

SCOTTISH BORDERS COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN

PROJECT PRIORITY ASSESSMENT TOOL

26 June 2018

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1. Scoring Guide for Assessors

Project Priority Weighting Matrix Scoring

26 June 2018

Notes for Assessors:

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

Each key criterion carries a possible score of 100.

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

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
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	
RSL Financial capacity		The site be available within 1 year	40	
		The site be available within 2 years	30	
		The site be available within 3 years	20	
		The site be available within 4 years	10	
		The site be available within 5 years	0	
		If no land identified or available reject proposal		Reject Proposal
Project programme delivery	25	The project can be implemented at short notice		
		If yes	25	
		If no	0	
Constraints	25	Are there any known constraints that would delay delivery of project?		
		No constraints	25	
		Constraints can be resolved within 5 years	5 - 20	
		Constraints unlikely to be resolved		Reject Proposal

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
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		
		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 is rural to differentiate smaller rural communities are defined as having a population of approximately < 250		
		Is this a small rural project?	Yes / no	
LHS Priority		Is this project identified in / links with the Local Housing Strategy?	Yes / no	
Part of existing strategy		Is this project part of an existing agreed (or likely to be agreed) strategy?	Yes / no	
Links with non- housing		Does this project link with other non-housing strategies or projects?	Yes / no	
		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		1					No	6	Berwickshire
Berwickshire	Ayton	535	57	24			1			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	25	1					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	18	1					Yes	6	Berwickshire
Berwickshire	Chirnside	1459	179	23			1			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	56	26		1				No	7	Berwickshire
Berwickshire	Coldingham	563	33	28		1				No	6	Berwickshire
Berwickshire	Coldstream	1946	311	12				1		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3		1					No	7	Berwickshire
Berwickshire	Duns	2753	504	15					1	Yes	6	Berwickshire
Berwickshire	Eyemouth	3681	660	22					1	Yes	3	Berwickshire
Berwickshire	Foulden	96	1		1					No	6	Berwickshire
Berwickshire	Gavinton	189	12	31			1			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	6			1			No	6	Berwickshire
Berwickshire	Grantshouse	228	11		1					No	6	Berwickshire
Berwickshire	Greenlaw	653	78	24			1			No	7	Berwickshire
Berwickshire	Hume	109	5		1					No	7	Berwickshire
Berwickshire	Hutton	126	2		1	1				No	6	Berwickshire
Berwickshire	Leitholm	232	19	21			1			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5	21	1					No	7	Berwickshire
Berwickshire	Paxton	292	11	13	1					No	6	Berwickshire
Berwickshire	Preston	183	8	18	1					No	6	Berwickshire
Berwickshire	Reston	442	35	15		1				No	6	Berwickshire
Berwickshire	St Abbs	147	12	34			1			No	6	Berwickshire
Berwickshire	Swinton	277	25	18			1			Yes	6	Berwickshire
Berwickshire	Westruther	153	5				1			No	7	Berwickshire
Berwickshire	Whitsome	119	7		1					No	6	Berwickshire

*Source: Census 2011

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

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

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

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

*Source: Census 2011

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

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

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

*Source: Census 2011

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

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

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

*Source: Census 2011

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

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

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Housing Needs Assessment - based on 4 New HMAs

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

3. RSL Project Descriptions

BERWICKSHIRE HOUSING ASSOCIATION

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

EILDON HOUSING ASSOCIATION

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

SCOTTISH BORDERS HOUSING ASSOCIATION

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

TRUST HOUSING ASSOCIATION

Extra Care Housing - Todlaw Duns

Extra Care Housing – Former Eyemouth High School

WAVERLEY HOUSING

Upper Langlee, Galashiels – Area Regeneration

Berwickshire Housing Association

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






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



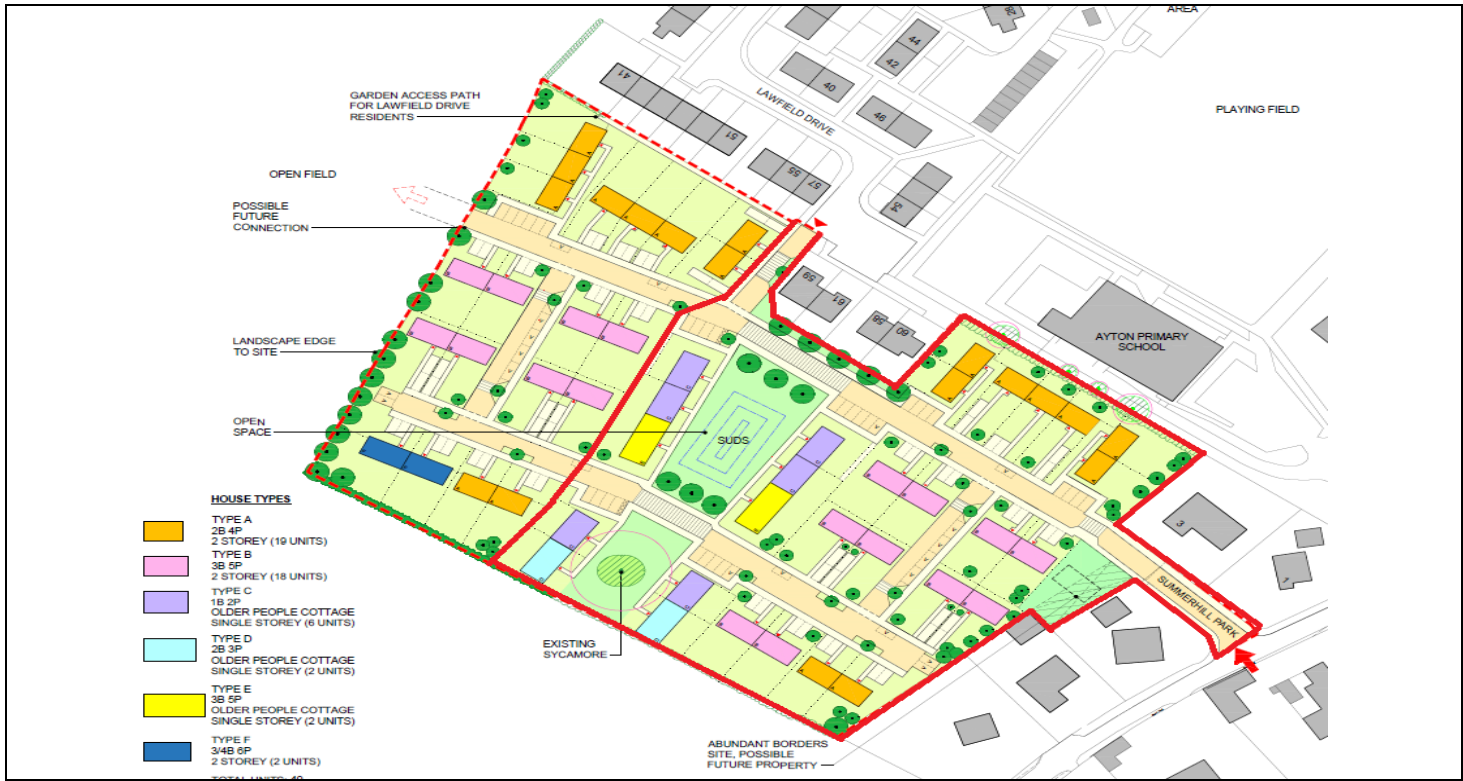



Springfield Phase 2, Duns	
Location Plan	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	Up to 74 units
• Type of development:	Houses / Cottages / Flats
• Tenure:	Rent: 74 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: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



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



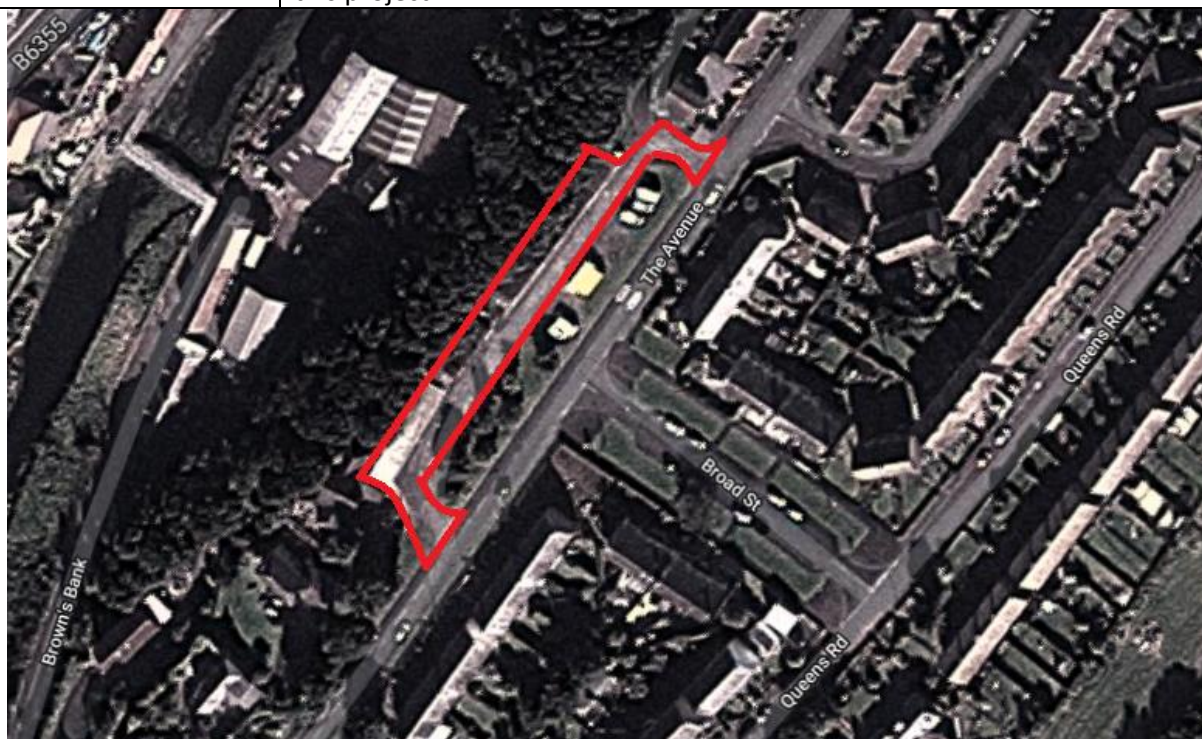


Priory Bank/ Hillview Phase 1, Coldstream	
• Co-ordinates	X: 384285 Y: 640228
• Site capacity:	20 units – Phase 1 - 12 units.
• Type of development:	Mainstream family and one-bedroom 2 in a block cottage flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 20 units for Affordable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





