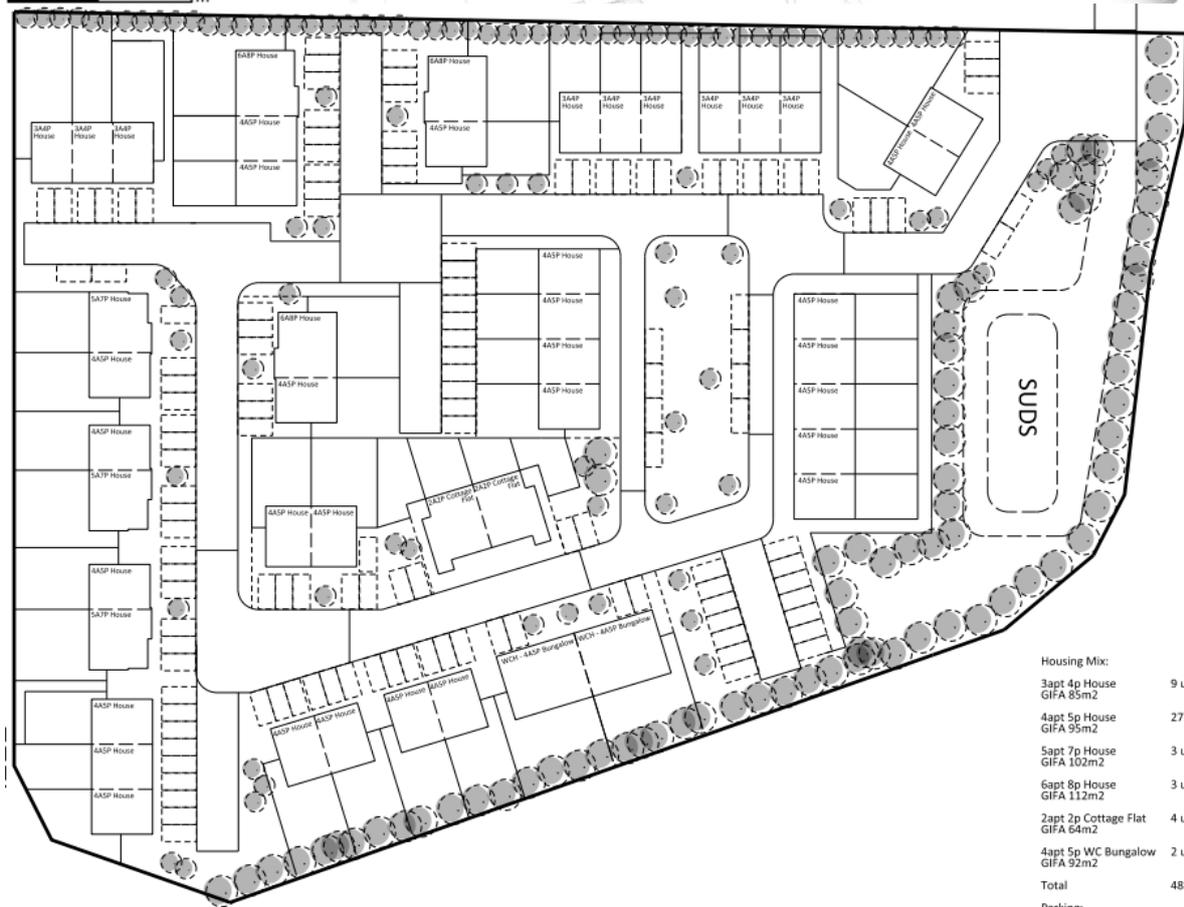


Newtown St Boswells

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



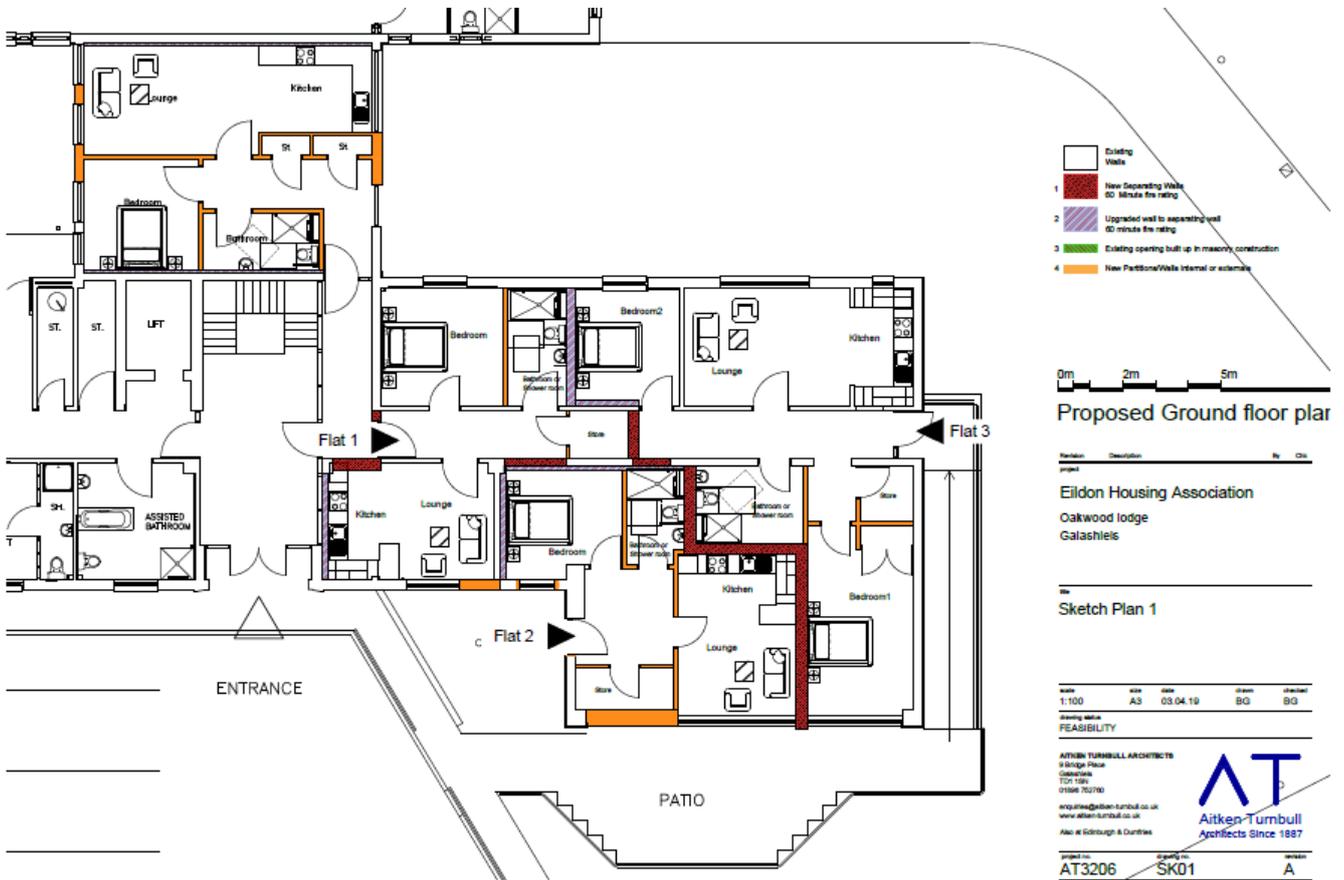
0 200 400 m



Housing Mix:	
3apt 4p House GIFA 85m ²	9 units
4apt 5p House GIFA 95m ²	27 units
5apt 7p House GIFA 102m ²	3 units
6apt 8p House GIFA 112m ²	3 units
2apt 2p Cottage Flat GIFA 64m ²	4 units
4apt 5p WC Bungalow GIFA 92m ²	2 units
Total	48 units
Parking:	
Private	125 spaces (260%)
Visitor	12 spaces (25%)

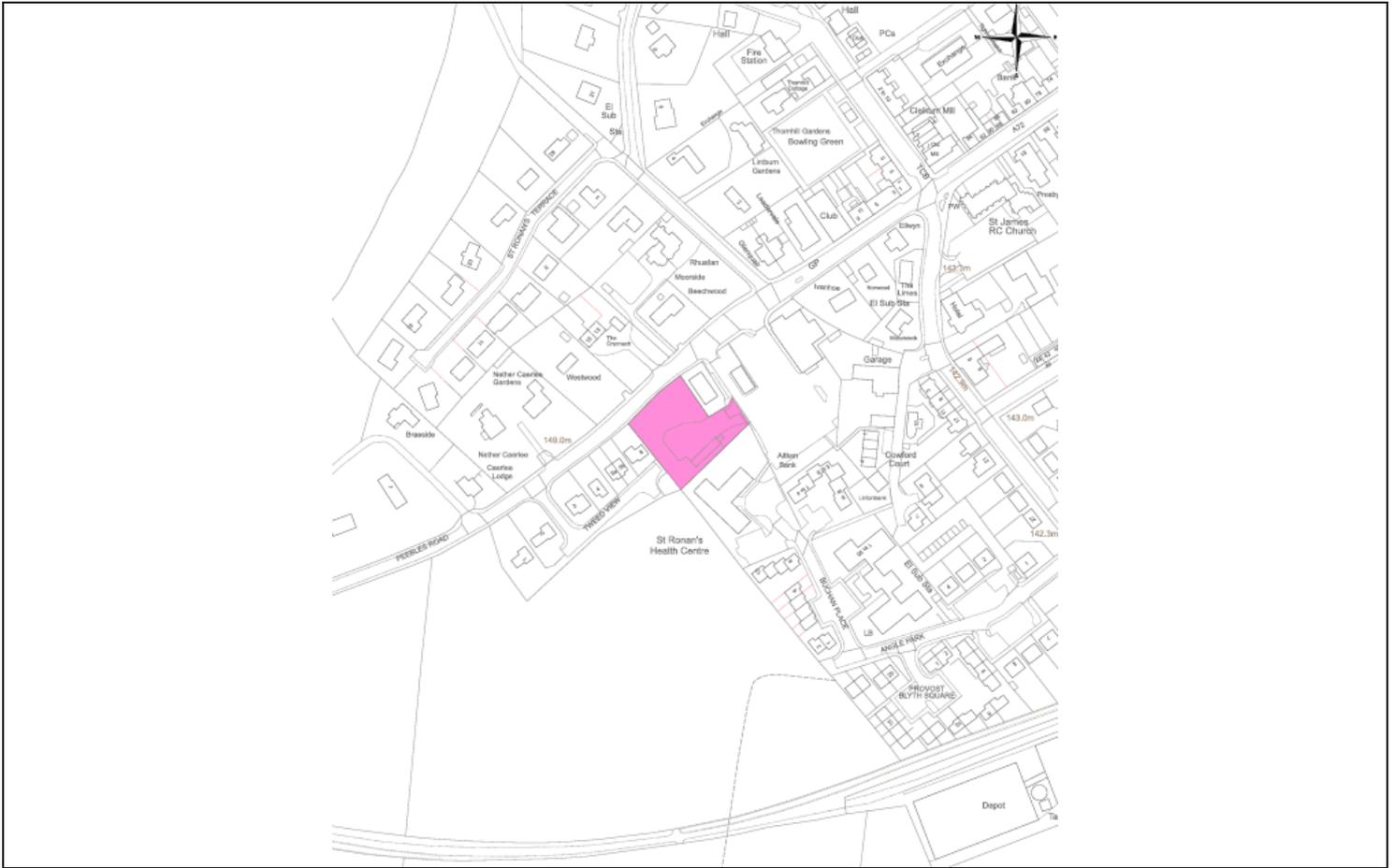
Oakwood Park, Galashiels	
• Co-ordinates	X:348969 Y:635931
• Local Plan Reference	N/A
• Site capacity:	4 flats
• Type of development:	Remodelling of redundant daycentre, part of the wider Oakwood Park older peoples housing development.
• Tenure:	Rent: 4 flats for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already EHA owned
	Start: 2021/22
	Completion: 2021/22
• Site description:	Existing RSL owned building.
• Constraints	None.
• Site Ownership:	Eildon HA.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A Covid impact : None identified
• Deliverability:	Probability: 95% in 2021/22
• Need:	Strong demand for all affordable housing in Galashiels
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Galashiels area, also making use of redundant element of existing EHA owned building.
• 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





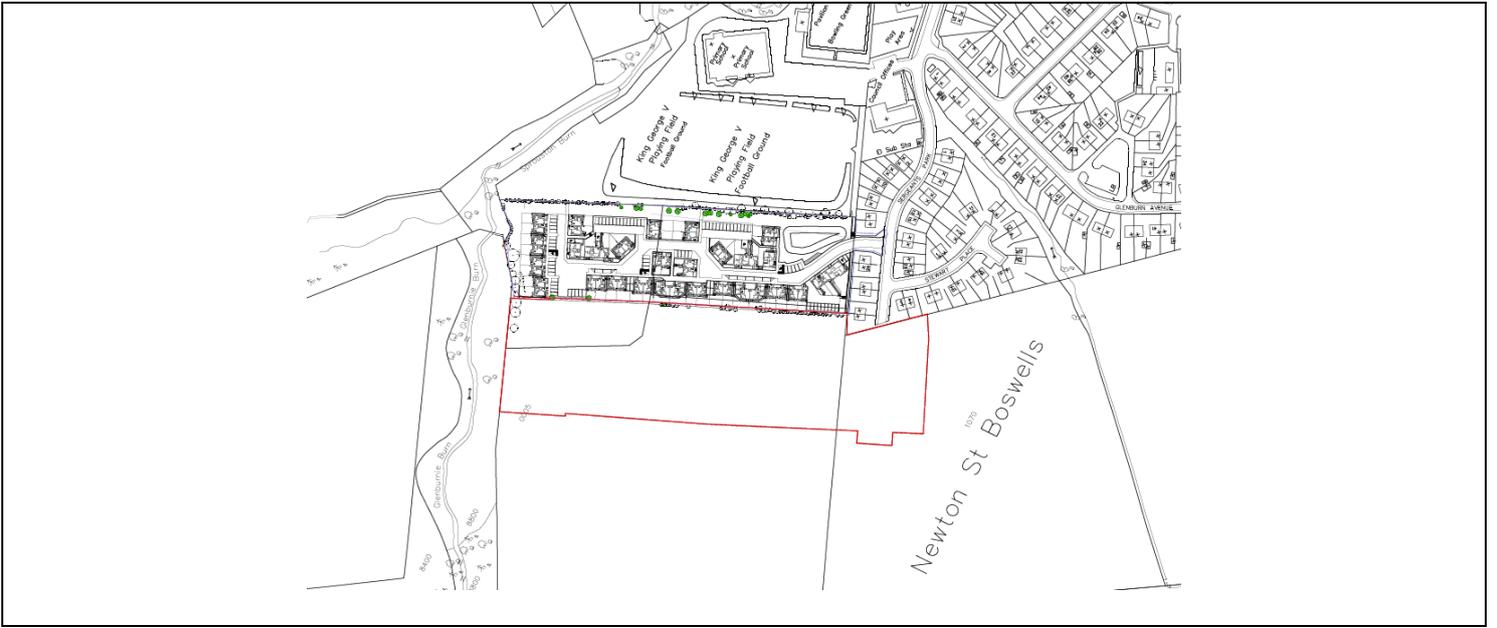
Peebles Road, Innerleithen	
• Co-ordinates	X: 335980 Y: 637163
• Local Plan Reference	T13B Housing
• Site capacity:	9 flats
• Type of development:	Development on brownfield site
• Tenure:	Rent: 9 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already owned by EHA.
	Start: March 2021
	Completion: 2022/23
• Site description:	Small brownfield site on the western side of the settlement
• Constraints	None. Planning Consent agreed – wording to be agreed.
• Site Ownership:	EHA acquired the site in March 2019
• Housing Market Area	Northern
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A Covid impact: None.
• Deliverability:	Probability: 80% in 2022/23. Modular building costs being reviewed/negotiated.
• Need:	Strong demand for rented accommodation in Innerleithen
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact providing affordable rented accommodation in high demand 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 quality impacts





Sergeants Park Phase 2, Newtown St Boswells	
• Co-ordinates	X: 356975 Y: 631923
• Local Plan Reference	ENT15B: designated housing land
• Site capacity:	63 units
• Type of development:	63 Houses
• Tenure:	Rent: 63 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2018
	Start: September 2018
	Completion: 2021/22
• Site description:	Large edge of village greenfield site Allocated for housing use. Site adjacent Eildon's Sergeant's Park Phase 1 which is complete and fully let.
• Constraints	None. Under construction.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	Probability: 100% in 2021/22. Part complete. Nearing completion.
• 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 no adverse equality implications





South Park, Peebles	
• Co-ordinates	X: 324275 Y: 640014
• Local Plan Reference	APEEB021 (Housing)
• Site capacity:	71 Houses and flats mixed tenure greenfield developer led development
• Type of development:	Houses and flats
• Tenure:	Rent: 18 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2019
	Start: September 2019
	Completion: 2021/22
• 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	None. This a Section 75 scheme procured through Persimmon Homes
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	Section 75: Yes Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	Probability: 100% in 2021/22. Complete.
• 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 no adverse equality implications





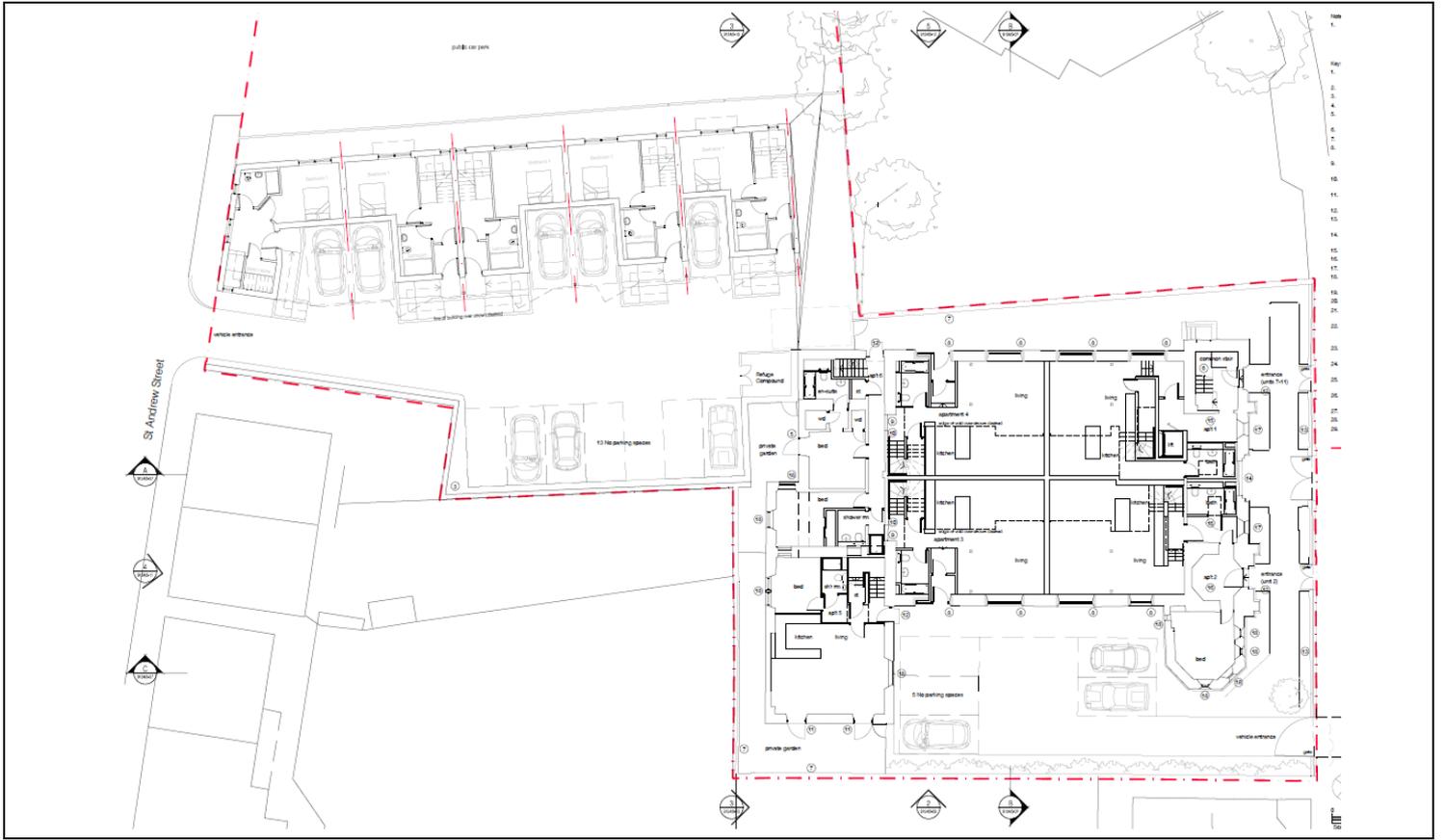
Springwell Brae, Broughton	
• Co-ordinates	X: 311326 Y: 636685
• Local Plan Reference	TB10B Edge of settlement site, allocated brown for housing land
• Site capacity:	11 units
• Type of development:	Houses
• Tenure:	Rent: 11 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: 2021/22
	Completion: 2022/23
• Site description:	Green field site
• Constraints	Wayleave to be agreed with Scottish Borders HA.
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	In current SHIP 2020/25 Section 75: No Land banking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None identified.
• Deliverability:	Probability: 90% in 2022/23.
• 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 are no adverse equality implications





