

## Appendix 11: LHS 2023-2028 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 Local Housing Strategy 2023-2028  
**Date checklist completed:** 23<sup>rd</sup> February 2023 and 28<sup>th</sup> September 2023  
**Completed by:** Housing Strategy, Policy, and Development

### 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.

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
1. Will the LHS 2018-23 have a negative affect on the availability or delivery of services for people living in rural areas?		✓	<p><b>Summary of likely impacts:</b>            It is envisaged that the LHS will have a positive effect. There will be a wide range of positive outcomes through the implementation of the LHS for rural communities, including improvements in health, fuel poverty levels and availability of affordable housing in a variety of tenures. There will be more developments in more rural locations and in less accessible rural locations.</p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b></p>

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
2. Will access to the service be restricted for people living in rural areas?		✓	Not applicable.
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
3. Will the cost of delivery be higher in rural areas (where customers are more widely dispersed or it is hard to be cost-effective)? If yes, how will this extra cost be met or lessened?	✓		<b>Summary of likely impacts:</b> In respect to delivery of new market or affordable housing units there are increased building and management costs due to housing being located near to rural populations. However by sustaining rural communities, costs related to other services provided by public sector may/ will reduce.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b> 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.
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
4. Will the LHS have a negative affect on the availability of affordable housing in rural areas?		✓	<b>Summary of likely impacts:</b> Outcomes of LHS will have a positive impact in directing investment toward providing affordable rural housing completions. In addition, the strategic objectives in improving the range, accessibility and affordability of housing in the private rented sector and other intermediate sectors will have a positive impact. Addressing empty housing stock in rural areas will also contribute to the positive impact.
			<b>Summary of adjustments made:</b> Within the Strategic Housing Investment Plan which supports the LHS a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.
			<b>Other Comments:</b> Rural solutions: consider provision of alternative affordable rural housing solutions.

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
5. Will the LHS be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?		✓	<b>Summary of likely impacts:</b> The LHS will be delivered through Scottish Borders Councils and partners. The private sector has a role to play through the provision of land through Section 75's and carrying out development but will not limit provision of affordable housing in rural areas.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b> Some aspects of the LHS may have to be delivered through public/private partnerships – particularly as we explore new funding models for delivery given current economic circumstances. However, this will not limit provision in rural areas.
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
6. Does the LHS rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?	✓		<b>Summary of likely impacts:</b> Delivery of new housing units could be impacted as a result of infrastructure restraints which can affect development opportunities and timings of delivery.
			<b>Summary of adjustments made:</b> Utility companies were consulted on the LHS and are engaged in the SHIP process through regular meetings to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are considered in the Deliverability criteria in the SHIP assessments.
			<b>Other Comments:</b>
RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
7. Will the LHS have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?		✓	<b>Summary of likely impacts:</b> It is likely that the LHS would have a positive impact as it helps sustain rural communities. In addition, energy efficiency priorities will also have positive environmental impacts.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>

RURAL ISSUE	YES	NO	POTENTIAL IMPACT/ ADJUSTMENT
8. What will be the impact of the policy on employment in rural areas?			<p><b>Summary of likely impacts:</b> The LHS should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses. The LHS provides affordable housing for people on low incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p> <p>Providing more housing in rural areas will allow people to move and stay in the area and access employment locally.</p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b></p>
9. Is the LHS to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?	✓		<p><b>Summary of likely impacts:</b> The vision for the LHS is “Everyone in the Scottish Borders has access to a home that meets their needs and is part of a sustainable community”. There are specific actions on disadvantaged people and the issues faced in rural parts of the Scottish Borders.</p> <p><b>Summary of adjustments made:</b> Within the Strategic Housing Investment Plan which supports the LHS a rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.</p> <p><b>Other Comments:</b> Helps to sustain communities and rebuild social networks.</p>
10. Will the LHS take into account the different size and needs of smaller rural schools and other service facilities?	✓		<p><b>Summary of likely impacts:</b> The LHS aligns with other plans and policies.</p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b></p>