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





Eildon Housing Association

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





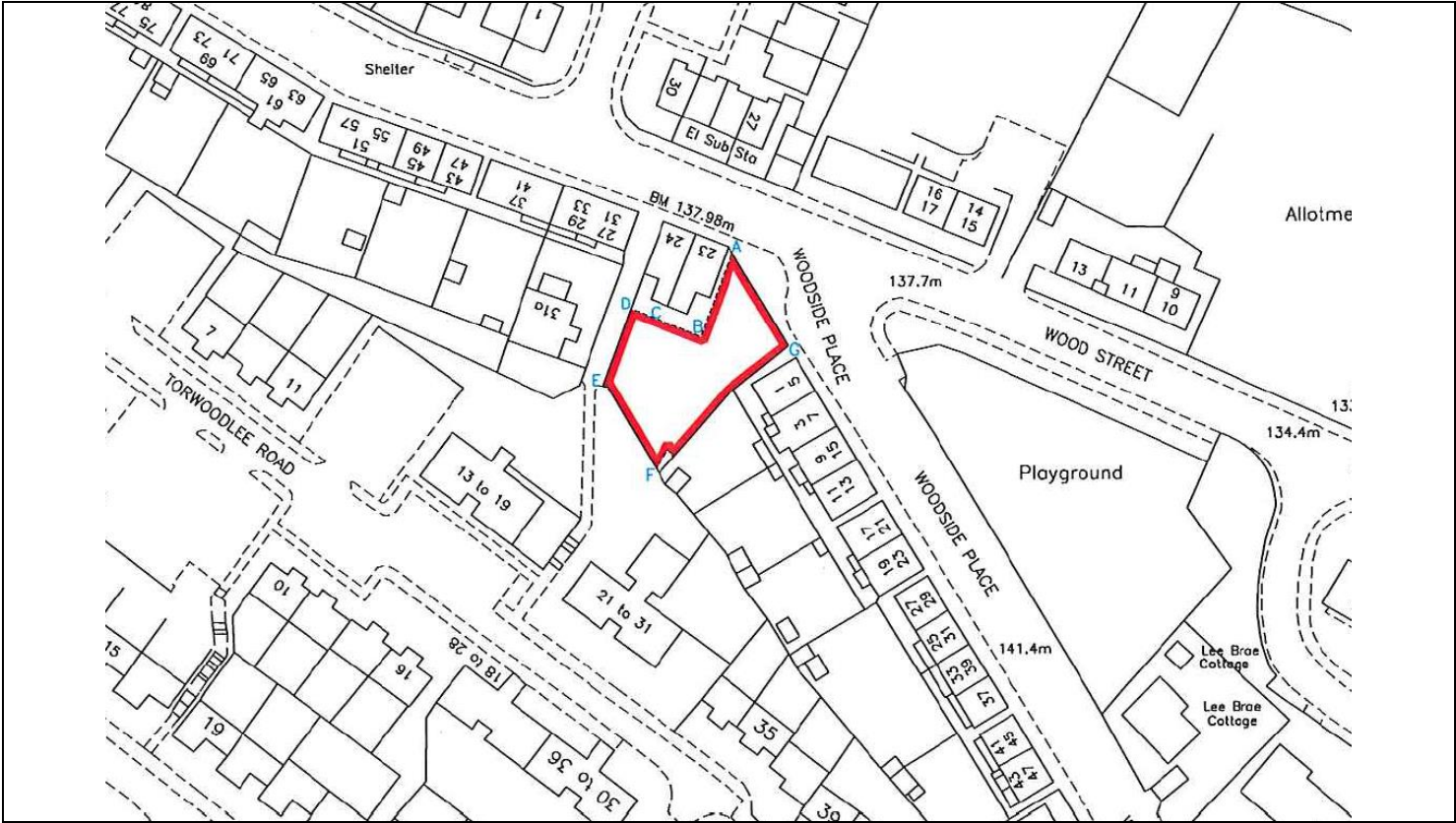
Springfield Terrace, St Boswells	
• Co-ordinates	X:359288 Y:630711
• Local Plan Reference	NA
• Site capacity:	3 units
• Type of development:	3 Houses
• Tenure:	Rent: 3 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: June 2016
	Start: April 2018
	Completion: February 2019
• Site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





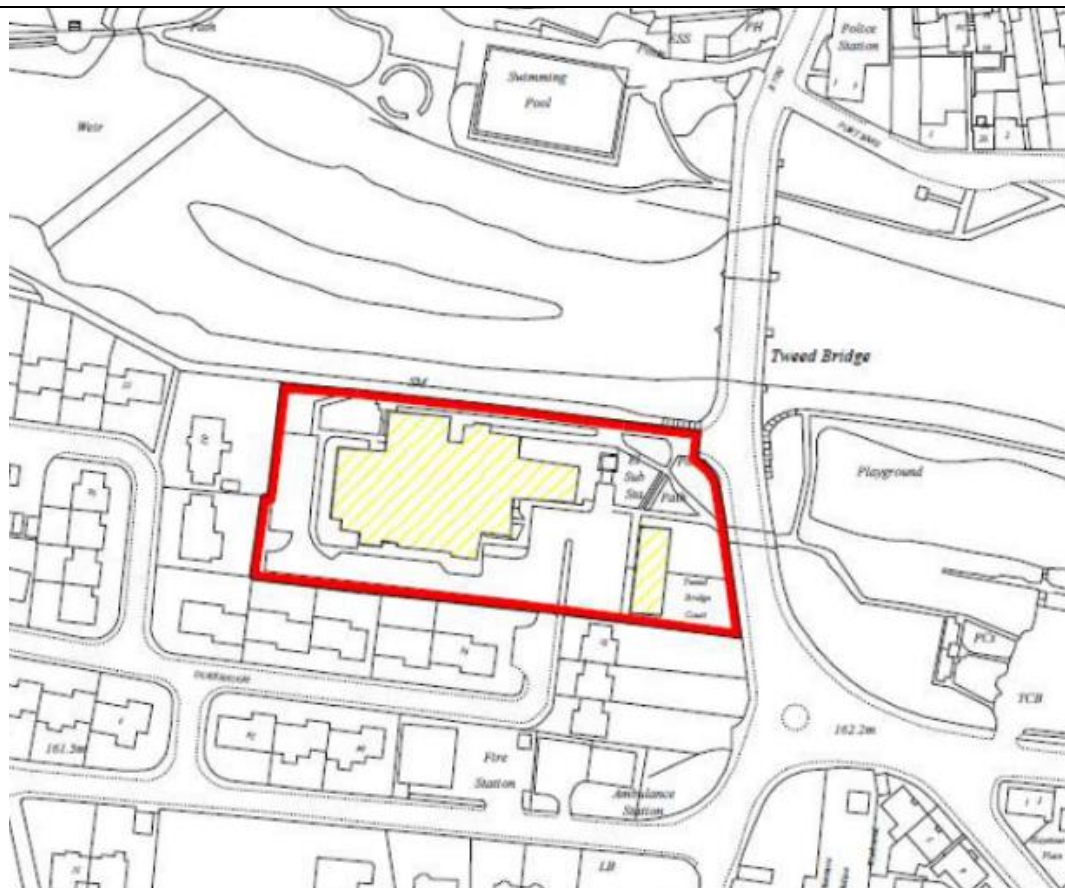
Woodside Place, Galashiels	
• Co-ordinates	X: 347982 Y: 637052
• Local Plan Reference	Not Applicable "white" land
• Site capacity:	4 units
• Type of development:	Flatted Development
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: April 2018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





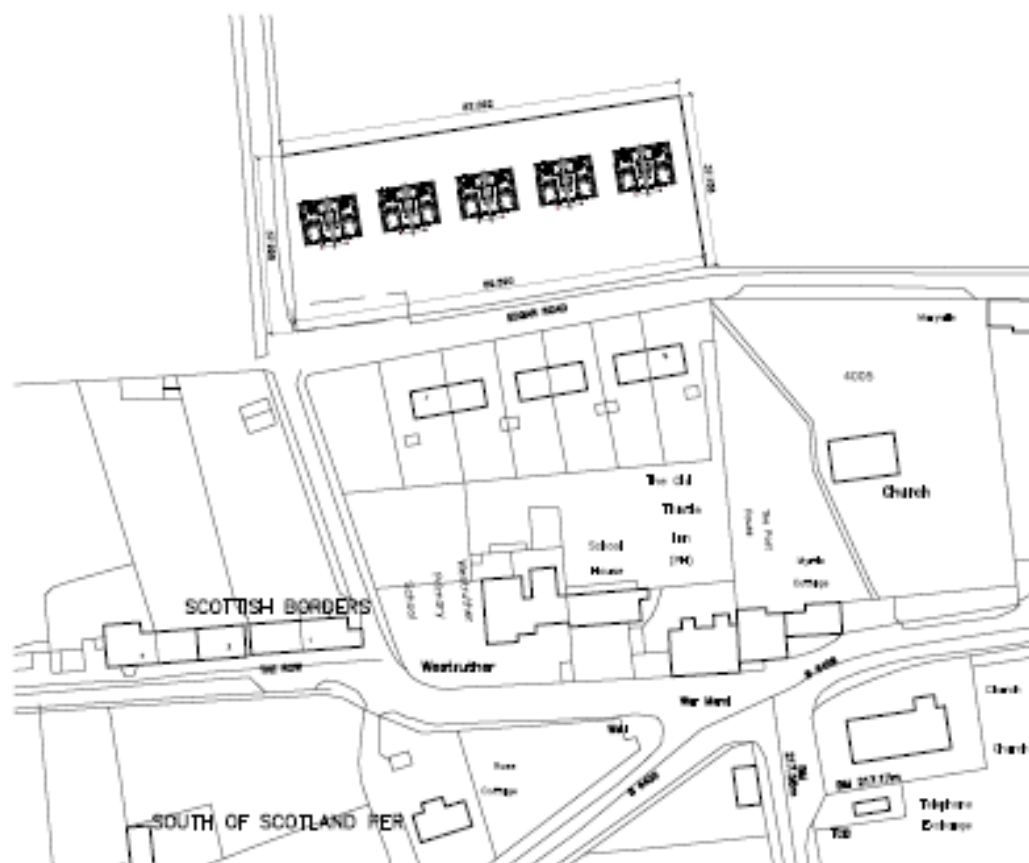
Tweedbridge Court, Peebles	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003 shaded blue for redevelopment
• Site capacity:	Circa 34 flats
• Type of development:	Redevelopment of existing RSL housing
• Tenure:	Rent: 34
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018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