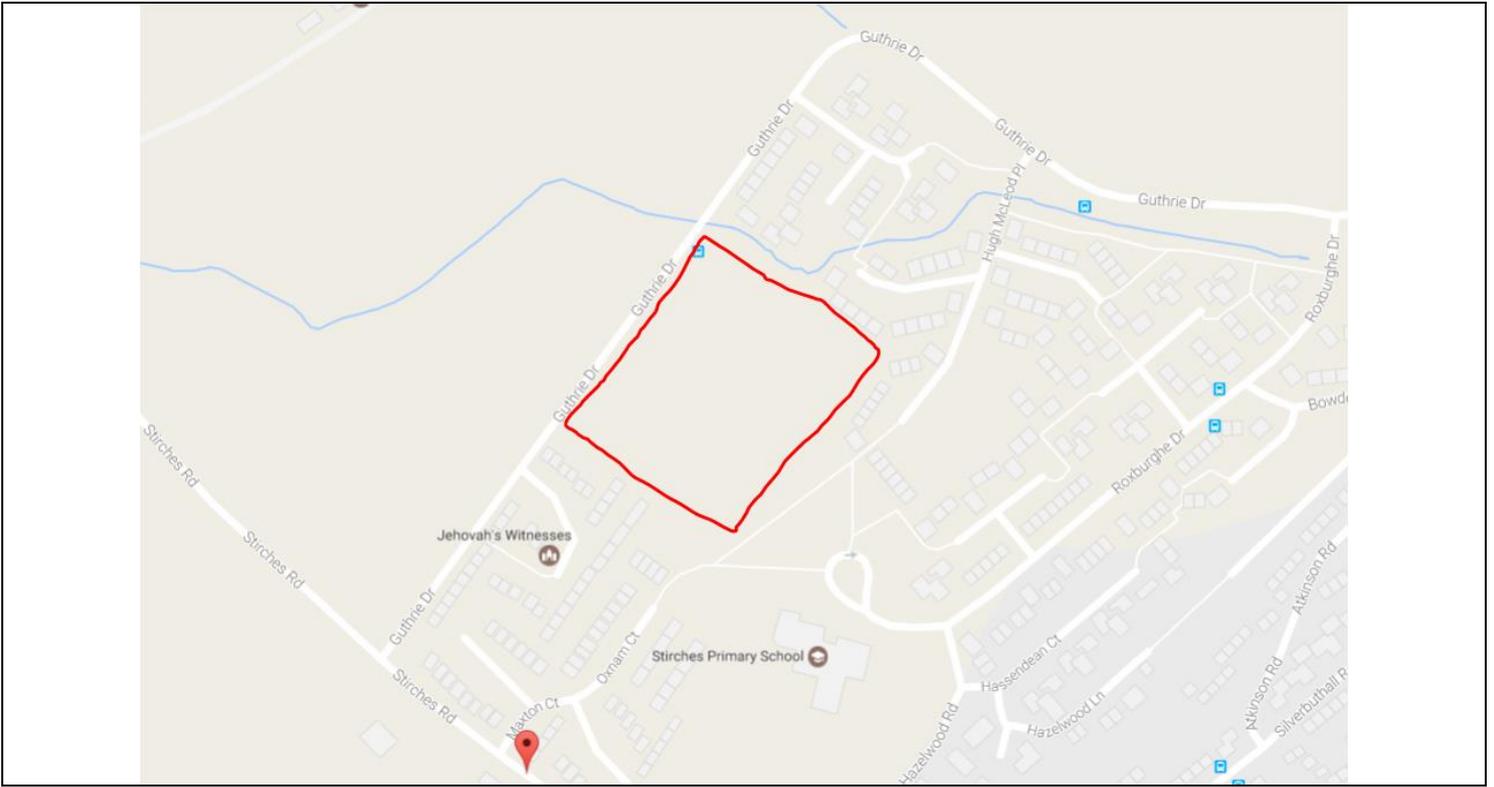
St Aidans Church, Galashiels	
• Co-ordinates	X:349113 Y: 636070
• Local Plan Reference	
• Site capacity:	21 units
• Type of development:	Houses and flats
• Tenure:	Rent: 20 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: 2021/22
	Completion: 2022/23
• Site description:	Cleared site following demolition of former St Aidan's Church. Acquired by EHA from former private owner.
• Constraints	Planning Application being considered. SEPA issues.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None
• Deliverability:	Probability: 80% in 2022/23.
• 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





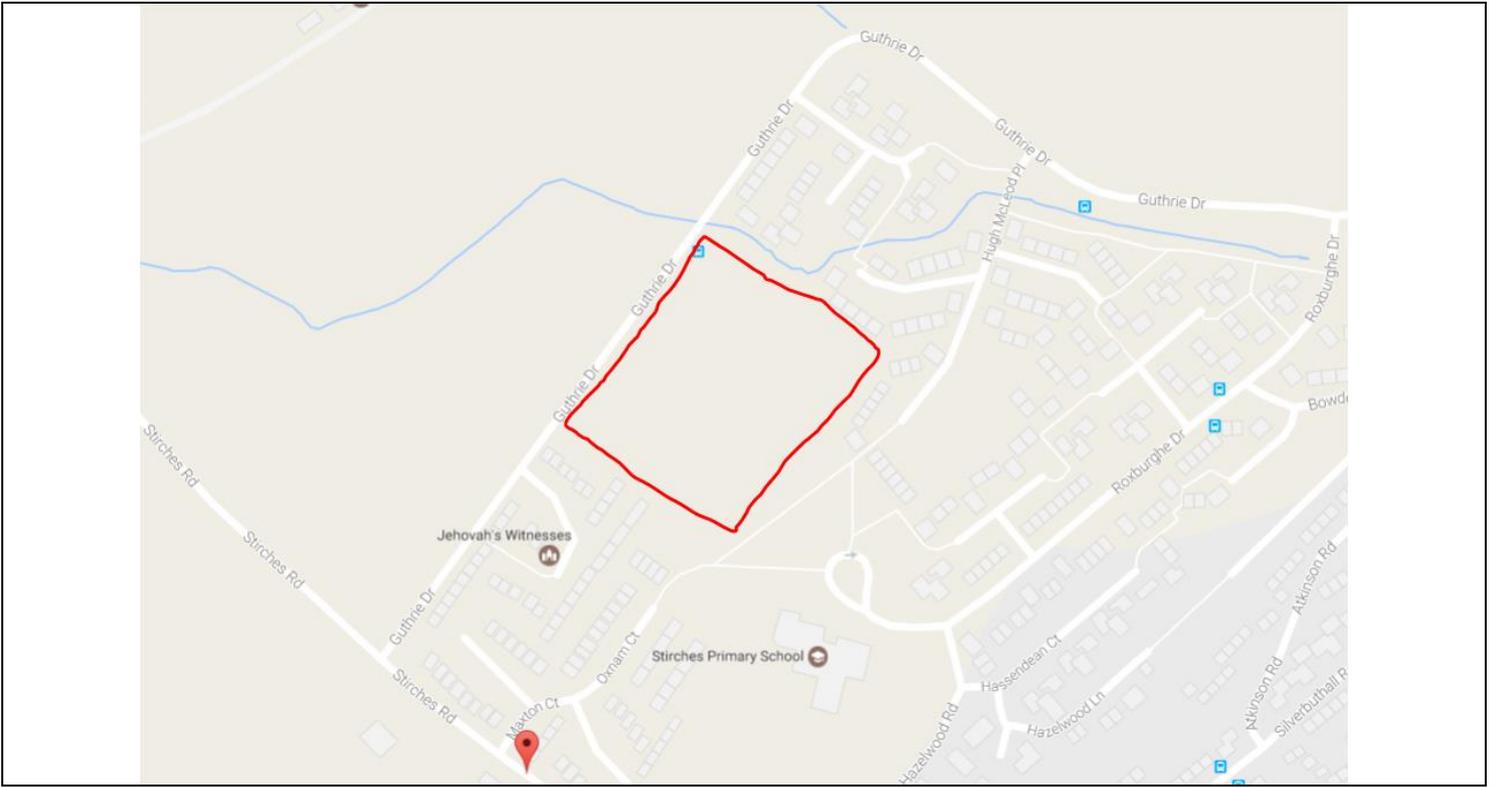
Stirches, Hawick - Extra Care Housing	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B zoned for housing
• Site capacity:	40 units
• Type of development:	Extra care housing - flats and houses for social rent as part of "care village" development.
• Tenure:	Rent: 40 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2020
	Start: 2023/24
	Completion: 2024/25
• Site description:	Green field site allocated for housing
• Constraints	Design and procurement exercise being progressed in collaboration with SBC.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Section 75. No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 25% in 2024/25 Subject to SBC "Care village" considerations and service commissioning review/decisions.
• Need:	Strong demand for ECH
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Peoples Housing Care and Support Strategy 2018/28.
• Impact:	High Positive Impact – provision of ECH to meet identified local need.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications



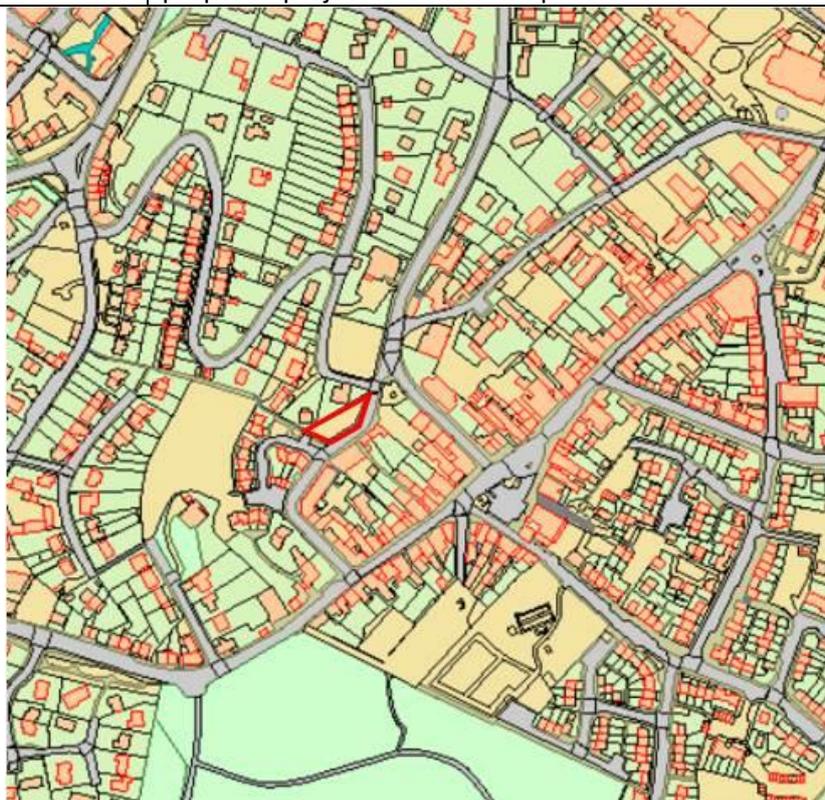


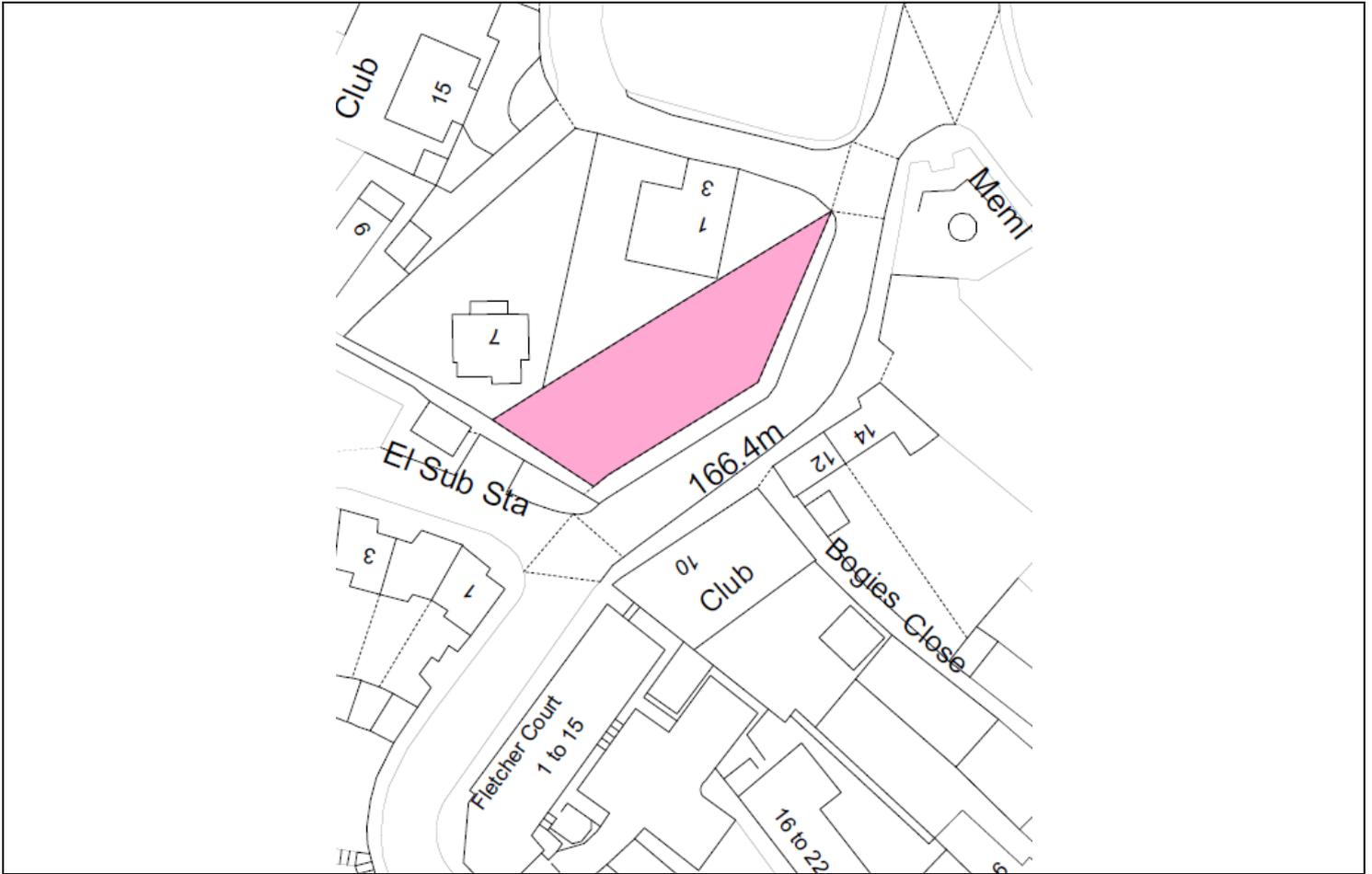
Stirches, Hawick - LD Amenity Housing	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B
• Site capacity:	12 Amenity Cottages
• Type of development:	New build housing development as part of care village development.
• Tenure:	Social Rent: 12 units for social rent for older people with learning disabilities
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Eildon HA owned site. Programming in collaboration with Council led design and procurement exercise to build a new older peoples residential home elsewhere on Stiches site.
	Start: 2023/24
	Completion: 2024/25
• Site description:	Undeveloped former Council housing site.
• Constraints	Allocated Housing site. See reference to programming above.
• Site Ownership:	Eildon HA.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently EHA owned. Shadow programme Opportunity: No Covid Impact: None
• Deliverability:	Programming dependent on SBC "Care village" considerations/decisions.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and delivers on housing needs identified by Learning Disabilities Commissioning Group
• Impact:	Very high positive impact by providing a housing solution to meet a range of particular housing needs identified by Borders Joint Learning Disability Service.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





The Valley, Selkirk	
• Co-ordinates	X: 346786 Y: 628498
• Local Plan Reference	N/A
• Site capacity:	4 houses
• Type of development:	Development of brownfield site
• Tenure:	Rent: 4 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Owned by EHA
	Start: March 2021
	Completion: 2022/23
• Site description:	Brownfield site of former Baptist Church. Stalled private site with Planning Consent for private flats
• Constraints	None.
• Site Ownership:	EHA acquired the site in March 2019
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A Covid impact: None.
• Deliverability:	Probability: 80% in 2022/23. Cost review/negotiations.
• Need:	Strong demand for affordable rent in Selkirk
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact providing affordable rented accommodation in high demand 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 impacts





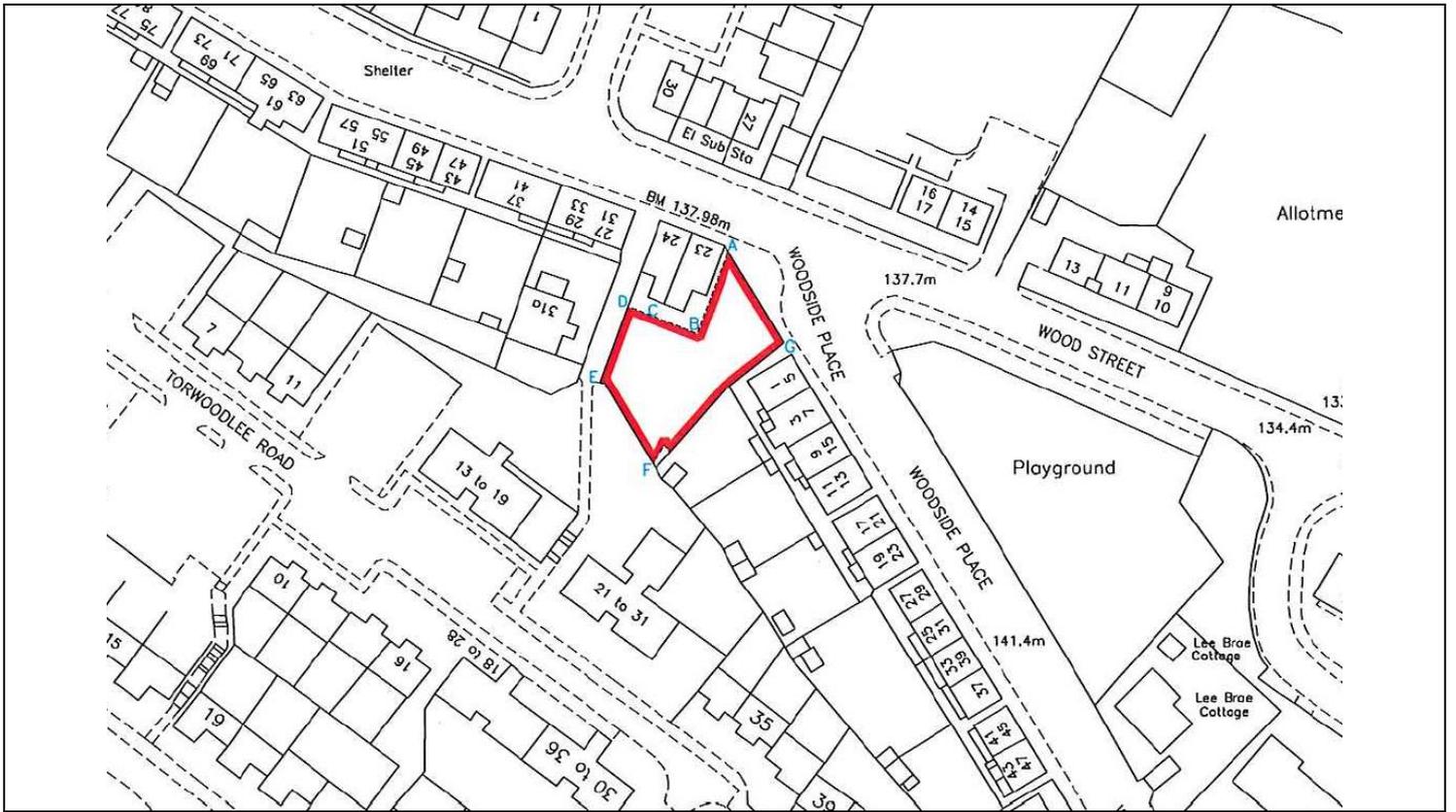
Tweedbridge Court, Peebles	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003 shaded blue for redevelopment
• Site capacity:	22 units
• Type of development:	Redevelopment of site of former demolished RSL housing
• Tenure:	Rent: 22 units for social rent
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018
	Start: 2020/21
	Completion: 2022/23
• Site description:	Site of demolished RSL housing development on a prominent site adjacent to the River Tweed and road bridge leading to the town centre
• Constraints	Site subject to flooding so design includes flood risk mitigation measures. Planning Consent granted.
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A “Credit Crunch” impact: None identified
• Deliverability:	Probability: 80% in 2022/23. Cost review/negotiations.
• 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 are no adverse equality implications





Woodside Place, Galashiels	
• Co-ordinates	X: 347982 Y: 637052
• Local Plan Reference	Not Applicable “white” land
• Site capacity:	3 units
• Type of development:	Flatted Development
• Tenure:	Rent: 3 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: 2022/23 TBC
	Completion: 2022/23 TBC
• Site description:	Gap site. Brown field site
• Constraints	Nil, but challenges encountered in coming to a financially viable design.
• Site Ownership:	EHA owned.
• Housing Market Area	Central
• Other Information	In SHIP 2020/25 Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None
• Deliverability:	Probability: 50% in 2022/23. Subject to re-design achieving project financial viability. TBC
• 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