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





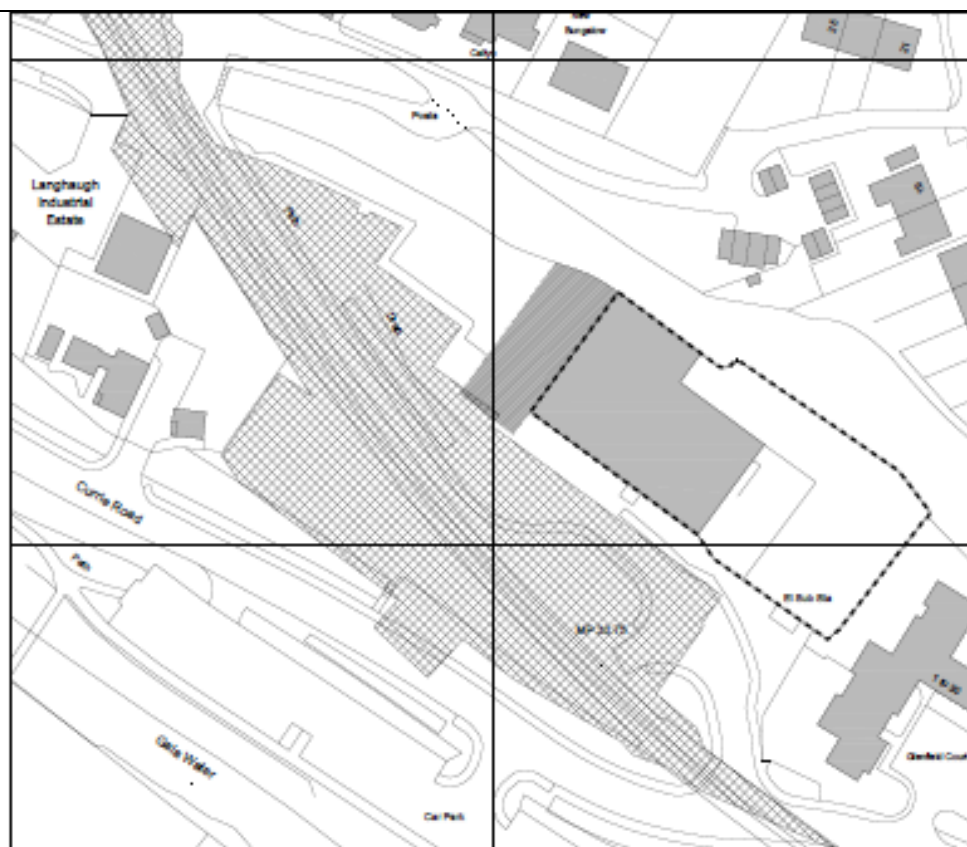
High School Site, Earlston	
• Co-ordinates	X 357784: Y 638408
• Local Plan Reference	AEARL002 designated brown land for housing
• Site capacity:	66 units
• Type of development:	Houses
• Tenure:	Rent: 66 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: April 2019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





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





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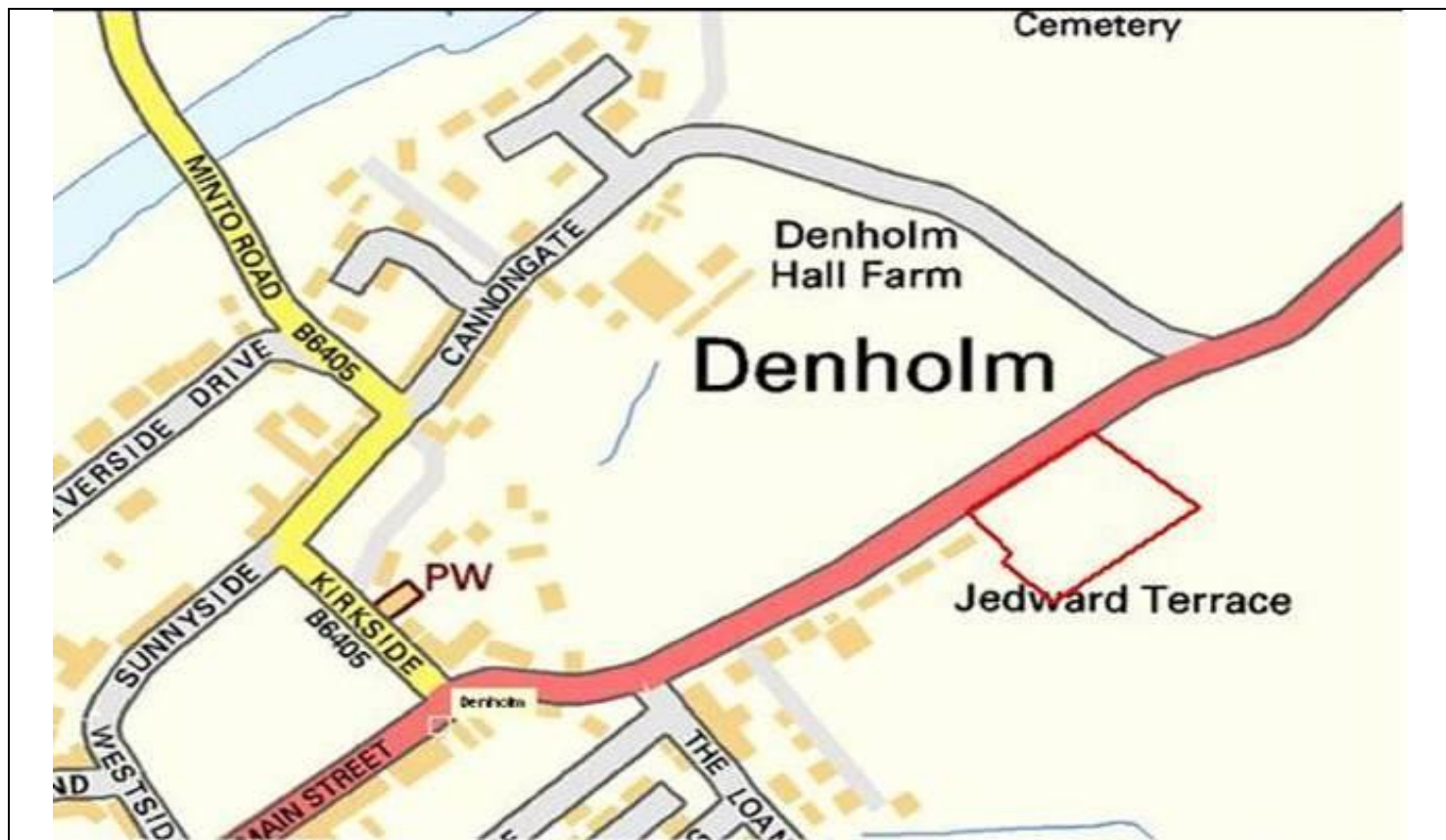
Sergeants Park Phase 2, Newtown St Boswells	
• Co-ordinates	X: 356975 Y: 631923
• Local Plan Reference	ENT15B: designated housing land
• Site capacity:	64 units
• Type of development:	64 Houses
• Tenure:	Rent: 64 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2018
	Start: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





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





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



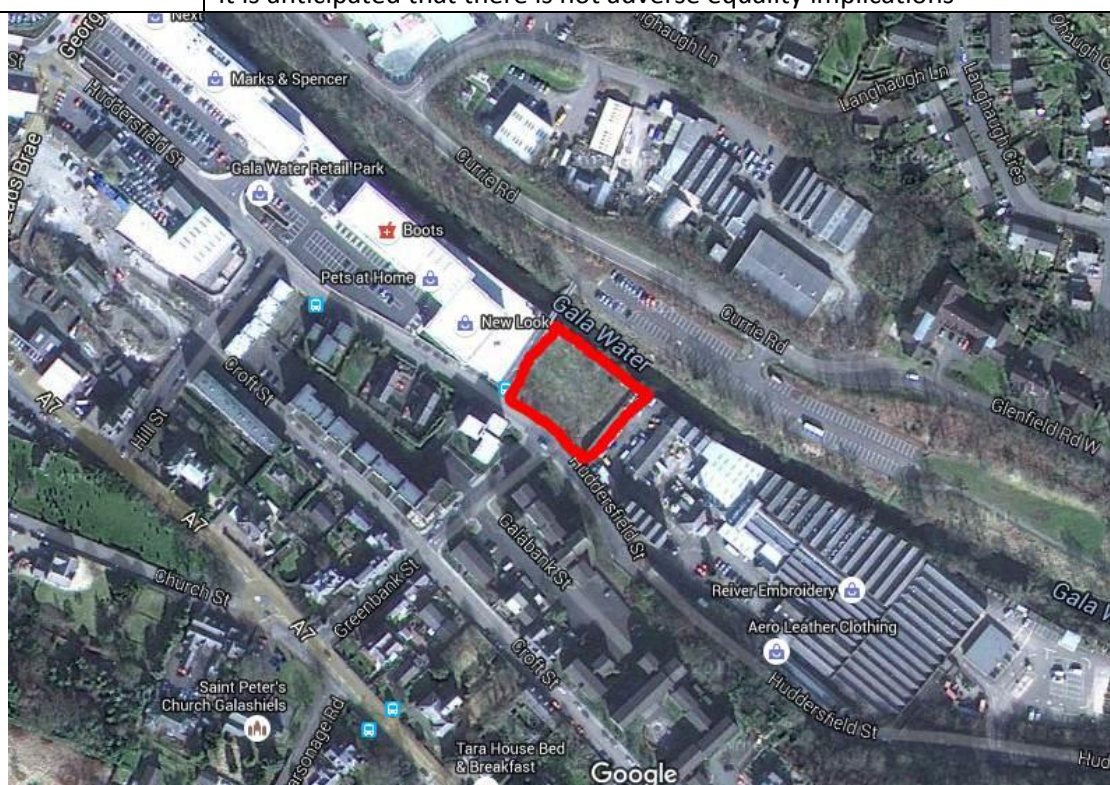


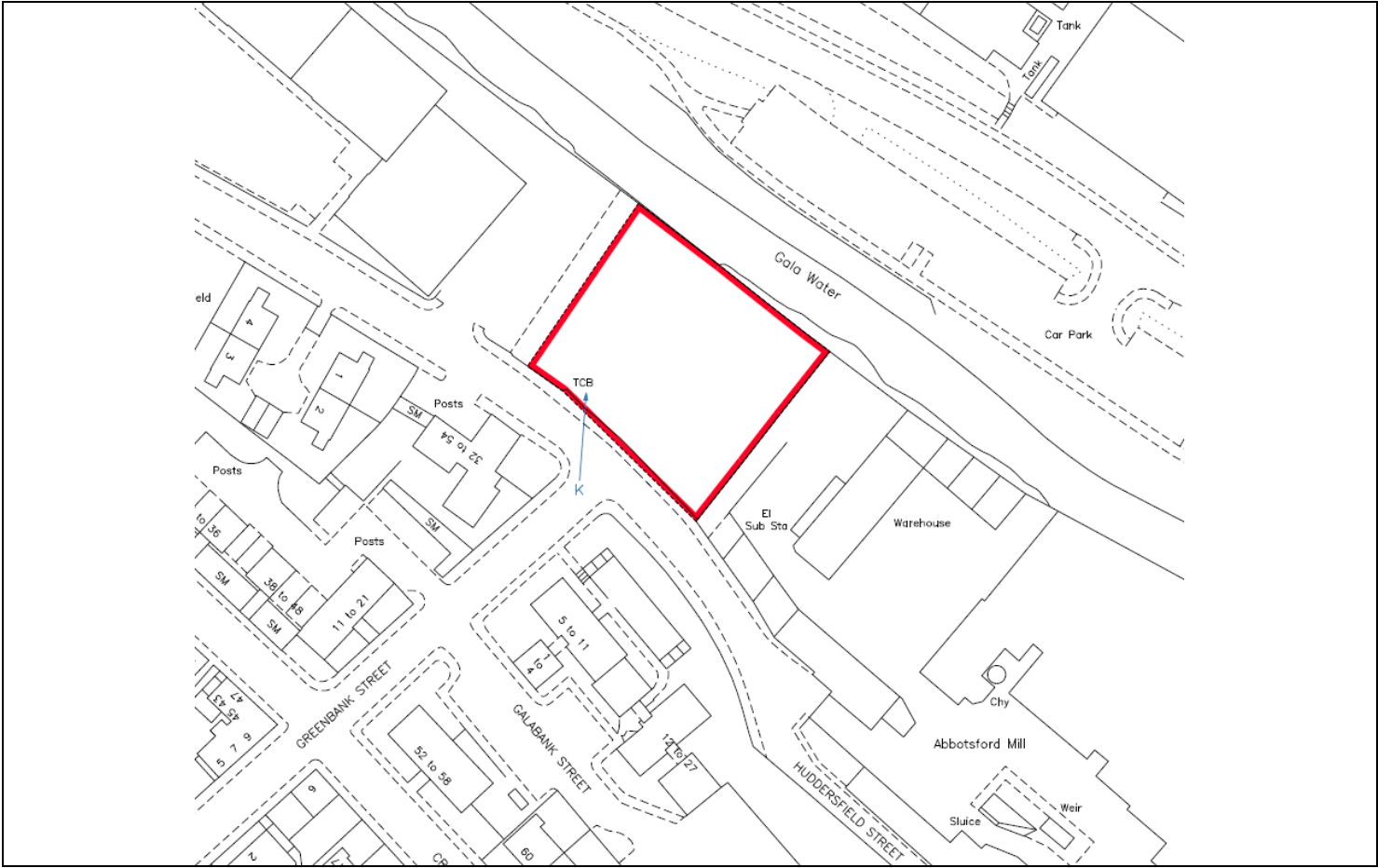
Station Yard, Cardrona	
• Co-ordinates	X: 329968 Y: 639030
• Local Plan Reference	MCARD007
• Site capacity:	10 units
• Type of development:	Houses / Flats.
• Tenure:	Rent: 10 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: August/September 2017
	Start: September/October 2017
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





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





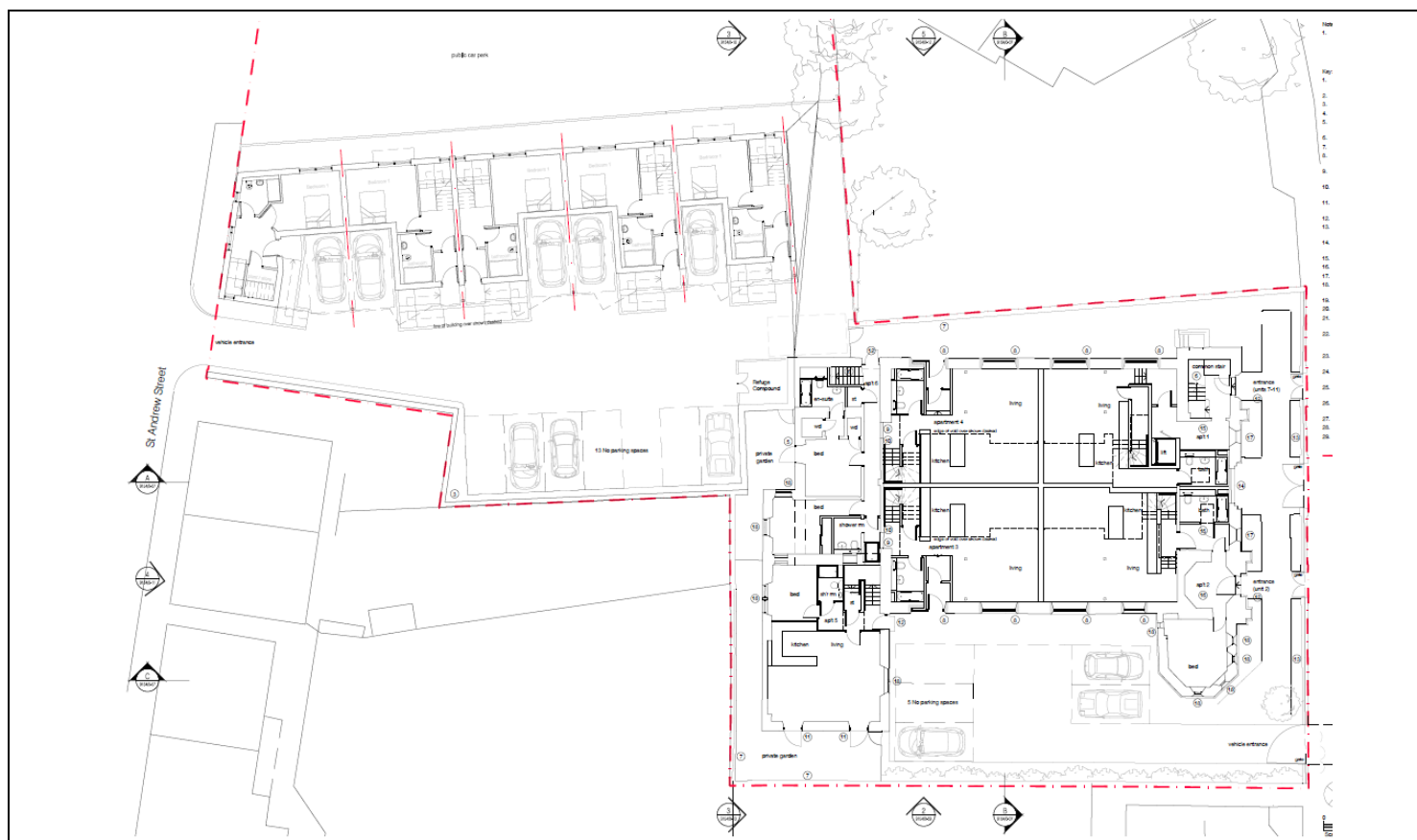
Elm Court, Hawick	
• Co-ordinates	X:350673 Y:614458
• Local Plan Reference	N/A
• Site capacity:	21 Flats and Houses
• Type of development:	Redevelopment of existing RSL housing
• Tenure:	Rent: c.21 units TBC
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned
	Start: July 2019
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