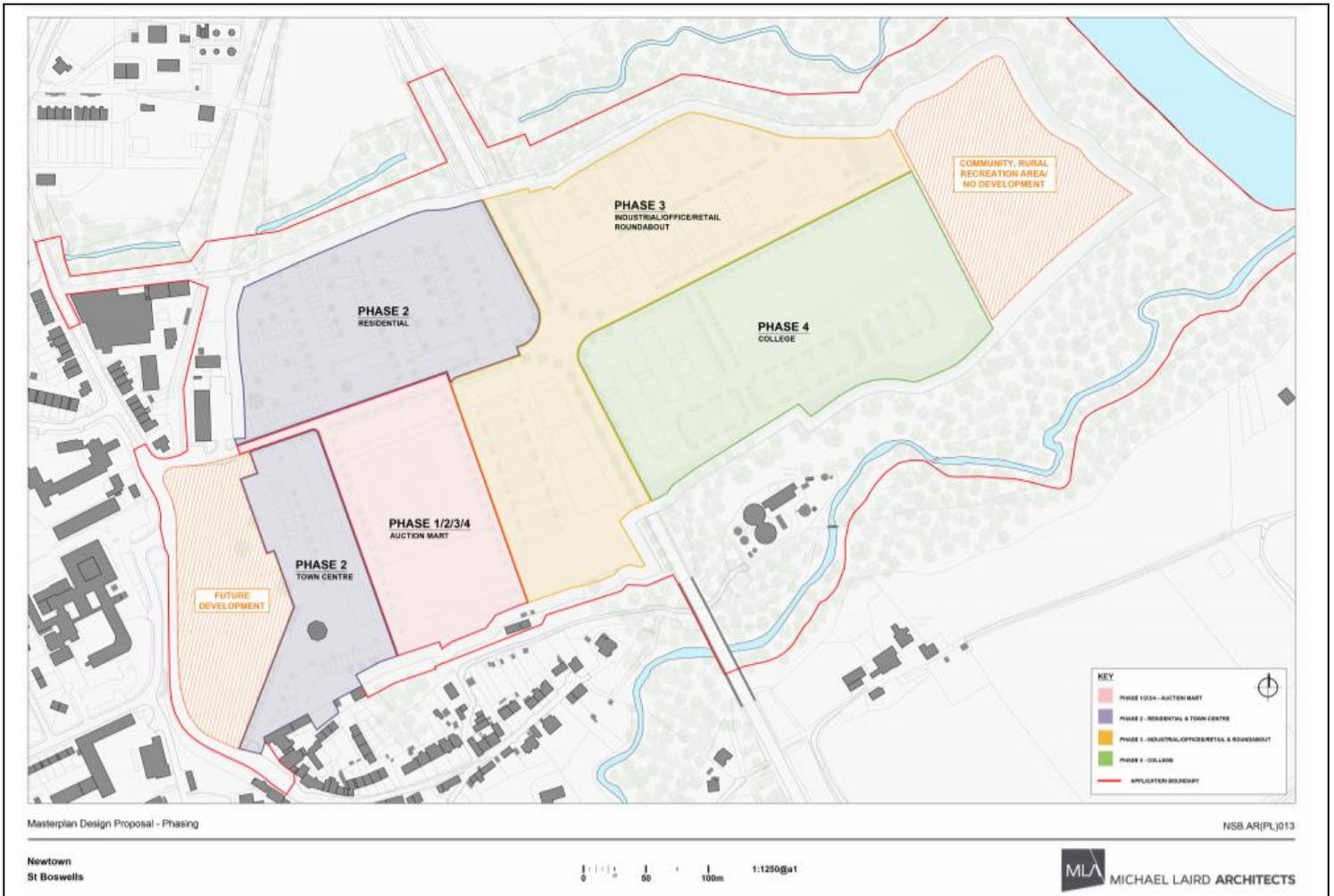




Scottish Borders Housing Association

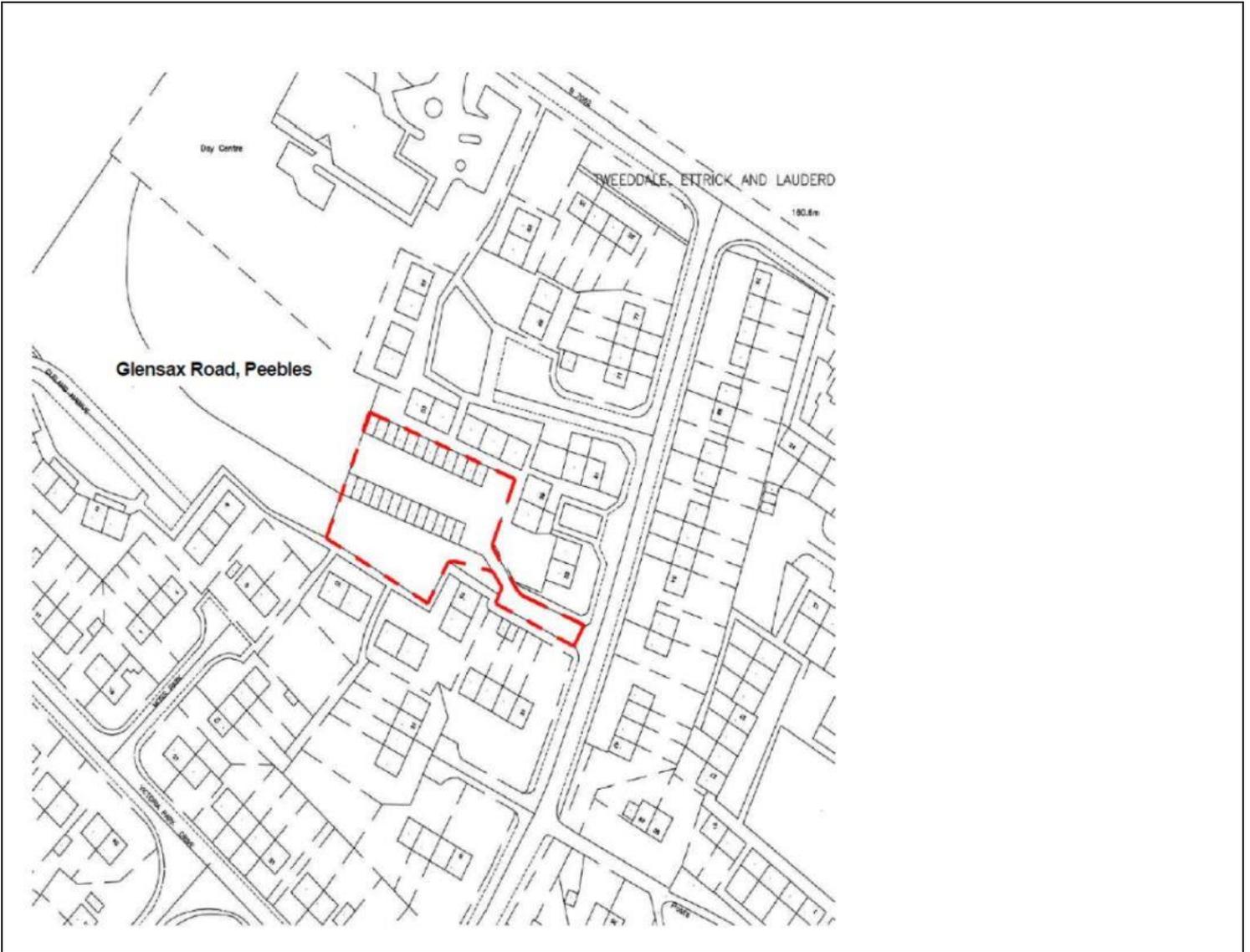
Auction Mart, Newtown St Boswells	
• Co-ordinates	X: 357841 Y: 631838
• Local Plan Reference	MNEWT001
• Site capacity:	37 units
• Type of development:	Re-development of Auction Mart site in Newtown St Boswells. A mixed use development including a new mart, retail, commercial and housing. This project is the affordable housing (S75) allocation required to meet planning policy on delivery of affordable housing.
• Tenure:	Social Rent: 37 homes. A minimum of 10% of homes will be for particular needs (wheelchair or elderly amenity).
	Shared Equity: 0 units
	Other: There is an opportunity to look at MMR for a small number of these homes. This is something that SBHA will consider in due course in conjunction with SBC.
• Programme:	Acquisition: 2022/23
	Start: 2022/23
	Completion: 2024/25
• Site description:	Brownfield
• Constraints	Re-development of site contingent on a new junction on A68 being created.
• Site Ownership:	Owned by Auction Mart Operator/Developer meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - Yes Land banking Opportunity: No Shadow programme Opportunity: No Covid Impact: None
• Deliverability:	This site will have to be delivered as part of the regeneration of the Auction Mart. PPP approved subject to S75 Agreement.
• Need:	Local housing need evidenced by RSL housing registers and demand for homes at recently completed sites in local area.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Wheelchair Accessible Housing study final report.
• Impact:	High, provision of a new hub for town in conjunction with economic impacts of the mart and other commercial aspects of the masterplan.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





Glensax Road, Peebles	
• 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 for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA owned
	Start: 2019/20
	Completion: 2021/22
• Site description:	Former garage site
• Constraints	None. Under construction.
• Site Ownership:	SBHA
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed, then re-started and project re-programmed.
• Deliverability:	Probability: 100% in 2022/23. Nearing completion.
• 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 are no adverse equality implications





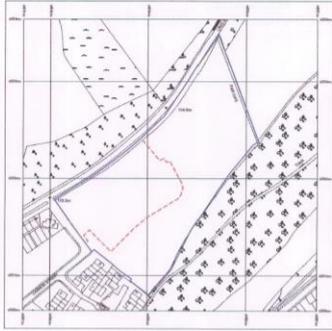
Leishman Place, Hawick	
• Co-ordinates	X: 351151 Y: 616217
• Local Plan Reference	N/A
• Site capacity:	4units
• Type of development:	Brownfield gap site in Burnfoot. Previously a block of flats which was difficult to let. New build development of family homes.
• Tenure:	Social Rent: 4 Houses
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition:
	Start: 2022/23
	Completion: 2023/24
• Site description:	Brownfield
• Constraints	Site of previous flatted block, potential to find foundations from previously demolished building, could cause obstructions during construction.
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med – small site which could prove not to be viable, but all land in ownership of SBHA and principle of housing on site established.
• Need:	Local housing need evidenced by SBHA demands assessment work.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy and potential to assist in the regeneration of this area of Burnfoot
• Impact:	Med/ High. In addition to the provision of family homes SBHA will use the opportunity to improve the public realm in this area and therefore this project will positively benefit the community at large.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





Linglie Road, Selkirk	
• Co-ordinates	X: 346449 Y: 629166
• Local Plan Reference	ESE10B
• Site capacity:	33 units
• Type of development:	Land on Linglie Road in Selkirk which is zoned within local plan for 30 units. Development proposal include home of varying sizes with particular attention to the level of demand in Selkirk for homes for older people.
• Tenure:	Social Rent: 30 homes. A high proportion of the homes will be smaller homes to meet the needs of older people. There will also be provision of fully wheelchair accessible housing.
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2022/23
	Start: 2022/23
	Completion: 2024/25
• Site description:	Greenfield
• Constraints	Flood protection measures mean that only some of the site if developable. However the site now benefits from the Selkirk Flood Protection works which have been completed in recent years.
• Site Ownership:	Owned privately. SBHA negotiating on purchase of land.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med/High - The site is zoned in LDP. Landowner in talks with SBHA re sale of land.
• Need:	Local housing need evidenced by SBHA demands assessment work.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy, Strategic Plan for Older Peoples Housing, Wheelchair Housing Study and LDP, Rapid Rehousing Strategy
• Impact:	Med/ High. In addition to the provision of family homes, this project will deliver a high proportion of homes suitable for older people and those with mobility issues. There will also be provision of smaller homes which should assist in meeting the rapid rehousing strategy.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





Site Location Plan
Scale 1:2500

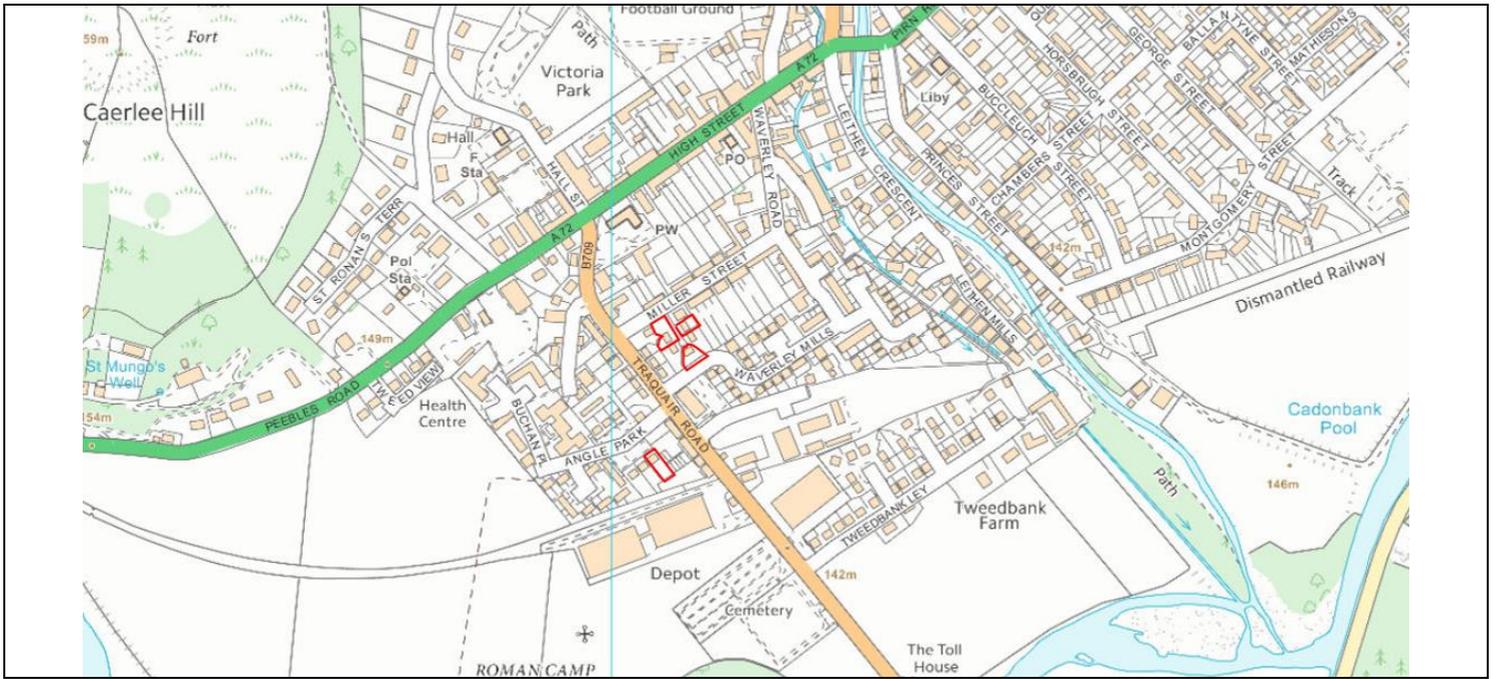


Notes

uk-euro property ltd
 chester villa
 mosscroft lane
 huffield
 doncaster
 dn7 6bd
 tel: 01302 846 538
 fax: 01302 351 096
 email: berandhomesltd@btconnect.com
 flightguide@btconnect.com

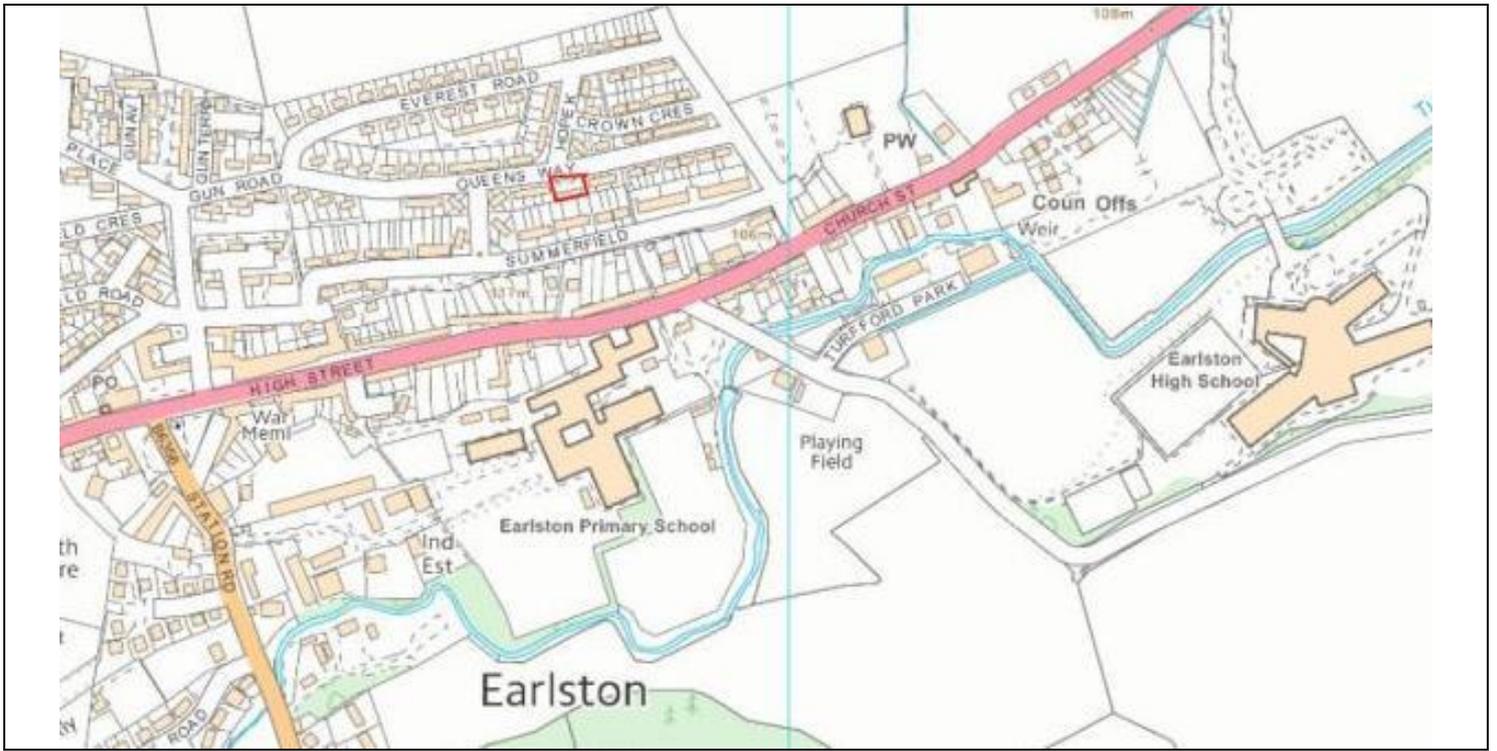
Miller Street , Innerleithen	
• Co-ordinates	333072 : 636447 (Miller Street)
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	Cottages
• Tenure:	Rent: 6 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA owned sites/existing properties
	Start: 2023/24 TBC
	Completion: 2024/25 TBC
• Site description:	4no. SBHA 'pre-fab' properties in Miller St .
• Constraints	Flooding issues and Planning constraints.
• Site Ownership:	SBHA
• Housing Market Area	Scottish Borders
• Other Information	No other information meantime.
• Deliverability:	Probability: Subject to achieving vacant possession.
• Need:	Strong demand in Innerleithen
• 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 are no adverse equality implications





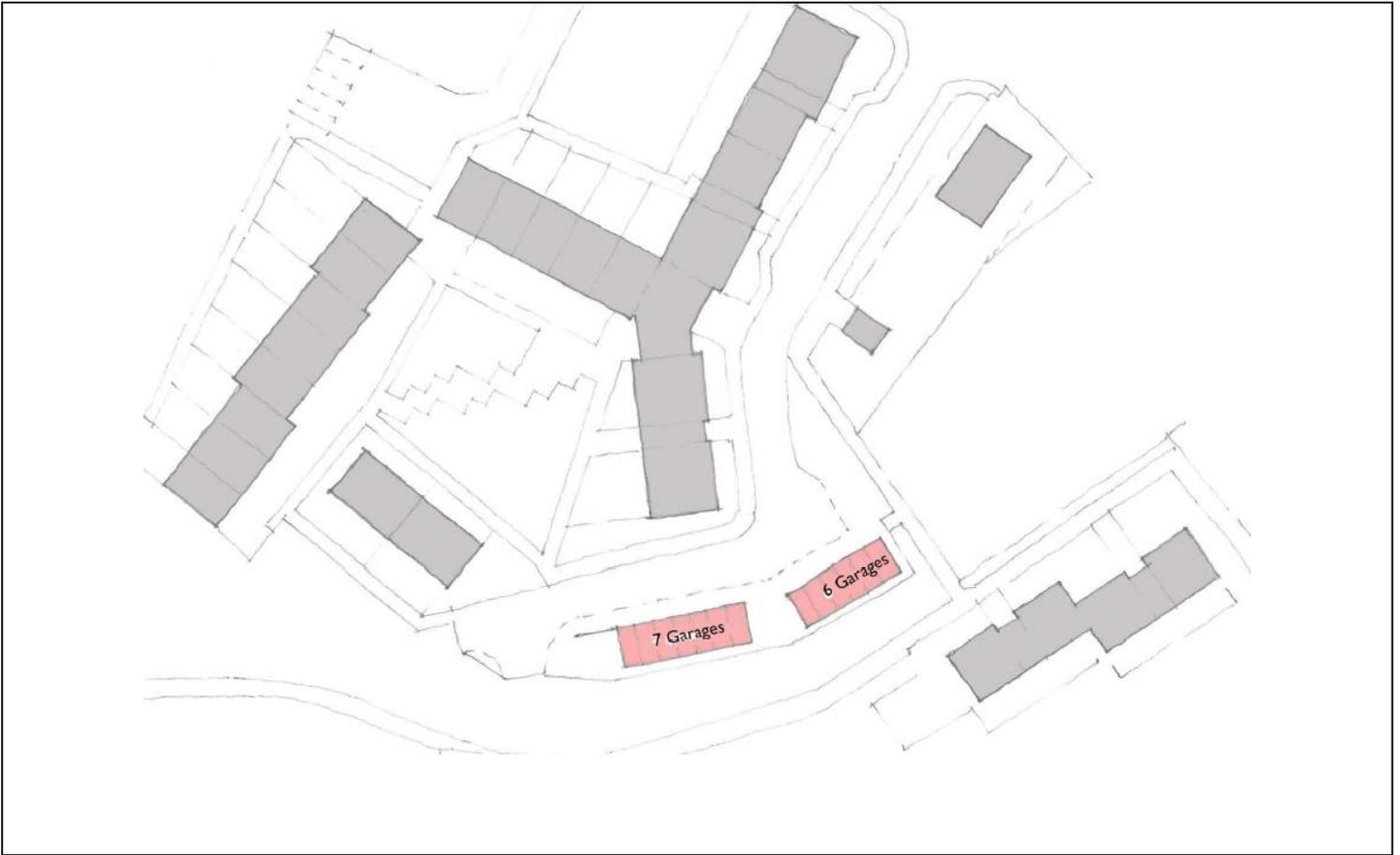
Queensway, Earlston	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA already own land.
	Start: 2022/23 TBC
	Completion: 2023/24 TBC
• Site description:	Generally flat site. Accessed from Queensway.
• 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. Planning Application withdrawn.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: At feasibility / design 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. It is considered that there are no adverse equality impacts.





St. Dunstons, Melrose (SBHA scheme to be delivered by EHA)	
• Co-ordinates	X:354555 Y:633980
• Local Plan Reference	N/A
• Site capacity:	6 Flats and Houses
• Type of development:	Redevelopment of existing garage site
• Tenure:	Rent: 6 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: SBHA own site
	Start: 2022/23 TBC
	Completion: 2023/24 TBC
• Site description:	SBHA owned garage site
• Constraints	Subject to Planning Application and termination of garage leases.
• Site ownership	SBHA
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid Impact: None
• Deliverability:	Probability: 80% in 2023/24 TBC
• Need:	Strong demand for all affordable housing 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 no adverse equality implications





Stonefield Place, Hawick	
• Co-ordinates	X: 350260 Y: 614114
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	Brownfield site, the last remaining undeveloped part of the Stonefield. Previously a block of flats and was demolished at the time of the Stonefield regeneration. New build opportunity to build family homes.
• Tenure:	Social Rent: 6 houses
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition:
	Start: 2022/23
	Completion: 2023/24
• Site description:	Greenfield
• Constraints	Some demolition debris remains on the site and will need to be moved. Some levels issues to be designed out. These issue have the potential to impact viability.
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med – small site which could prove not to be viable, but all land in ownership of SBHA and principle of housing on site established.
• Need:	Local housing need evidenced by SBHA demands assessment work.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy and potential to assist in the completion of the Stonefield Regeneration.
• Impact:	Med/ High. Provision of new family homes along with the reuse of a brownfield site and completion of the Stonefield Regeneration.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications.