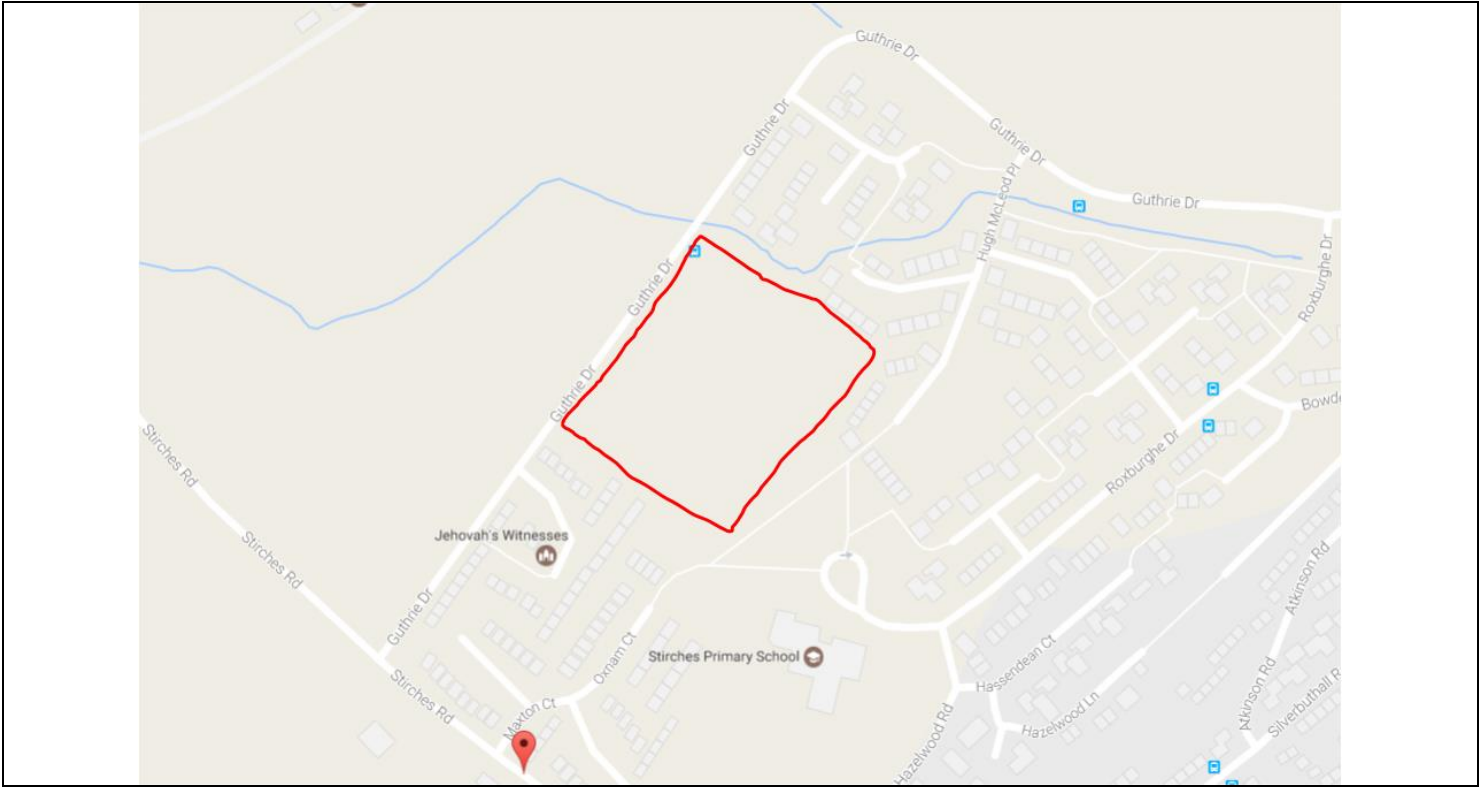
St Aidan's Church, Gala Park, Galashiels	
• Co-ordinates	X:349113 Y: 636070
• Local Plan Reference	
• Site capacity:	4 houses and 12 flats
• Type of development:	Houses and flats
• Tenure:	Rent: 16
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: July 2019
	Completion: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





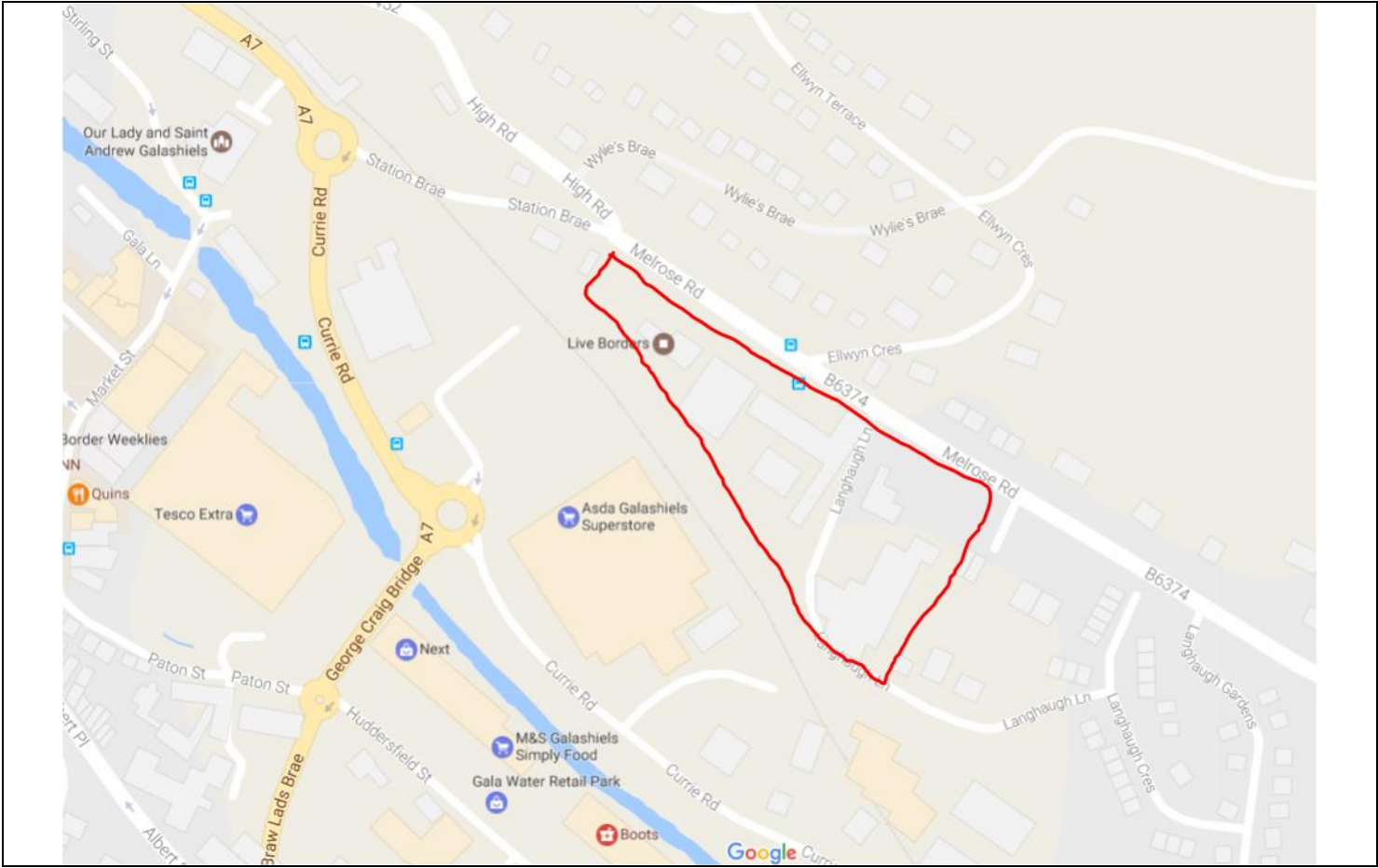
Extra Care Housing Stirches, Hawick	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B zoned for housing
• Site capacity:	35-40 units
• Type of development:	Extra care housing - flats and bungalows
• Tenure:	Rent: 35-40 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: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





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






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





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



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





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





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





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

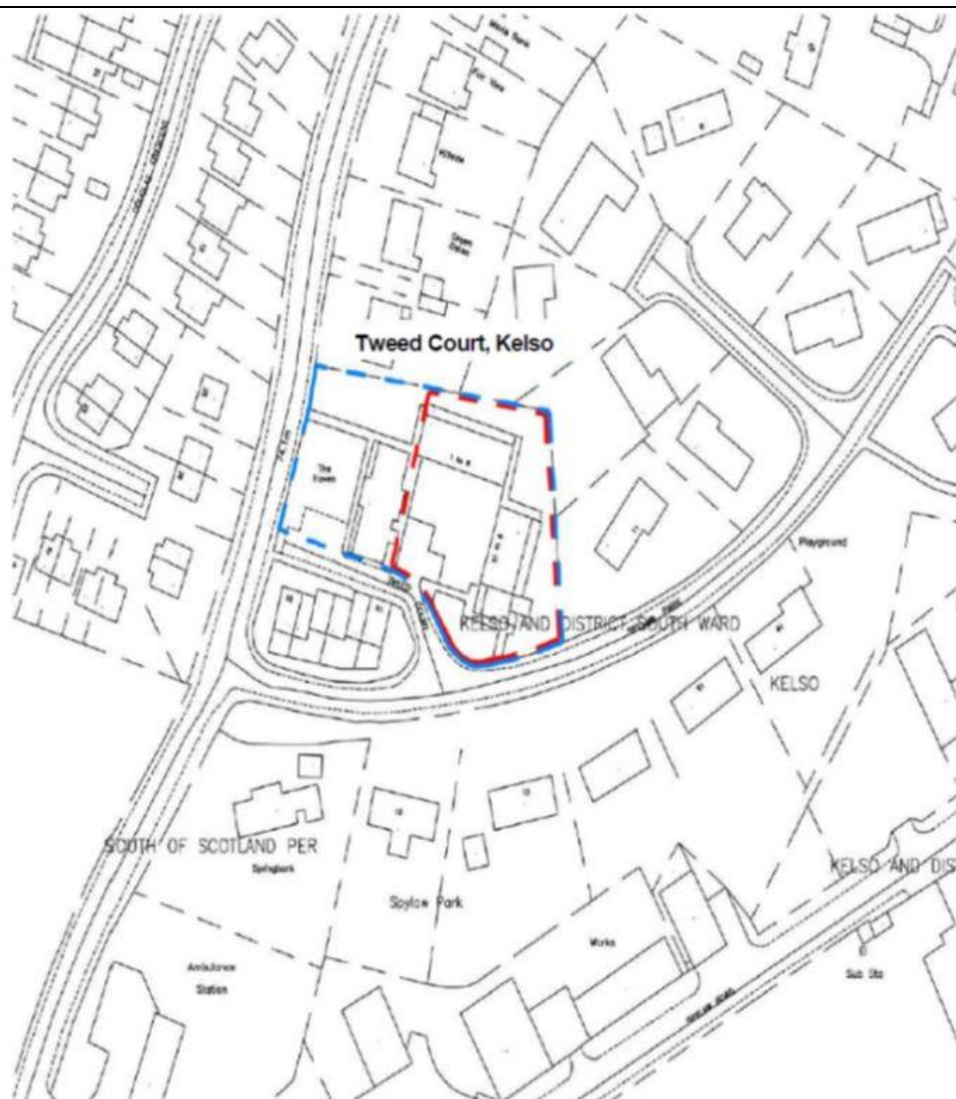




Scottish Borders Housing Association

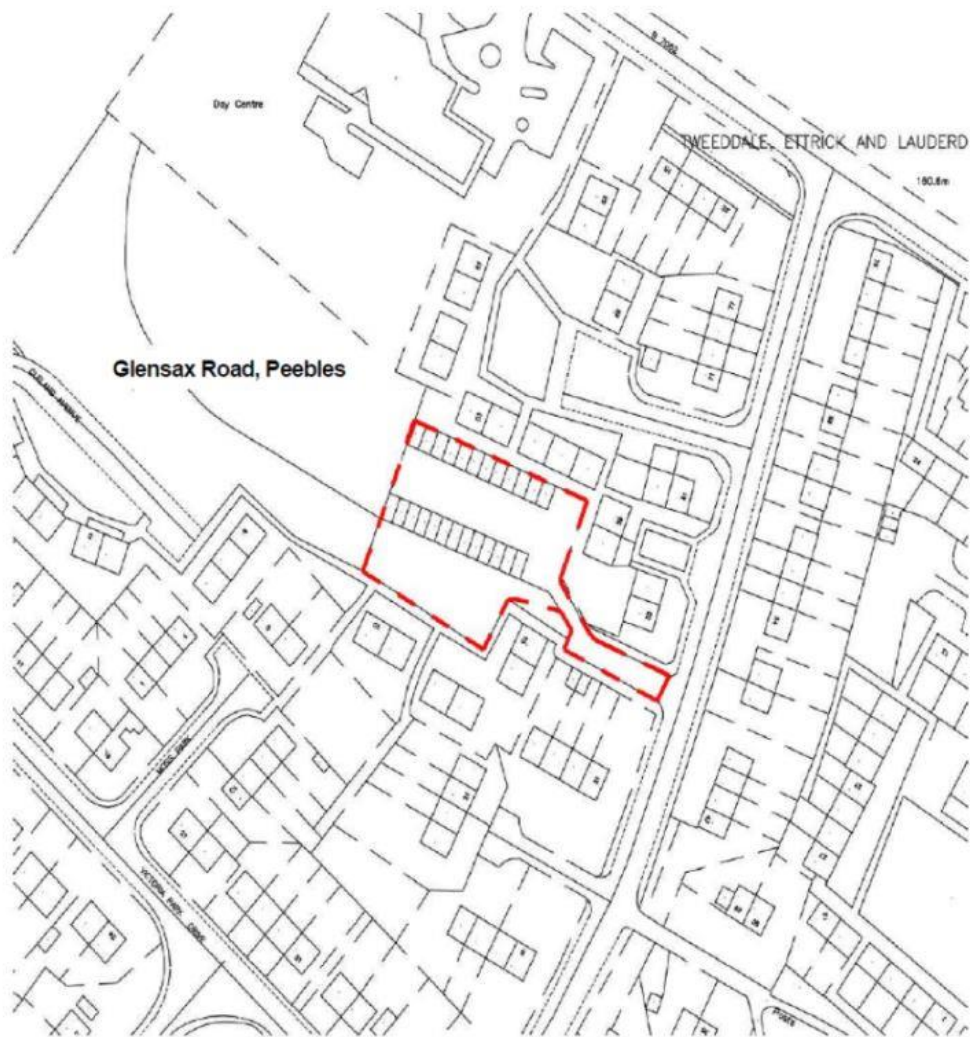
Tweed Court, Kelso	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	8 New build units
• Type of development:	At present possible part demolish and part new build
• Tenure:	Rent: 15-20 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2017/18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





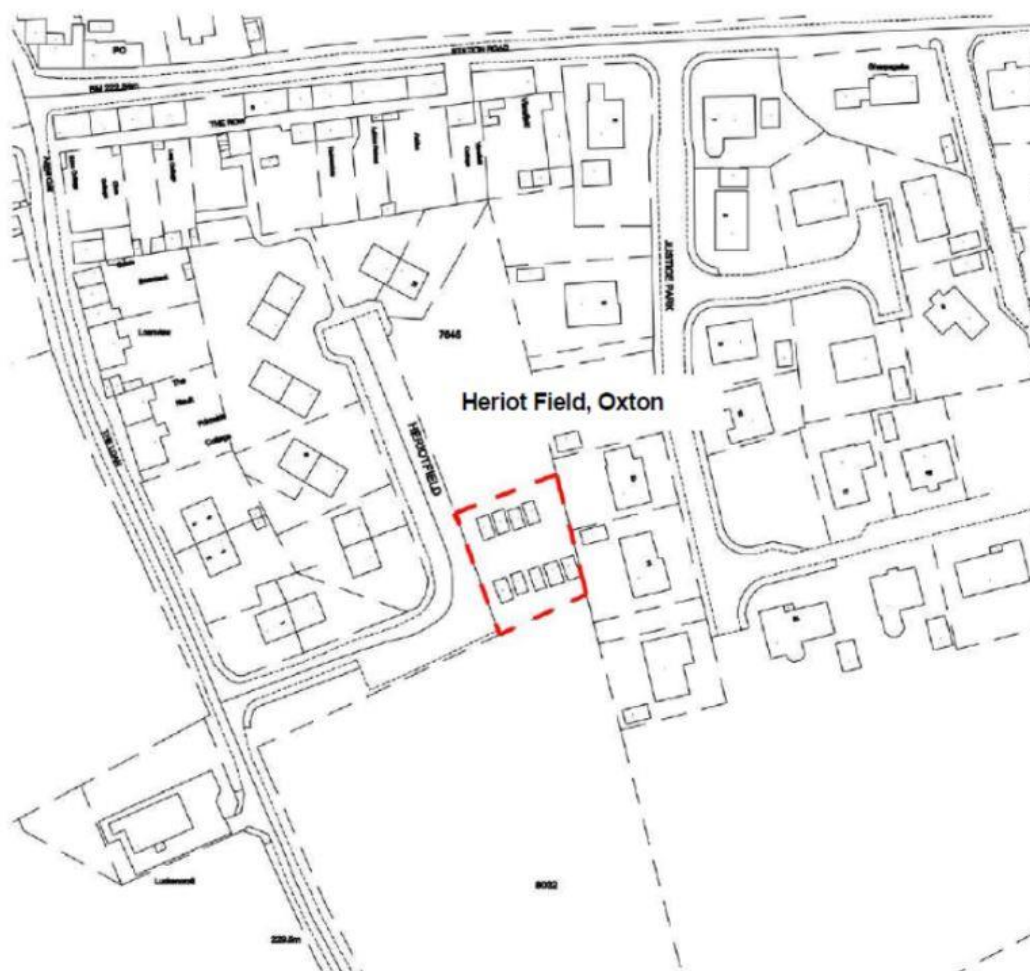
Glensax Road, Peebles	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned
	Start: 2019/20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