Tweed Court, Kelso	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	12 New build units
• Type of development:	Demolition of existing houses and follow of new build housing.
• Tenure:	Rent: 12 units for social rent
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned by SBHA
	Start: 2019/20
	Completion: 2021/22
• Site description:	Brownfield
• Constraints	None. Under construction.
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: N/A under construction. Covid impact: Site closed, then re-started and project completion re-programmed.
• Deliverability:	Probability: 100% in 2021/22. Nearing completion.
• 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 no adverse equality implications





Whitefield Crescent (Block 40-47), Newtown St Boswells	
• Co-ordinates	X: 357601 Y: 631393
• Local Plan Reference	Attached 1:2500 @ A4
• Site capacity:	Block of 8 no. bedsits to be remodelled to 4 x 2-bed units
• Type of development:	Remodel of flats
• Tenure:	Rent: 4 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2 properties from Waverley – 2021 TBC
	Start: 2022/23 TBC
	Completion: 2022/23 TBC
• Site description:	SBHA currently have ownership of 6 'hard to let' bedsits within the block. Waverley Housing have ownership of the remaining 2 bedsit properties. SBHA wish to acquire the 2 bedsit properties from Waverley with a view to renovating and remodelling the entire block to create 4 two bedroom properties
• Constraints	Acquisitions of Waverley properties, decant of 2 current tenants, planning constraints and working within footprint of existing building.
• Site Ownership:	SBHA/ Waverley – Eventually 100% SBHA
• Housing Market Area	Central HMA
• Other Information	No other information
• Deliverability:	Probability: 50% in year 2022/23. TBC
• Need:	Good demand in Newtown St Boswells
• 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 no adverse equality implications





TRUST HOUSING ASSOCIATION

Ex High School, Eyemouth – Extra Care Housing	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	REYEM 001
• Site capacity:	36 extra care flats and 10 ground floor cottages
• Type of development:	Extra care housing = flats. Amenity = ground floor cottages
• Tenure:	Rent: 36 ECH units, plus potential 10 Amenity units.
	Shared Equity: None
	Other: None
• Programme:	Acquisition: 2022/23
	Start: 2023/24 ECH and 23/24 Amenity Programme TBC
	Completion: 2025/26 ECH and 25/26 Amenity Programme TBC
• Site description:	Former school playing fields. Ex High School has been demolished/site cleared. Delivery of Amenity units is dependent on closure and demolition of existing adjacent Primary School.
• Constraints	Progress regarding SBC-led master planning exercise dependent on outcome of new primary school consultation. As agreed with SG/MHD, the proposed projects phasing splits delivery of ECH and 10 Amenity units into 2 individual projects for HARP numbering purposes. Amenity units to be clarified and confirmed.
• Site Ownership:	SBC.
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Potentially Covid Impact: None.
• Deliverability:	Subject to housing grant funding availability and SBC decisions regarding delivery of new primary school.
• Need:	Strong demand. Evidenced by consultant's report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Peoples Housing Care and Support Strategy 2018/28.
• 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 are no adverse equality implications
	



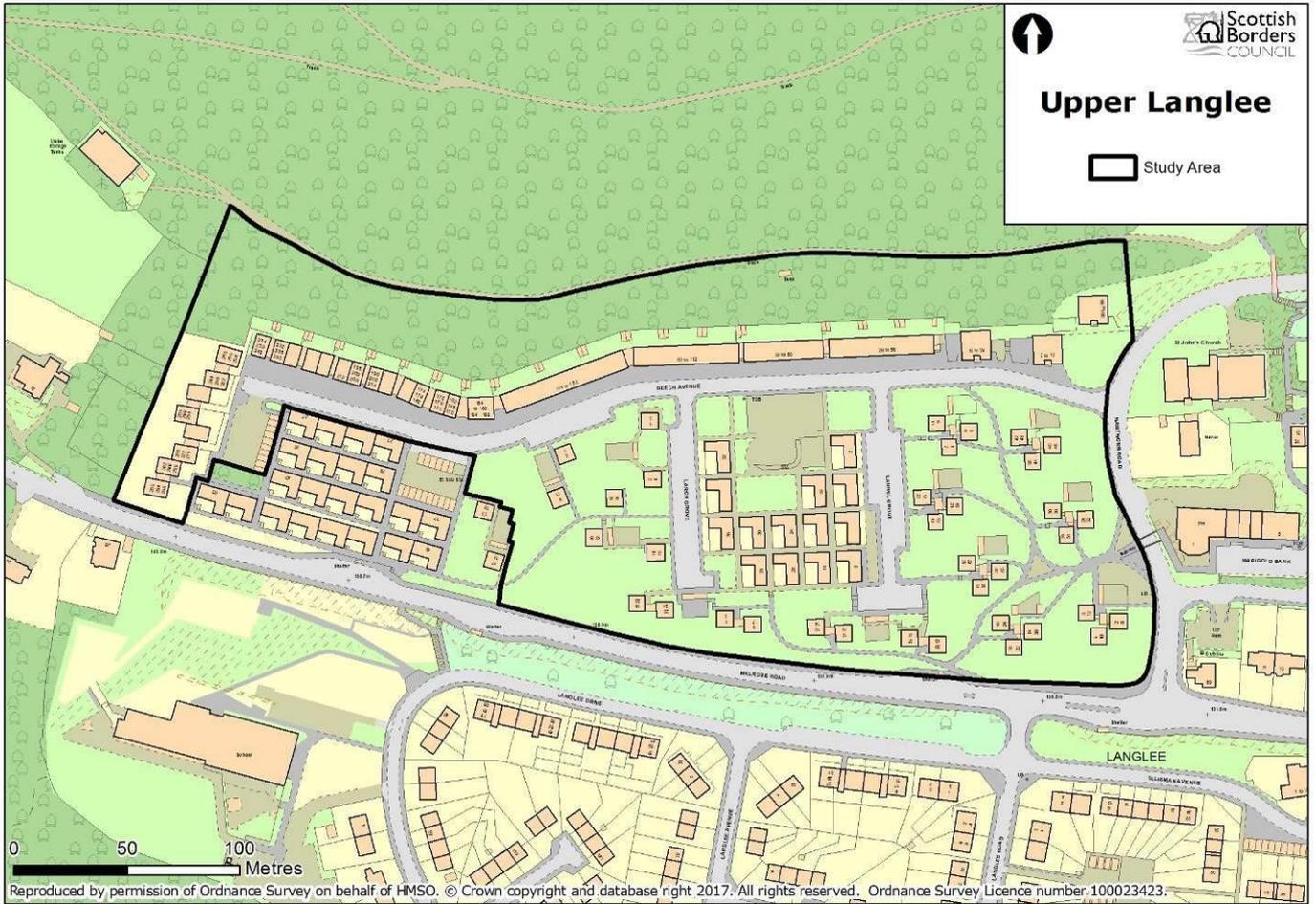
WAVERLEY HOUSING

Beech Avenue Upper Langlee, Phases 1A/1B/1C/2/3 Galashiels – Area Regeneration	
• Co-ordinates	X: 350756 Y: 635699
• Local Plan Reference	N/A
• Site capacity:	109 new build properties to be built over envisaged 5 phases
• Type of development:	Block demolition and anticipated 5 phases of follow-on new build housing re-development as part of wider estate regeneration. Phasing unit numbers may change.
• Tenure:	Social Rent: 109 grant assisted new build properties. [Plus refurbishment of 68 properties funded by Waverley Housing. Completed in 21/22]
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: The site and all properties in the demolition area are now owned by Waverley Housing.
	Start: New build Ph1A 2022/23
	Completion: New build Ph3 2026/27
• Site description:	Area regeneration of former public sector housing estate. Waverley Housing is the majority owner.
• Constraints	Programme is subject to re-housing of an increasingly small number of Waverley Housing tenants currently living in properties within blocks intended for demolition.
• 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 remaining tenants living in blocks intended for demolition. Covid Impact: Has hindered rehousing of remaining tenants living in the above blocks.
• Deliverability:	Redevelopment proposals have secured Planning Consent. Waverley Housing is working to rehouse remaining tenants living in blocks intended for demolition. Scottish Government More Homes Division is making grant available to assist Waverley to purchase individual properties for social rent to assist rehousing efforts. Proposed demolition and new build housing phasing is being worked up.
• 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 projected 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 no adverse equality implications.
	



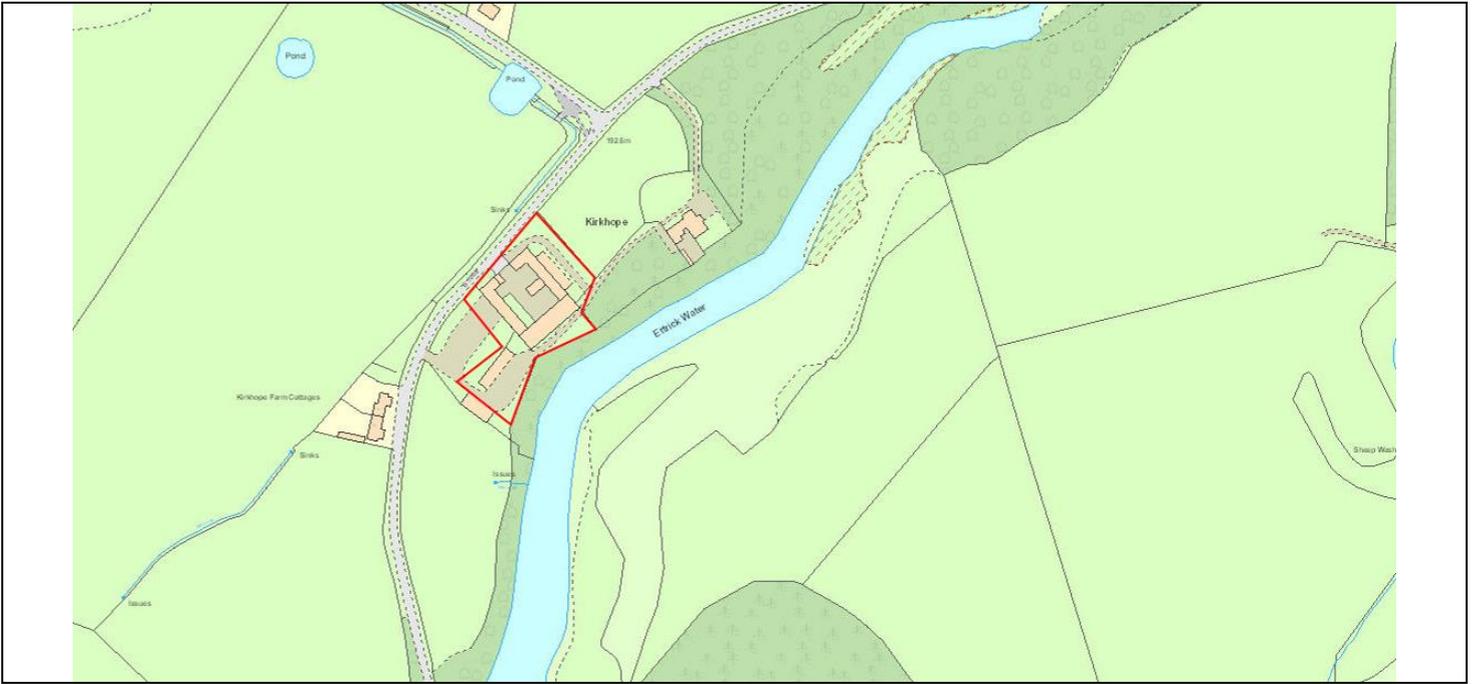
Upper Langlee

 Study Area



NON – RSL

Kirkhope Steading, Ettrick Bridge	
• Co-ordinates	X: 338190 Y: 623831
• Local Plan Reference	N/A
• Site capacity:	5 homes
• Type of development:	Proposed conversion of an Estate-owned, redundant farm stabling, located at the outskirts of a rural village to provide 5 new affordable homes for MMR, by Ettrick and Yarrow Community Development Company. EYCDC are seeking to fund the project through seeking to secure loan funding plus Rural Housing Grant. [Provision of some small business units elsewhere on part of stabling site is subject to a separate grant and funding application processes.]
• Tenure:	Social Rent: 0 units
	Shared Equity: 0 units
	Other: 5 MMR units
• Programme:	Acquisition: 2020 subject to EYCDC securing all funding required and viability consideration of tendering exercise.
	Start: 2021/21
	Completion: 2022/23
• Site description:	See type of development box above.
• Constraints	Existing stabling is owned by a landed Estate who have indicated willingness to sell the stabling to EYCDC. Stabling acquisition and project delivery is dependent on EYCDC securing necessary funding. Planning Consent has been granted by Scottish Borders Council.
• Site Ownership:	Private landed Estate meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: N/A. "Credit Crunch" Impact: None
• Deliverability:	Programming dependent on EYCDC being able to secure grant and loan funding.
• Need:	Local housing need evidenced by local housing need study final report provided independent consultant commissioned by EYCDC.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS.
• Impact:	Anticipated high positive impact by providing new affordable housing in a rural small village and valley where there are few RSL owned homes.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications
	



This page is intentionally left blank

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) 2022-27

Date checklist completed: 7 July 2021

Completed by: Gerry Begg Lead Officer – Housing Strategy, Policy and Development. Scottish Borders Council.

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?</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>		✓	Summary of likely impacts:
			Summary of adjustments made:
			Other Comments:
<p>2. Will access to the service be restricted for people living in rural areas?</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>		✓	Summary of likely impacts: Will allow for overcrowded/ under occupying households to remain within the same community
			Summary of adjustments made:
			Other Comments:
<p>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?</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>	✓		Summary of likely impacts: Increased building and management costs due to housing being located near to rural population by sustaining rural communities may reduce cost related to other services provided by public sector.
			Summary of adjustments made: Projects in this year's SHIP include affordable and modern methods of construction and renewable technologies.
			Other Comments: Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas?</p> <p><i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i></p>		✓	<p>Summary of likely impacts: Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.</p> <p>Summary of adjustments made: A rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.</p> <p>Other Comments: The SHIP may potentially stimulate and drive the private market in delivering affordable housing to rural areas.</p>
<p>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?</p> <p>Private sector has role to play through the provision of land through Section 75 Agreements and carrying out development but will not limit provision of affordable housing in rural areas.</p>		✓	<p>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments:</p>
<p>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?</p>	✓		<p>Summary of likely impacts: Lack of infrastructure which impacts on development opportunity and timing of deliverability - lack of utilities in particular.</p> <p>Summary of adjustments made: 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.</p> <p>Other Comments:</p>

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>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?</p>		✓	<p>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments: 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>
<p>8. What will be the impact of the policy on employment in rural areas?</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>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments:</p>
<p>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?</p>		✓	<p>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments: Helps to sustain communities and rebuild social networks by increasing the supply of affordable housing which provides access to people on all levels of income.</p>
<p>10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?</p> <p>SHIP is the delivery plan for affordable housing which dovetails with the Council's Local Housing Strategy which aligns with other plans and strategies.</p>	✓		<p>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments:</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.

Integrated Impact Assessment (IIA)

Part 1 Scoping

1 Details of the Proposal

Title of Proposal:	Strategic Housing Investment Plan 2022-2027
What is it?	An annual revised plan submission as required by Scottish Government.
Description of the proposal: (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate))	<p>The Council's Local Housing Strategy 2017-22 is the Statutory strategy which provides and overview of the issues and challenges of the Scottish Borders housing context, and sets out the Council's 4 strategic housing priorities. This was developed through a broad process of engagement and a consultative approach in order to arrive at the four strategic priorities.</p> <ol style="list-style-type: none"> 1. The supply of housing meets the needs of our communities 2. More people live in good quality energy efficient homes 3. Fewer people are affected by homelessness 4. More people are supported to live independently in their own homes <p>The Strategic Housing Investment Plan is an implementation plan which provides a rolling 5 year planning horizon to set out prioritised affordable housing projects which the Council and delivery agents propose to deliver new supply affordable housing in order to support the delivery of the above priorities. The SHIP 2022-2027 is the 13th such submission to Scottish Government. The development of the SHIP is made possible by mature processes in order to identify, prioritise and deliver identified projects across a programme approach. The development of the SHIP is framed by Scottish Government Guidance and is underpinned by Resource Planning Allocations provided by Scottish Government, plus additional grant contributions from the Council.</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 funding and, how the Council's affordable housing investment needs identified in the Council's Local Housing Strategy (LHS) 2017-2022 will be prioritised and addressed in practice over a five year period.</p> <p>The SHIP 2022-27 aims to:</p> <ul style="list-style-type: none"> • Prioritise the delivery of affordable housing over the next five years • Form the basis for more detailed programme planning and prioritises projects. • Deliver on priority outcomes identified in the Local Housing Strategy 2017-2022 • Highlight progress for delivery of affordable housing over 2020-2021. <p>This needs to be read in conjunction with the LHS which is published separately and is available on the Council's website.</p>
<p>Service Area: Department:</p>	<p>Planning and Housing Service Assets and Infrastructure</p>
<p>Lead Officer: (Name and job title)</p>	<p>Gerry Begg Lead Officer – Housing Strategy, Policy and Development</p>
<p>Other Officers/Partners involved: (List names, job titles and organisations)</p>	<p>The responsibility of developing the SHIP rests with Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include Registered Social Landlords (RSLs), housing developers and various Departments within SBC</p>
<p>Date(s) IIA completed:</p>	<p>26th August 2021</p>

2 Will there be any cumulative impacts as a result of the relationship between this proposal and other policies?

Yes

If yes, - please state here:

The affordable housing investment priorities detailed in the SHIP cover the period 2022-2027, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. It will help inform the Scottish Government's Affordable Housing Supply Programme funding investment decisions and the preparation of the Scottish Government's Strategic Local Programme Agreements (SLPA).

The SHIP is not a standalone plan, it links to a number of other inter-agency strategies, policies and planning structures :

- Registered Social Landlord Business Plans and Strategies
- Community Planning Partnership
- Scottish Borders Health and Social Care Integration Strategic Plan
- Integrated Strategic Plan for Older People's Housing, Care and Support Needs 2018-28
- Housing Needs and Aspirations of Borders Young People Study
- Scottish Borders Local Development Plan
- Local Outcome Improvement Plan
- Local Housing Strategy 2017-2022
- SESplan Housing Need and Demand Assessment 2
- Rapid Rehousing Transition Plan 2019 – 2024
- Scottish Borders Economic Strategy 2023

All these plans are linked to delivery of the affordable housing projects being proposed in the SHIP. It is considered that the delivery of the proposed affordable housing set out in SHIP 2022/2027 will have a positive impact to support the above plans and strategies.

3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
<p>Do you believe your proposal has any relevance under the Equality Act 2010? <i>(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)</i></p>	
Equality Duty	Reasoning:
<p>Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The implementation of the SHIP will have a positive impact on the population of the Scottish Borders by increasing the supply of affordable homes and supporting the delivery of the 4 LHS priorities as set out in Section 1 above.</p>
<p>Promotion of equality of opportunity? <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The development and implementation of the SHIP is underpinned by the promotion of equality of opportunity. The proposed projects are almost all being delivered by Registered Social Landlords, which operate within a statutory monitoring framework and published reporting via regulation and inspection overseen by the Scottish Housing Regulator. Promotion of equalities is embedded within the scope of this Statutory Regulation regime.</p>
<p>Foster good relations? <i>(Will your proposal help or hinder the council's relationships with those who have equality characteristics?)</i></p>	<p>Yes. Scottish Borders Council ceased to be a Council house landlord organisation in March 2003 as the result of the successful transfer of its homes to Scottish Borders Housing Association. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation of SHIP and delivery of individual projects there is the opportunity to engage communities and those people with equality characteristics, such as older people, people with a physical disability, or mental health need or learning disability.</p>

**3.2 Which groups of people do you think will be or potentially could be, impacted by the implementation of this proposal?
(You should consider employees, clients, customers / service users, and any other relevant groups)**

Please tick below as appropriate, outlining any potential impacts on the undernoted equality groups this proposal may have and how you know this.

	Impact			Please explain the potential impacts and how you know this
	No Impact	Positive Impact	Negative Impact	
Gender Reassignment Trans/Transgender Identity, Marriage or Civil Partnership, Pregnancy and Maternity, Religion or Belief, Sex – Gender Identity and Sexual Orientation		✓		The delivery of new affordable homes 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. The Scottish Housing Regulator has a role in monitoring Registered Social Landlord Allocations, policies, procedures and services.
Age (Older or younger people or a specific age grouping)		✓		Children (19,046), young people (10,238) and older people (28,103) account for 50% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Increasing the supply of new affordable homes that meets the needs of communities should provide a range of choice of homes 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 with particular housing needs are prioritised for re-housing or assistance and grants for housing improvement and adaptations through the Care and Repair Service.

<p>Disability (e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring)</p>		<p>✓</p>		<p>The LHS sets out an assessment of housing and the housing needs of people with disabilities. The current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan, the Housing Need and Demand Assessment (HNDA) 2 and the Integrated Strategic Plan for Older People’s Housing Care and Support. As part of the SHIP Guidance 2019 and 2020, Local Authorities are required to promote a greater focus on wheelchair accessible housing, providing a position statement and annual target the SHIP. The Council commissioned an independent Wheelchair Housing Study which reviewed the current evidence base and engaged with wheelchair users and stakeholders as part of the research. The final report has informed the Council and partners to help set the affordable wheelchair accessible houses target for delivery over the next five years as part of our broader plans for specialist provision. The SHIP proposes a range of homes intended for people with particular housing needs, and the new supply homes provide opportunities to be allocated to an applicants with range of housing needs in accordance with individual RSL Allocation Policies. RSL Allocations activity is also within the scope of the Scottish Housing Regulator’s oversight.</p>
<p>Race Groups (including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers))</p>		<p>✓</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</p> <p>Previous research commissioned by the Council’s Housing Strategy Team 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 home sizes in the social rented sector. This position has not changed. The Scottish Housing Regulator has a role to monitor the allocations, policies , procedures and services provided by RSLs.</p>

3.3 Fairer Scotland Duty

This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by socio-economic disadvantage when making strategic decisions.

The duty is set at a strategic level - these are the key, high level decisions that SBC will take. This would normally include strategy documents, decisions about setting priorities, allocating resources and commissioning services.

Is the proposal strategic?

Yes

If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:

	Impact			State here how you know this
	No Impact	Positive Impact	Negative Impact	
Low and/or No Wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.		✓		Better homes can lead to some improvements in self-reported physical and mental health and reductions in some symptoms. Heating improvements and energy efficiency measures can improve the indoor environment and also alleviate fuel poverty which can improve the occupant’s health and wellbeing against current Public Health Reform priorities and actions. 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 (ESSH and ESSH2).
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies		✓		The SHIP sets out the Council’s partnership approach to delivery good quality affordable and energy efficient homes to meet the needs of Borders communities. The SHIP sets out the strategic policy document to enable the delivery of high quality homes and housing related services across tenures to meet identified needs in the Scottish Borders.

<p>Area Deprivation – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)</p>		✓		<p>The SHIP links with the Scottish Borders Economic Development Strategy and Corporate Plan, called ` Our Plan and Your Part In it`. Delivery of the SHIP also links and supports the Council to deliver on its `Connected Borders` Vision for delivering better communities in 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.</p>
<p>Socio-economic Background – social class i.e. parents’ education, employment and income</p>		✓		
<p>Homelessness</p>		✓		<p>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 Registered Social Landlords (RSLs) in order to increase the supply of new affordable homes in order to meet identified needs and pressures. The Rapid Rehousing Transitional Plan has been referred to in this year’s project prioritisation process. The intention is to embed the Housing First approach in local plans to increase the supply of new affordable homes to ensure that there is enough affordable homes available to meet local needs.</p>
<p>Looked after and accommodated children and young people, Carers, Addictions and substance use and those involved within the criminal justice system</p>		✓		<p>The SHIP sets out the Council’s partnership approach to enable the delivery of high quality homes and housing related services across tenures to meet identified need in the Borders.</p>

4 Full Integrated Impact Assessment Required

Select No if you have answered “No” to all of Sections 3.1 – 3.3.

No

If a full impact assessment is not required briefly explain why there are no effects and provide justification for the decision.

The Strategic Housing Investment Plan 2022-2027 is one of a number of strategies and plans that underpin the LHS, and support the delivery of actions to deliver the Local Housing Strategy (LHS) 2017-2022. The LHS has been subject to a full Equality Impact Assessment. The LHS is monitored and reported annually to Council. This ensures that areas that require further action are identified and addressed as part of this process.

Signed by Lead Officer:	Gerry Begg
Designation:	Lead Officer – Housing Strategy, Policy and Development.
Date:	26 August 2021
Counter Signature Service Director	John Curry
Date:	27 August 2021

This page is intentionally left blank

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) 2022-2027

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.