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





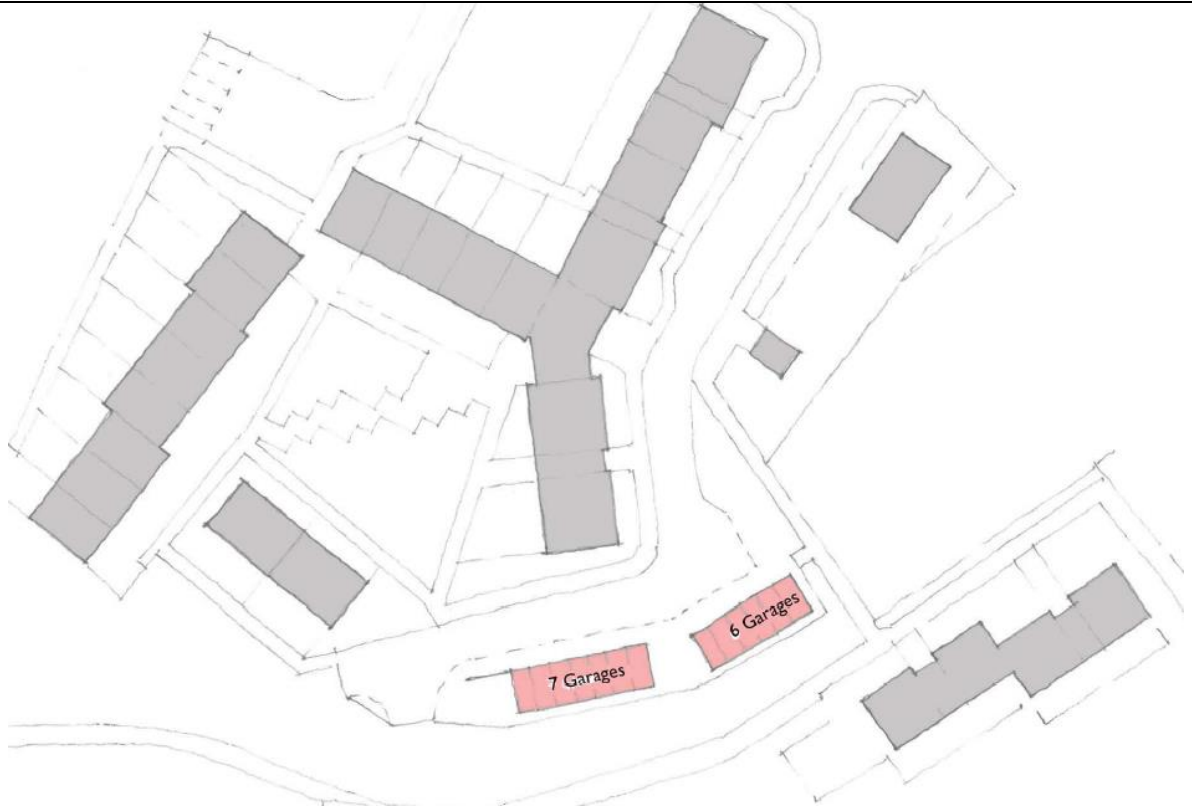
Queensway, Earlston	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	Indicative 4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land.
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





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





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



Site 1
8 Parking Spaces
9 Garages

Site 2
7 Parking Spaces
8 Garages



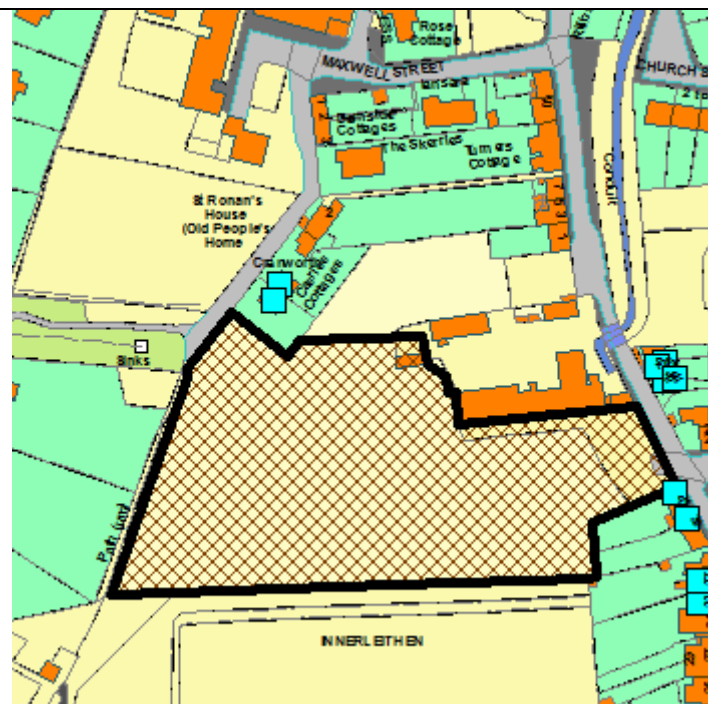
Tarth Crescent, Blyth Bridge	
Location Plan	
• Co-ordinates	X: 313293 Y: 645439
• Local Plan Reference	
• Site capacity:	2 units
• Type of development:	3 bed Houses
• Tenure:	Rent: 2 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own Land
	Start: At Feasibility Stage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





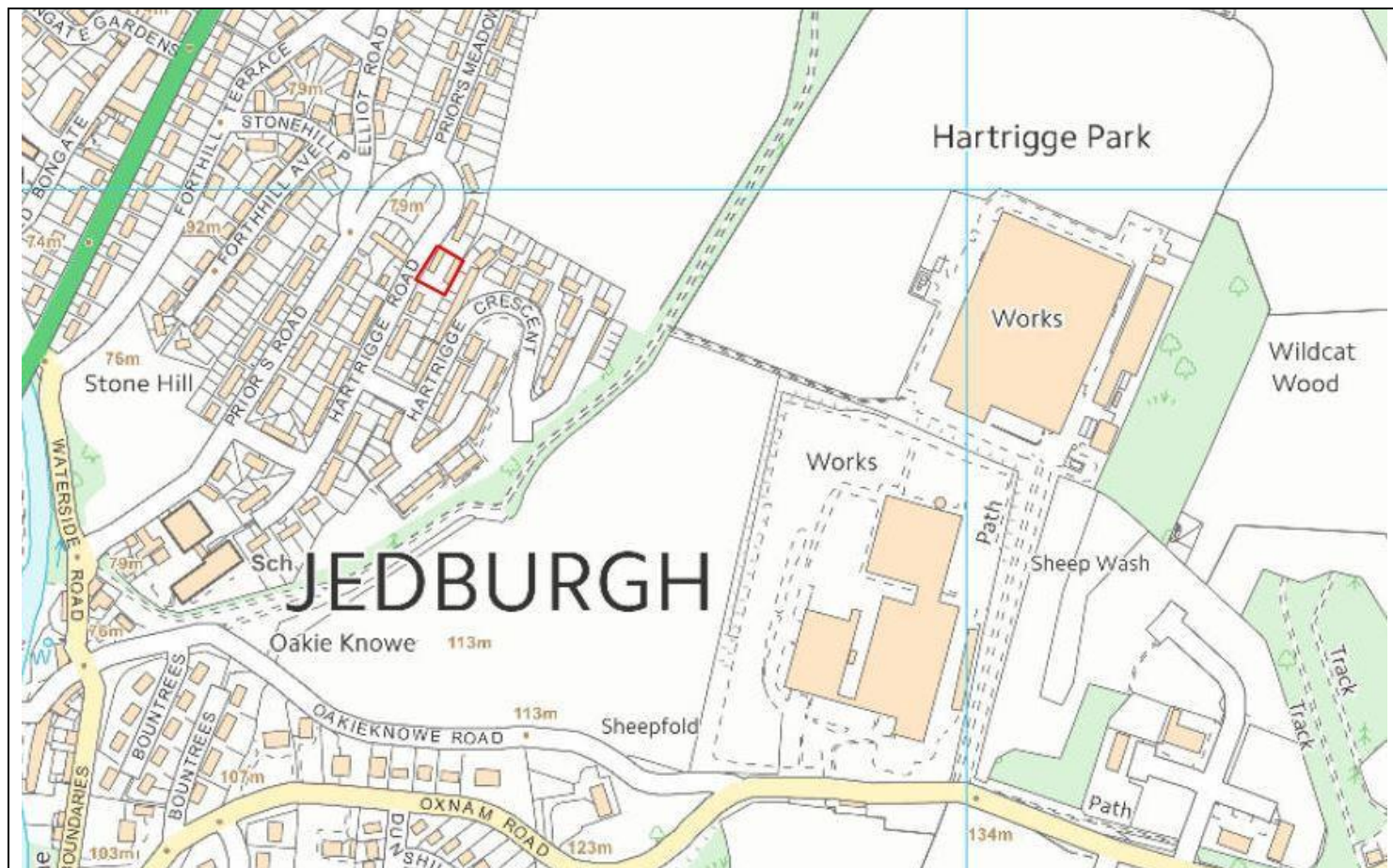
Caerlee Mill, Innerleithen	
• Co-ordinates	X: 333060 Y: 636892
• Local Plan Reference	MINNE001
• Site capacity:	23 units
• Type of development:	Houses & Flats (conversion)
• Tenure:	Rent: 23 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2019
	Start: January 2020
	Completion: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