Contact name

Gerry Begg

Job Title

Lead Officer - Housing Strategy, Policy and Development

Contact address

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

Contact tel no

01896 662770

Contact email

gbegg@scotborders.gov.uk

Signature

(electronic signature is acceptable)



Date

7 July 2021

SEA PRE-SCREENING REPORT – KEY FACTS

Responsible Authority	Scottish Borders Council		
Title of PPS	Scottish Borders Council's Strategic Housing Investment Plan		
Purpose of PPS	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS) 2017-2022.		
What prompted the PPS (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement		
Subject (e.g. transport)	Investment in Affordable Housing Development		
Period covered by PPS	2022-2027		
Frequency of updates	Annual		
Area covered by PPS (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders		
Summary of nature/content of PPS	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 2022-27. The SHIP includes affordable housing supply through new provision and regeneration.		
Are there any proposed PPS objectives?	<input type="checkbox"/>	YES	<input type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/>	YES	<input type="checkbox"/> NO
Date	7 July 2021		

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 2022-2027		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment <small>refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</small>	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 2022-27 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 (AHPWM)¹.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> • Provides a practical plan detailing how the LHS investment priorities can be delivered; • Forms the basis for more detailed programme planning; and • Informs the allocation of resources from a national to local authority level. • Identifies the resources required to deliver the priorities. • Enhance the linkages between Planning and Housing <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 Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

<p>1(b) the degree to which the PPS influences other PPS including those in a hierarchy</p>	<p>NO</p>	<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"> 1. LOIP 2. Strategic Plan (including SESPlan)² 3. Local Development Plan 4. Local Housing Strategy 5. Corporate Priorities 6. SHIP 7. SLPA
<p>1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>NO</p>	<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 and The Planning (Scotland) Act 2019 places the principles of sustainability at the heart of the development process 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>

² The SESPLAN and the Local Development Plan have both subject to SEA exercises.

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	The SHIP is not directly relevant to the implementation of Community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	NO	Short-term effects during construction activities will be mitigated through site management procedures.
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	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.
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>

<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use. 	<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 Local Development Plan are subject 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 Local Development Plan are subject to rigorous environmental assessment.</p>

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 complementary Strategic Local Programme Agreement (SLPA) are low-level plans sitting below the Local Housing Strategy and the Local Development Plan within the hierarchy.

The Local 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.

Appendix 5:SHIP Tables Scottish Government for SHIP 2022-2027

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2022/23 - 2026/27

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 Low / Medium / High	GEOGRAPHIC COORDINATES (X:EAasting Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE Financial Year (Actual or Estimated)						TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON- AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
							2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL SITE STARTS	2021/22	2022/23	2023/24	2024/25	2025/26				
Huntlyburn BGH Melrose	Central HMA	High	X:353145 Y:633581	Cornerstone	100% Private	N/A		15				15			15			15	2.200	0.000	2.200
Total							0	15	0	0	0	15	0	0	15	0	0	15	2.200	0.000	2.200

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2022/23-2026/27

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
2017/18	0.968		
2018/19	1.087	0.331	4.022
2019/20	1.150	1.244	3.929
2020/21	1.99	2.240	2.887

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 2016/17	£0.171					
2016/17	£0.255	£0.162	0.649	Nii	79	79
2017/18	£0.041	£0.085	0.734	Nii	0	0
2018/19	£0.216	£0.072	£0.667	Nii	£113.000	£113.000
2019/20	£0.121	£0.108	£0.681	Nii	Nii	Nii
2020/21	£0.062	£0.38	£0.36	Nii	49	49

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



ANNUAL PROCUREMENT REPORT/STANDING ORDERS AMENDMENT

Report by Executive Director, Finance & Regulatory

EXECUTIVE COMMITTEE

14 September 2021

1 PURPOSE AND SUMMARY

- 1.1 **This report presents the Executive Committee with the 2020/21 Annual Procurement Report (APR), a mandatory report required by the Procurement Reform (Scotland) Act 2014.**
- 1.2 Organisations that require to prepare a procurement strategy must also publish an annual procurement report. These documents are now part of the reporting landscape for the public sector to support increased transparency and visibility of public expenditure and to embed sustainability into public sector procurement.
- 1.3 The purpose is to demonstrate to stakeholders that procurement spend is being used to best effect to achieve:
 - Better public services
 - Social, economic and environmental outcomes in the area; and
 - Compliance with a range of local and national policies.
- 1.4 The report includes a dedicated section noting the support and service provided in response to the Covid-19 pandemic. The key areas of support include payment and reporting of all relevant business support (£70m), managing financial sustainability support for Social Care Providers and working as part of a cross functional team on the sourcing, supply and distribution of personal protective equipment (PPE).
- 1.5 It is also intended to adjust the Procurement & Standing Orders to amend the process of approving the appointment of consultants. It is proposed that individual Directors undertake this approval, rather than CMT.

2 RECOMMENDATIONS

- 2.1 **It is recommended that the Executive Committee**
 - (a) **approves the Annual Procurement Report 2019/20 as appended to this report.**

(b) agrees to recommend to Council the amendment of the Procurement & Contract Standing Orders to provide for the approval by Directors of the appointment of consultants.

3 BACKGROUND

- 3.1 The Procurement Reform (Scotland) Act 2014 requires any public organisation, with an estimated total value of regulated procurement spend of £5 million or more (excluding VAT) in a financial year, to prepare and publish a procurement strategy.
- 3.2 The Council's procurement strategy for the period 2018-2023 was approved in December 2017 and is being delivered by the Commercial & Commissioned Services team and the wider organisation.
- 3.3 Where an organisation is required to prepare a procurement strategy, it must also publish an annual procurement report to record and publicise its performance and achievements in delivering its strategy.
- 3.4 The strategy and annual report are now a standard part of the reporting landscape for public sector organisations to support increased transparency and visibility of public expenditure, and to embed sustainability into public sector procurement.

4 ANNUAL REPORT

- 4.1 The APR for the period 1st April 2020 – 31st March 2021 (developed in the format required by Scottish Government guidance) is attached to this report as Appendix 1.
- 4.2 As part of the production of the report, an assessment has been undertaken to ensure delivery of procurement is in line with strategy objectives and the legislative landscape. The assessment has concluded all activities are compliant.
- 4.3 The APR also offers the opportunity to showcase activities and benefits delivered through procurement in the reporting period.
- 4.4 The procurement strategy must be reviewed annually to ensure it remains aligned to corporate objectives. A review of the 2018-2023 strategy has been undertaken which confirms the direction of procurement remains in line with the ambitions of the current Corporate Plan – Our Plan and your part in it.
- 4.5 Following endorsement by the Executive Committee, the approved APR will be submitted to the Scottish Government and published on the corporate website.

5 REPORT HIGHLIGHTS

- 5.1 During FY 2020/21, the level of spend with micro, small and medium sized businesses reduced by approximately 1.5% or £1.6m from FY 19/20. This change is a direct impact of the pandemic and the associated closure of services and businesses. The value of local spend with businesses operating in the geographical boundaries of the Borders reduced as a result of two different factors. SB Cares was reintegrated as a Council service (overall value of spend £11.5m). While this does not affect the actual value of spend in the community, it can no longer be reported within this statistic and so along with a COVID related reduction

in spend of approximately £2m, the overall spend reduces from £77.1m during 19/20 to £63.7m for 20/21.

- 5.2 Delivering sustainable procurement with social and economic impact is an area of key importance. Substantial community benefits and other social value has been achieved through the Hawick Flood Protection Scheme project. A case study on some of the benefits delivered to date is included on page 11 of the report.
- 5.3 A further key ambition of the procurement strategy is to support the supply chain's cash flow by ensuring the efficient and effective payment of invoices. The average indicator for the year 2020/21 was 95%, a strong increase of 5% on 2019/20. This level of performance compared very positively when compared with the average all Scotland figure of 92% (latest available comparison period Local Government Benchmarking Framework 2019/20).
- 5.4 The report contains details of the Commercial & Commissioned Services team response to COVID-19. This work covered many areas across business grants and other support payments, social care provider sustainability funding, and the provision of PPE. Full details are provided at page 4 of the full report.

6 PROCUREMENT & CONTRACT STANDING ORDERS

- 6.1 It is proposed to amend section 12, a supplement to the Procurement & Contract Standing Orders requiring all appointments of consultants to be approved by the Corporate Management Team (CMT) before any engagement process is commenced.
- 6.2 As a result of focusing CMT resources on strategic decision making, it is proposed that this activity is carried out by Directors.
- 6.3 Appendix 2 notes the proposed change to the current standing orders document.

7 IMPLICATIONS

7.1 Financial

There are no costs attached to any of the recommendations in this report.

7.2 Risk and Mitigations

If the annual report is not submitted to the Scottish Government and made available online then the Council will not be compliant with statutory legislation.

7.3 Integrated Impact Assessment

This is a routine report for good governance and statutory purposes, not a new or revised strategy of policy for decision and, as a result, completion of an integrated impact assessment is not an applicable consideration.

7.4 Sustainable Development Goals

Legislation in Scotland drives the consideration and use of economic, social, and environmental benefits in public procurement. The Procurement Reform (Scotland) Act 2014 places a number of general duties on public authorities.

A public body must, in carrying out a regulated procurement:

- treat economic operators equally and without discrimination,
- act in a transparent and proportionate manner,
- comply with the sustainable procurement duty.

The sustainable procurement duty is a general duty which aims to encourage wider economic, social, and environmental benefits in contracts. Scotland's sustainable procurement duty is a key mechanism through which public procurement contributes to the outcomes of the National Performance Framework which in turn support the delivery of the SD goals.

7.5 Climate Change

Public procurement is expected to contribute to climate change targets, and public bodies will be required from next year's Procurement Annual Report to report annually on how their procurement policies and activity have:

- contributed to carbon emissions reduction targets
- contributed to climate change adaptation
- acted sustainably

As point 6.4, the sustainable procurement duty should help in this reporting process as the tools associated with the duty prompt public bodies to consider carbon and energy consumption, resource efficiency and pollution during the procurement process.

7.6 Rural Proofing

Not applicable.

7.7 Data Protection Impact Statement

There are no personal data implications arising from the proposals contained in this report.

7.8 Changes to Scheme of Administration or Scheme of Delegation

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

8 CONSULTATION

- 8.1 The Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director of HR & Communications, the Clerk to the Council and Corporate Communications have been consulted with comments received incorporated into the report.

Approved by

David Robertson
Executive Director, Finance & Regulatory Signature.....

Author(s)

Kathryn Dickson	Commercial & Commissioned Services Manager 01835 826646
-----------------	---

Background Papers:
Previous Minute Reference:

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

Appendix 1 – Annual Procurement Report

Appendix 2 – Revised Procurement & Contract Standing Orders

This page is intentionally left blank

annual procurement report

2020 - 2021

Sustainable procurement - making a real difference



CONTENTS

Introduction	3
Strategic Themes	4
Commercial & Commissioned Services Team COVID Response	5
Business Grants	5
Support Payments	5
Social Care Provider Financial Support	5
PPE	6
Payment Performance	7
Section 1 – Summary of Regulated Procurements completed during the period	9
Section 2 – Review of Regulated Procurement Compliance	10
Overall Assessment	10
Section 3 – Community Benefit Summary	12
Section 4 – Supported Business and the Third Sector Summary	15
Section 5 – Future Regulated Procurements Summary	16
Glossary/Procurement Terminology	19
Appendix 1 - Sustainable Procurement Charter	20
Appendix 2 – Regulated Procurement	21
Category A Scottish Government Framework Agreements – Contract Award/Spend	21
Category B Scotland Excel Framework Agreements – Contract Awards/Spend	22
Category C Contract and Framework Awards	24
Social Care & Health Contracts	27
Appendix 3 - Contracts awarded during the period with Community Benefit Clauses	28
Annual Report Ownership	30

INTRODUCTION

This annual procurement report has been prepared to meet the requirements of the Procurement Reform (Scotland) Act 2014, and throughout we will demonstrate how our performance and achievements during the period meet both the strategic direction set by the organisation and all relevant procurement legislation. This report covers the period 1st April 2020 to 31st March 2021.

In 2017, a new [Commercial and Commissioned Services Strategy 2018-2023](#) (CCSS) was delivered to achieve the strategic procurement ambitions of Scottish Borders Council. By embedding a sustainable approach into the strategy themes and objectives we aim to make a real difference and positively influence the outcome of our procurement activities.

In February 2018 a new Corporate Plan for 2018-2023 called 'Our Plan and Your Part in it' was approved at Council. It set the direction for the next five years to:

- Make the most of the new opportunities we now have
- Tackle the challenges we face
- Take account of what our new Administration want to achieve
- Ensure we respond to national policies and other statutory requirements

The plan is structured across four key themes:

- Our Services for you
- Independent Achieving people
- A Thriving Economy with opportunities for everyone
- Empowered vibrant communities

In June 2021, a Corporate Plan Refresh document was approved by Council. An accompanying report proposed that the Refresh Document should serve as a framework for future engagement around a new Corporate Plan for the period 2023-2028 and that an annual review of the Corporate Plan should be undertaken as an essential element of ensuring that it continues to be relevant and responsive to change.

Our current procurement strategy also covers the period 2018 -2023 and so will be revisited during 2022 with a view to renewing for 2023-2028. In the meantime, the CCSS strategy has been reviewed to ensure the ongoing direction of procurement remains in line with [Our Plan and your Part in it](#).

STRATEGIC THEMES

The CCSS strategy focuses on a number of key themes and objectives. Despite the challenges of the pandemic, these aims continued to underpin our team activities during 2020/21.

	Theme	Objective
1	Support our local market and the economy	to grow the Councils local supply base to increase the proportion of Council spend within the area
2	Deliver sustainable, flexible and innovative procurement	to capture opportunities while balancing priorities
3	Identify effective and efficient procurement policy improvements	to maximise the benefit from the investment in technology through the new ERP system
4	Deliver added value through savings and benefits	to make a positive and measurable impact through procurement opportunities
5	Develop commercial awareness across the organisation	to benefit from a commercial approach to key supplier and partner relationships

COMMERCIAL & COMMISSIONED SERVICES TEAM COVID RESPONSE

This report brings to a close what has been a very difficult year for the Council and each member of the CCS team. Despite the challenges the pandemic has brought, our group has delivered a superb service to colleagues and to the community across many different areas of COVID support to businesses and individuals. The key areas of support provided are noted below.

Business Grants

- Within days of the first lockdown in March 2020, and while working closely with Business Gateway, the team developed a process to facilitate the payment of business support grants. This process was further enhanced during the following months, with the Customer and Communities team taking over the administration of applications from Business Gateway
- A number of colleagues from our team were initially deployed to support the efficient and effective administration of business grant support applications
- The process built to create payments to businesses also delivered a series of complex reports to the Scottish Government. This work is continuing while the country exits from the pandemic

Support Payments

- The Payments team (with critical support from colleagues in Systems Admin) made payments of business grants and other financial support in excess of £70 million
- Specific supplier funding support to sustain key services was provided to critical providers, including £1.13m to Early Years Providers and £1.23m to Transport Operators
- Other funding of £2.1m has been paid to individuals and others via hardship, children's and childcare support schemes

Social Care Provider Financial Support

- The Social Work Contracts team developed guidance and materials to facilitate the payment of in excess of £1.5m to support the long term sustainability of our key social care providers
- The team worked hard to ensure the provision of data from Care Providers to the Council and NHS to facilitate quick decision making during a fast changing environment
- The team continues to support providers with efficient and effective communication of guidance as it changes with each phase of the pandemic with some support currently anticipated to be provided until the end of the 2021/22 financial year

PPE

- In this last financial year the total spend for PPE has increased by 357% with a total spend in excess of £1.2m for the period
- A dedicated cross functional team was created to consider the sourcing, supply and distribution of PPE and cleaning materials across all services of the Council. Working with colleagues a profile of the anticipated PPE demands was developed applying up to date market intelligence from suppliers and product availability, to ensure that Council employees had access to suitable PPE to safely perform their roles
- The team worked closely with Scotland Excel to support this increased activity and demand by ensuring suppliers were able to respond to our needs as effectively as possible during these challenging times
- The Council also worked with the Scottish Government and NHS Shared Services Procurement teams. The provision of PPE for Healthcare settings and Care Staff was co-ordinated through a service operated by NHSS providing PPE for those working in a Health or Social Care setting

PAYMENT PERFORMANCE

Despite the challenges and substantial increase in the volume of payments relating to the above, excellent progress has continued during 2020/21. The full year average of the two indicators is noted below:-

- 95% of invoices paid within 30 days
- 98% of invoices paid electronically

This level of performance compares very positively when reviewed against the Local Government Benchmarking Framework all Scotland average figure of 91.72% (latest available data comparison period 2019/20).

SCOTTISH BORDERS PROFILE



Key procurement Statistics 2020/2021

COUNCIL SPEND £178,830,146	REGULATED CONTRACTS 103	VALUE OF REGULATED CONTRACTS £110,273,452
MICRO/SMALL/MEDIUM SIZE ENTERPRISES £106,355,721	ACTIVE SUPPLIERS 2,114	PURCHASE ORDER TRANSACTIONS 31,845

Scottish Borders Council

Frameworks

£11.4m Spend in the last 12 months

£94.5k Estimated savings in the last 12 months

5 Local suppliers on live frameworks

£1.2m Spend with local suppliers through our frameworks

Participating in **63** frameworks

72 Available frameworks

Amounts to **88%** participation

The Scotland Excel Academy
<https://academy.scotland-excel.org.uk/>
 Learning and Development opportunities available

Community Benefits

£8.5k

Charity/community initiatives

Framework information at Q4 2020/21; estimated savings figure does not include social care service frameworks; community benefits for Oct 20 – Mar 21

SECTION 1

Summary of Regulated Procurements completed during the period

This section provides a record of the regulated procurement processes (any procurement with a value equal to or more than £50,000 for goods and services or £2M for works contracts) completed during 1st April 2020 – 31 March 2021. Regulated procurement activity is governed by the rules set out within the Procurement Reform (Scotland) Act 2014.

Total Regulated Procurement Expenditure for period

Number of Contracts	Category A (Scottish Procurement)	Category B (sectoral)	Category C (Local)	Total Value
103	£7,690,724	£9,495,426	£93,087,302	£110,273,452

Full details relating to each contract is provided in **Appendix 2**.

An example dataset is shown below.

Reference	Supplier Name	Subject Matter	Start Date	End Date	Contact Value
SP-17-004	EDF Energy Ltd	Electricity	01/04/20	31/03/21	£2,642,668

SECTION 2

Review of Regulated Procurement Compliance

Overall Assessment

In common with previous years, compliance of our regulated procurement activities remains in line with the CCSS strategy aims and objectives and is achieved through the robust Council governance provided by Procurement and Contract Standing Orders and Financial Regulations.

Procurement services continue to be delivered by a centralised Commercial and Commissioned Services team, which facilitates and enables a strategic corporate approach to all requirements. The team applies our organisational values of fairness, equal treatment and openness to all that we do.

Each regulated procurement activity is reviewed to determine if and how it might contribute to the achievement of the Council's wider objectives. This review is carried out in full partnership with the contract owner through the development of a project procurement strategy. The detail contained in this document is used to develop and determine the most appropriate procurement route while considering sustainability and added value opportunities.

To meet the objectives of our strategy we actively utilise a variety of best practice tools, mechanisms and approaches. These are supported by operational process and procedures in line with corporate policy. A selection of these methods is noted below.

The Procurement Journey/Public Contracts Scotland (PCS) /PCS-Tender

The use of this suite of national procurement tools facilitates best practice and consistency across all our activity by bringing together each of the steps involved in procurement.

Sustainable Procurement Duty

The Council policy '*Adding Value to the Community through Procurement*' has been embedded into the procurement strategy to ensure every procurement project is considered for additional opportunities such as community benefits. Section 3 of this report summarises the positive outcomes from this policy.

In line with the policy and other strategy commitments, we have developed a Sustainable Procurement Charter. This is provided at Appendix 1. The charter lays out each of our principles, standards and the expectations for suppliers who would like to work with us.

Fair Working Practices

Scottish Borders Council is an accredited Living Wage employer. The accreditation recognises the Council's commitment to paying all directly employed and regular third-party contracted staff the real Living Wage.

Contract Register

Our regularly updated contract register is available [here](#).

Procurement & Commercial Improvement Programme

The most recent assessment of the Procurement & Commercial Improvement Programme (PCIP) resulted in a total score of 78%, placing us in the top F1 Band and ahead of the Scottish local authority average. Consideration of the approach to future assessment is underway, noting the challenges of COVID-19 across the public sector in Scotland.

Collaborative Procurement

Collaborative frameworks are utilised wherever possible, particularly through our shared service Scotland Excel as can be noted from the image below. Other collaborative opportunities include Crown Commercial Services, ESPO and other public sector based organisations. Regional collaboration is undertaken with neighbouring authorities such as City of Edinburgh, Midlothian and East Lothian Councils.

SECTION 3

Community Benefit Summary

Background

The Council has a well-established 'Adding Value to Communities through Procurement Policy'. This can be found on page 12 of the CCS strategy. Community benefit clauses (CBCs) are considered for every contract with an estimated value exceeding £50,000 with a clear process in place to ensure proportionate and appropriate application, particularly for regulated procurement activity.

Our CBCs include minimum requirements which are developed with consideration of the type, value and duration of the contract. Bidders must meet or, as appropriate, go further than the minimum requirements and explain how they intend to deliver the benefits they commit to. The quality and ambition of the proposed delivery plan is evaluated with the score making up a suitably weighted element of the final outcome.

In this reporting period 39 contracts included community benefit requirements, covering a range of services including construction, mental health, social care, specialist consultants and energy efficiency activities.

Summary of Community Benefits delivered during the reporting period

Type of Community Benefit	Number delivered
Employment & Skills Activity	
a) Jobs Created / New Employment Opportunities	35
b) Apprentices – Starts	2
c) Apprentices – Existing	3
d) Apprentices – Completions	1
Training & Work Experience	
a) Work Experience Placements (16 plus years)	6
b) Work Experience Placements - Employability programmes	5
Support Activities Education	
a) Education No. of Participants	1593
b) Education Support Activities - Schools	24
c) Education Support Activities - Colleges	1
Community Engagement Events/Activity	
a) Engagement with Community Groups	397
b) Supporting Community Projects/Events	26
c) Sponsorship Activity	19
d) Donation of materials	7

Case Study - Hawick Flood Protection Scheme

In May 2020, the Council appointed McLaughlin & Harvey Ltd (MCL&H) as the main works contractor delivering the Hawick Flood Protection Scheme. The Scheme will take forward a series of flood protection measures in Hawick town centre which will protect over 900 business and residential properties against the effects of the 1 in 75 year flood event in the River Teviot. With a contract value of £50m, it is one of the largest works procurement projects taken forward by the team.

The works comprise around 6km of flood defence walls and embankments, new culverts, surface water pumping stations, a waste water treatment works pumping station, replacement of 3 footbridges and the provision of new landscaping and reinstatement of the riparian corridor – the extent of these works makes this project one of the largest flood protection schemes in the UK.