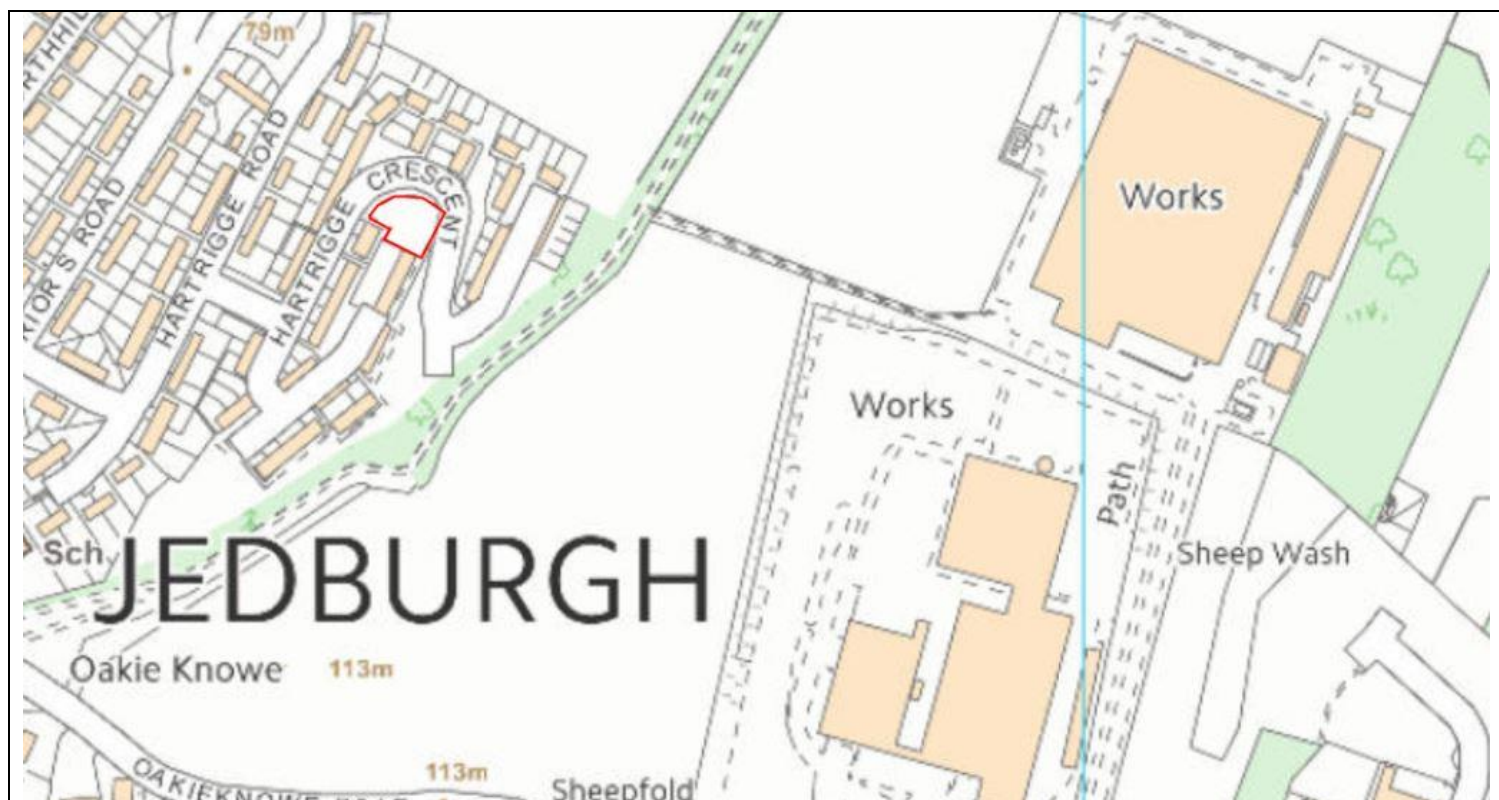


Hartrigge Road, Jedburgh	
• Co-ordinates	X: 365592 Y: 620937
• Local Plan Reference	
• Site capacity:	5 units
• Type of development:	1 House / 4 Flats
• Tenure:	Rent: 5 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: n/a
	Start: 2017/2018
	Completion: 2018/2019
• Site description: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





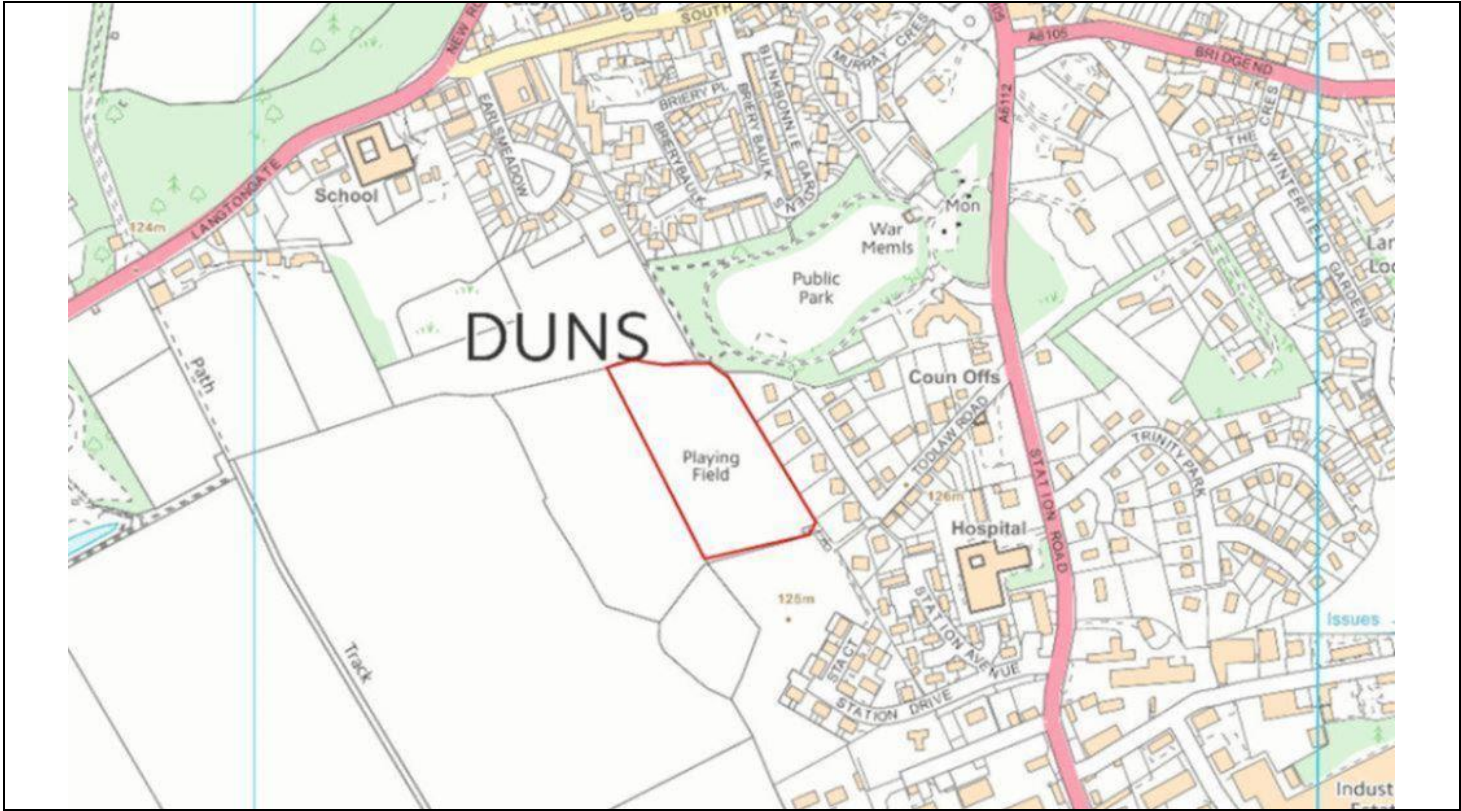
Hartrigge Crescent, Jedburgh	
• Co-ordinates	X: 365642 Y: 620886
• Local Plan Reference	
• Site capacity:	7 units
• Type of development:	7 Houses
• Tenure:	Rent: 7 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Already own land
	Start: At feasibility stage TBC for start
	Completion: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




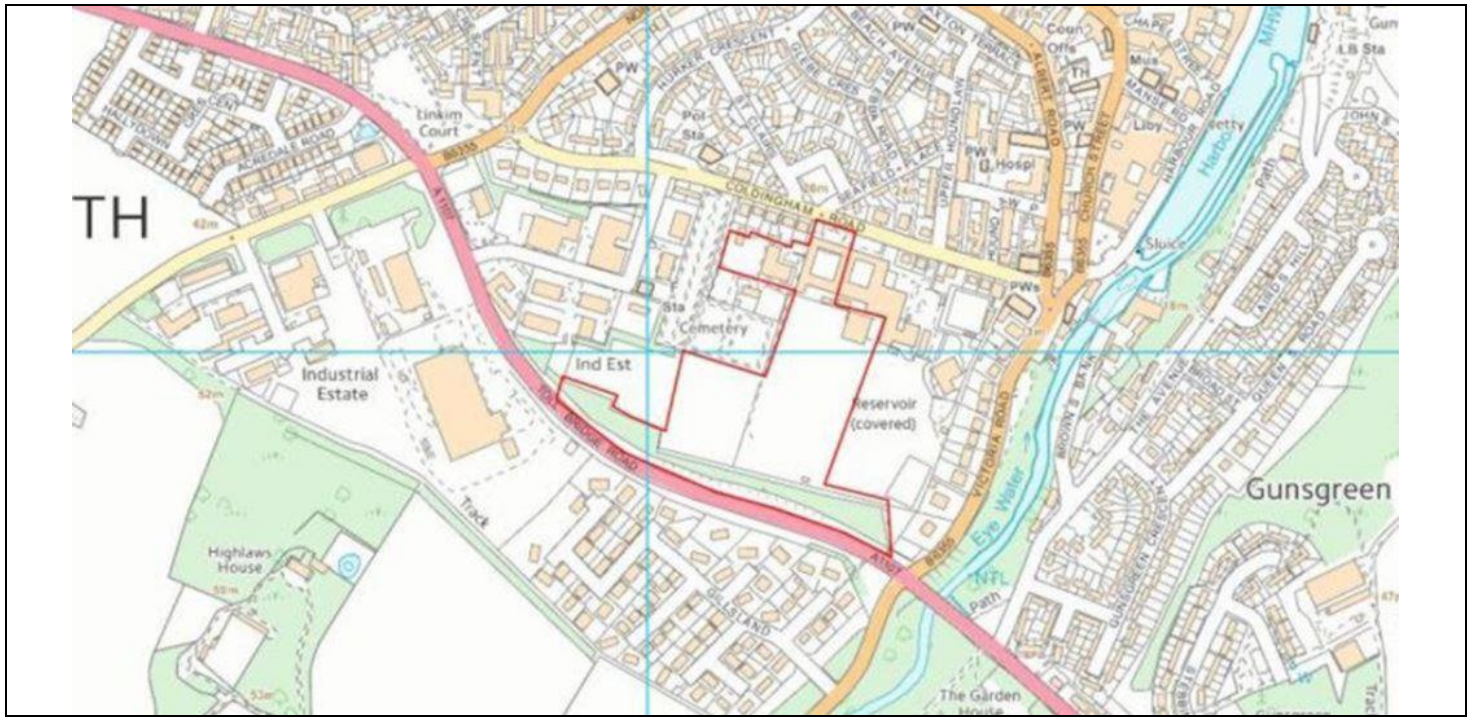
TRUST HOUSING ASSOCIATION

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






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



WAVERLEY HOUSING

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



Upper Langlee

 Study Area