Part of the tender requirement was for the successful Contractor to deliver a large range of community benefits. Since commencing on site in July 2020 excellent community benefits have already been delivered including;

- 59 employment opportunities to date including apprenticeships and work experience placements
- 44% of the workforce are from the Hawick area
- Educational activities across schools, some of which were carried out virtually due to the pandemic
- Maximising spend with Borders businesses - currently >£1.2million of sub contract activity spent with numerous local businesses
- Engaging and supporting Community Groups and Community Projects or Events including local sponsorships and donation of materials to local groups, some examples of these community engagement projects that make a big difference are shared below
- Further community benefits will be delivered as the project works towards completion in 2023

Return to Hornshole vegetation clearance project



As part of the commitment to the Return to Hornshole Project, MCL&H organised for their Traffic Management Team to organise advance courtesy notices of a lane closure on the B968 and on-site Traffic Management presence to ensure safe working for the Hawick Volunteers clearing vegetation at the historical location of Hornshole.

Case Study - Hawick Flood Protection Scheme (cont'd)

Educational Engagement – Wiggly Worms Nursery



'Wouldn't it be great if some of the nursery children entered the construction industry in later years and became the leaders or designers of future infrastructure projects? I very much hope that is indeed the case and welcome continued partnership with the excellent Wiggly Worms team'

Yvonne Gilfillan, MCL&H

'Magnificent effort' from flood firms in emergency

By HILARY MACTAGGART
news@thehawickpaper.co.uk

Flood defence contractors McLaughlin & Harvey has been highly praised for its tireless efforts during the weekend's heavy rainfall.

"They were magnificent all weekend with hundreds of tons of sandbags deployed to all areas," said flood group chairman Stuart Marshall.

"They had an army of staff on hand to deal with any eventuality which was hugely reassuring.

McLaughlin & Harvey, with sub-contractors Campbell Contracts and RJT Excavations, had worked a full week on the HFPS construction works before preparing and siting temporary flood defences.

Project director Conor Price commented: "We are thankful for McLaughlin & Harvey's efforts at the weekend and on Tuesday evening during the flood warnings.

"The scheme is mid-construction so flood protection is not yet in place across the town.

"Where existing walls have been taken down to progress construction of

the new flood defences, these were bolstered with carefully aligned ton bags of sand to provide the same level of protection prior to construction beginning.

"The project team is in constant contact with Scottish Borders Council's emergency planning team during flood events and co-ordinate through to McLaughlin & Harvey so protection measures can be put in place in advance."

McLaughlin & Harvey project manager Robin Erskine added: "This is the first flood warning we have had to deal with since commencing works eight months ago.

"We closely monitor the weather and river levels on a daily basis.

"Although, the flood warning for Hawick was only issued late last Friday afternoon, we began implementing our flood emergency action plan that morning.

"We instructed our subcontractors to start preparing for potential flooding by protecting our works areas with temporary flood defences – in particular, the areas where existing flood



Rising river levels on the Teviot were causing concern at the weekend

walls have been demolished to construct the new flood defence structure.

"Work continued into Friday afternoon and we remained on site with our emergency response team late into the evening to monitor river levels until these had peaked early on Saturday morning.

"Our team returned to further bolster some of the temporary defences on Commercial Road, but it was clear the worst of the weather had passed and river levels would not exceed the peak of Saturday morning. A flood

alert from Thursday escalated to a flood warning.

"Teatime on Friday was particularly alarming as both the Teviot and Slitrig rose several feet in an hour-and-a-half," continued councillor Marshall. "Calls were soon coming from concerned residents in Mansfield Road and Duke Street which is understandable given ongoing flood scheme works."

A call was received at 10.30pm to close lower Mansfield Road where the Teviot had burst its banks.

Fifteen minutes later came calls from "nervous business owners" along Commercial Road, who were reassured by the contractor.

"By 11.05pm there were reports of vehicles trying to navigate closed-off areas at Lower Mansfield and Overhall to Martin's Bridge, which was complete madness and downright dangerous.

"During the evening, calls were coming in regarding the Slitrig and Crowbiers area and apparently no warnings were received by some residents – a matter for SEPA to address.

"There was a huge sigh of relief when at 11.50pm we received notice the Teviot had

peaked "bank full" and the Slitrig was expected to follow suit within the hour."

A BEAR Scotland spokesperson said: "The A7 near Fiddleton was closed at approximately 9.15pm on Saturday after it was blocked by mud washed onto the road.

"We cleared the blockage and had reopened the road by 3am on Sunday, under temporary traffic lights for safety.

"Our geotechnical engineer will revisit the site later this week to check there are no further issues before removing the traffic lights.

Newcastleton Community Council chairman Greg Cuthbert said the Newcastleton flood scheme should be "brought forward or temporary preventative measures put in place so residents can sleep easier.

"We are now over a year from the catastrophic events of last year and some have still not returned to their homes.

"We hope a way can be found to give us some respite before this time next year.

"Our resilience teams were out in force on Friday until the small hours and again as needed. We could not get through this without them."



McLaughlin & Harvey staff get to work sandbagging in Commercial Road

'The Hawick Paper' edition 26th February 2021 (E-version)

SECTION 4

Supported Business and the Third Sector Summary

The development of every contract strategy considers the involvement of supported business or social enterprise as a delivery option and, as appropriate, we utilise the Scottish Government Supported Business Framework or our local providers to consider innovative ways of ensuring supported business and social enterprises have the opportunity to work with us.

The Council works closely with Scottish Borders Social Enterprise Chamber (SBSEC) to encourage supported business and other third sector organisations to access Council contract opportunities. This active role allows us to keep members updated with contract and community benefit opportunities.

The Council will continue to look for opportunities for supported businesses, investigating all procurement avenues to identify appropriate providers and matching them with our contract opportunities. Community benefit clauses also provide an opportunity to direct our third party contractors/ suppliers to consider supported businesses in their supply chain.

During this reporting period the Council has engaged with the following supported businesses through both contract and grant award mechanisms:

- Borders Green Team £13,080
- Lady Haig Poppy Factory £702

SECTION 5

Future Regulated Procurements Summary

The Procurement Reform (Scotland) Act 2014 states it is mandatory that this annual procurement report includes “a summary of the regulated procurements the authority expects to commence in the next two financial years.”

2021/2022

Contract/Framework Title or Subject Matter	Renewal or New	Estimated SBC Total Contract Value	Expected Contract Start Date
Family Group Decision-Making Service	New	£100,000	16/07/2021
Early Learning & Childcare Framework	Renewal	£23,000,000	01/08/2021
Provision of Licenses and Support Agreement for eLearning System	Renewal	£161,000	01/08/2021
Hawick Community Support Service	New	£1,350,000	06/08/2021
Housing First	New	£230,000	30/08/2021
Education & Office Furniture	Renewal	£500,000	01/09/2021
Educational Materials	Renewal	£920,000	01/09/2021
Mobile Client Devices	Renewal	£592,000	01/09/2021
Border Skate Parks	New	£400,000	01/09/2021
Winter Maintenance Assistance Framework (Footways & Miscellaneous)	New	£300,000	30/09/2021
Online Payments, Cashless Catering & Kitchen Management Systems	New	£260,000	01/10/2021
General Stationery and Office Paper	Renewal	£600,000	01/10/2021
Provision of Occupational Health Service	Renewal	£400,000	01/10/2021
Supply of IT Consumables	Renewal	£564,000	01/10/2021
Vehicle Charging Infrastructure (LCITP Project)	New	£1,300,000	01/10/2021
Mobile Voice and Data Services	Renewal	£125,000	01/10/2021
Wood Recycling	Renewal	£140,000	01/10/2021

2021/2022 (cont'd)

Contract/Framework Title or Subject Matter	Renewal or New	Estimated SBC Total Contract Value	Expected Contract Start Date
Glass Recycling	Renewal	£300,000	01/10/2021
Energy Efficiency Contractors	Renewal	£1,140,000	01/11/2021
NFM Study - Hawick	New	£160,000	30/11/2021
NFM Study - Galashiels	New	£120,000	30/11/2021
Personal and Protective Equipment	Renewal	£550,000	01/12/2021
Electronic Payment Services - Multiple Network Managed Service	Renewal	£84,000	01/02/2022
Library Books, Educational Textbooks & Multimedia Supplies	Renewal	£344,000	01/02/2022
Milk	Renewal	£250,000	01/03/2022

2022/2023

Contract/Framework Title or Subject Matter	Renewal or New	Estimated SBC Total Contract Value	Expected Contract Start Date
Pay and Display Parking Machines - Management Solution	Renewal	£70,000	01/04/2022
Provision of TF Property and Asset Management Software Solution	Renewal	£90,000	01/04/2022
Security Services and Cash Collection	New	£50,000	01/04/2022
PAT Testing	New	£125,000	01/04/2022
Lift Maintenance Service	New	£380,000	01/04/2022
Frozen Foods	Renewal	£1,080,000	01/04/2022
Water System Risk Assessment & Water Hygiene Monitoring Services	Renewal	£240,000	01/04/2022
One Scotland Mapping Solution	Renewal	£540,000	11/04/2022
Energy Efficiency Consultancy and Programme Management	Renewal	£130,000	01/06/2022
Border Play parks	New	£200,000	01/06/2022
Eyemouth PS	New	£14,902,000	01/09/2022
Fresh Meats, Cooked Meats and Fresh Fish	Renewal	£620,000	01/10/2022
Washroom Solutions and Sanitary Products	Renewal	£60,000	01/10/2022

2022/2023 (cont'd)

Contract/Framework Title or Subject Matter	Renewal or New	Estimated SBC Total Contract Value	Expected Contract Start Date
Treasury Management Advisory Service	Renewal	£98,000	22/10/2022
Provision of Microsoft SQL License Agreement	Renewal	£161,029	01/04/2022
Earlston Primary School	New	£13,435,000	01/06/2022
2 Residential Care Homes	New	£22,679,000	01/09/2022
Galashiels Academy	New	£55,049,000	01/10/2022
Peebles High School	New	£46,000,000	01/10/2022
Janitorial Products	Renewal	£1,200,000	01/03/2023
Care & Support Framework	New	£48,000,000	01/04/2023
Supply of Electricity	Renewal	£16,200,000	01/04/2023
Fresh Fruit & Vegetables, Bakery Products, Eggs and Milk	Renewal	£1,000,000	01/04/2023
Beach Life Guarding Services - Coldingham Bay	Renewal	£85,000	22/09/2022

GLOSSARY/PROCUREMENT TERMINOLOGY

Collaboration	Working with other partners to undertake joint or shared procurement activities with the intention of obtaining better value through the economies of scale and reduced procurement costs
Commissioning	This is the process used to assess the needs of people in the area, then to design and specify the appropriate services to deliver those needs in a cost effective and value for money way
Community Benefits	These are contract requirements that deliver wider benefits in addition to the core purpose of the contract. These will create added value and will be social, economic or environmental benefits
Contract Management	This is the management of contracts with suppliers or partner. It includes the tasks and activities to ensure the contract is delivered as per the terms. Activity can include the mobilisation of the contract, delivery throughout the term of the contract to expiry and decommissioning. It will also include supplier relationship and performance management
Demand Management	This is a way to reduce costs by managing requirements through many different methods such as forecasting, reducing options, increasing flexibility or considering distribution methods and frequency
Flexible Framework Self-Assessment Tool (FFSAT)	A tool used to assess and measure our level of performance of sustainable procurement and to build an action plan to build on that performance
Goods	Items that we buy include things such as catering provisions, office stationery and supplies, or the materials needed to build roads
KPI	Key Performance Indicators are measures put in place as part of the contract arrangements. These will be used to help manage delivery of the contract to a pre-agreed set of quality and quantity indicators
P2P	Procurement to Payment - electronic IT systems and processes used to manage the raising of purchase orders through to the payment of supplier invoices
PCIP	The Scottish Government led Procurement and Commercial Improvement Programme and its associated assessment programme
Procurement	This is process of acquiring goods, services and works
Purchasing	The transactional stages of placing orders for goods, services or works, using P2P systems to receipt goods, services or works received and then to pay for them
Regulations	Public Contracts (Scotland) Regulations 2015 Procurement (Scotland) Regulations 2016 The Procurement Reform (Scotland) Act 2014
Services	Services we buy might include care services, professional services to design works projects or repair and maintenance services
Small and Medium Enterprises (SME's)	Firms that employ less than 9 employees are classified as micro businesses, firms that employ less than 50 are classed as small and those employing less than 250 medium
Sustainable Procurement	A process where organisations meet their needs for goods, services and works in a way that achieves value for money on a whole life costs basis and generates benefits, not only for the organisation but for society, the economy and the environment
Third Sector	The group name for a range of organisations such as community groups, charities, voluntary organisations, social enterprises or community interest companies. They may be everything in-between small and local or large multinational companies or charities
Value for Money	Value for money is the optimum combination of whole life costs, quality and sustainability to meet our requirements
Whole Life Costing	Whole life costing takes into account the total cost of a product or service over its lifetime, from concept to disposal and including purchase, hire or lease, maintenance, operation, utilities, training and end of life disposal. It is important to take all of these costs into consideration when making decisions as in some cases the purchase cost is only a small proportion of the cost of operating it
Works	Construction works that we buy, including the construction and/or refurbishment of new and existing buildings, roads, bridges, parks or other open spaces

Appendix 1 – Sustainable Procurement Charter

Sustainable Procurement Charter

Scottish Borders Council aims to be a responsible purchaser of goods, services and works. We set standards to make sure we undertake our activities in an ethical, responsible and sustainable way. This charter lays out a number of important principles and policy requirements of the Council to which we expect our suppliers to comply.



Achieving our Sustainable Procurement duty

<p>Equalities</p> <p>We view the Scottish Borders as a place where everyone matters, where everyone should have equal opportunities and where everyone should be treated with dignity and respect. As a responsible employer the Council is committed to promoting equal opportunities to all of the Scottish Borders community, employees and suppliers alike. Consideration of equal opportunities is fully integrated into our procurement practices and is fully committed to the values and ethos of the Equality Act 2010.</p>	<p>Disability Confident Scheme</p> <p>The Council is an accredited Disability Confident employer. We are committed to the aims of Disability Confident and would encourage our partners, suppliers and providers to demonstrate their commitment to the scheme and also become accredited Disability Confident employers. As appropriate, contracts or framework agreements may include clear performance indicators relating to the positive benefits of such a scheme.</p>	<p>Facilitating SME's, third sector and supported businesses in the procurement process</p> <p>Our procurement strategy aims to achieve a mixed economy of suppliers to support and develop our local rural market, particularly micro, small and medium sized enterprises, Third Sector organisations and supported businesses. This approach includes simplified and standardised public sector procurement practices, consideration of lotting and a range of hands-on assistance to the local supply chain to help reduce any barriers to involvement in procurement opportunities.</p>	<p>Promoting Innovation</p> <p>Influencing the market towards innovative solutions can focus public spending on sustainable goods, services and works and create an important catalyst for local job creation, sustainable innovation and market development. Our procurement strategy notes the importance of innovation through procurement and we encourage all our suppliers to consider an innovative approach to the way goods and services are delivered.</p>
<p>Fair Work Practices</p> <p>As an accredited real Living Wage employer, the Council is committed to encouraging the wider adoption of the real Living Wage by suppliers. The Council has adopted the Scottish Government <i>Best Practice Guidance on Addressing Fair Work Practices, including the Real Living Wage, in Procurement</i> for relevant contracts. The real Living Wage is an hourly rate set by the Living Wage Foundation and is revised in November every year. The current rate is £9.50 (November 2020)</p>	<p>Consultation with Stakeholders</p> <p>Service User and, where appropriate, wider community consultation is an integral part of commissioning considerations. The strategic importance and complexity of required outcomes will mainly govern the level of consultation undertaken and the choice of the procurement route followed. The final decision on these matters will always be considered in light of what is likely to provide best value for the local community.</p>	<p>Health & Safety Compliance</p> <p>The Council is committed to achieving a culture that ensures it complies with all current Health and Safety legislation and in so doing endeavours to provide safe places and safe systems of work. This principal extends to those employed to do contracted works for and on behalf of the Council. The Council will only employ contractors who are SSIP accredited.</p>	
<p>Fairly & ethically traded goods</p> <p>The Council supports the Fair Trade initiative because it reflects our commitment to sustainable development and offers the prospect that marginalised producers across the world will receive fairer deals for their produce. The Council will promote the use of fair trade products across all its services and raise awareness of fair trade amongst its staff and customers. The Council will (to the extent permitted by EU procurement legislation) embed Fair Trade into contracts with suppliers where it has a direct bearing on the required goods, services and works.</p>	<p>Provision of Food</p> <p>The procurement of food considers the wider community focus of improving the health and wellbeing of young people and communities in the Borders. Promoting a sustainable food supply chain by (where possible) the use of Scottish produce through collaborative contracts supports the delivery of healthy choices to support healthy eating. Food security and ethics are of equal importance and the Council follows Scottish Government guidance to ensure consideration of the highest levels of animal welfare.</p>	<p>Prompt payment within 30 days</p> <p>The effect of late payment on SME's can be significant, impacting cash flow and the ability to trade. As direct support the Council has a prompt payment policy and related performance indicator which aims to make payment of invoices within 30 days of receipt of a valid invoice. To make sure this policy flows through all stages of the supply chain, our terms and conditions of contract obliges our contracted suppliers to make payment of valid invoices within a similar 30 day period.</p>	<p>Information/Data Management/Protection</p> <p>The Council regards information as a valuable corporate asset which must be obtained, processed and protected diligently, lawfully and ethically. The approach to information governance focuses on safeguarding customers, providing business transparency and ensuring legislative compliance. Relationships with 3rd parties who handle data on behalf of the Council, or with whom we share data are carefully managed. Contracts include information governance compliance conditions with these arrangements being documented and monitored. We will expect all suppliers to take the same robust approach to information management as we do, even after their contract has expired.</p>
<p>Environmental Impact and Climate Change</p> <p>The Council is committed to reducing its environmental impact, including carbon emissions, wherever possible. The Climate Change (Scotland) Act 2009 places duties on public bodies to deliver their services in a way which supports this, including both internal activities, such as energy saving within buildings, and its work with partners. The way that the Council procures goods and services can have a huge environmental impact, and by purchasing items which can demonstrate a reduced negative effect on wildlife, natural resources and carbon emissions, we can reduce our carbon footprint and support suppliers to do the same.</p>	<p>Improving the economic, social and environmental wellbeing of the area</p> <p>Adding Value to Communities through Community Benefits or 'social' requirements in public sector procurement is intended to ensure that wider local economic and social issues are considered when delivering construction works, service or supplies contracts. This is achieved through the inclusion of specific clauses within contracts known as community benefit clauses (CBCs).</p>	<p>Conflict of Interest</p> <p>Council Officers and Members conducting business on behalf of the organisation have a responsibility to do so in a manner that is objective and ethical. As such we require any individual whether employee or supplier to declare such an interest before any procurement activity commences as the best way to handle conflicts of interest is to avoid them entirely.</p>	<p>Modern Slavery Act 2015</p> <p>The Council adopts a zero tolerance approach to modern slavery and human trafficking. We expect all those who work for and with us to adhere to this approach. As appropriate we will address areas of concern in the tendering process through requiring minimum standards and contract management.</p>

Appendix 2 – Regulated Procurement

Category A Scottish Government Framework Agreements - Contract Awards/Spend

Scot. Gov. Ref.	Supplier Name	Subject Matter	Start Date	End Date	Contract Value
SP-19-016	Hewlett Packard UK Ltd	Desktop Client Devices Framework	01/04/2020	31/03/2021	£275,447
SP-17-004	EDF Energy Ltd	Electricity	01/04/2020	31/03/2021	£2,642,668
SP-14-009	Lyreco UK Ltd	General Stationery and Office Paper	01/04/2020	31/03/2021	£66,689
SP-19-009-103	Scottish Fuels	Liquid Fuel - Scotland Central	01/04/2020	31/03/2021	£67,861
SP-19-009-104	Highland Fuels	Liquid Fuel - Scotland South	01/04/2020	31/03/2021	£926,746
SP-19-009-104	Scottish Fuels	Liquid Fuel - Scotland South	01/04/2020	31/03/2021	£433,797
SP-15-011-1	Hewlett Packard UK Ltd	Mobile Client Devices	01/04/2020	31/03/2021	£891,615
SP-17-031	Total Gas & Power Ltd	Natural Gas	01/04/2020	31/03/2021	£634,927
SP-15-014-1	Royal Mail Group	Postal Services - Ad-hoc and Hybrid Mail	01/04/2020	31/03/2021	£76,978
SP-15-014-2	Royal Mail Group	Postal Services - Scheduled/Regular Bulk Mail	01/04/2020	31/03/2021	£127,771
SP-018-040	Business Stream	Water and Waste Water Services	01/04/2020	31/03/2021	£653,509
SP-19-013	XMA Limited	Web Based & Proprietary Client Devices	01/04/2020	31/03/2021	£842,655
SP-15-011-5	XMA Limited	Workstation Client Device Framework	01/04/2020	31/03/2021	£50,062
Total Value					£7,690,724

Category B Scotland Excel Framework Agreements - Contract Awards/Spend

SXL Schedule Number	Supplier Name	Subject Matter	Start Date	End Date	Contract Value
0516	Nynas UK AB	Bitumen Products	01/04/20	31/03/21	£143,096
0516	Jobling Purser	Bitumen Products	01/04/20	31/03/21	£91,930
0516	Colas Ltd	Bitumen Products	01/04/20	31/03/21	£121,206
0517	Kibble Education & Care Centre	Children's Residential	01/04/20	31/03/21	£1,476,960
0517	Hillside School (Aberdour) Limited	Children's Residential	01/04/20	31/03/21	£513,527
0517	Care Visions Group Limited	Children's Residential	01/04/20	31/03/21	£388,339
0517	Spark Of Genius (Training) Limited	Children's Residential	01/04/20	31/03/21	£567,761
0517	Harmeny Education Trust Ltd	Children's Residential	01/04/20	31/03/21	£499,213
0517	Common Thread Limited	Children's Residential	01/04/20	31/03/21	£213,217
0517	Seamab	Children's Residential	01/04/20	31/03/21	£396,332
0517	Stepdown	Children's Residential	01/04/20	31/03/21	£57,750
0517	Inspire Scotland Ltd	Children's Residential	01/04/20	31/03/21	£118,472
1119	JCJ (Demolition & Construction) Ltd	Demolition	01/04/20	31/03/21	£333,785
0815	The Furnishing Service Limited	Domestic Furniture and Furnishings	01/04/20	31/03/21	£548,329
0916	Yorkshire Purchasing Organisation	Education Materials	01/04/20	31/03/21	£81,086
0913	BCA Insulation Ltd	Energy Efficiency Contractors	01/04/20	31/03/21	£204,426
0913	Everwarm Ltd	Energy Efficiency Contractors	01/04/20	31/03/21	£79,380
0616	Turner And Townsend Project Management Ltd	Engineering Consultancy	01/04/20	31/03/21	£107,224
0616	Sweco Uk Ltd	Engineering Consultancy	01/04/20	31/03/21	£65,693
1016	Brake Bros Ltd	Frozen Foods	01/04/20	31/03/21	£270,392
0515	Brake Bros Ltd	Groceries & Provisions	01/04/20	31/03/21	£370,362
0317	Dennis Eagle Limited	Heavy Vehicles	01/04/20	31/03/21	£159,905
0317	A M Phillip Trucktech Limited	Heavy Vehicles	01/04/20	31/03/21	£144,060
0317	Western Automobile Company Ltd t/a Western Commercial	Heavy Vehicles	01/04/20	31/03/21	£125,039
0818	Scot JCB LTD	Light and Heavy Plant	01/04/20	31/03/21	£92,250
1414	Unico Limited	Janitorial Products	01/04/20	31/03/21	£645,591
1414	Alliance Disposables Ltd	Janitorial Products	01/04/20	31/03/21	£59,777
0214	Brake Bros Ltd	Meats - Fresh, Prepared & Cooked (inc. Fresh Fish)	01/04/20	31/03/21	£66,589

SXL Schedule Number	Supplier Name	Subject Matter	Start Date	End Date	Contract Value
0214	Campbell Brothers Limited	Meats - Fresh, Prepared & Cooked (inc. Fresh Fish)	01/04/20	31/03/21	£87,618
0816	Forth Resource Management Ltd	Organic Waste	01/04/20	31/03/21	£61,426
2013	ICL UK (Sales) Limited	Salt	01/04/20	31/03/21	£461,102
0716	St Mary's Kenmure	Secure Care	01/04/20	31/03/21	£97,568
0619	George Walker & Co T/a Walker Love	Sheriff Officers	01/04/20	31/03/21	£230,963
2017	The Social Care Community Partnership Limited	Social Care Agency Workers	01/04/20	31/03/21	£172,396
0417	McConechy's tyre service Ltd	Tyres for Vehicles & Plant	01/04/20	31/03/21	£73,833
0217	Cooks Van Hire Limited	Vehicle & Plant Hire	01/04/20	31/03/21	£198,310
0116	A M Phillip Trucktech Ltd	Vehicle Parts	01/04/20	31/03/21	£83,936
0116	Dingbro Ltd.	Vehicle Parts	01/04/20	31/03/21	£86,583
Total Value					£9,495,426

Category C Contract and Framework Awards

SBC Ref. Number	Supplier Name	Subject Matter	Award Date	Start Date	End Date	Ext.	Estimated Contract Value
SBC/CP S/1725	Civica UK Limited	License and Support for Workflow 360 Enterprise Content Management (ECM) System	01/04/20	01/04/20	31/03/23	0	£126,000
SBC/CP S/1984	Ledingham Chalmers LLP	Provision of Legal Services	01/04/20	01/04/20	31/03/23	12 Mths	£80,000
SBC/CP	Walker Love	Sheriff Officer and Debt Collection Services	01/04/20	01/04/20	31/03/23	0	£300,000
SBC/CP S/1809	J E Douglas & Sons Ltd	10 tonne Chassis with Hooklift Vehicle	03/04/20	03/04/20	01/11/21	0	£59,597.00
SP-14-012	The Technology Forge	Provision of TF Property and Asset Management Software Solution	06/05/20	01/04/20	31/03/22	0	£109,317
SBC/CP S/2003	Computacentre	Supply and Installation of HP LAN/Wifi Equipment for Inspire Learning	07/05/20	07/05/20	31/03/23	0	£1,016,253
SBC/CP S/1547i	Everything Everywhere LTD	Mobile Voice and Data Technology Services	07/05/20	16/04/20	15/04/22	0	£200,000
SBC/CP S/1820	Sodexo	Purchase of Food Vouchers	07/05/20	07/05/20	30/11/20	0	£120,000
SBC/CP S/1595	McLaughlin and Harvey Limited	Hawick Flood Protection Scheme Main Works Contract	08/05/20	18/05/20	30/09/23	0	£52,204,975
SBC/CP S/1837	A M Phillip Trucktech Limited	Two standard cab 6.5t Hooklift with Pods	21/05/20	21/05/20	24/11/20	0	£95,027.50
SBC/CP S/1847	J E Douglas & Sons LTD	18t 4x2 Flat Bed Chassis with White Lining Equipment	04/06/20	04/06/20	30/12/20	0	£136,650.00
SBC/CP S/1848	Turner & Townsend	Hawick High School - Feasibility Study	11/06/20	15/06/20	06/04/21	0	£70,334
SBC/CP S/1280 (b)	Proactis Group Limited	Provision of PO Flip and Contract Management Modules	12/06/20	31/07/20	30/07/23	0	£96,000
SBC/CP S/2016	Vital Energy Solutions Limited	Non-Domestic Energy Efficiency - Phase 2 Project	12/06/20	15/06/20	08/10/21	0	£1,724,910
SBC/CP S/1935	Sodexo	Purchase of Food Vouchers	17/06/20	01/07/20	15/01/21	0	£98,960
SBC/CP	HP Inc UK	Mobile Client Devices -	25/06/20	26/06/20	31/03/21	0	£664,980

SBC Ref. Number	Supplier Name	Subject Matter	Award Date	Start Date	End Date	Ext.	Estimated Contract Value
SBC/CP S/1831	Turner & Townsend	Cost Management Support - HFPS	03/07/20	13/07/20	31/12/25	0	£200,311
SBC/CP S/1955	Scottish Historic Building Trust	Consultancy Services	07/07/20	07/07/20	31/03/22	0	£89,750
SBC/CP S/1979	TMP (UK) Limited	Provision of Recruitment Advertising and Public Information Notices	11/07/20	11/07/20	10/07/24	0	£255,000
SBC/CP S/1924	Triangle Limited	Purchase of specialised heavy duty, pre-cast/pre-fabricated steel cattle grid units	20/07/20	20/07/20	20/08/20	0	£109,227
SBC/CP S/1965	Showbie	Primary Digital Homeworking Solution	01/08/20	01/08/20	31/07/22	0	£76,500
SBC/CP S/1982	White Testing UK Limited	Portable Appliance Testing Service	03/08/20	01/04/20	31/03/21	0	£58,751
SBC/CP S/1841	Ideagen PLC	License and Support Agreement for Pentana Risk Management Software Solution	29/08/20	01/04/20	31/03/22	0	£89,000
SBC/CP S/1925	TRACSYS	Provision of Traffic Surveys	18/09/20	18/09/20	30/09/21	0	£70,000
SBC/CP S/1957	XMA Limited	Purchase of iPad Tablets and iPad Accessories	06/10/20	06/10/20	31/03/21	0	£899,291
SBC/CP S/1950	Coeval	Electronic Signage	08/10/20	08/10/20	31/03/21	0	£73,890
SBC/CP S/1822	CGI (GB)	ICT Digital Services and Transformation	09/10/20	01/10/20	30/09/25	0	£30,000,000
SBC/CP S/1926	Various	Winter Maintenance Assistance Services	20/10/20	20/10/20	19/10/22	24 Mths	£1,400,000
SBC/CP S/1840	Iron Mountain	Document Storage and Related Services	26/10/20	01/06/20	31/05/22	0	£50,000
SBC/CP S/1820	Changeworks	Energy Efficiency Consultancy and Programme Management	02/11/20	01/04/20	31/05/21	0	£179,662
SBC/CP S/1993	Turner & Townsend	Project Design & Cost Management Services for Residential Care Homes (Hawick & Central Borders)	02/11/20	02/11/20	01/09/25	0	£225,375

SBC Ref. Number	Supplier Name	Subject Matter	Award Date	Start Date	End Date	Ext.	Estimated Contract Value
SBC/CP S/1964	Lex Autolease	Lease of Electric Vehicles	04/11/20	04/11/20	03/11/24	0	£75,676,80
SBC/CP S/1706i	Pitney Bowes	License and Support Agreement for Confirm on Demand Software Solution	05/11/20	05/11/20	04/11/22	0	£108,000
SBC/CP S/1706j	TET Limited	Proactis Invoice Capture Scanning License	15/11/20	01/04/21	26/04/24	0	£60,000
SBC/CP S/1706k	02/Telefonic a UK Limited	02 Coverage Checker Website & Topographical View Solution	23/11/20	30/11/20	29/11/22	0	£53,326
SBC/CP S/1969	HP Inc UK Limited	Supply of Mobile Client Devices	08/12/20	08/12/20	31/12/20	0	£87,370
SBC/CP S/1794	Bottomline Technologies Becway Services Limited	BACS Payment Bacway Support and Maintenance Renewal	15/12/20	15/12/20	14/12/22	24 mths	£52,227
SBC/CO VID-19-05	Andrew Jewell Education Limited	Inspire Learning Programme Management Consultancy	21/12/20	01/10/20	30/09/23	24 mths	£472,500
SBC/CP S/1986	Mallatite Limited	Electronic Signage	05/01/21	05/01/21	26/03/21	0	£80,659
SBC/CP S/1981	Turner & Townsend	Project Manager & Data Analysts	05/01/21	05/01/21	01/06/21	0	£100,000
SBC/CP S/1851	XMA Limited	Purchase of iPad Tablets and iPad Accessories	22/01/21	22/01/21	31/03/21	0	£77,940
	Fluvial Innovations Limited	Temporary Flood Barrier for Hawick FPS Construction Phase	04/11/20	04/11/20	03/11/24	0	£269,750
SBC/ COVID-19-06	Bur Happold	Smart Grid Consultancy	05/02/21	24/02/21	30/04/22	0	£54,000
SBC/ COVID-19-07	SCVO	Community jobs Scotland - SCVO	10/02/21	10/02/21	31/03/22	0	£187,970
SBC/CP S/2006	Nuphalt Contracting Limited	Hire of Jetpacher Vehicles	15/03/21	15/03/21	30/06/21	0	£70,000
SBC/ COVID-19-01	Civica UK Limited	Supply of APP information Management and Tranman Fleet	17/03/21	01/04/21	31/03/22	12 mths	£89,594

SBC Ref. Number	Supplier Name	Subject Matter	Award Date	Start Date	End Date	Ext.	Estimated Contract Value
SBC/CP S/1928	Paragon Products (UK) Limited	Purchase of Personal Equipment	20/04/20	21/04/20	31/04/20	0	£210,000
SBC/CP S/176m	Team Hygiene UK Limited	Purchase of Personal Protective Equipment	20/04/20	21/04/20	31/04/20	0	£234,000
SBC/CP S/1930	Dymanic Community Fusion	Provision of Support and Advice to those with Acquired Brain Injury	30/07/20	03/08/20	31/03/22	0	£136,171
SBC/CP S/1839	Great North Laundry	Laundry Service	01/06/20	01/06/20	30/05/22	12 mths	£75,000
SBC/CP S/1659	Apetito	Community Meals Service	16/06/20	01/09/19	31/08/22	0	£456,000
SBC/CP S/2007	Works+	Employability Support Seervice	23/03/20	01/08/21	31/07/21	0	£73,286
Total Value							£93,087,302

Social Care & Health Contracts

The Council uses a number of specialist providers across Adult and Children's Social Care & Health Services. These include Residential, Fostering, Educational and other specialist needs. The contracts for these services are put in place with multiple providers (both locally and out of the area) through existing framework agreements or via spot contracts. The use of the EU light touch regime ensures compliance with legislation.

After consideration it is believed that the individual nature of these arrangements creates a significant risk of a data breach occurring if they are publicised in more detail. These contracts are excluded from the above list.

Appendix 3 – Regulated contracts awarded during the period with Community Benefit Clauses

Contract Reference No.	Supplier Name	Subject Matter	Start Date	End Date	Contract Value
SP-19-016	Hewlett Packard UK Ltd	Desktop Client Devices Framework	01/04/20	31/03/21	£275,447
SP-17-004	EDF Energy Ltd	Electricity	01/04/20	31/03/21	£2,642,668
SP-14-009	Lyreco UK Ltd	General Stationery and Office Paper	01/04/20	31/03/21	£66,689
SP-19-009-103	Scottish Fuels	Liquid Fuel - Scotland Central	01/04/20	31/03/21	£67,861
SP-19-009-104	Highland Fuels	Liquid Fuel - Scotland South	01/04/20	31/03/21	£926,746
SP-19-009-104	Scottish Fuels	Liquid Fuel - Scotland South	01/04/20	31/03/21	£433,797
SP-15-011-1	Hewlett Packard UK Ltd	Mobile Client Devices	01/04/20	31/03/21	£891,615
SP-17-031	Total Gas & Power Ltd	Natural Gas	01/04/20	31/03/21	£634,927
SP-15-014-1	Royal Mail Group	Postal Services - Ad-hoc and Hybrid Mail	01/04/20	31/03/21	£76,978
SP-15-014-2	Royal Mail Group	Postal Services - Scheduled/Regular Bulk Mail	01/04/20	31/03/21	£127,771
SP-018-040	Business Stream	Water and Waste Water Services	01/04/20	31/03/21	£653,509
SP-19-013	XMA Limited	Web Based & Proprietary Client Devices	01/04/20	31/03/21	£842,655
SP-15-011-5	XMA Limited	Workstation Client Device Framework	01/04/20	31/03/21	£50,062
0516	Nynas UK AB	Bitumen Products	01/04/20	31/03/21	£143,096
0516	Jobling Purser	Bitumen Products	01/04/20	31/03/21	£91,930
0516	Colas Ltd	Bitumen Products	01/04/20	31/03/21	£121,206
1119	JCJ Demolition & Construction) Ltd	Demolition	01/04/20	31/03/21	£333,785
0913	BCA Insulation Ltd	Energy Efficiency Contractors	01/04/20	31/03/21	£204,426
0913	Everwarm Ltd	Energy Efficiency Contractors	01/04/20	31/03/21	£79,380
0616	Turner and Townsend Project Management Ltd	Engineering Consultancy	01/04/20	31/03/21	£107,224
0616	Sweco UK Ltd	Engineering Consultancy	01/04/20	31/03/21	£65,693
1016	Brake Bros Ltd	Frozen Foods	01/04/20	31/03/21	£270,392
0515	Brake Bros Ltd	Groceries & Provisions	01/04/20	31/03/21	£370,362
0214	Brake Bros Ltd	Meats - Fresh, Prepared & Cooked (inc. Fresh Fish)	01/04/20	31/03/21	£66,589
0214	Campell Brothers Limited	Meats - Fresh, Prepared & Cooked (inc. Fresh Fish)	01/04/20	31/03/21	£87,618

Contract Reference No.	Supplier Name	Subject Matter	Start Date	End Date	Contract Value
0816	Forth Resource Management Ltd	Organic Waste	01/04/20	31/03/21	£61,426
2013	ICL UK (Sales) Ltd	Salt	01/04/20	31/03/21	£461,102
0716	St Mary's Kenmure	Secure Care	01/04/20	31/03/21	£97,568
0417	McConechy's tyre service Ltd	Tyres for Vehicles & Plant	01/04/20	31/03/21	£73,833
0217	Cooks Van Hire Ltd	Vehicle & Plant Hire	01/04/20	31/03/21	£198,310
0116	A M Phillip Trucktech Ltd	Vehicle Parts	01/04/20	31/03/21	£83,936
0116	Dingbro Ltd.	Vehicle Parts	01/04/20	31/03/21	£86,583
SBC/CPS/1984	Ledingham Chalmers LLP	Provision of Legal Services	01/04/20	31/03/21	£80,000
SBC/CPS/1595	McLaughlin and Harvey Limited	Hawick Flood Protection Scheme Main Main Works Contract	18/05/20	30/09/21	£52,204,975
SBC/CPS/1811	Walker Love	Sheriff Officer and Debt Collection	01/04/20	01/04/21	£300,000
SBC/CPS/203	Computacentre	Supply and Installation of HP LAN/Wifi Equipment for Inspire Learning Project	01/04/20	31/03/21	£1,016,253
SBC/CPS/1547i	Everything Everywhere Ltd	Mobile Voice and Data Technology Services	07/05/20	16/04/20	£200,000
SBC/CPS/2016	Vital Energy Limited	Non-Domestic Energy Efficiency - Phase 2 Project	12/06/20	15/06/20	£1,724,910
SBC/CPS/1978	HP Inc UK Limited	Mobile Client Devices - Curricular Refresh Programme	25/06/20	26/06/20	£664,980
SBC/CPS/1979	TMP (UK) Limited	Provision of Recruitment Advertising and Public Information Notices	11/07/202	11/07/20	£255,000
SBC/CPS/1957	XMA Limited	Purchase of iPad Tablets and iPad Accessories	06/10/20	06/10/20	£899,291
SBC/CPS/1706k	02/Telefonica UK Limited	02 Coverage Checker Website & Topographical View Solution	23/11/20	30/11/20	£53,326
SBC/CPS/1969	HP Inc UK Limited	Supply of Mobile Client Devices	08/12/20	08/08/20	£87,370
SBC/CPS/1851	XMA Limited	Purchase of iPad Tablets and iPad Accessories	22/01/21	22/01/21	£77,940
SBC/CPS/1831	Turner & Townsend	Cost Management Support - HFPS	13/07/20	31/12/25	£200,311
SBC/CPS/1822	CGI (GB)	ICT Digital Services and Transformation	01/10/20	30/09/25	£30,000,000
SBC/CPS/1826	Various	Winter Maintenance Assistance Services	20/10/20	19/10/22	£1,400,000
SBC/CPS/1993	Turner & Townsend	Project Design & Cost Management Services for Residential Care Homes (Hawick & Central Borders)	02/11/20	01/09/25	£225,375
Total Value					£100,540,913

Annual Report Ownership

	Further Information
Approval Process	Scottish Borders Council – Executive Committee September 2021
Led By	Mr David Robertson Executive Director Finance and Regulatory Services david.robertson@scotborders.gov.uk
Delivered By	Ms Kathryn Dickson Commercial & Commissioned Services Manager kathryn.dickson@scotborders.gov.uk

You can get this document on audio CD, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

PROCUREMENT SERVICES

Scottish Borders Council | Council Headquarters | Newtown St. Boswells | MELROSE | TD6 0SA
tel: 01835 824000 | email: procurement@scotborders.gov.uk



Printed in the Scottish Borders. Designed by Scottish Borders Council Graphic Design Section. JD/08/21.

Procurement & Contract Standing Orders

**(including additional guidance on the
appointment of consultants)**



January 2021

Revised September 2021

Contents

Procurement & Contract Standing Orders.....	3
1. Preliminary	3
1.1 Extent and interpretation	3
1.2. Definitions and interpretation	4
1.3. General Principles	6
2. Procedures	6
3. The Role and Responsibilities of Service Directors	8
4. Tender Documents.....	10
5. Evaluation of Tenders and Quotes.....	11
6. Acceptance and Award of Contracts.....	11
7. Eligibility to tender and termination, variation or suspension of a contract.....	11
8. Online/Electronic Procurement	12
9. Waiver of Contract Standing Orders.....	12
10. Contract extensions or variations	15
11. Review of Standing Orders.....	15
12. Guidance on the Appointment of Consultants	16
12.1 Preliminary	16
12.2 Definition of “consultant”	16
12.3 Principles to be applied when appointing consultants.....	16
12.4 Approval of engagement	16
12.5 Re-engagement of former employees as consultants	17
12.6 IR35/Employment Status Assessment	17
SCHEDULE	18
Goods & Services	18
Works Contracts.....	19
Appendix 1 - Consultant Approval Request Form.....	20

Procurement & Contract Standing Orders

These Procurement and Contract Standing Orders of Scottish Borders Council (“the Council”) apply from 1 January 2021 and apply (with certain exceptions) to all contracts made by or on behalf of the Council for the procurement of the execution of works, the supply of goods and materials to the Council, and/or for the provision of services.

1. Preliminary

1.1 Extent and interpretation

- 1.1.1 The Council makes these Standing Orders in terms of section 81 of the Local Government (Scotland) Act 1973.
- 1.1.2 These Standing Orders must be interpreted in accordance with the key principles of transparency, equal treatment, non-discrimination and proportionality.
- 1.1.3 These Standing Orders apply from 1 January 2021 and apply, subject to the provisions of Standing Order 1.1.5, to all contracts made by or on behalf of the Council for the procurement of the execution of works, the supply of goods and materials to the Council, and/or for the provision of services (including consultancy services).
- 1.1.4 The Standing Orders are subject to the provisions of Scottish and/or United Kingdom Legislation (the “Appropriate Legislation”). They are also subject to any UK or Scottish Government guidance on public procurement that may be issued from time to time.
- 1.1.5 The Standing Orders do not apply to any of the following:
 - 1.1.5.1 Contracts of employment;
 - 1.1.5.2 Contracts solely relating to the lease or disposal of heritable property;
 - 1.1.5.3 The allocation of direct payments or personal budgets under options 1, 2 or 4 of the Social Care (Self Directed Support) (Scotland) Act 2013 and
 - 1.1.5.4 Circumstances in which a waiver of the Standing Orders has been granted in accordance with Standing Order 9.
- 1.1.6 The Standing Orders must be read in conjunction with (and all Council staff must comply with) the Scheme of Delegation, the Council’s Financial Regulations and Purchasing Guidelines. Where there is any discrepancy, the Standing Orders shall take precedence.
- 1.1.7 Failure to comply with these Standing Orders when making purchases or seeking offers may result in disciplinary action.

- 1.1.8 Any query regarding the application or interpretation of these Standing Orders should be made in the first instance to the Commercial & Commissioned Services Manager.

1.2. Definitions and interpretation

- 1.2.1 “Act” means the Procurement Reform (Scotland) Act 2014;
- 1.2.2 “Best Value” means the legal duty to secure continuous improvement in the performance of the Council’s functions as set out in section 1 of the Local Government in Scotland Act 2003 as follows:-
- “1 Local authorities' duty to secure best value**
- (1) It is the duty of a local authority to make arrangements which secure best value.
- (2) Best value is continuous improvement in the performance of the authority's functions.
- (3) In securing best value, the local authority shall maintain an appropriate balance among—
- (a) The quality of its performance of its functions;
- (b) The cost to the authority of that performance; and
- (c) The cost to persons of any service provided by it for them on a wholly or partly rechargeable basis.
- (4) In maintaining that balance, the local authority shall have regard to—
- (a) Efficiency;
- (b) Effectiveness;
- (c) Economy; and
- (d) The need to meet the equal opportunity requirements.
- (5) The local authority shall discharge its duties under this section in a way which contributes to the achievement of sustainable development.
- (6) In this section, “equal opportunity requirements” has the same meaning as in Section L2 of Part II of Schedule 5 to the Scotland Act 1998 (c.46)”;
- 1.2.3 “Contract Owner” means the nominated contract owner or manager for a specific contract. This means the responsibility for dealing with supplier performance and contractual matters on a day to day basis;
- 1.2.4 “Contract Management Manual” means the contract management manual issued by the Commercial & Commissioned Services Manager, setting out the detailed requirements for the conduct of contract and supplier management activity within the Council (as amended from time to time);

- 1.2.5 Co-production – means the real and meaningful involvement of the community of the Scottish Borders in how and what community services and related goods and works are delivered with regard to the National Standards for Community Engagement;
- 1.2.6 “Service Director” means the relevant Service Director of the procuring service area or for the purpose of exercising any powers set out in these Standing Orders the Chief Executive of the Council, or, in the case of cross-directorate purchasing or absence of the relevant Service Director, such Head of Service as that Director has nominated in accordance the Scheme of Delegation, the Chief Financial Officer or such director as the Chief Executive may nominate.
- 1.2.7 “ Prescribed Thresholds” means the prescribed threshold values set by the Appropriate Legislation for supply, services or works contracts as they may be amended from time to time;
- 1.2.8 “Legislative Exemptions” means the exemption from the application of procurement rules under Appropriate Legislation and principles developed through case law and other means
- 1.2.9 “Purchasing Guidelines” means those guidelines issued by the Chief Financial Officer, setting out the detailed requirements for the conduct of purchasing and procurement activity within the Council (as amended from time to time);
- 1.2.10 “2015 Regulations” means the Public Contracts (Scotland) Regulations 2015 or successor legislation (as amended from time to time);
- 1.2.11 “2016 Regulations” means the Procurement (Scotland) Regulations 2016 or successor legislation (as amended from time to time);
- 1.2.12 ”Regulated Procurement” means a procedure to award a regulated contract being a public contract which is equal to or greater than £50,000 (other than works or health and social care contracts) or £2million for works contracts;
- 1.2.13 “Social and other Specific Services” means a public contract or framework for social and other specific services as defined by the 2015 regulations including:-
- 1.2.13.1 Health, Social and related Services
 - 1.2.13.2 Administrative social, educational, healthcare and cultural services
 - 1.2.13.3 Legal Services
 - 1.2.13.4 Postal Services
- 1.2.14 “Schedule” means the schedule to these Standing Orders; and
- 1.2.15 “Standing Orders” means these standing orders including the Schedule and “Standing Order” shall be interpreted accordingly.

1.3. General Principles

- 1.3.1 The relevant officer with responsibility for procuring and/or commissioning shall, prior to commencing any procurement process, consult with the relevant Procurement Business Partner to ensure that Best Value is achieved and that the relevant sustainable procurement, fair work practices and equality requirements are considered.
- 1.3.2 Subject to 10.1, throughout the life of a contract the contract should;
- a) Be managed by the Contract Owner or Manager or as appropriate the Project Manager in respect of;
- performance
 - compliance with the specification and other terms of the contract;
 - cost and benefits;
 - Best Value requirements;
 - equality requirements,
 - delivery and risk management; and
 - continuous improvement and co-production principles
- 1.3.3 All procedures for initiating procurement, developing procurement strategies, inviting and receiving tenders, approval of contracts, and all contractual arrangements entered into shall comply with the Councils equality and sustainability requirements and policies, shall encourage fair working practices and payment of the Living Wage and, where appropriate, contractual or procurement arrangements shall include the use of community benefit clauses.
- 1.3.4 All expenditure must comply with the Council's Financial Regulations.

2. Procedures

- 2.1 In addition to the obligations in Standing Order 1.3.3, before commencing a tendering procedure or making a purchase where no contract exists, the relevant Officer must consult with the Commercial & Commissioned Services Manager to establish whether:
- 2.1.1 Any existing contracts or framework contracts accessible to the Council may fulfil their requirements; or
- 2.1.2 There is any existing internal provision (including the Council's significant trading operations) or any other SBC Family resource which could be used such as Live Borders.
- 2.2 The procedure for the award of any contract shall depend upon the estimated aggregated value of that contract. The Appropriate Legislation on the aggregation of contracts shall apply and the artificial splitting of purchase orders or requirements to avoid the application of these Standing Orders is not permitted.

- 2.3 Subject to Standing Order 9, or where otherwise legally permitted in respect of proposed contracts which exceed the Prescribed Thresholds, the minimum associated tendering procedures that must be applied are detailed in the Schedule. For supported persons services the Procurement of Care and Support Services Guidance issued by the Scottish Government and COSLA and any guidance published under the Act or subsequent Regulations should be followed.
- 2.4 Health, social care and community services shall be procured in accordance with the Act, the 2015 Regulations, the 2016 Regulations, the Procurement of Care and Support Services 2016 (Best Practice) any statutory guidance issued under the Act and the principles of Co-production. For all purchases in excess of €750,000 the procedure shall be sufficient to comply with the principles of transparency and equal treatment of economic operators.
- 2.5 For all purchases in excess of £50,000 for goods and services and £2million for works, the sustainable procurement duty introduced by the Act requires that before buying anything the Council must think about how it can improve the social, environmental and economic wellbeing of the area in which it operates with a particular focus on inequality and then act in a way that secures these improvements.
- 2.6 In accordance with its sustainable procurement duty the Council must consider how its procurement processes can facilitate the involvement of SMEs, third sector bodies and supported businesses and how innovation can be promoted. For contracts over the Prescribed Thresholds a contract may be awarded in the form of separate lots and where the decision is not to award in the form of separate lots this should be explained in the procurement documents.
- 2.7 The Council may reserve the right to participate in a tendering procedure to providers operating supported businesses, supported employment programmes or supported factories where more than 30% of the workers are disabled or disadvantaged persons in accordance with the 2015 Regulations. Where this right is exercised by the Council the contract award procedures provided by the Regulations and Act shall be followed.
- 2.8 Where legally permissible the Council shall seek to ensure that for purchases or contracts of an estimated value of £50,000 or less that at least one Small or Medium Enterprise (SME) from the Scottish Borders or an SME who is a significant employer within the Scottish Borders is invited to tender in any process. For future repeat procurements for similar goods, services or works the Council shall seek to ensure that at least one new SME from the Scottish Borders or a new significant employer within the Scottish Borders is invited to tender in any process.
- 2.9 Direct purchasing below £5,000 where the purchase cannot be secured from an existing contracted supplier, or no contract exists, is permissible subject to the Council's duty to secure Best Value. If the requirement cannot be sourced from a contracted supplier then the head of service is responsible for ensuring best value.

This will normally be evidenced by obtaining more than one quote and/or evidence of firm fixed prices. The Council's interest shall be further protected by ensuring the selected supplier or contractor is reputable and competent and holds the minimum insurance requirements along with any other specific Health and Safety policy requirements.

- 2.10 The Commercial & Commissioned Services Team shall be consulted as appropriate in respect of tendering arrangements for any proposed goods or services contract with estimated value between £5,000 and £50,000. Details of the minimum procedural requirements are provided in the attached schedule. For those arrangements where the value is estimated to be less than £25,000 then less formal written quotations can be used. These documents must be attached to the Purchase Order when raising the requisition in Business World.
- 2.11 The Commercial & Commissioned Services Manager shall advise on and make all tendering arrangements for any proposed contracts with an estimated value in excess of £50,000 (for goods and services) or £2,000,000 for works.
- 2.12 Direct purchasing above £5,000 without seeking a competitive procedure is permissible only in those circumstances that would be permitted by the Regulations or in accordance with Standing Order 9.
- 2.13 If an unsuccessful tenderer brings a written or formal challenge against the Council in relation to a tender exercise or questions the integrity of the tender process, the recipient of the notice of challenge or query must inform the Commercial & Commissioned Services Manager. The Commercial & Commissioned Services Manager must inform the Chief Financial Officer as to potential legal challenges.
- 2.14 Any type of purchase transaction for any value where personal data is involved (or might be involved) must be brought to the attention of Commercial & Commissioned Services before seeking contact with any possible external provider.

3. The Role and Responsibilities of Service Directors

- 3.1 Each Service Director has responsibility for all contracts tendered and let by their Directorate and is accountable to the Council for the performance of their duties in relation to contract award and management, which are as follows:
 - 3.1.1 To ensure compliance with these Standing Orders and the Purchasing Guidelines (as appropriate);
 - 3.1.2 To ensure that staff with responsibility for procuring and purchasing goods, works and services access the guidance materials/on line training available on the intranet regarding Procurement & Purchasing to ensure they are aware of the processes and procedures when procuring goods, works and services.

- 3.1.2 To ensure no contract is entered into by the Council without seeking advice where appropriate from the Commercial & Commissioned Services Manager and Head of Legal Services and having proper regard to such advice;
- 3.1.3 To ensure that appropriate contract security (for example guarantees or performance bonds) is obtained where required or considered prudent;
- 3.1.4 To approve where required by these Standing Orders an appropriate Procurement Strategy for each proposed purchase or contract;
- 3.1.5 To check whether there is any existing Council or other collaborative framework that can appropriately be used to achieve Best Value for the Council before undergoing a further competitive tender process;
- 3.1.6 To prepare, in consultation with the Commercial & Commissioned Services Manager, appropriate contract and tender documents which clearly specify the scope, quality and quantity of the works, goods or services;
- 3.1.7 To keep all procurement materials/bids confidential subject to any legal requirements;
- 3.1.8 To take appropriate measures to prevent, identify and remedy conflicts of interest arising in the conduct of procurement procedures so as to avoid distortion of competition and to ensure equal treatment of tenderers;
- 3.1.9 To ensure that any technical evaluation panel is suitably qualified and trained to assess tenders;
- 3.1.10 To ensure no supplier is requested by the Council to provide goods, services or works without first having a valid purchase order in place;
- 3.1.11 To ensure that all necessary contract information for contracts of a value in excess of £50,000 for goods and services and £2million for works or more is provided within one month of entering into a contract to the Commercial & Commissioned Services Manager for the purposes of maintaining an up-to-date contract register;
- 3.1.12 To ensure all relevant staff are familiar with these Standing Orders and Purchasing Guidelines or other guidance issued in respect of these Standing Orders;
- 3.1.13 To ensure contracts are awarded, any necessary checks such as IR35 or Disclosure Scotland checks are carried out and any appropriate contract security documents are signed before work, services or supply provision commences;
- 3.1.14 To put in place arrangements for efficient contract and supplier management including the identification of a Contract Manager or Project

Manager and the management of benefits and performance, for the entire duration of the contract, framework or dynamic purchasing system

- 3.1.15 To retain a copy of the contract and keep proper records of all contracts and tenders, including minutes of contract management and other meetings;
- 3.1.16 To take immediate action in the event of a breach of these Standing Orders or Purchasing Guidelines within his/her directorate;
- 3.1.17 To consult with Elected Members on matters reasonably considered politically, reputationally or financially sensitive in relation to proposed procurement activity; and
- 3.1.18 To make appropriate arrangements for the opening of tenders and their secure retention so as to protect the integrity of the procurement process and where tenders are received in paper form to ensure they are opened in the presence of an officer nominated by the Commercial & Commissioned Services Manager together with a witness.

4. Tender Documents

- 4.1 The tender documents shall clearly set out the proposed method of evaluation as well as the scope, timing, quality and quantity of the works, services and supplies required by the Council.
- 4.2 The Head of Legal Services will be consulted on conditions of contract for particularly significant or complex projects or contracts. The definition of significant being one or more of the following criteria;
 - An estimated value in excess of the Prescribed Thresholds ;
 - Any contract where data will be shared;
 - Any contract/procurement activity requiring approval by the Executive Committee/Full Council.

5. Evaluation of Tenders and Quotes

- 5.1 Tenders and quotes for contracts in excess of £50,000 shall be evaluated on the basis of the most economically advantageous tender. It is not legally possible to use price or cost as the sole award criteria.

Lowest cost can only be the basis of evaluation for simple procurements of short-term, low-level services or goods of a standard specification where the cost is less than £50,000.

- 5.2 Tenders and quotes received after the closing date and time stipulated for return of tenders, or tenders which are incomplete or in an incorrect format will not be opened or considered unless the Council, acting proportionately, decides that there are circumstances which allow it to exercise discretion in allowing consideration of the tender. The Commercial & Commissioned Services Manager must be consulted if tenders are submitted late, incomplete or in an incorrect format.
- 5.3 Tenders shall be evaluated by a tender evaluation panel which should comprise officers having sufficient knowledge and technical ability to enable them to evaluate detailed tenders appropriately. The evaluation process shall follow any guidance issued by the Commercial & Commissioned Services Manager and be fully and appropriately documented. Where a tender involves the use, adoption or purchase of an Information Communication Technology (ICT) or digital service, software or hardware this must be undertaken in collaboration with the Council's ICT Service.
- 5.4 Where a proposed purchase or tender involves the use, addition or purchase of any form of Information and Communications Technology (ICT) device or digital service, software or hardware then the approval of the IT Team must be sought at the earliest opportunity and any purchase undertaken in collaboration and with the approval of the IT Team.

6. Acceptance and Award of Contracts

- 6.1 Following the conclusion of the procedure for awarding contracts set out in these Standing Orders and, where applicable, the expiry of the mandatory standstill period, the resulting contract between the Council and successful tenderer shall be entered into following the approval process detailed in the Schedule. The Chief Executive or Directors or heads of service will sign all goods and services and works contracts, provided the procurement was carried out solely by the Council for the Council. Awards of national and regional public contracts and framework agreements are made by the governing boards of the respective central buying bodies and in such cases, the Council will simply utilise those public contracts and frameworks (Standing Order 2.1.1).

7. Eligibility to tender and termination, variation or suspension of a contract

- 7.1 Having due regard to the appropriate legislation and supporting advice from the Head of Legal Services, Commercial & Commissioned Services may treat a potential tenderer as ineligible to tender where there are reasonable grounds to conclude that the contractor or potential tenderer:
- 7.1.1 Has committed an act of grave misconduct in the course of their business or profession; or
 - 7.1.2 Has shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract which led to early termination of that prior contract, damages or other comparable sanctions, subject to consideration by the Council of any measures taken to demonstrate reliability; or
 - 7.1.3 Falls within one or more of the other grounds set out in the 2015 Regulations or
 - 7.1.4 Has compiled, used, sold or supplied a prohibited list which:
 - i. contained details of persons who are or have been members of trade unions or persons who are taking part or have taken part in the activities of trade unions, and
 - ii. was compiled with a view to being used by employers or employment agencies for the purposes of discrimination in relation to recruitment or in relation to the treatment of workers, within the meaning of the Employment Relations Act of 1999 (Blacklists) Regulations 2010.
- 7.2 The relevant Officer of the Council may terminate, suspend or vary a contract, in accordance with the express or implied terms of the contract and may also take such further action with regard to any contract as the Council is legally entitled to take.

8. Online/Electronic Procurement

- 8.1 Requests for quotations and invitations to tender should (where practicable) be issued and/or received by online/electronic means using Public Contracts Scotland advertising portal/Public Contracts Scotland – Tender.

9. Waiver of Contract Standing Orders

- 9.1 The requirement to comply with any provision of these Standing Orders may be waived in accordance with the table in 9.2 below if on considering a written report by an appropriate officer it is considered that the waiver is justified because:-
- 9.1.1 The circumstances of the proposed contract are covered by legislative exemptions including the nature of the market for the works to be carried

out or the goods or services to be provided has been investigated and is demonstrated to be such that a departure from the requirement of Standing Orders is justifiable in accordance with the Appropriate Legislation and principles (for example when for artistic or technical reasons, or for reasons connected with the protection of exclusive rights, the contract may only be awarded to a particular provider) or the contract is for works, goods or services that are required in circumstances of extreme urgency that could not have been foreseen; or

9.1.2 It is in the Council’s best interests considering factors such as best value, the risk of a successful legal challenge, any impact on service users along with the principles of transparency, equal treatment, non-discrimination and proportionality.

9.2 The table below sets out the relevant values and waiver approval requirements:

Value	Approval Procedure
£5,000 - £50,000	The relevant Head of Service and the Procurement Business Partner
£50,000 - £250,000	The relevant Director and the Commercial & Commissioned Services Manager
Over £250,000	The relevant Director and the Chief Financial Officer

9.3 A record of the decision approving a waiver of standing orders must be kept by the Commercial & Commissioned Services Manager who shall where appropriate make an entry in the appropriate register. A local copy must be kept by the relevant Service Director. The waiver procedure note and form is provided on the intranet.

9.4 Where prior approval for a waiver of these Standing Orders has not been obtained in advance the reason for this must be contained in the waiver report.

9.5 Where a waiver permitted by this Standing Order 9 allows the direct award of a contract which exceeds £50,000 then a contract award notice must be recorded on the Public Contracts Scotland portal and the relevant Director must notify the Commercial & Commissioned Services Manager of the details to allow entry on the contract register.

9.6 Where these Standing Orders have been waived in accordance with this Standing Order 9 the relevant Director shall put in place a written contract for that requirement without delay, inform the Commercial & Commissioned Service Manager and ensure appropriate plans are made for tendering the requirement where appropriate.

9.7 The requirement to waive these Standing Orders is not required where:-

9.7.1 A procedure or specific situation other than the open or restricted procedure is permitted by the 2015 Regulations, 2016 Regulations, the Act,

or the Appropriate Legislation. In deciding whether the use of another procedure or specific situation is permitted the relevant Head of Service or Director shall seek advice from the Commercial & Commissioned Services Manager and/or Chief Legal Officer.

- 9.7.2 The circumstances of the proposed contract are covered by legislative exemptions, for example certain research and development services
- 9.7.3 Contracts with another public body for the purposes of ensuring co-operation with the aim of providing public services.

10. Post Contract Management, Monitoring & Evaluation

- 10.1 During the life of the contract, the Contract Owner must follow the policy and procedures contained in the Contract Management Manual to manage the contract via the Proactis Contract Management module.

11 Contract extensions or variations

- 11.1 Subject to 11.2, the Commercial & Commissioned Services Manager may authorise an extension to a contract, or any other variation including a consequent change in price, provided such extension or variation is not contrary to the Regulations or the Council's legislative obligations.
- 11.2 A Service Director or Head of Service shall not extend or vary a contract if such extension or variation is not expressly permitted by the contract without seeking advice from the Commercial & Commissioned Services Manager.
- 11.3 The Appropriate Legislation on aggregation of contracts shall apply

12. Review of Standing Orders

- 12.1 These Procurement and Contract Standing Orders will be reviewed annually by officers, with any material change or additions being presented to the appropriate committee for approval.

12. Guidance on the Appointment of Consultants

This section has been produced to supplement these Procurement and Contract Standing Orders with principles that relate specifically to the appointment of consultants. This guidance is intended to ensure consultants are used only where necessary and in a way which achieves best value for the Council.

12.1 Preliminary

When appointing a consultant, all budget holders shall comply with the terms of the Council's Procurement and Contract Standing Orders.

12.2 Definition of "consultant"

For the purposes of this guidance, a consultant is a specialist who charges a fee for providing advice or services in a particular area of expertise. Examples include project and/or business management, human resources, environment, communication, information technology, property and estates and financial services. Agency and temporary workers and professional services provided by solicitors, counsel and actuaries are excluded.

12.3 Principles to be applied when appointing consultants

1. No alternative resource - budget holders shall only appoint a consultant where the service in question cannot be provided internally due to a lack of expertise or capacity.
2. Within approved budget - the cost of appointing a consultant shall be contained within the budget of the service or project for which the consultant is to be appointed.
3. Definition of outcomes - budget holders shall prepare a clear task definition and identify the required outcomes of the service prior to appointing a consultant.
4. Monitoring of outcomes - budget holders shall ensure that appropriate monitoring arrangements, are in place prior to a consultant's appointment in order that payments to the consultant are only made in accordance with the satisfactory achievement of measurable outcomes.
5. Knowledge transfer - where consultants are appointed Budget holders shall ensure that, where appropriate, Council staff fill key project roles and work closely with consultants to maximise the potential for transfer of skills and knowledge to Council staff.

12.4 Approval of engagement

The appointment of a consultant for a service (or series of related services) for any value must be approved by the appropriate Service Director before any engagement process is commenced. The template form (provided at Appendix 1) should be used to make the request.

Director approval shall not be required for services that are essential to the completion of a pre-approved Council Project. For the purposes of this guidance a Pre-Approved Council Project is a project for which there is a Council or appropriate committee report seeking consent to commence the project which includes an explicit reference to the requirement for consultants in the delivery of

that project.

12.5 Re-engagement of former employees as consultants

Without the express consent of CMT, a Budget holder shall not appoint a former employee who has been granted early retirement or been given a voluntary redundancy or severance package (“former employee”).

If the proposed consultant is a former employee then that must be disclosed as part of the information provided to CMT.

12.6 IR35/Employment Status Assessment

Any proposed engagement of a consultant must include the appropriate assessment as per HRMC requirements. Further information relating to this assessment is available via the Council intranet.

SCHEDULE

RELEVANT VALUES AND ASSOCIATED TENDERING PROCEDURES

Goods & Services		
Value Bands	Procurement Route	Estimated Timescale
Up to £5,000 Officers should proceed in a manner they consider most efficient to the Council	Use existing local, national, Council framework, DPS or call- off contracts or Appropriate choice of supplier documenting reasoning and quote - Best Value must be delivered and this will usually be demonstrated by more than one quote.	N/A
£5,000 to £25,000	Use existing local, national, Council framework, DPS or call- off contracts Or Written/formal quotations – written description of requirements followed by written / electronic submission of quotes Or Public Contracts Quick Quote facility.	Recommend 2 weeks
£25,000 to £50,000	Use existing local, national, Council framework, DPS or call- off contracts Or A minimum of 3 formal quotations using Quick Quote via Public Contracts Scotland portal and/or equivalent should be used	Recommend 2 weeks minimum
£50,000 to Prescribed Threshold	Use existing local, national, Council framework, DPS or call- off contracts Or Invitation to tender following public advertisement using Public Contracts Scotland portal/PCS-T	3 – 8 weeks
Above Prescribed Threshold	Use existing local, national, Council framework, DPS or call- off contracts	6 – 24 weeks depending on complexity

	Or Invitation to tender following advertisement using Public Contracts Scotland portal/PCS-T	
Works Contracts		
Value Bands	Procurement Route	Estimated Timescale
Up to £500,000	Use existing local, national, Council framework, DPS or call- off contracts or Minimum of 3 hard copy quotations Or PCS Quick Quote Facility	N/A
£500,000 - £2,000,000	Use existing local, national, Council framework, DPS or call- off contracts or Minimum of 5 quotes via PCS Quick Quote Facility	Minimum of 2 weeks up to 8 weeks
£2,000,000 to Prescribed Threshold	Use existing local, national, Council framework, DPS or call- off contracts Or Invitation to tender following public advertisement using Public Contracts Scotland portal/PCS-T	2 – 4 months
Above Prescribed Threshold	Use existing local, national, Council framework, DPS or call- off contracts Or Invitation to tender following advertisement using Public Contracts Scotland portal/PCS-T	4 – 6 months

Appendix 1 - Consultant Approval Request & Waiver Form

Submitted by (Officer Name):	
Service Department:	
Date:	
Authorised by (Budget Holder):	
It is a requirement for approval requests to have completed all relevant IR35/Employment Status assessment requirements	Outcome of assessment documents attached <input type="checkbox"/>

Value/Budget Code/Project Details	
Estimated Value	
Cost Centre	
Sub Centre	
Account Code	
Analysis Code	
Project Code	

Please provide details relating to the requirement for the consultancy services

Proposed Consultant Details	
Name/Organisation	
Postal Address	
Town	
Postcode	

CMT Approval confirmed	
Meeting Date	
If required - Waiver approval	
Request Submitted by	
Approved by Head of Service	

Please email this completed form to procurement@scotborders.gov.uk noting **Consultant Approval Request** in the Subject Field and attaching any appropriate documents. The request will be presented at the next available CMT meeting.

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank