



STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2023-2028
APPENDICES

SCOTTISH BORDERS COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN

PROJECT PRIORITY ASSESSMENT TOOL

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1. Scoring Guide for Assessors

Project Priority Weighting Matrix Scoring

7th September 2022

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	23	x					No	6	Berwickshire
Berwickshire	Ayton	535	65	43			x			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	31	x					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	28	x					Yes	6	Berwickshire
Berwickshire	Chirnside	1,459	204	33			x			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	54	27		x				No	7	Berwickshire
Berwickshire	Coldingham	563	33	39		x				No	6	Berwickshire
Berwickshire	Coldstream	1,946	304	13				x		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3		x					No	7	Berwickshire
Berwickshire	Duns	2,753	552	30					x	Yes	6	Berwickshire
Berwickshire	Eyemouth	3,681	683	32					x	Yes	3	Berwickshire
Berwickshire	Foulden	96	1		x					No	6	Berwickshire
Berwickshire	Gavinton	189	12	19			x			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	14			x			No	6	Berwickshire
Berwickshire	Grantshouse	228	11		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				x			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5		x					No	7	Berwickshire
Berwickshire	Paxton	292	11	25	x					No	6	Berwickshire
Berwickshire	Preston	183	7		x					No	6	Berwickshire
Berwickshire	Reston	442	34	17		x				No	6	Berwickshire
Berwickshire	St Abbs	147	4				x			No	6	Berwickshire
Berwickshire	Swinton	277	25	15			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 2021

***Source: RSL annual summary, as of March 2021. 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	26	x					Yes	6	Cheviot
Central	Ashkirk	139	1		x					No	6	Eildon
Central	Bonchester Bridge	207	13		x					No	6	Teviot & Liddesdale
Central	Bowden	294	14			x				No	6	Eildon
Central	Clovenfords	562	19				x			Yes	6	Tweeddale
Central	Darnick	397	2				x			Yes	6	Eildon
Central	Denholm	653	48				x			No	6	Teviot & Liddesdale
Central	Earlston	1779	167	21			x			Yes	6	Eildon
Central	Eccles	126	3		x					Yes	7	Berwickshire
Central	Ednam	157	-				x			Yes	7	Cheviot
Central	Ettrick Bridge	167	6			x				No	6	Eildon
Central	Galashiels	13,684	2,127	25					x	Yes	2	Eildon
Central	Gattonside	461	7				x			Yes	6	Eildon
Central	Hawick	14,294	2,333	14		x				Yes	2	Teviot & Liddesdale
Central	Heiton	204	24			x				Yes	7	Cheviot
Central	Jedburgh	4,030	648	17			x			Yes	3	Cheviot
Central	Kelso	6,951	912	12					x	Yes	4	Cheviot
Central	Lilliesleaf	347	8			x				No	6	Cheviot
Central	Maxton	-	2		x					Yes	6	Eildon
Central	Melrose	2,010	165				x			Yes	6	Eildon
Central	Morebattle	115	22	31			x			No	7	Cheviot
Central	Newstead	297	21		x					Yes	6	Eildon
Central	Newtown St Boswells	1,182	245	22					x	Yes	6	Eildon
Central	Oxnam	196	4		x					No	7	Cheviot
Central	Roberton	105	-		x					No	6	Teviot & Liddesdale
Central	Selkirk	5,784	825	16			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	29			x			Yes	6	Eildon
Central	Tweedbank	1,310	164	57					x	Yes	2	Eildon
Central	Yetholm	546	81	17		x				No	7	Cheviot

*Source: Census 2011 **Source: RSL annual summary, as of March 2021 ***Source: RSL annual summary, as of March 2021. 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	-			x				No	6	Tweeddale
Northern	Broughton	323	44		x					No	7	Tweeddale
Northern	Cardrona	883	50			x				Yes	7	Tweeddale
Northern	Carlops	156	-			x				No	6	Tweeddale
Northern	Eddleston	415	15				x			No	6	Tweeddale
Northern	Fountainhall	202	9			x				No	6	Eildon
Northern	Heriot	173	2	29	x					No	6	Eildon
Northern	Innerleithen	3,031	352	17			x			Yes	3	Tweeddale
Northern	Lamancha	170	-		x					No	6	Tweeddale
Northern	Lauder	1,699	131	23			x			Yes	6	Eildon
Northern	Manor	149	1		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		x					No	6	Tweeddale
Northern	Skirling	109	18		x					No	7	Tweeddale
Northern	Stobo	113	-		x					No	7	Tweeddale
Northern	Stow	718	41	38			x			No	6	Eildon
Northern	Traquair	120	1		x					No	6	Tweeddale
Northern	Tweedsmuir	114	-		x					No	7	Tweeddale
Northern	Walkerburn	782	81	12		x				Yes	6	Tweeddale
Northern	West Linton	1,547	121	9			x			No	6	Tweeddale

*Source: Census 2011

**Source: RSL annual summary, as of March 2021

***Source: RSL annual summary, as of March 2021. 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	89	5			x			No	7	Teviot & Liddesdale
Southern	Newmill	81	1	-	x					No	6	Teviot & Liddesdale
Southern	Yarrowford	139	13	-	x					No	6	Eildon

*Source: Census 2011

**Source: RSL annual summary, as of March 2021

***Source: RSL annual summary, as of March 2021. 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	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 2021/22, 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 2023/28 for the first time. These projects are summarised below:

Allars Crescent, Hawick

Scottish Borders Housing Association is exploring options to carry out a housing regeneration project at Allars Crescent Hawick. Scottish Government More Homes Division has previously provided Affordable Housing Supply Programme grant assist the RSL to acquire privately owned flats in order to assist SBHA secure 100% ownership of the affected blocks. This was previously identified in SHIP 2022/27, Table 9, as a potential pipeline development project.

Allanbank, Lauder

This a Developer-led project. The owner has carried out a marketing exercise. The preferred Developer has indicated preference to collaborate with Scottish Borders HA in order to provide 25% on site affordable housing via a Section 75 Planning Agreement.

Coopersknowe Phase 2, Galashiels

Scottish Borders Council acquired this site as part of an area regeneration and road improvement initiative, and subsequently sold an area to Eildon HA as an affordable housing site in 2021/22. This was previously identified in SHIP 2022/27, Table 9, as a potential pipeline development project [Melrose Road].

Fairhurst Drive, Hawick

Scottish Borders Housing Association acquired this site in 2021/22, assisted by grant from Scottish Government/More Homes Division. The site previously had Planning Consent for housing.

Heather Mill, Selkirk

Scottish Borders Housing Association are exploring the feasibility of affordable housing delivery on this large former mill site which has Mixed Use Land Allocation in the Local Plan.

HUSK – Various locations.

Scottish Borders Housing Association is leading on the feasibility of using the HUSK off site construction system to deliver modular homes on a number of garage sites which it owns. Berwickshire Housing Association are also involved in this exercise, thereby potentially increasing the numbers of new homes which could be delivered through this wider collaboration. These projects are identified in Table 8A-8D with “[H]”, and are listed below:

Berwickshire Housing Association		Scottish Borders Housing Association	
Hawthorn Bank, Duns	6	Bothwell Court, Hawick	4
Haymans Cove, Eyemouth	10	Borthaugh Road, Hawick	2
Hinkar Way, Eyemouth	4	Branxholme Road, Hawick	6
Glebe Park, Duns	2	Eildon Road, Hawick	2
Priory Hill, Coldstream	7	Hartrigge Road, Jedburgh	4
Queens Road, Eyemouth	2	Howden Road, Jedburgh	5
The Avenue, Eyemouth	5	Inchmead Crescent, Kelso	3
Windram Place, Chirside	4	Lessudden Park, St. Boswells	2
		Linglie Road, Selkirk	2
		Lothian Road, Jedburgh	6
		Meadow Court, Kelso	3
		Murray Place, Selkirk	3
		Ramsay Road, Hawick	6
		Roberts Avenue, Selkirk	5

4. RSL Project Descriptions

BERWICKSHIRE HOUSING ASSOCIATION

Acredale Phase 4, 5 and 6, Eyemouth
Beanburn Phase 2, Ayton
Ex High School, Eyemouth
HUSK projects, various locations
Springfield Phase 2 and 3, Duns

EILDON HOUSING ASSOCIATION

Bogangreen, Coldingham
Comrades Park East, Chirnside
Coopersknowe Phase 1, Galashiels
Coopersknowe Phase 2 (Melrose Road), 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
High Buckholm Ph1 and Phase 2, Galashiels
Home Farm, Eccles
Jedward Terrace Phase 2, Denholm
Oakwood Park, Galashiels
Peebles Road, Innerleithen
Springwell Brae, Broughton
St Aidans Church, Galashiels
Stirches, Hawick – Extra Care Housing
Stirches, Hawick – LD Amenity Housing
The Valley, Selkirk
Tweedbank Expansion Phase 1, Tweedbank
Tweedbridge Court, Peebles

SCOTTISH BORDERS HOUSING ASSOCIATION

Allars Crescent, Hawick
Allanbank, Lauder
Auction Mart, Newtown St. Boswells
Fairhurst Drive and Leishman Place, Hawick
Glensax Road, Peebles
Heather Mill, Selkirk
HUSK projects various locations
Linglie Road Selkirk
Main Street, Heiton
Queensway, Earlston
St. Dunstons, Melrose
Tweed Court, Kelso
Whitefield Crescent (Block 40-47), Newtown St Boswells

WAVERLEY HOUSING

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

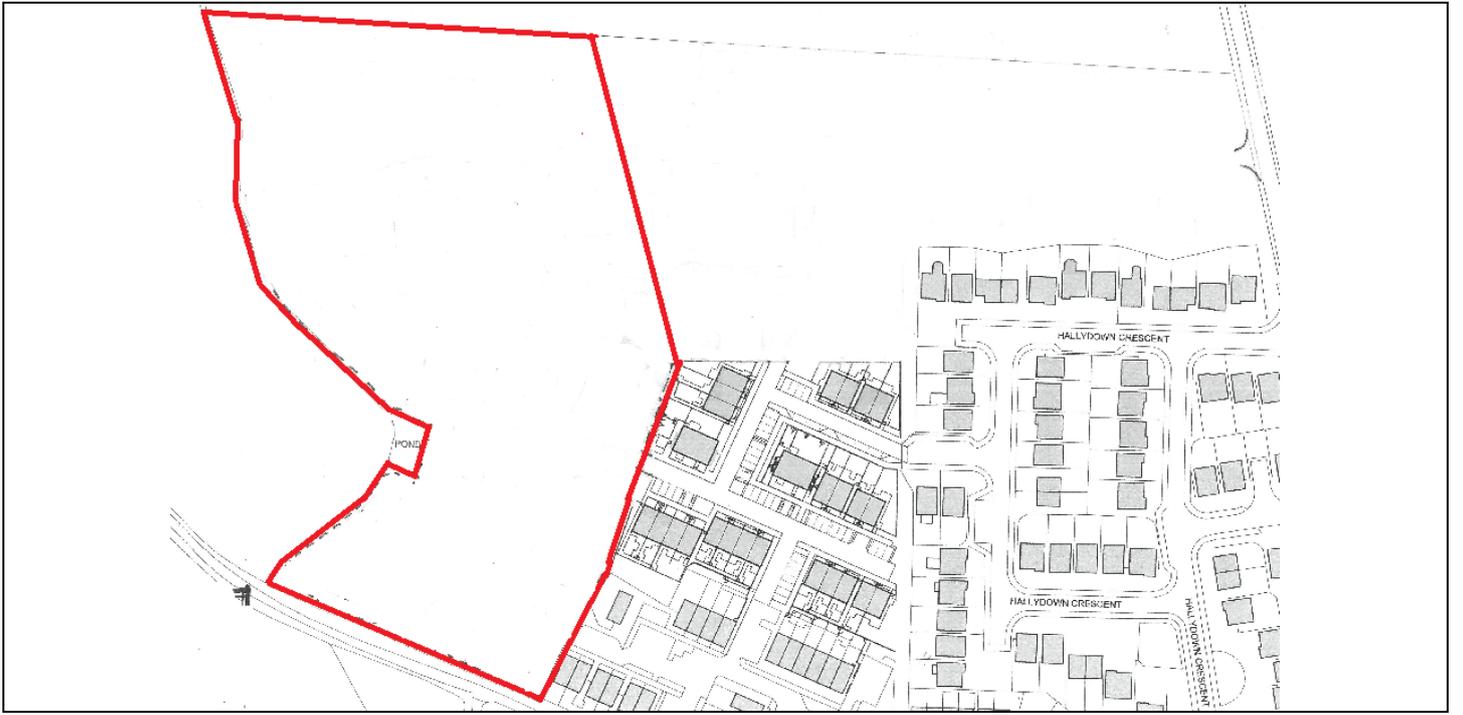
Non - RSL

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, numbers to be confirmed and programmed]
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2023/24
	Completion: 2025/26
• 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.

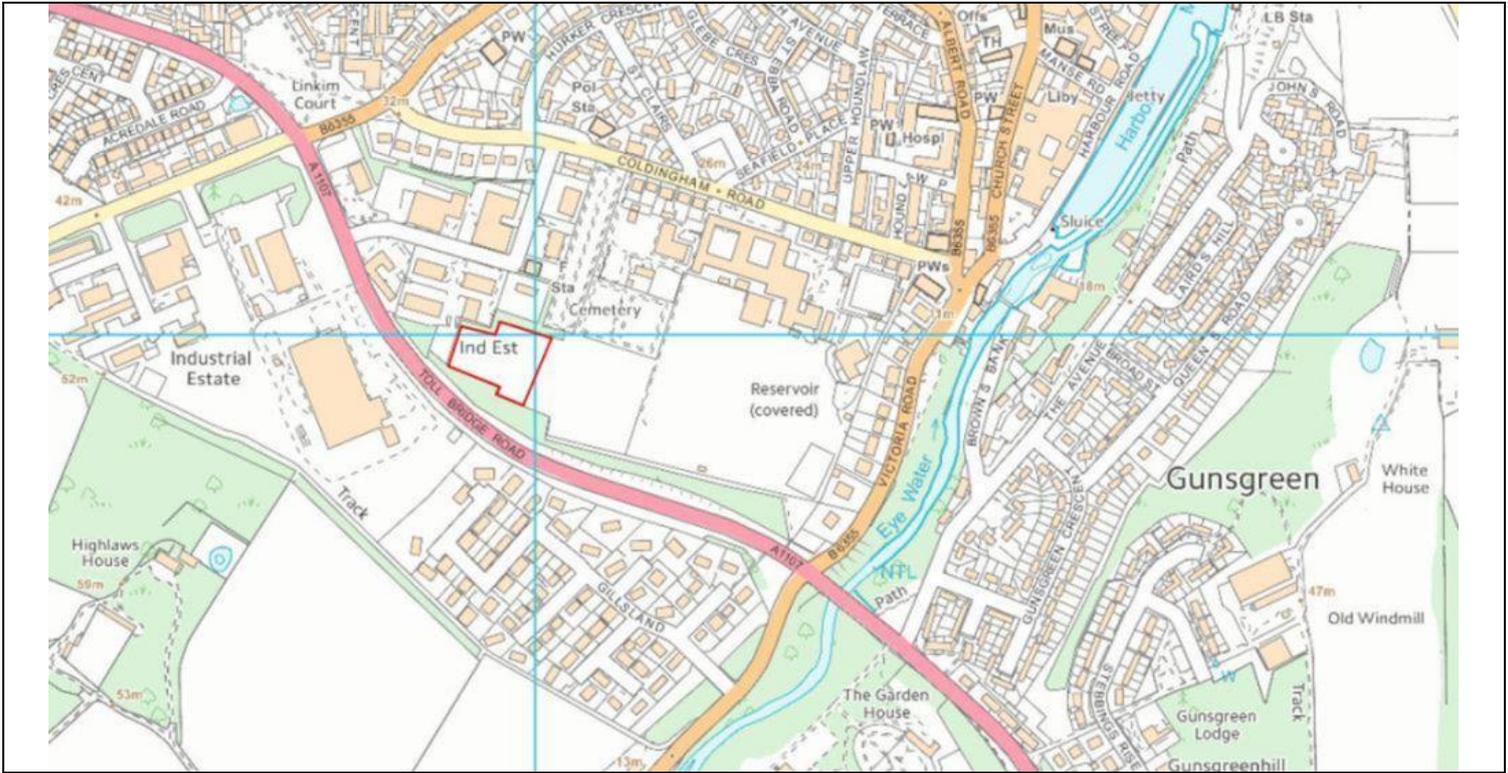




Beanburn Phase 2, Ayton	
• Co-ordinates	X: 392054 Y: 660901
• Site capacity:	31 units in Ph1 complete July 2021. Phase 2 [19 units]
• Local Plan Ref:	AY1A
• Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
• Tenure:	Rent: 19 units for Affordable Rent
	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	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 via Ph1 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.







BHA Garages to Homes (Husk) – Various locations	
• Co-ordinates	
• Local Plan Reference	
• Site capacity:	46 homes (various locations) Year 1 locations – Priory Hill Coldstream
• Type of development:	Brownfield sites (former or existing garages)
• Tenure:	Social Rent: Year 1 - 7 homes, Year 2 – 13 Homes, Year 3 – 26 Homes Shared Equity: 0 units Other:
• Programme:	Acquisition: n/a Start: 2022/23 Completion: 2025/26
• Site description:	Brownfield
• Constraints	System build which will require Building Control approval, potential for objection to redevelopment of garage sites
• Site Ownership:	Owned by BHA
• Housing Market Area	East HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: No Covid Impact: None
• Deliverability:	Med – all land in ownership of BHA, initial (positive) discussions held with SBC Planning and Building Standards
• Need:	All homes will be for older people or wheelchair users. Local housing need evidenced by BHA demands assessment work.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy and potential to assist in meeting the requirement for particular needs housing in the Borders
• Impact:	Med/ High. Provision of particular needs housing on brownfield land.
• 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.

Springfield Phase 2 and 3 Duns	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	Ph2 - 28 units, and Ph3 - 21 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 2022/23
	Completion: Ph2 2022/23 Ph3 2024/25
• 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





- Col. R. 13
- Col. R. 1
- Col. R. 4
- Col. R. 7
- Col. R. 10
- Col. R. 16
- Col. R. 2
- Col. R. 2
- Col. R. 2
- Col. R. 5
- Col. R. 5
- Col. R. 5
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- Col. R. 1
- Col. R. 2
- Col. R. 4
- Col. R. 5
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- Col. R. 5

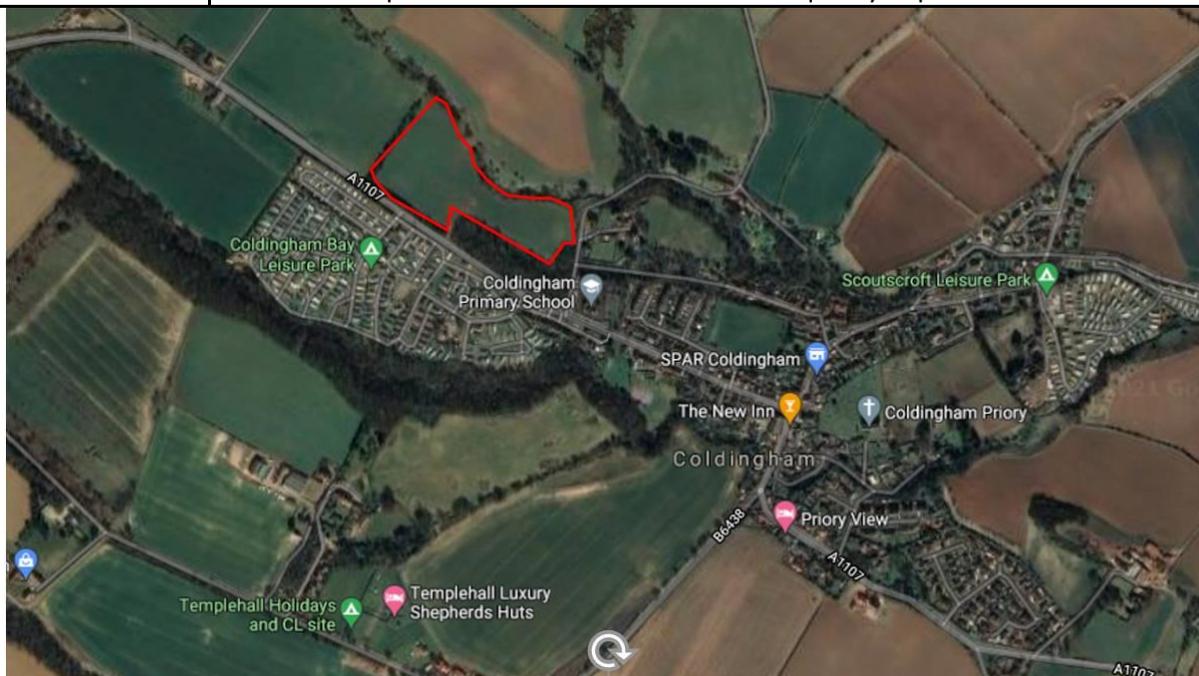
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Spartan High School

SPRINGFIELD AVENUE
SPRINGFIELD AVENUE

Eildon Housing Association

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: 2023/24
	Completion: June 2025
• 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:	EHA working on a direct land deal with the developer to deliver the S.75 affordable homes.
• Need:	Good demand for affordable housing in Coldingham and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldingham 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: March 2024
• Site description:	Greenfield. Part of larger Allocated Housing site to the edge of the village. Accessed via redundant petrol station
• Constraints	None.
• Site Ownership:	EHA.
• Housing Market Area	Berwickshire
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	Construction progressing well. D&B contract agreed with Springfield Homes.
• 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



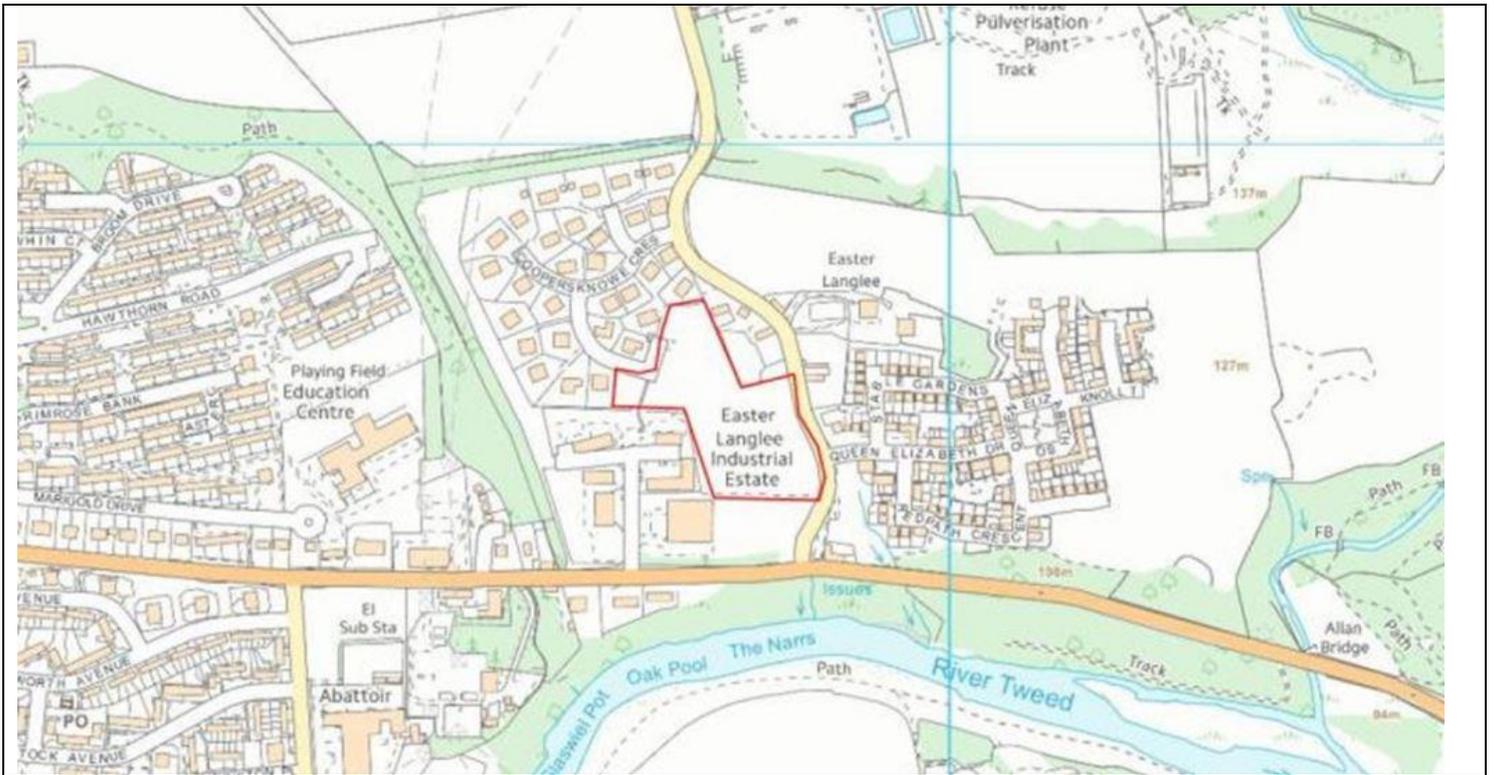
Chirside

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



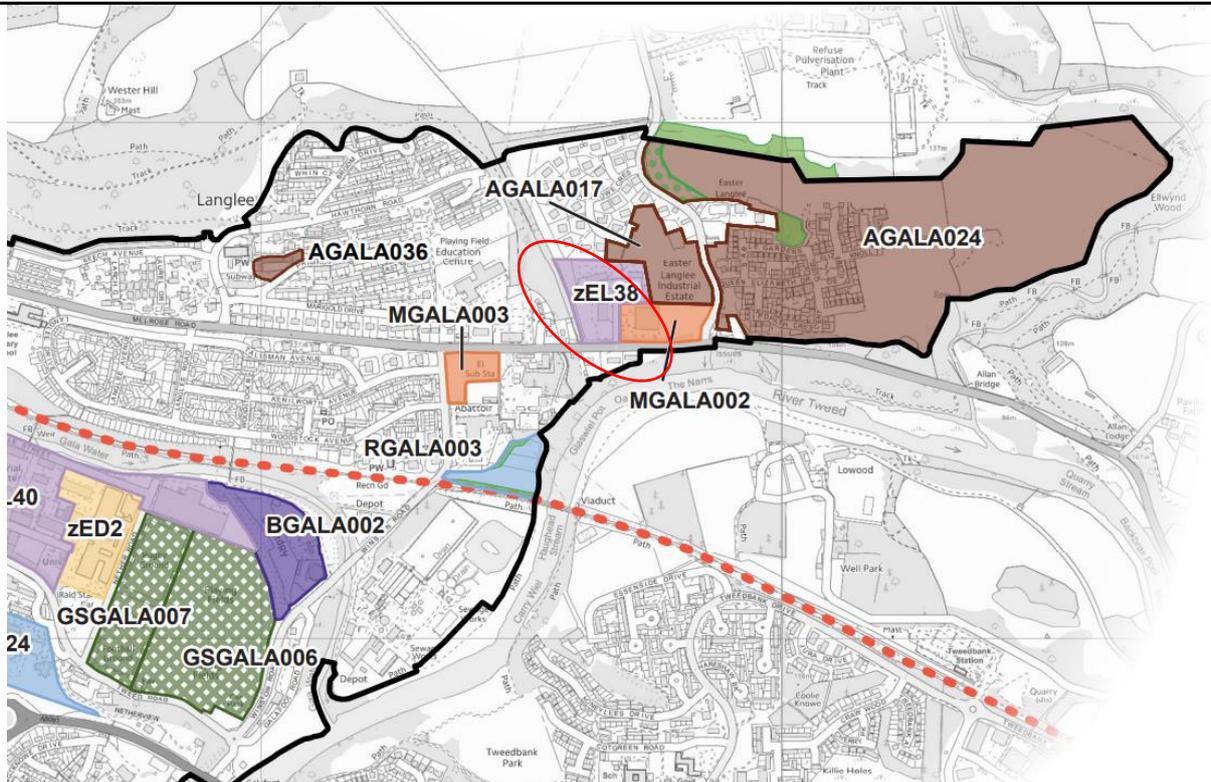
Coopersknowe Phase 1, Galashiels	
• Co-ordinates	X 352268 : Y 635754
• Local Plan Reference	EGL84
• Site capacity:	69 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 69 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: August 2020
	Completion: 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. First phased handover completed. Balance on track by November 2022.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral





Coopersknowe Phase 2 (Melrose Road), Galashiels	
• Co-ordinates	X:351783 Y: 635618
• Local Plan Reference	ZEL38 zoned for business and industrial safeguarding MGALA002 zoned for mixed use
• Site capacity:	30 family houses
• Type of development:	New build on a mixed brown and green field site.
• Tenure:	Rent: 30
	Shared Equity: None
	Other: None
• Programme:	Acquisition: March 2022
	Start: April 2025
	Completion: April 2026
• Site description:	Brownfield site forms part of the site contains an existing industrial unit that will be demolished
• Constraints	Change of use approval, alongside planning approvals will be required
• 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:	80% in year 5.
• Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
• 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





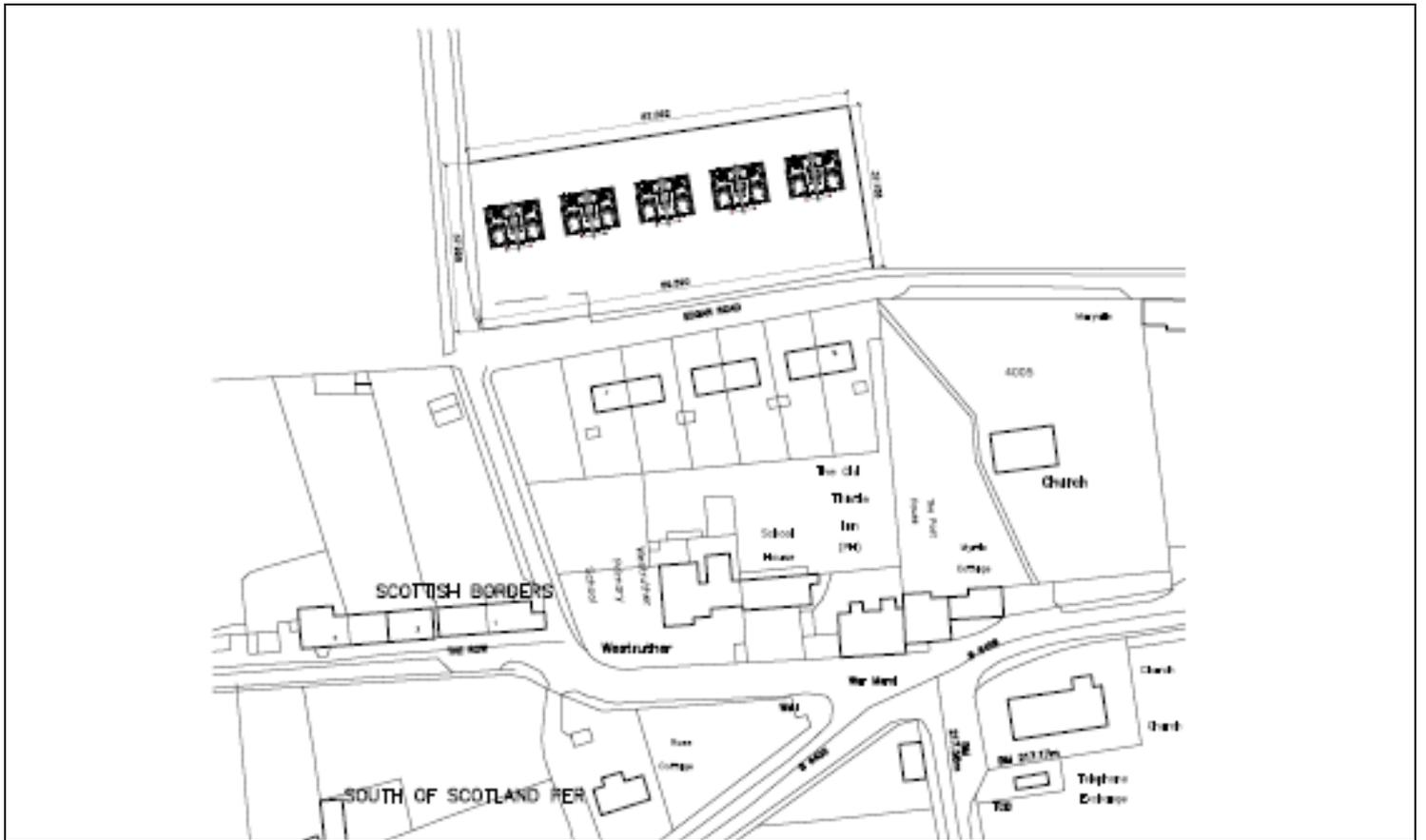
MAIN VEHICULAR ACCESS TO SITE FROM THE WESTERN EDGE

EXISTING TREE BELT RETAINED TO THE SOUTH

FLATTED BLOCK ACTS AS A 'GATEWAY' BUILDING TO GALASHIELS

Edgar Road, Westruther	
• Co-ordinates	X:363326 Y: 650111
• Local Plan Reference	N/A
• Site capacity:	10 houses
• Type of development:	Houses (Passivhaus 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: 95%. 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



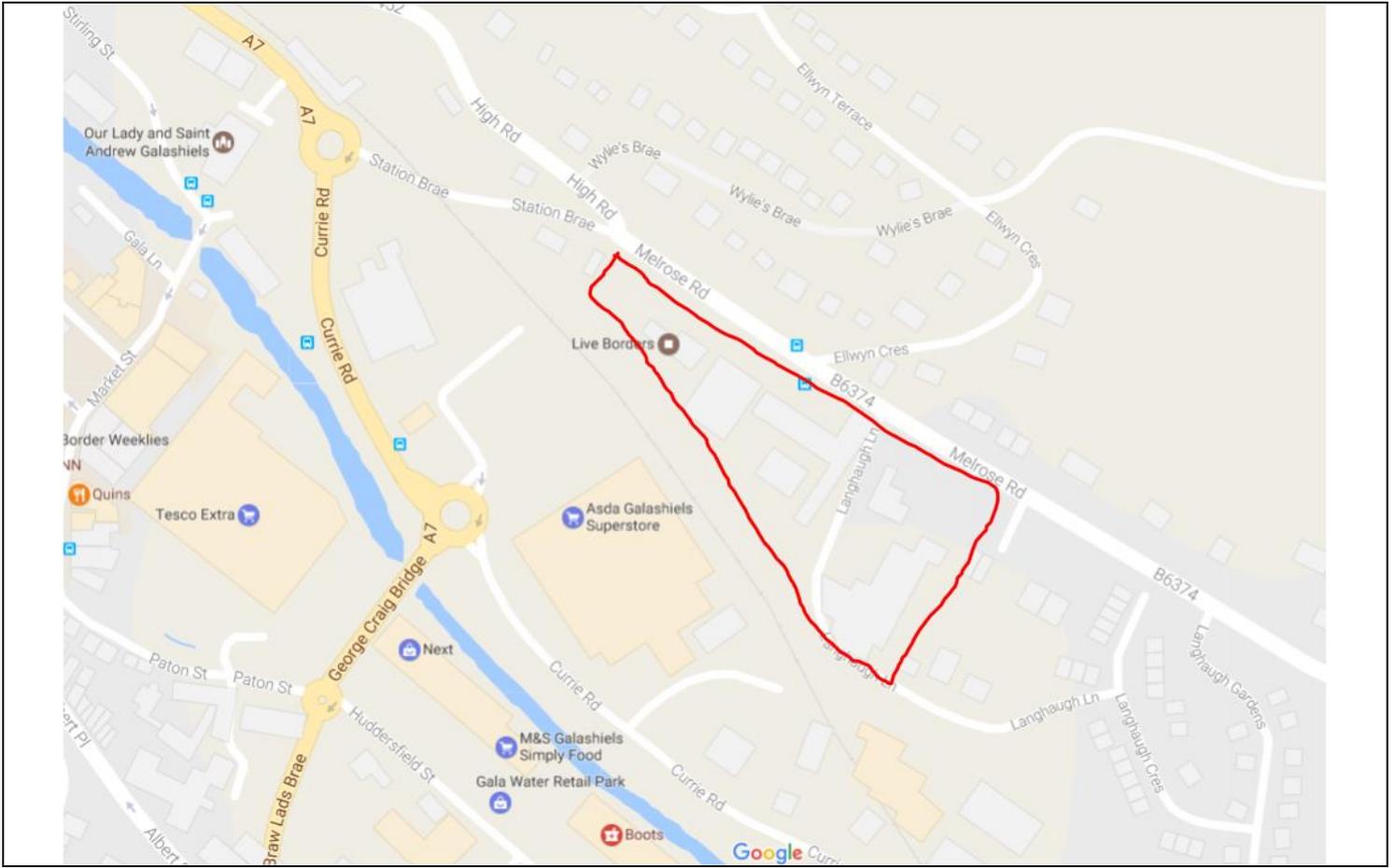


Elm Court, Hawick	
• Co-ordinates	X:350673 Y:614458
• Local Plan Reference	N/A
• Site capacity:	21 units
• Type of development:	Remodelling of existing Eildon HA housing
• Tenure:	Rent: 21 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned by EHA
	Start: 2020/21
	Completion: 2022/23
• 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%. Complete pending meter installations.
• 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.



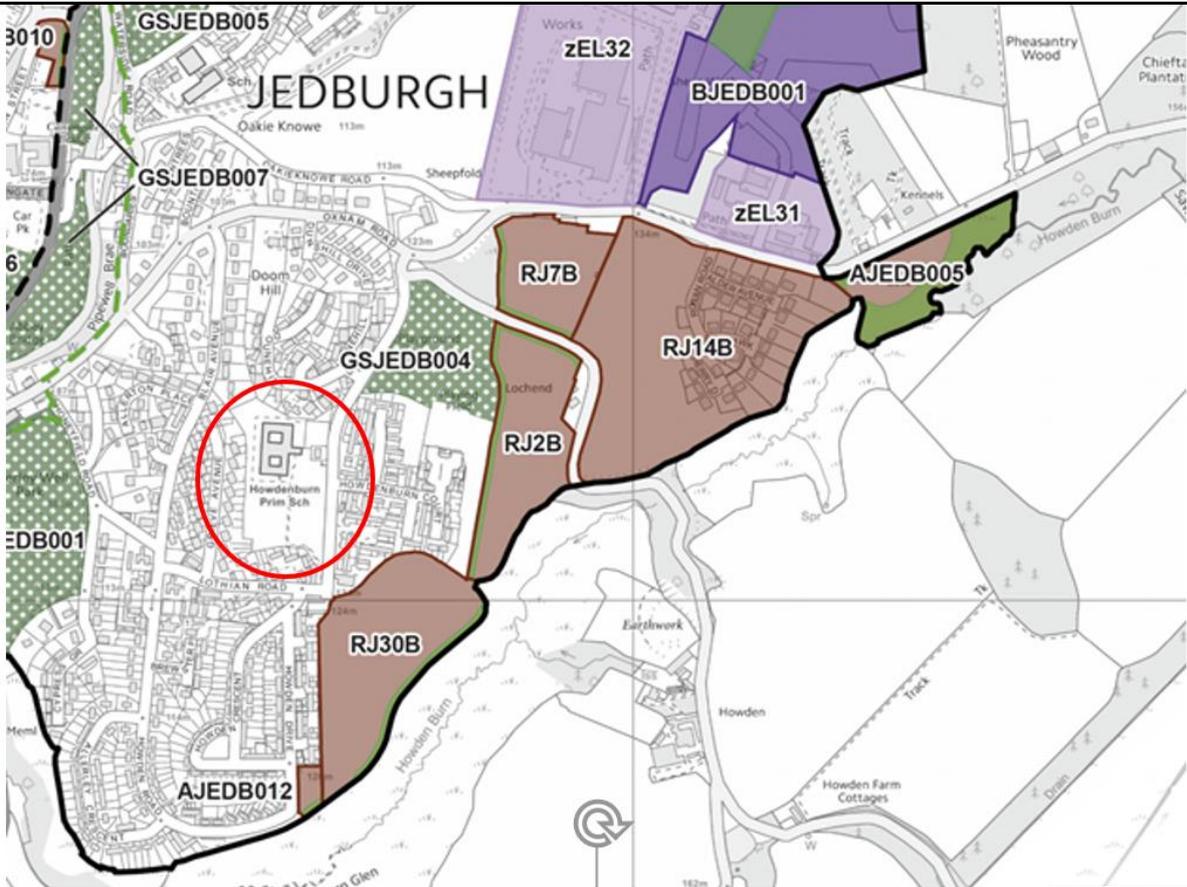
Ex-Borders College Site, Melrose Road, Galashiels	
• Co-ordinates	X: 349769 Y: 635988
• Local Plan Reference	zR0202 zoned for redevelopment
• Site capacity:	46 units approx. CHECK NUMBER
• Type of development:	Potential partnership to demolish and redevelop site of the former college site. Design stage. Mix to be agreed.
• Tenure:	Rent: 46 units for social rent
	Shared Equity: 0 units
	Other: N/A
• Programme:	Acquisition: 2020/21
	Start: 2023/24
	Completion: 2025/26
• 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 2024/25
• 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:	76 Mostly family houses
• Type of development:	New build on a mixed brown and greenfield site
• Tenure:	Social Rent: 76
	Shared Equity: None
	Other: None
• Programme:	Acquisition: April 2023
	Start: 2023/24
	Completion: 2025/26
• Site description:	Site of former primary school. Buildings have been demolished.
• Constraints	Subject to Planning Consent and Building Warrants being secured.
• Site Ownership:	SBC owned land. Cruden Builders East have an agreed to acquire, subject to Planning Consent being secured.
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: No
	“Credit Crunch” impact: None identified
• Deliverability:	In principle agreement in place with Cruden’s to deliver land and works via D&B contract. Agreement in place for site acquisition, subject to Planning Consent.
• Need:	Good demand for affordable housing 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





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: March 2022
	Completion: April 2024/25
• Site description:	Brownfield site in central Earlston.
• Constraints	None now. All resolved.
• 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 2024/25 . Under construction.
• 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

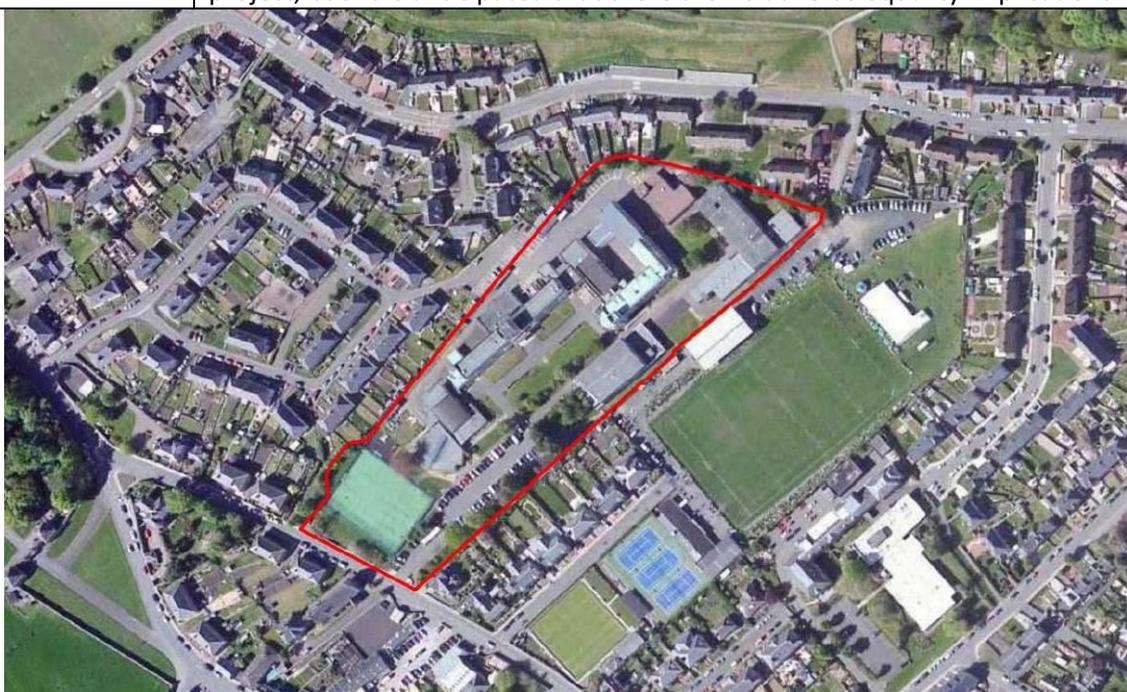




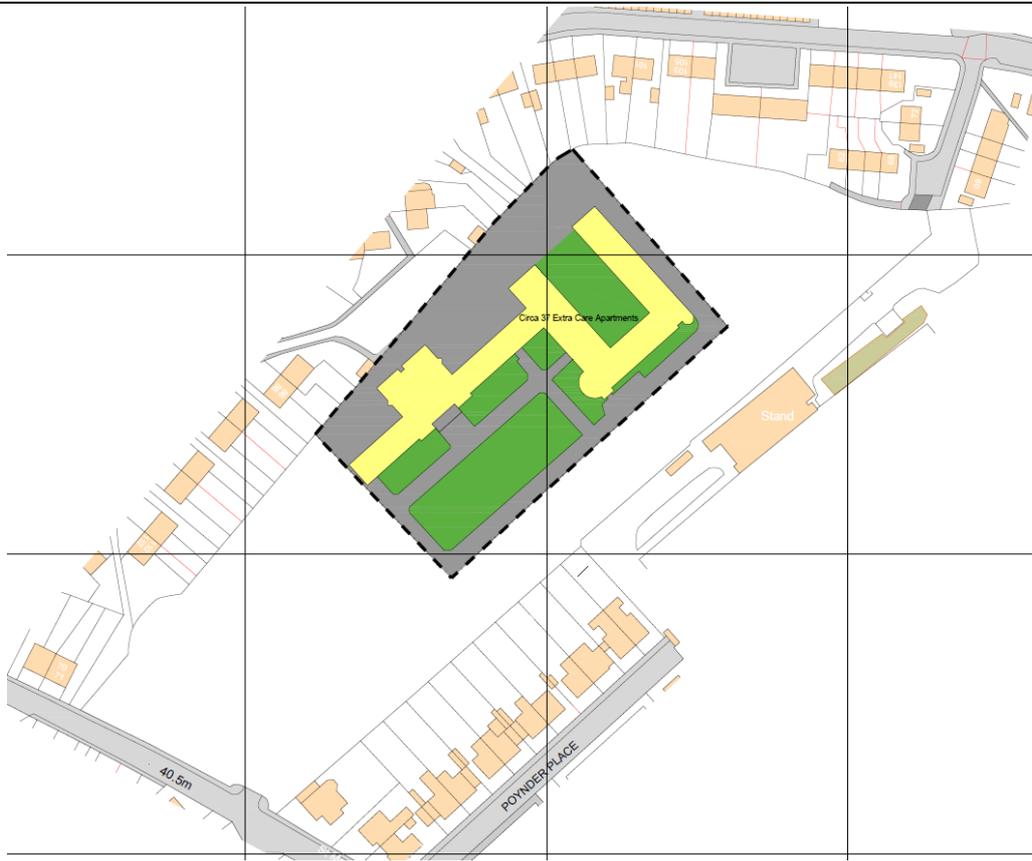
Ex-High School, Kelso Phase 1A - Extra Care Housing	
• Co-ordinates	X: 357754 Y:638408
• Local Plan Reference	RKELS002
• Site capacity:	36 Extra Care Elderly flats, and 16 general needs for Eildon HA, plus additional houses for open market sale by developer.
• Type of development:	Extra Care Elderly 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: March 2023
• 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.
• 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 2023/24. 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 to be 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



- 1. The Client is responsible for the accuracy of the information provided in this plan.
- 2. Do not scale of this drawing, use only the dimensions. The Client is to ensure that the dimensions are correct in the drawing.
- 3. The Client is to be held responsible for any errors and omissions in this drawing.
- 4. Any existing structures shown on this plan are to be demolished unless otherwise stated.



Eldon Housing Association Ltd.
 Proposed Extra Care Housing
 Former Kelso High School
 Eyemont Street
 Kelso

Site Plan
 Existing

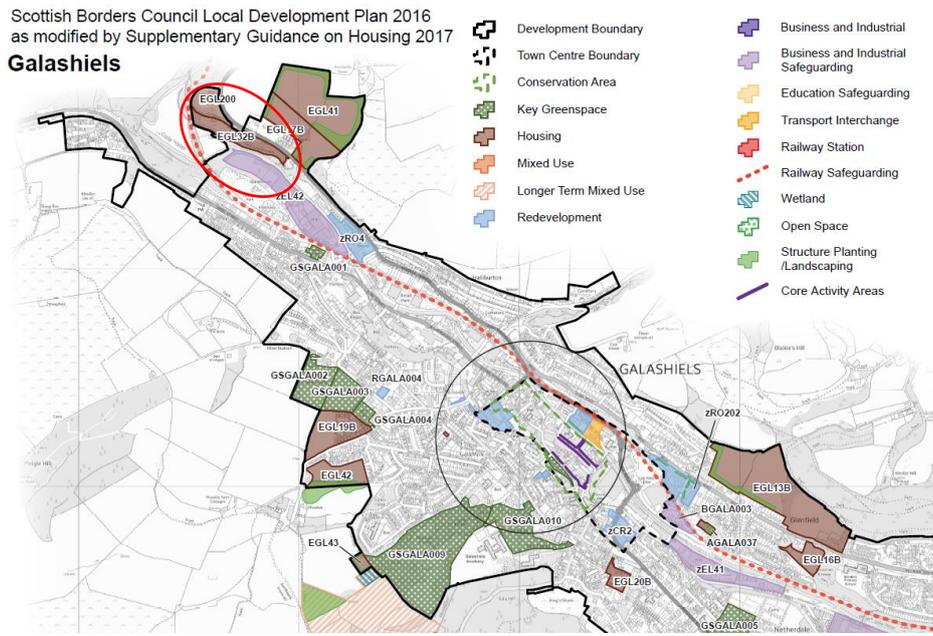
Date	Issue	By	Drawn	Checked
1/00	A1	July 2018	gpb	

A T
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 Tel: 01224 262626
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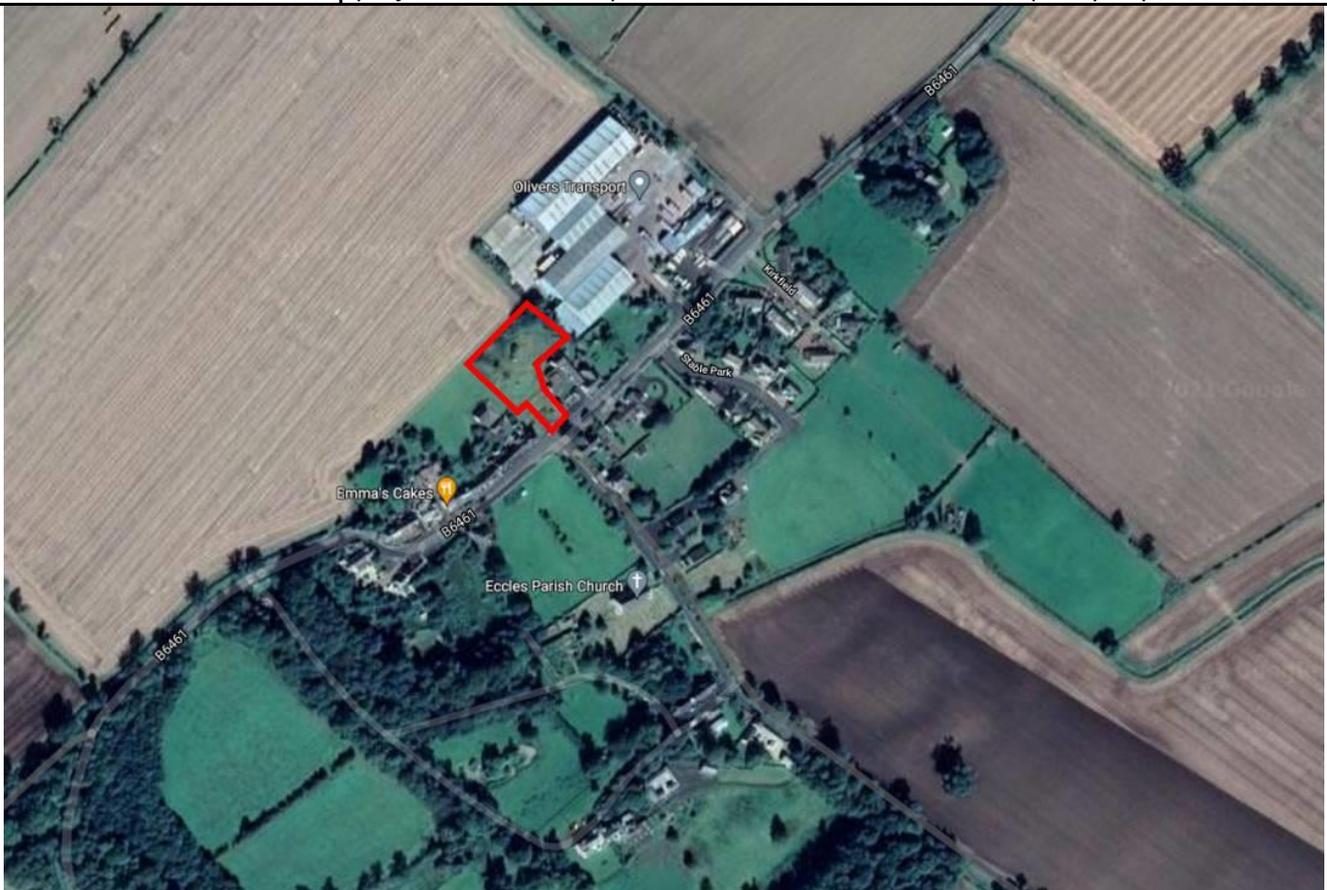
High Buckholm, Galashiels	
• Co-ordinates	X:348043 Y: 637578
• Local Plan Reference	EGL17B Buckholm Corner zoned for housing
• Site capacity:	80 family houses
• Type of development:	New build on greenfield site.
• Tenure:	Rent: 80
	Shared Equity: None
	Other: None
• Programme:	Acquisition: March 2020
	Start: March 2020
	Completion: August 2024
• Site description:	Green field site
• Constraints	Planning and Building Regulations in place
• 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. Scheme in contract
• Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
• 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

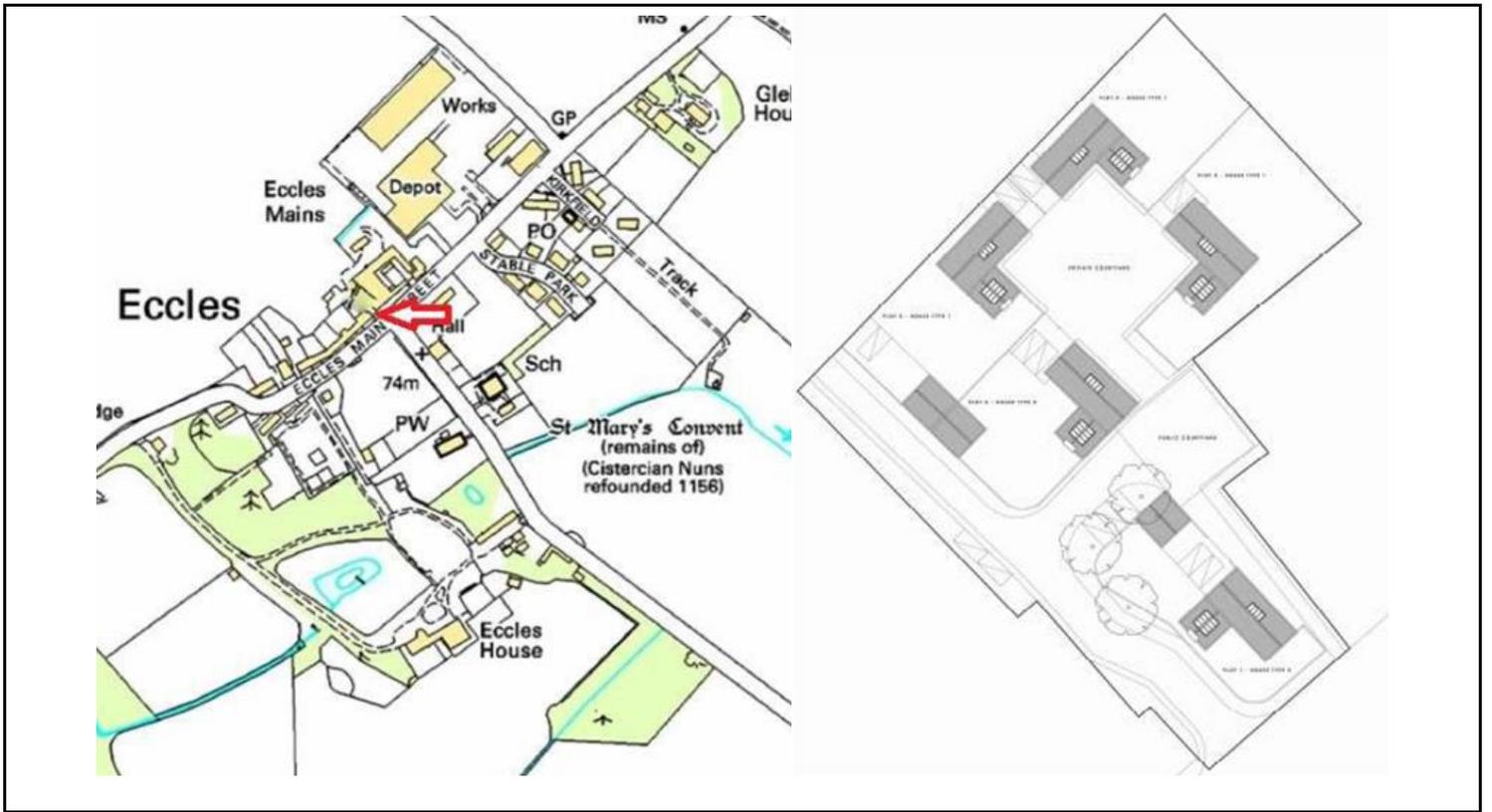


Scottish Borders Council Local Development Plan 2016
as modified by Supplementary Guidance on Housing 2017
Galashiels



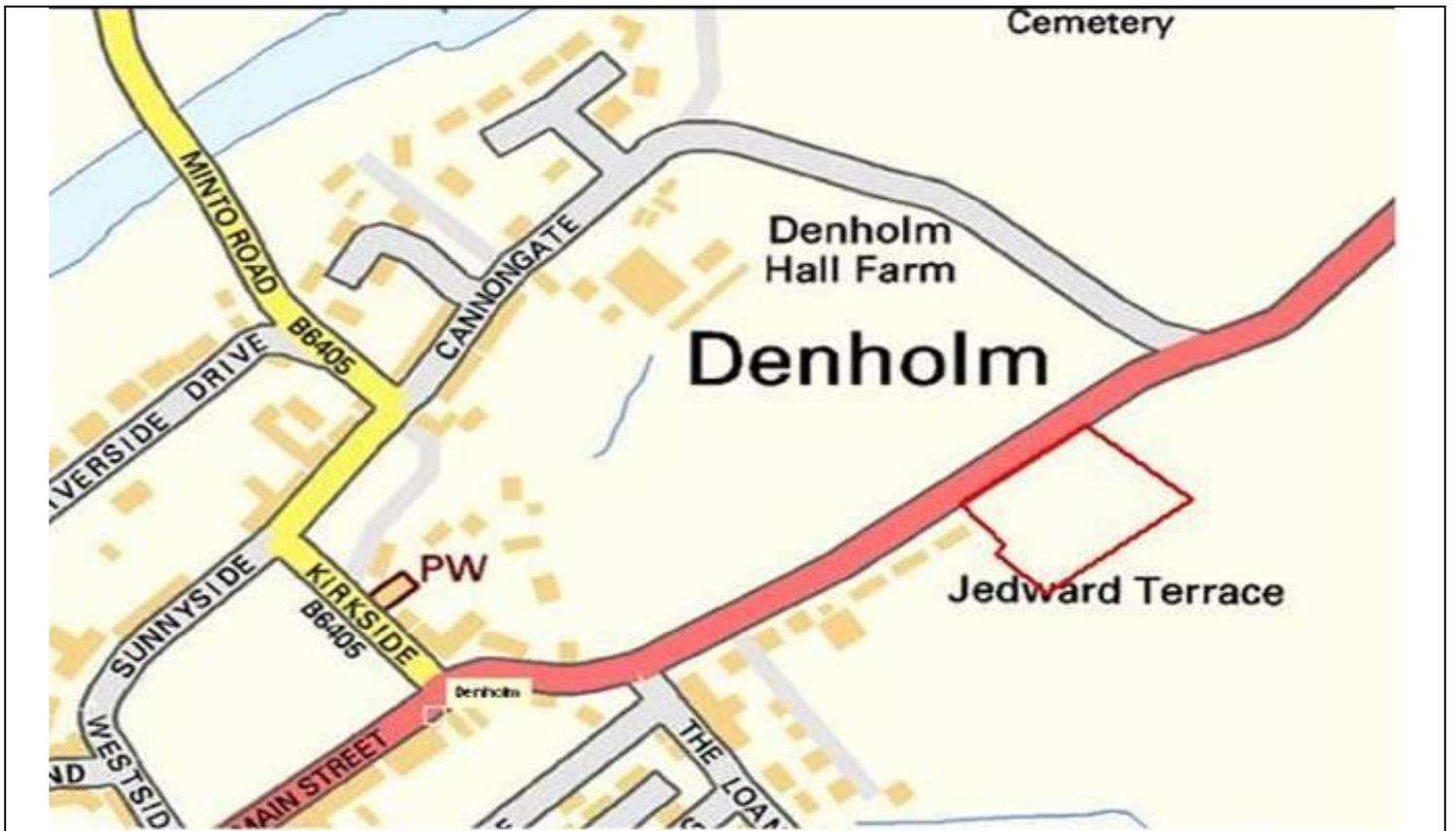
Home Farm, Eccles	
• Co-ordinates	X: 376308 Y: 641484
• Local Plan Reference	Not zoned, but within settlement boundary
• Site capacity:	12 family houses
• Type of development:	New build on a mixed brown and greenfield site
• Tenure:	Rent: 12
	Shared Equity: None
	Other: None
• Programme:	Acquisition: In EHA Ownership
	Start: 2025/26
	Completion: 2026/27
• 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:	EHA.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	EHA own site. No waste water treatment works capacity. EHA undertaking feasibility for off grid drainage and sewerage treatment.
• 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





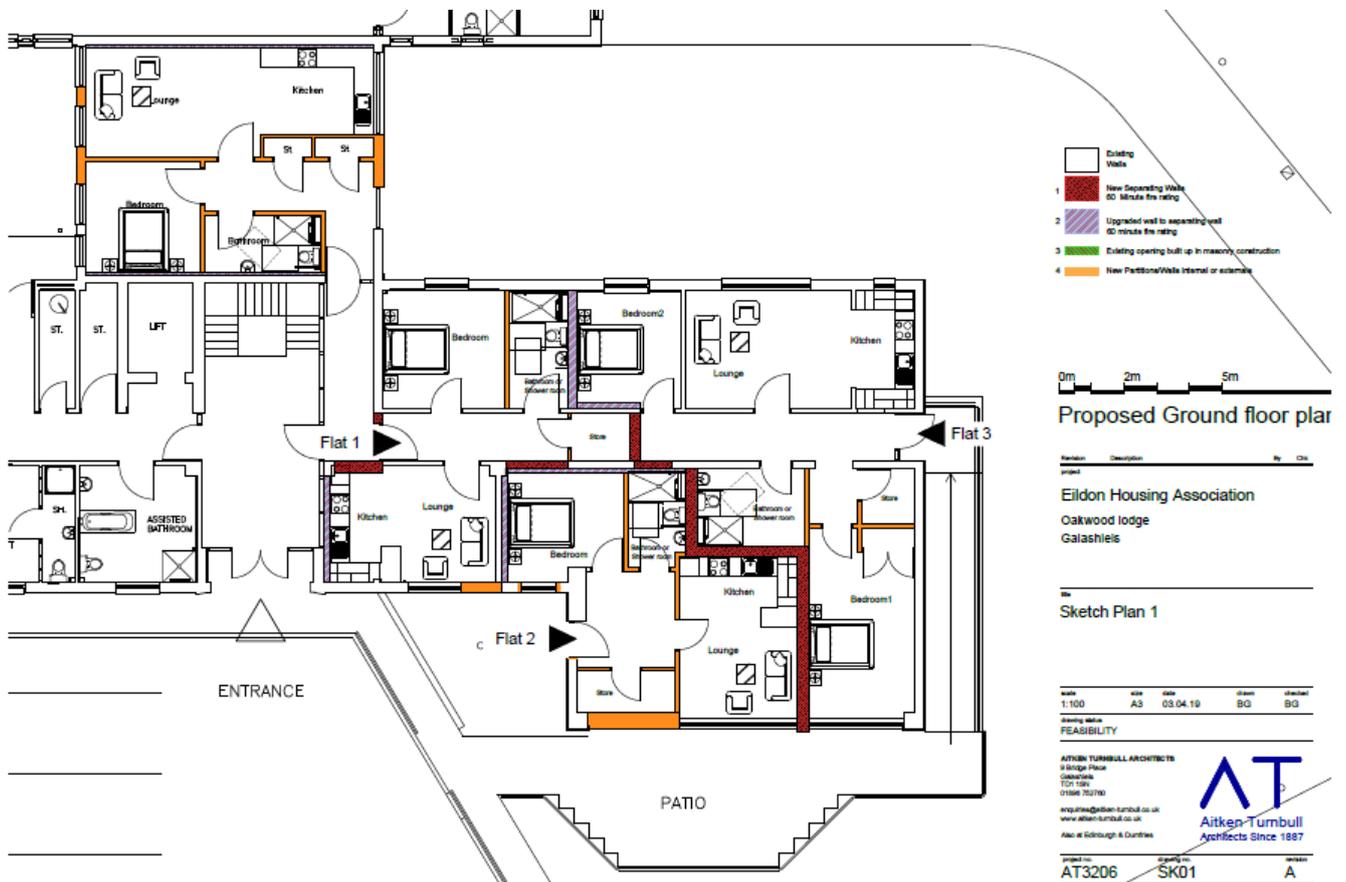
Jedward Terrace Phase 2, Denholm	
• Co-ordinates	X 357,193: Y 618,555
• Local Plan Reference	N/A
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent: 12 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2019
	Start: 2024/25
	Completion: 2025/26
• 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: 75% in 25/26.
• 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



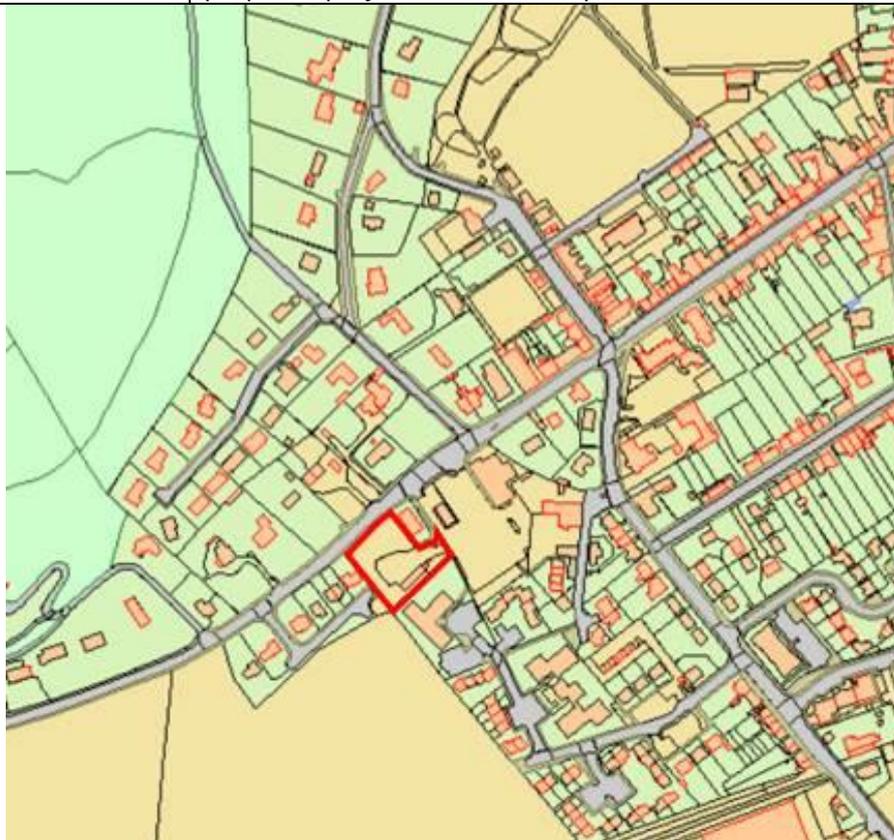


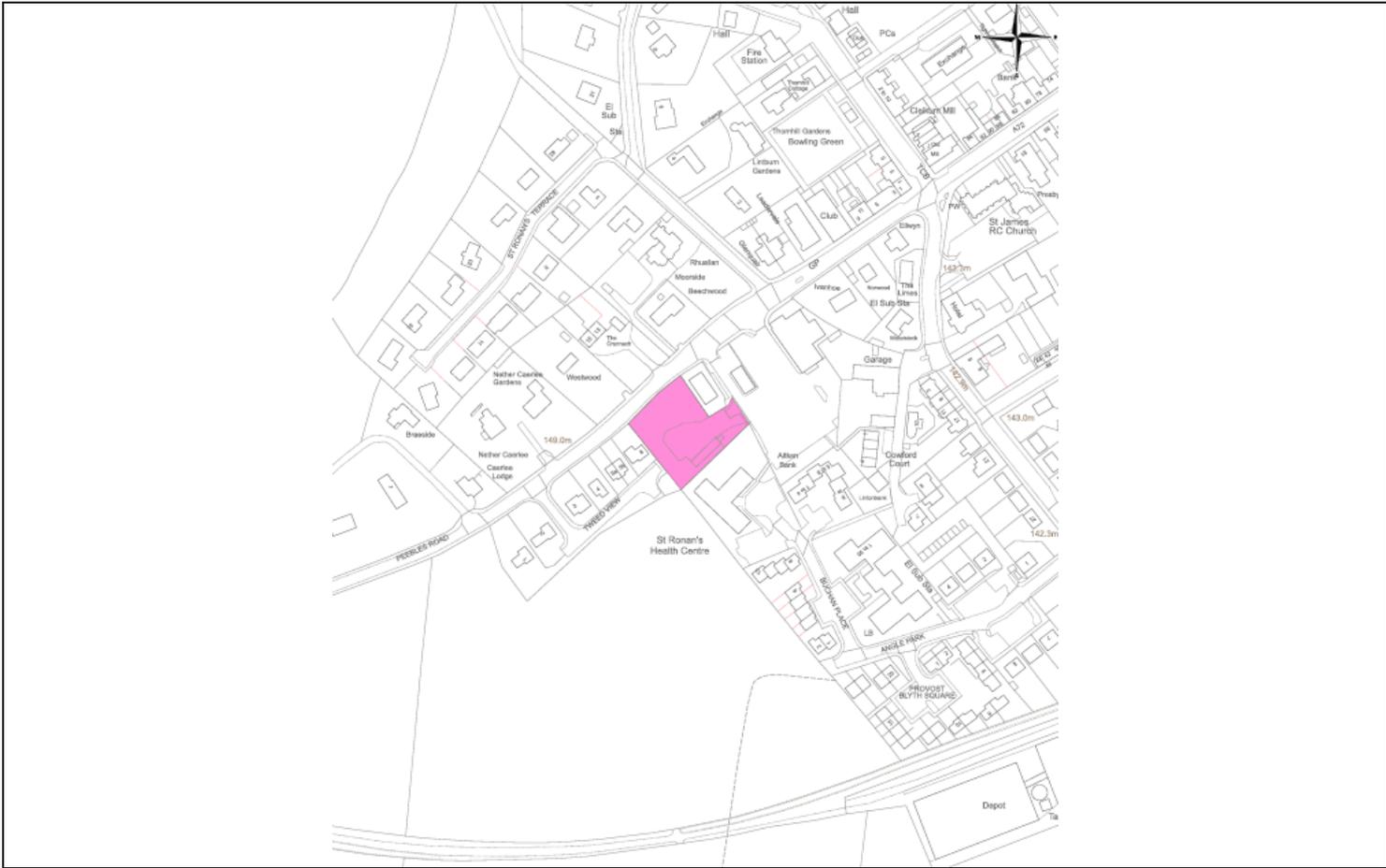
Oakwood Park, Galashiels	
• Co-ordinates	X:348969 Y:635931
• Local Plan Reference	N/A
• Site capacity:	4 flats
• Type of development:	Remodelling of redundant daycentre, part of the wider Oakwood Park older peoples housing development.
• Tenure:	Rent: 4 Elderly Amenity flats for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already EHA owned
	Start: 2021/22
	Completion: 2022/23
• 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:	Under construction. Handover late summer 2022.
• 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





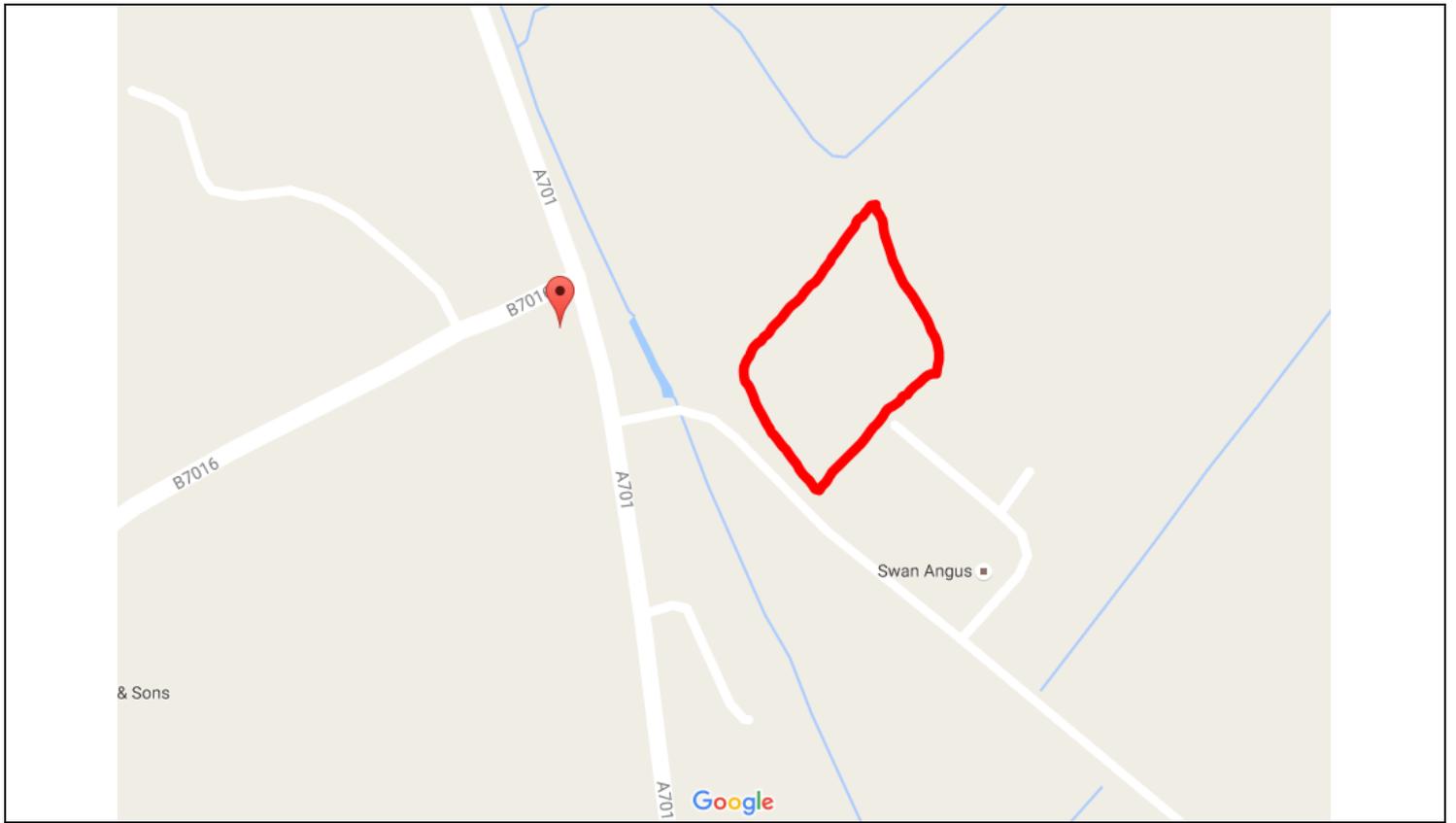
Peebles Road, Innerleithen	
• Co-ordinates	X: 335980 Y: 637163
• Local Plan Reference	T13B Housing
• Site capacity:	9 flats
• Type of development:	Development on brownfield site
• Tenure:	Rent: 9 units for social rent
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already owned by EHA.
	Start: 2023/24
	Completion: 2024/25
• Site description:	Small brownfield site on the western side of the settlement
• Constraints	None. Planning Consent 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: 90% in 2024/25. 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





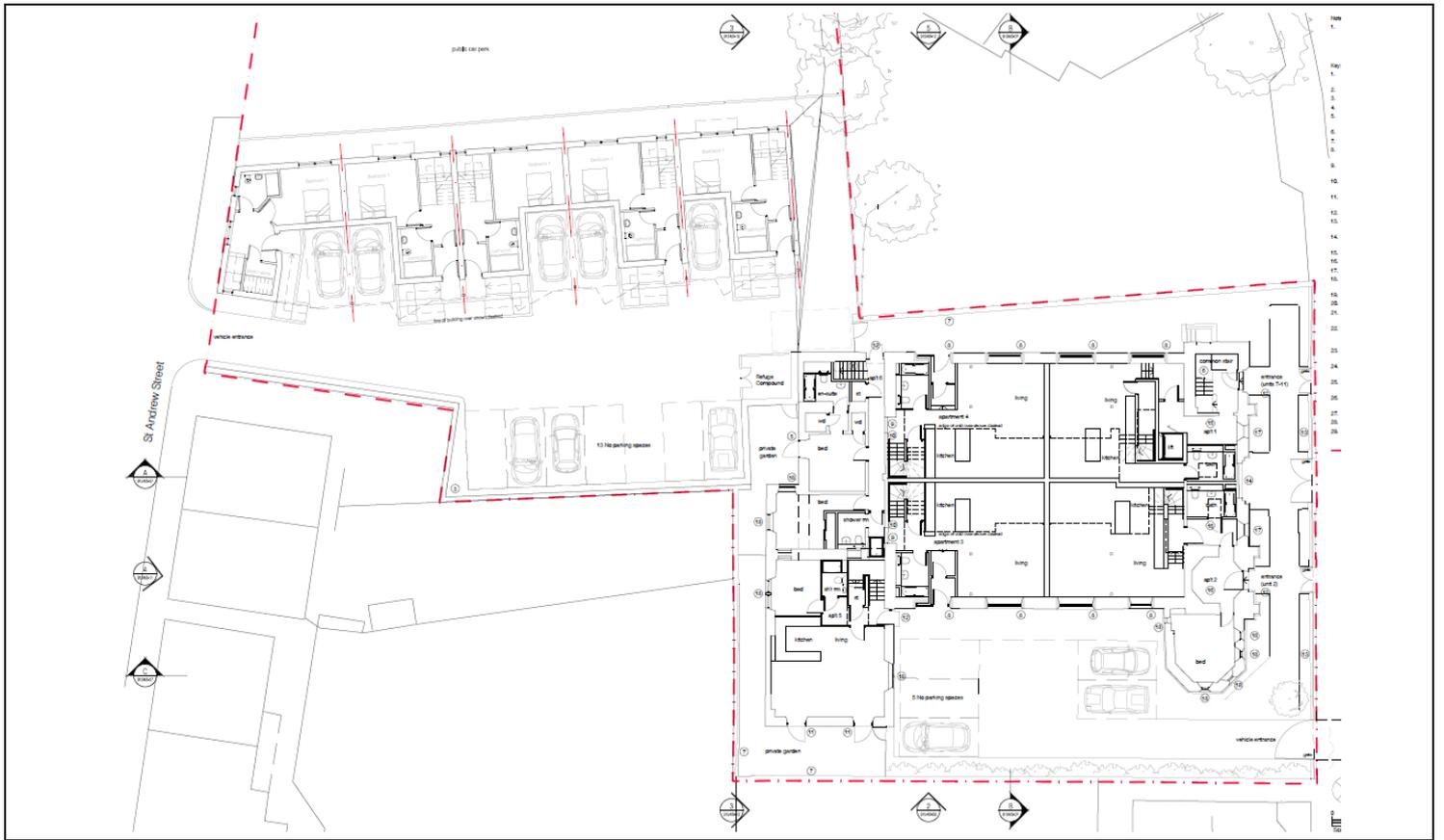
Springwell Brae, Broughton	
• Co-ordinates	X: 311326 Y: 636685
• Local Plan Reference	TB10B Edge of settlement site, Allocated Housing site.
• Site capacity:	11 units
• Type of development:	Houses
• Tenure:	Rent: 11 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: 2023/24
	Completion: 2024/25
• Site description:	Green field site
• Constraints	None.
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None identified.
• Deliverability:	Probability: 75% in 2024/25.
• 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





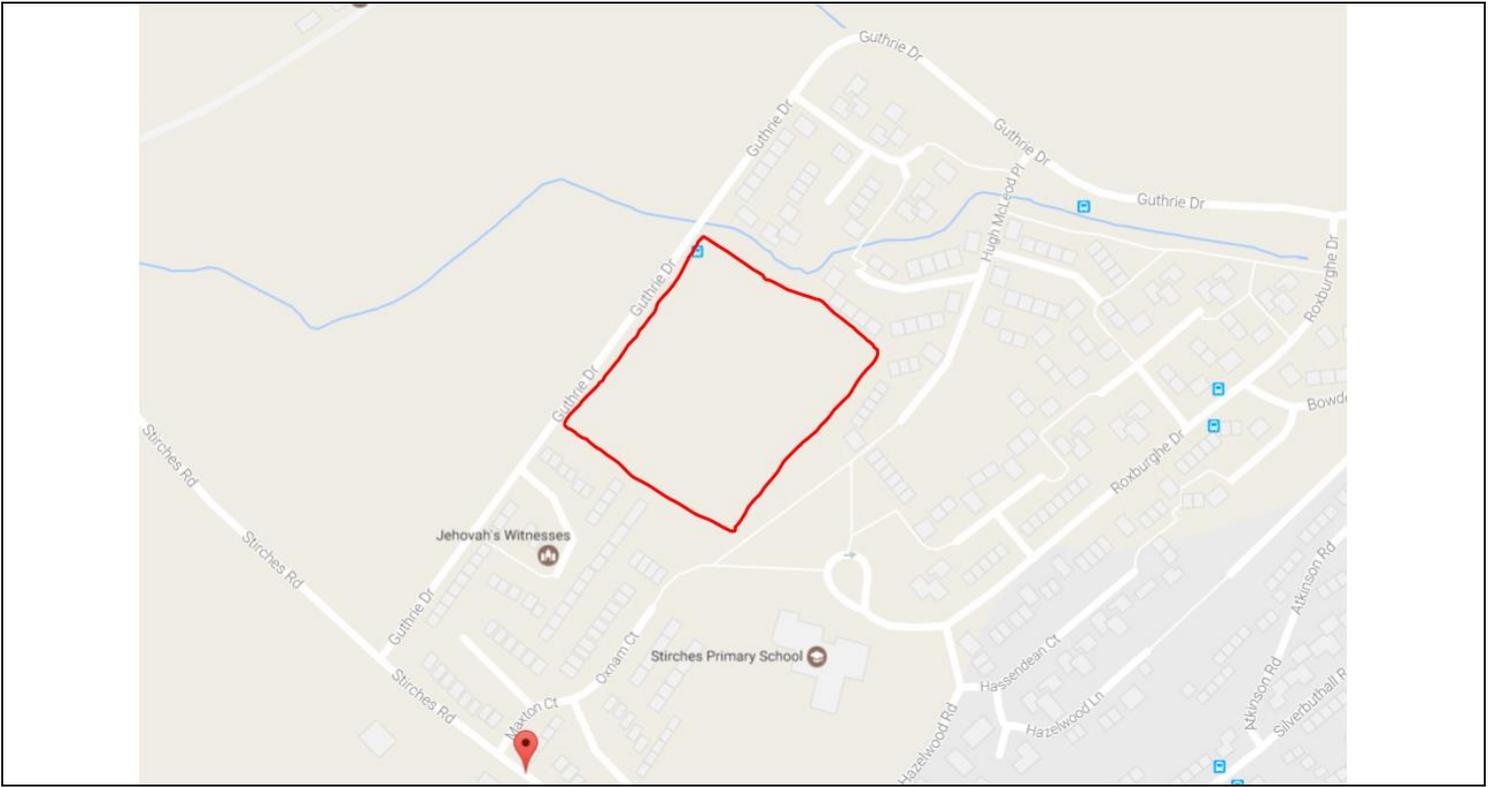
St Aidans Church, Galashiels	
• Co-ordinates	X:349113 Y: 636070
• Local Plan Reference	RGALA001
• Site capacity:	20 units
• Type of development:	Houses and flats
• Tenure:	Rent: 20 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: 2022/23
	Completion: 2023/24
• Site description:	Cleared site following demolition of former St Aidan's Church. Acquired by EHA from former private owner.
• Constraints	None.
• 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: 75% 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 not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





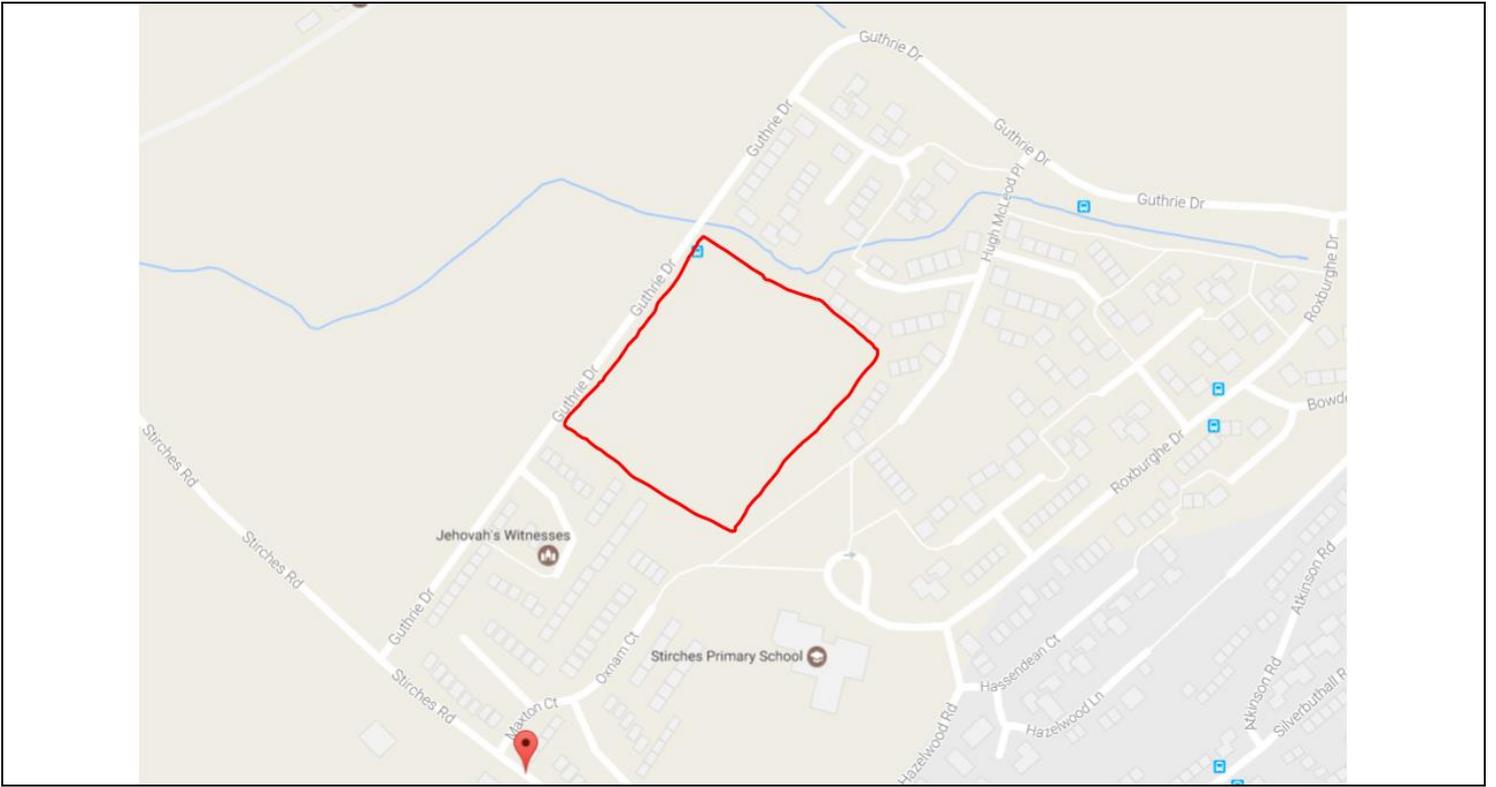
Stirches, Hawick - Extra Care Housing	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B. Allocated Housing site.
• Site capacity:	40 units
• Type of development:	Extra care housing - flats and houses for social rent. Potentially as part of a “care village” development.
• Tenure:	Rent: 40 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2020
	Start: 2023/24
	Completion: 2025/26
• 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: 50% in 2025/26. Linked 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



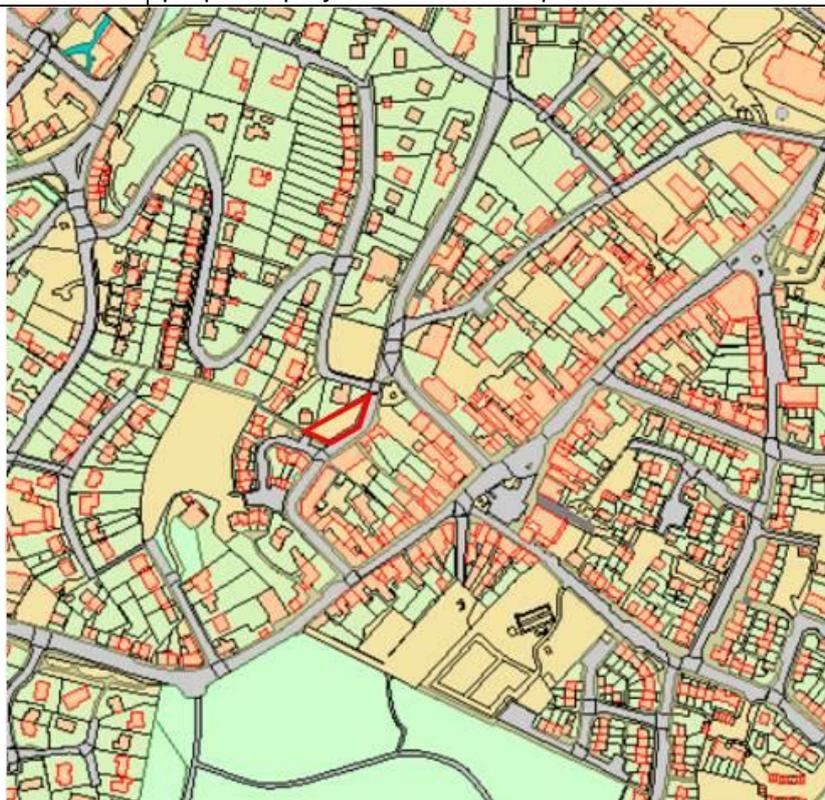


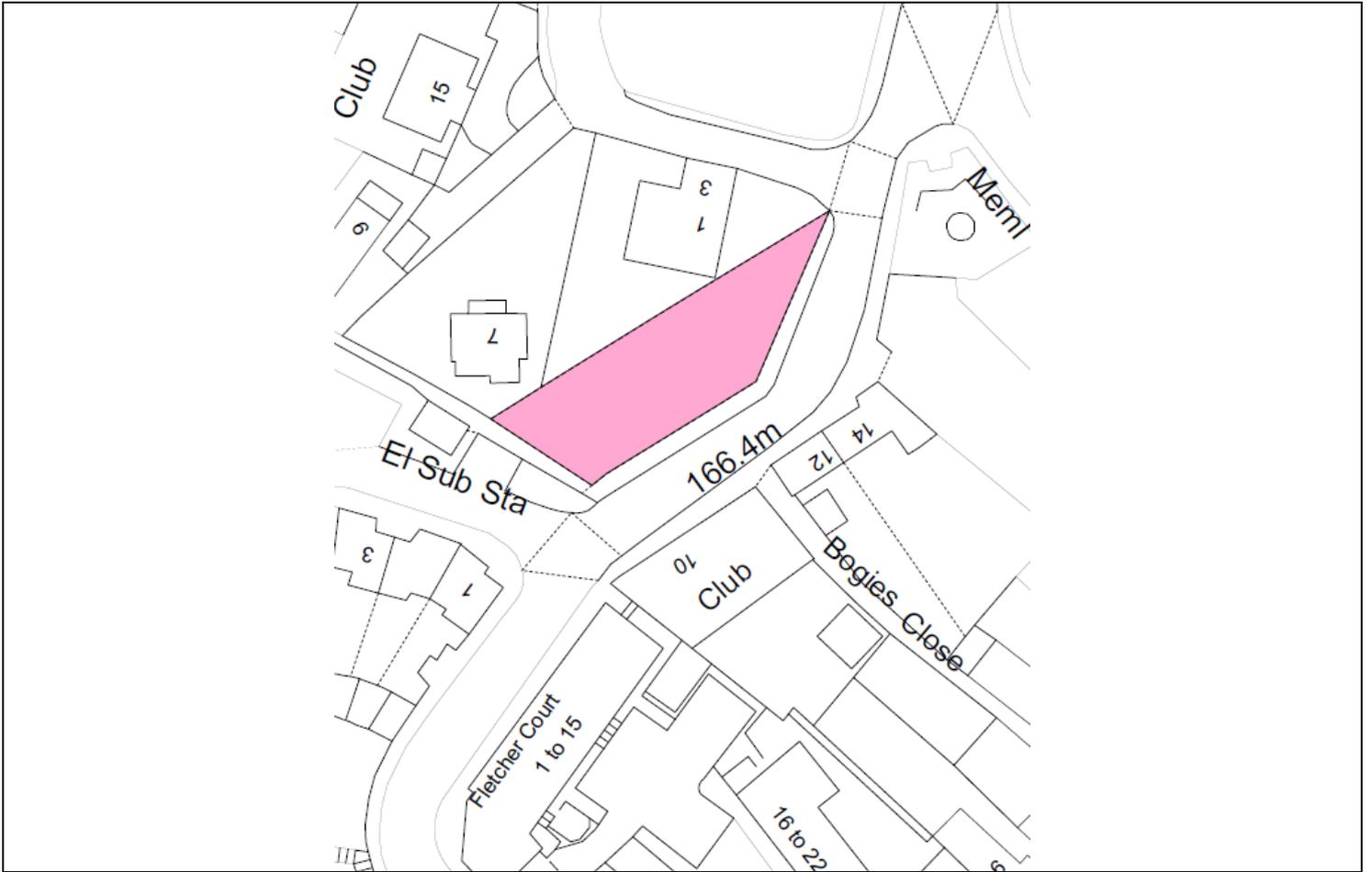
Stirches, Hawick – Phase 2 Amenity Housing	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B. Allocated Housing site.
• Site capacity:	20 Amenity flats/cottages
• Type of development:	New build housing development as part of care village development.
• Tenure:	Social Rent: 20 units for social rent for older people with learning disabilities plus balance for older people.
	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: 2025/26
• Site description:	Undeveloped former Council owned housing development 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: 2022/23
	Completion: 2023/24
• Site description:	Brownfield site of former Baptist Church. Stalled private site with Planning Consent for private flats. Redesigned for EHA.
• 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: 85% in 2023/24.
• 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





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. Ph2 [25 units] identified as Potential pipeline development project.
• Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2023/24
	Start: 2023/24
	Completion: 2024/25
• 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





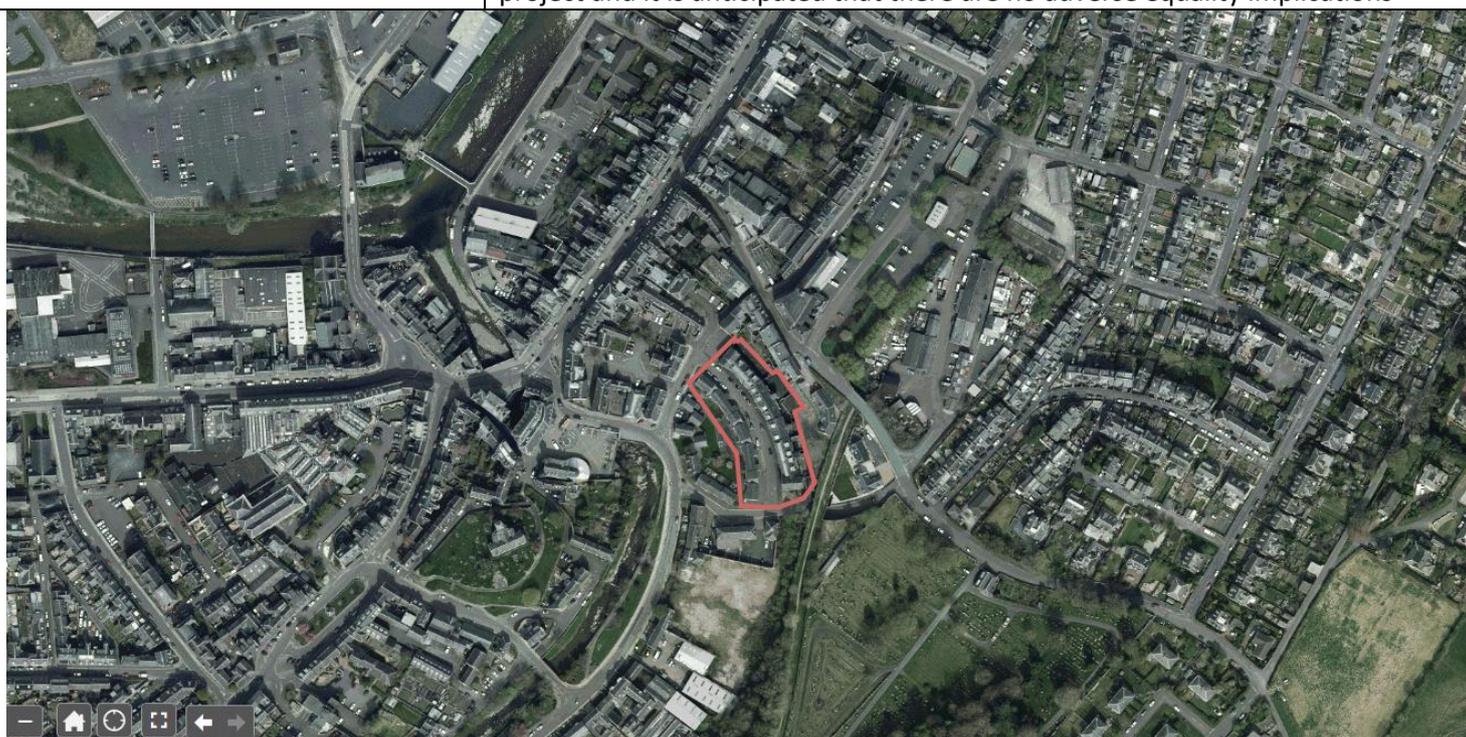
Tweedbridge Court, Peebles	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003.
• Site capacity:	20 units
• Type of development:	Redevelopment of site of former demolished RSL housing
• Tenure:	Rent: 20 units for social rent
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018
	Start: 2023/24
	Completion: 2025/26
• 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 2025/26.
• 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

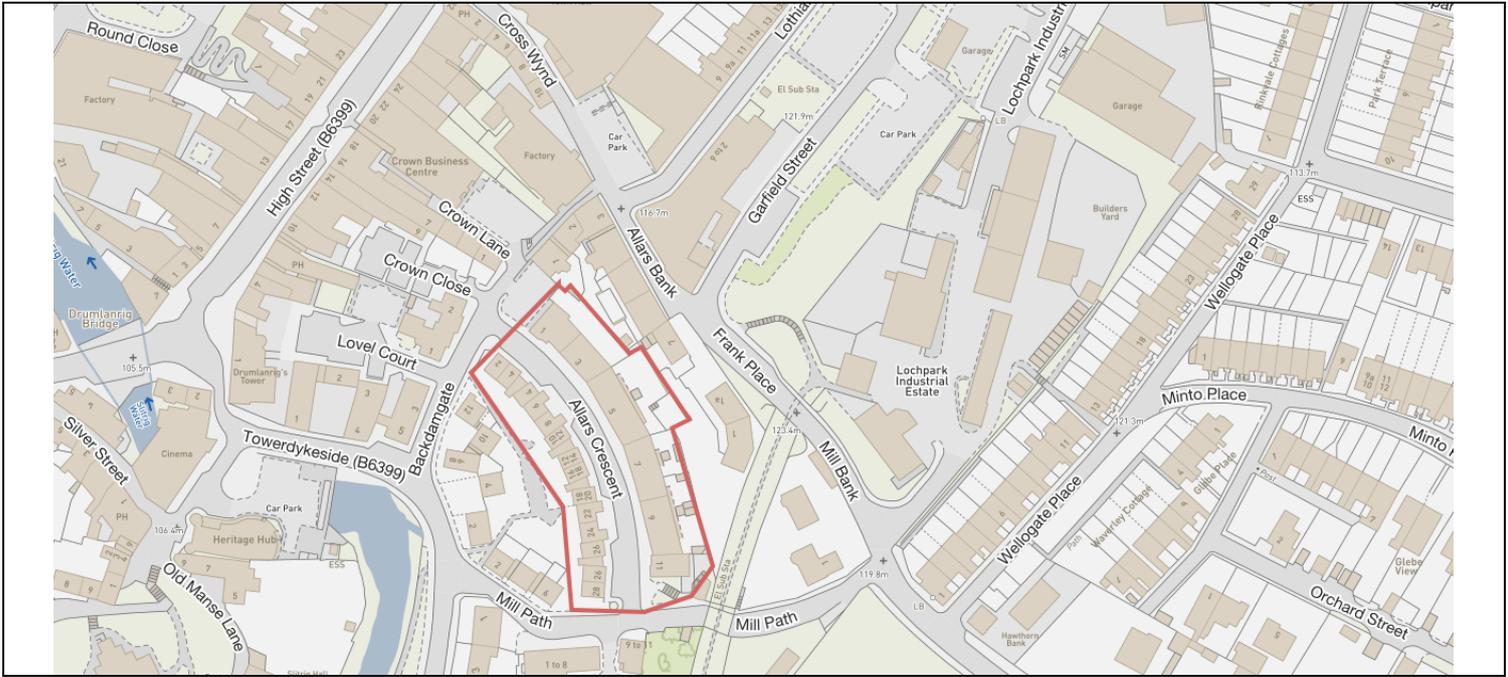




Scottish Borders Housing Association

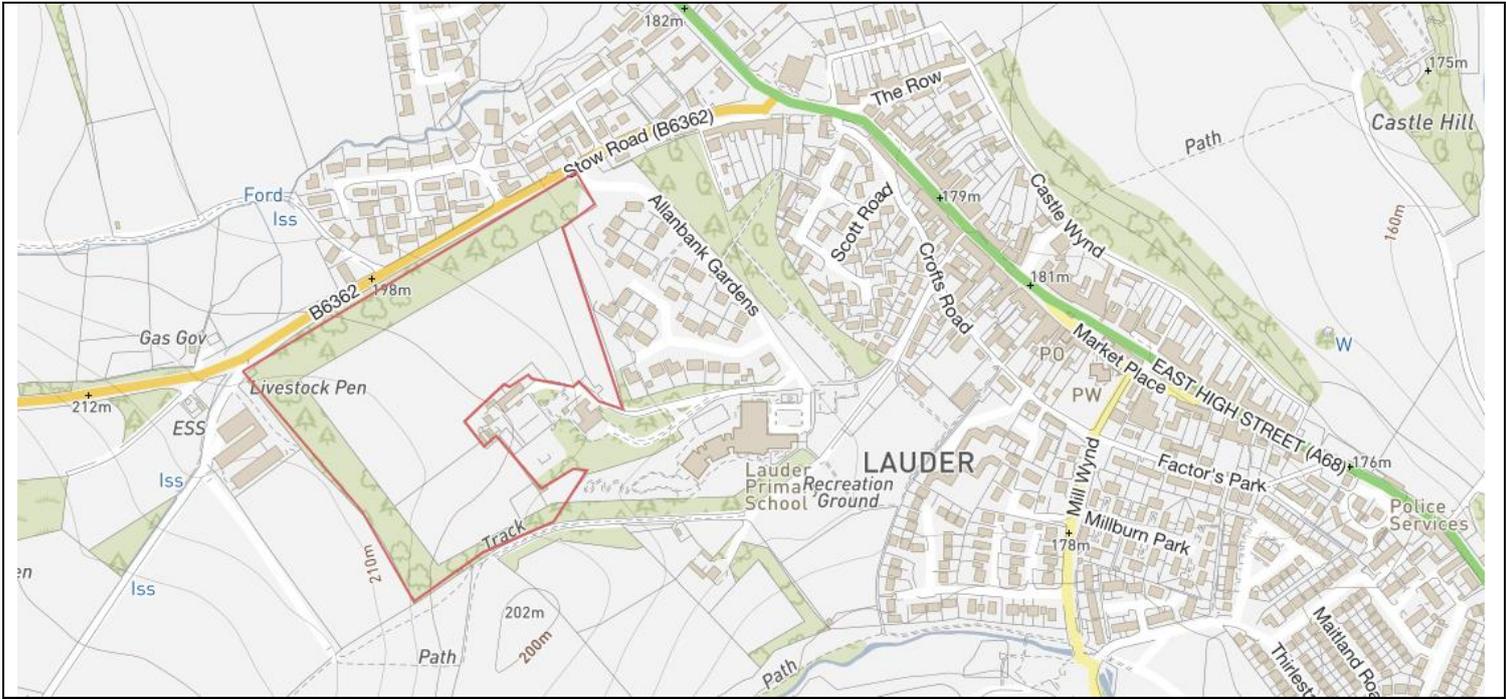
Allars Crescent, Hawick	
• Co-ordinates	X: 350336 Y: 614403
• Local Plan Reference	Existing housing – not designated in local plan
• Site capacity:	14-16 units
• Type of development:	Regeneration of existing homes
• Tenure:	Rent: 14-16 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned by SBHA
	Start: To be confirmed
	Completion: To be confirmed
• Site description:	Existing low demand homes. SBHA has now acquired all homes on the west side of the street.
• Constraints	Need to work within existing building footprint to redesign to ensure create homes which will meet demand.
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 75% in 2023/24
• Need:	Medium
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – reprovisioning of a low demand area close to Hawick town centre. Opportunity to meet identified local needs and improve an area that is in need of attention.
• 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





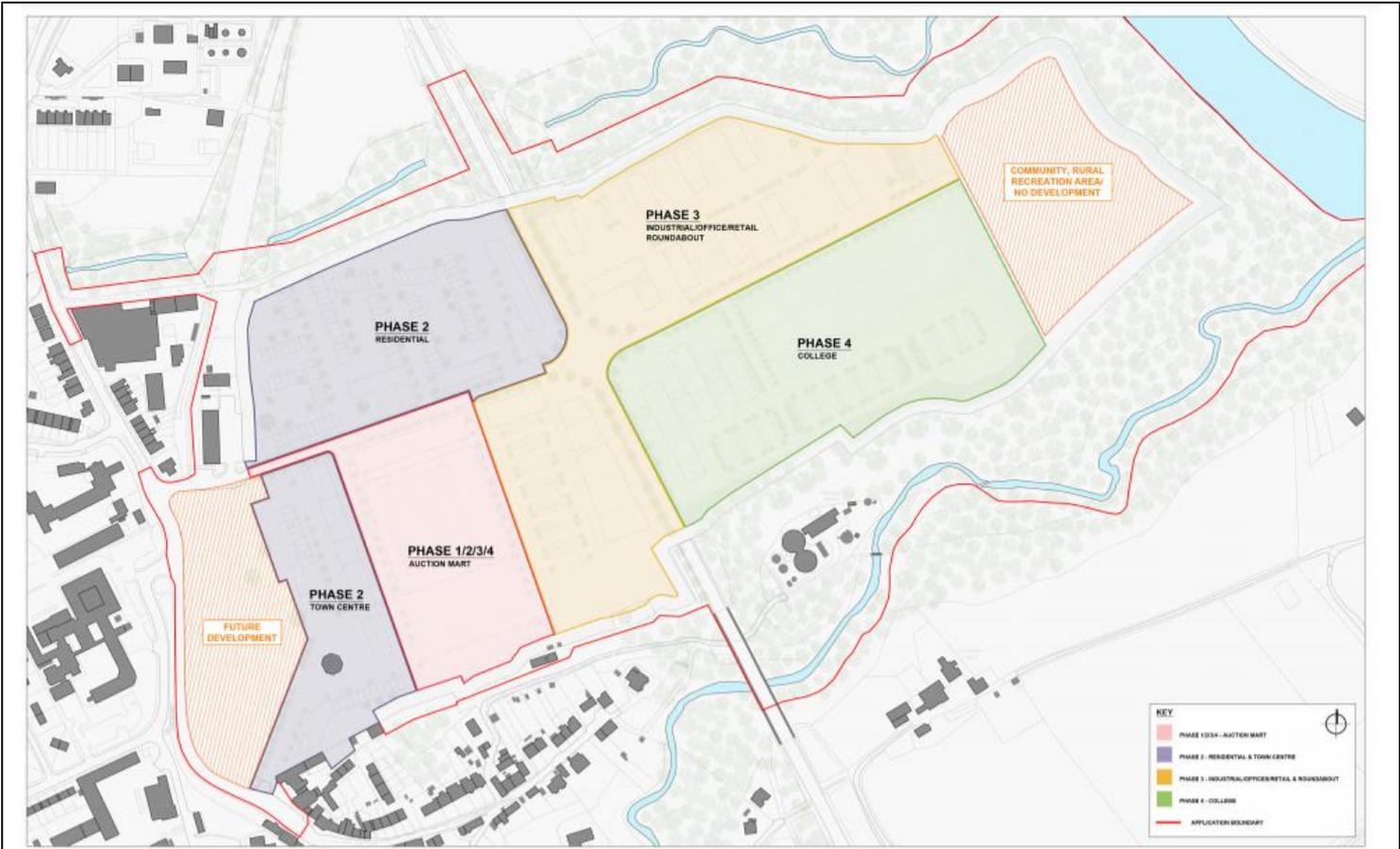
Allanbank, Lauder (S75)	
• Co-ordinates	X: 352600 Y: 647784
• Local Plan Reference	ALAUD001
• Site capacity:	27 Homes
• Type of development:	Greenfield development
• Tenure:	Social Rent: 27 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: April 23
	Start: Aug 23
	Completion: Dec 24
• Site description:	Affordable housing land associated with the development of land at West Allanbank, Lauder.
• Constraints	Project is developer led so will only move at the pace that they are willing to move at. Project timescales at the mercy of the developer. PAN to be submitted Jul 2022 and consultations held over summer. Potential for some local objection.
• Site Ownership:	Developer under contract
• Housing Market Area	Central HMA
• Other Information	Section 75 - Yes Land banking Opportunity: No Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med – aS75 land which will require planning approval before SBHA will be able to conclude contracts with the developer to secure delivery.
• Need:	Strong demand in Lauder. No concerns about demand in this location.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy to deliver affordable home in places of high demand. Opportunity to look at requirement for particular needs housing in the area and use some of the site capacity to meet this need.
• Impact:	Med – Meeting affordable housing need in an area of high demand where property prices remain high and there is little private rented stock.
• 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.





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: 2023/24
	Start: 2023/24
	Completion: 2025/26
• 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. Planning Permission in Principle approved. Will be 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





Masterplan Design Proposal - Phasing

NSB AR(PL)013

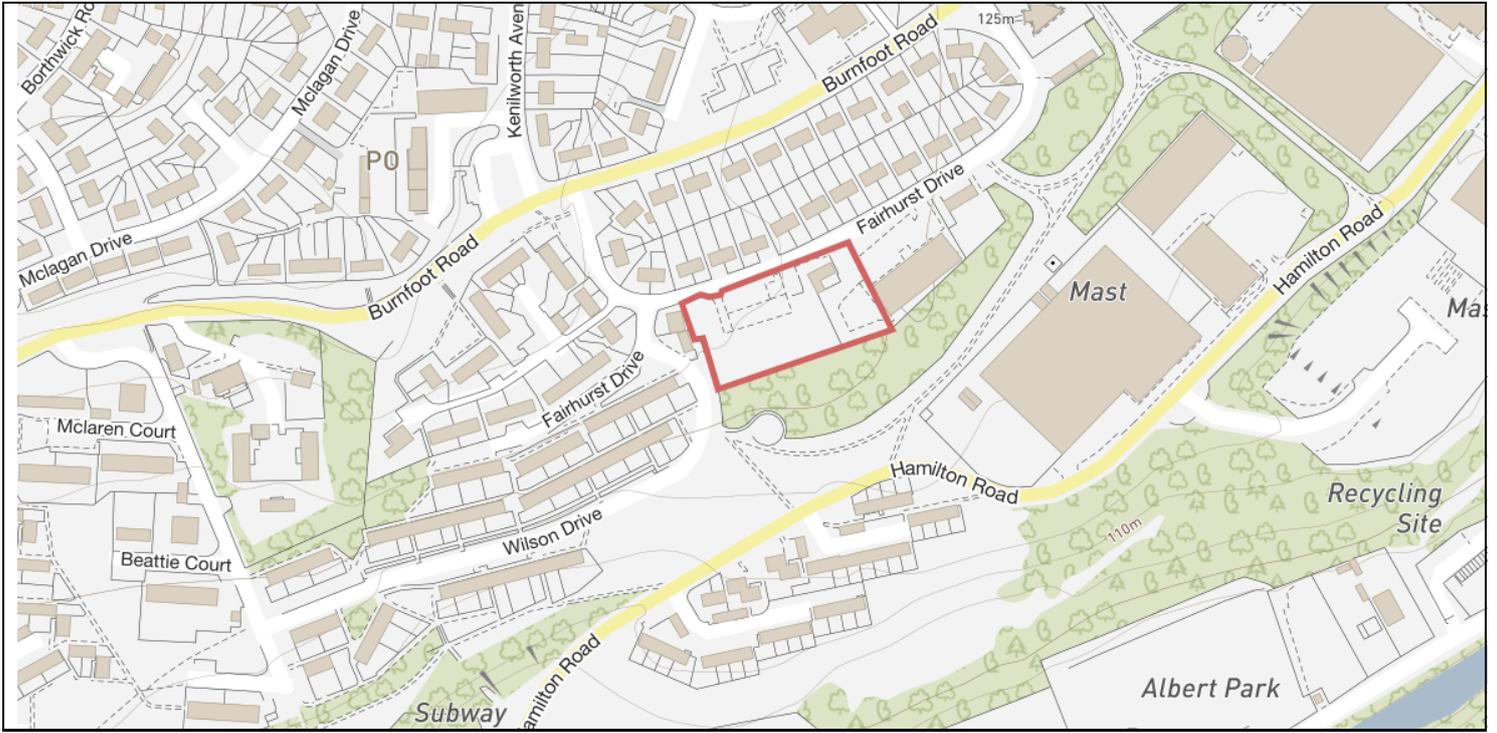
Newtown
St Boswells

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MLA MICHAEL LAIRD ARCHITECTS

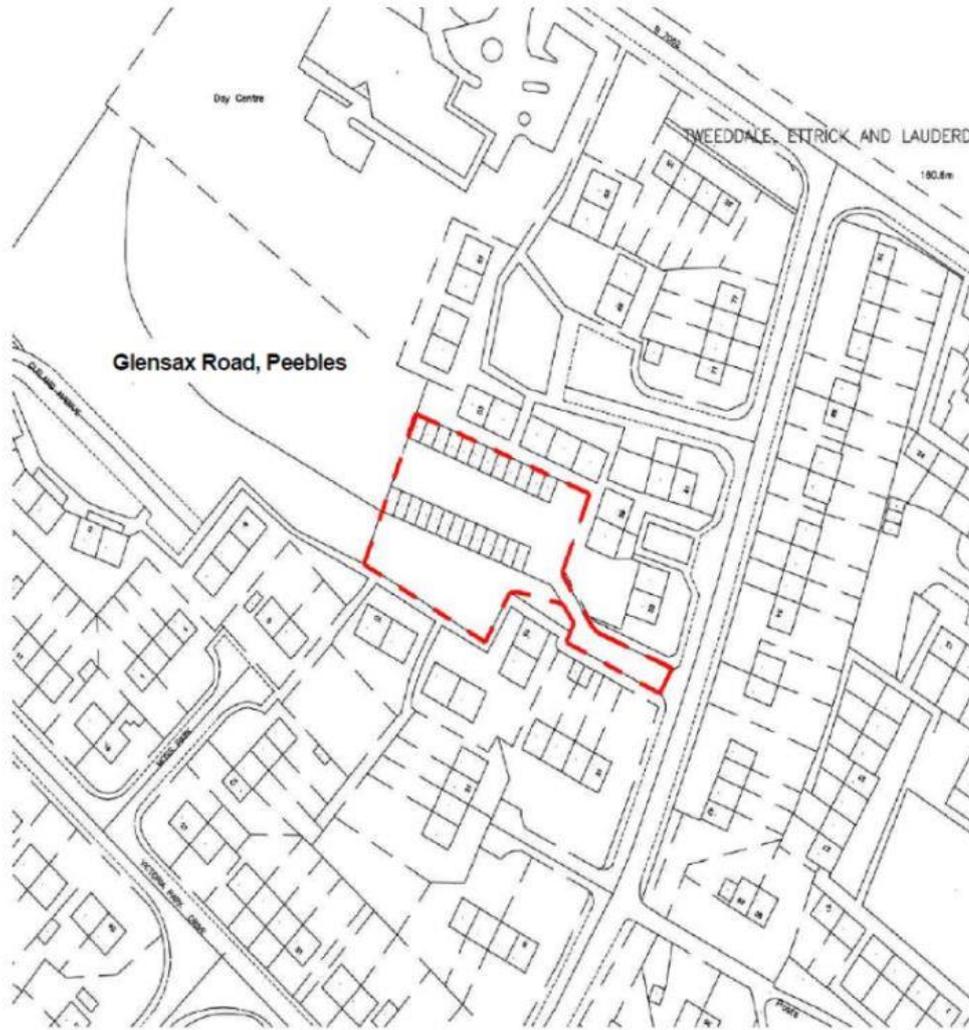
Fairhurst Drive and Leishman Place, Hawick	
• Co-ordinates	351607 , 615965 and 351138 , 616212
• Local Plan Reference	RHAWI011
• Site capacity:	15 Homes
• Type of development:	Greenfield development
• Tenure:	Social Rent: 27 units Shared Equity: 0 units Other:
• Programme:	Acquisition: April 23 Start: Aug 23 Completion: Dec 24
• Site description:	Affordable housing land associated with the development of land at West Allanbank, Lauder.
• Constraints	Project is developer led so will only move at the pace that they are willing to move at. Project timescales at the mercy of the developer. PAN to be submitted Jul 2022 and consultations held over summer. Potential for some local objection.
• Site Ownership:	Developer under contract
• Housing Market Area	Central HMA
• Other Information	Section 75 - Yes Land banking Opportunity: No Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med – aS75 land which will require planning approval before SBHA will be able to conclude contracts with the developer to secure delivery.
• Need:	Med. No concerns about demand in this location.
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy to deliver affordable home in places of high demand. Opportunity to look at requirement for particular needs housing in the area and use some of the site capacity to meet this need.
• Impact:	Med – Meeting affordable housing need in an area of high demand where property prices remain high and there is little private rented stock.
• 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.





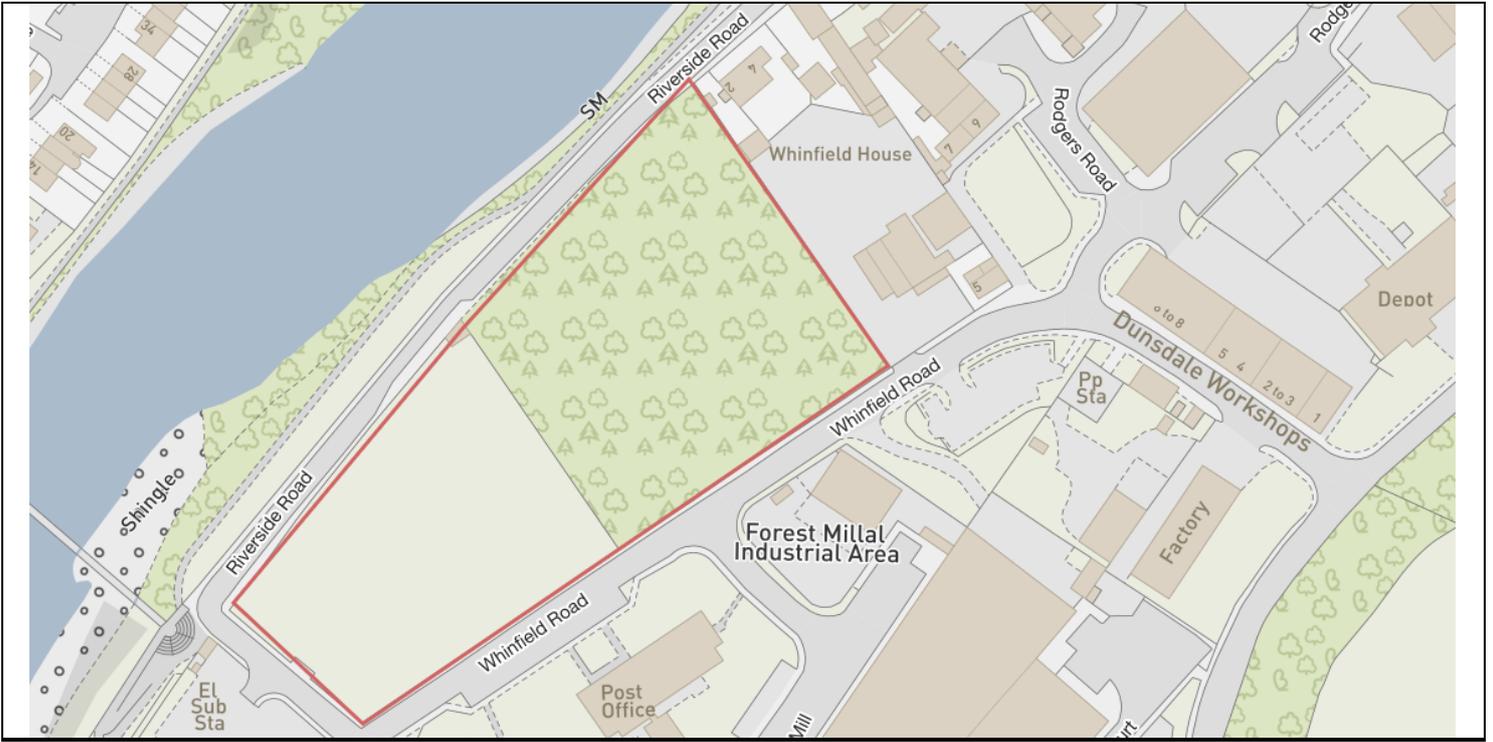
Glensax Road, Peebles	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	N/A
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA owned
	Start: 2019/20
	Completion: 2022/23
• 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: 95% in 2022/23. Almost completed.
• 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





Heather Mill, Selkirk	
• Co-ordinates	346591, 628821
• Local Plan Reference	MSELK002
• Site capacity:	70 Homes
• Type of development:	Brownfield Land
• Tenure:	Social Rent: 70 units (but other tenures could be considered)
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: April 24
	Start: Aug 24
	Completion: Aug 27
• Site description:	Vacant land at site of former Heather Mill.
• Constraints	Planning requirement for mixed use, demand for homes, perceived flood risk, potential for contamination
• Site Ownership:	Privately owned – on the open market
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Yes Shadow programme Opportunity: Yes Covid Impact: None
• Deliverability:	Med – land on open market which suggests it can be brought into SBHA ownership, site zoned for mixed use including residential
• Need:	Further work required to establish extent of demand
• Strategic Fit:	Links in with Aims and Key Objectives of Local Housing Strategy to deliver affordable home. Opportunity to look at requirement for particular needs housing in the area and use some of the site capacity to meet this need.
• Impact:	Med – regeneration of currently derelict land which would have a big impact on local area and potentially kick start the regeneration of the wider locale.
• 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.

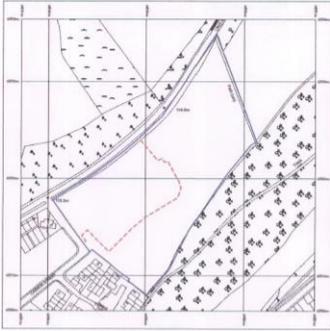




SBHA Garages to Homes (Husk) – Various locations	
• Co-ordinates	
• Local Plan Reference	
• Site capacity:	53 homes (various locations) Year 1 locations – Ramsay Road, Hawick, Bothwell Court Hawick, Lothian Road, Jedburgh.
• Type of development:	Brownfield sites (former or existing garages)
• Tenure:	Social Rent: Year 1 - 16 homes, Year 2 – 16 Homes, Year 3 – 21 Homes Shared Equity: 0 units Other:
• Programme:	Acquisition: n/a Start: 2022/23 Completion: 2025/26
• Site description:	Brownfield
• Constraints	System build which will require Building Control approval, potential for objection to redevelopment of garage sites
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: No Covid Impact: None
• Deliverability:	Med – all land in ownership of SBHA, initial (positive) discussions held with SBC Planning and Building Standards
• Need:	All homes will be for older people or wheelchair users. 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 meeting the requirement for particular needs housing in the Borders
• Impact:	Med/ High. Provision of particular needs housing on brownfield land.
• 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: 2021/22
	Start: 2023/24
	Completion: 2025/26
• 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:	SBHA acquired site in 2021/22.
• 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 Allocated Housing site in LDP.
• 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

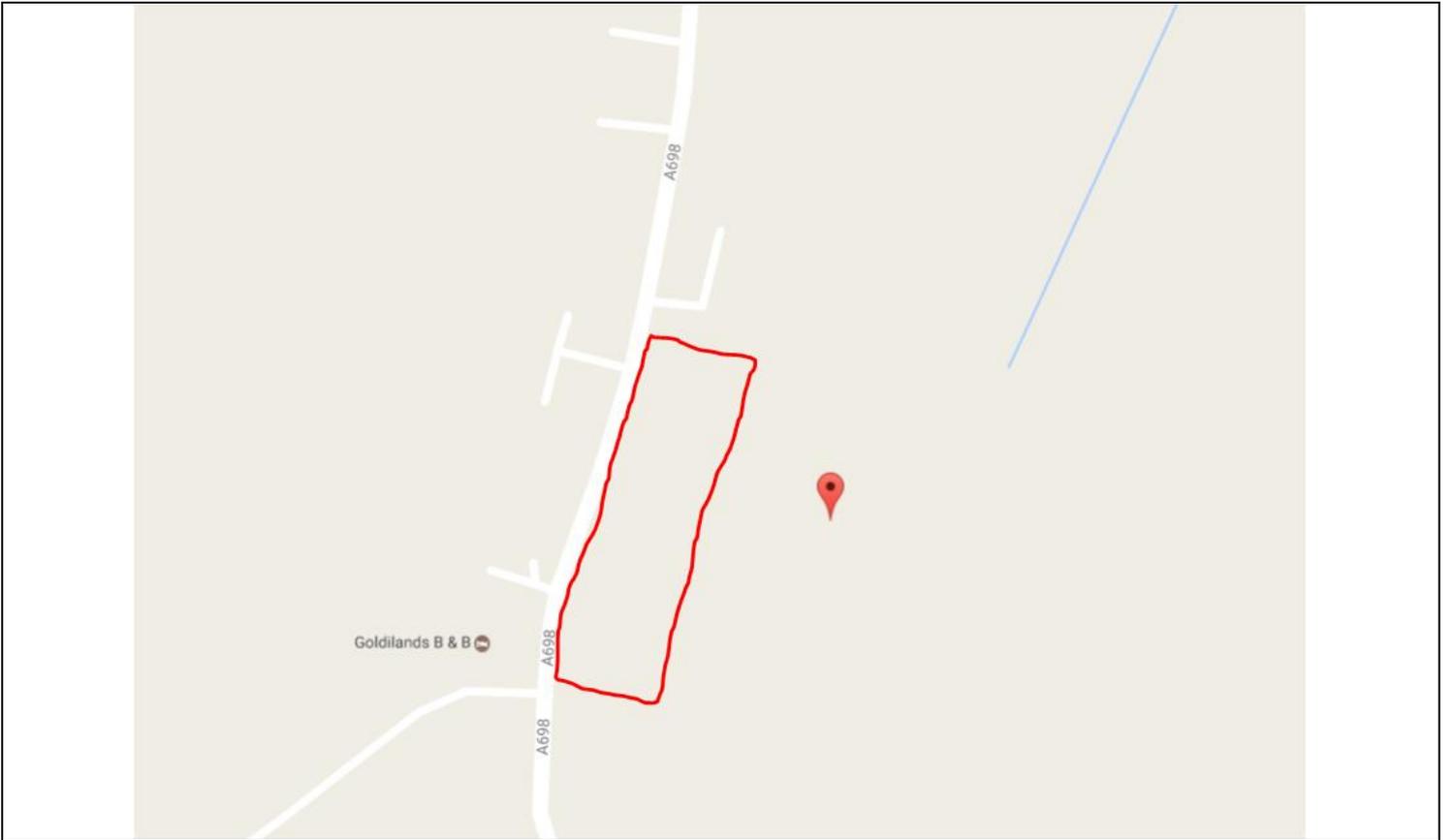


Notes

uk-euro property ltd
 chester villa
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 dn7 6bd
 tel: 01302 846 538
 fax: 01302 351 096
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 flightguide@btconnect.com

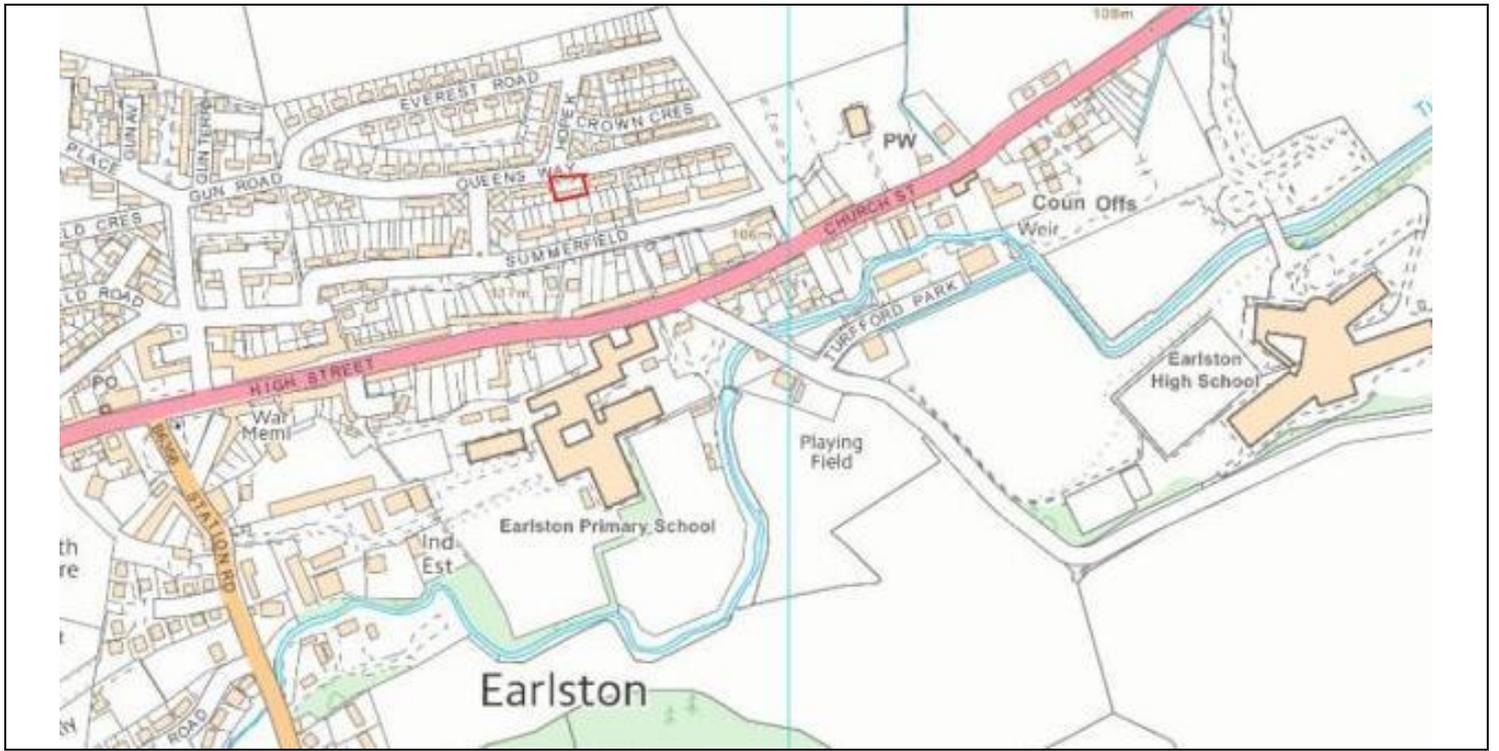
Main Street, Heiton	
• Co-ordinates	X: 371298 Y: 630507
• Local Plan Reference	RHE3B zoned for housing
• Site capacity:	8/12 units. Note this will only take circa 20% of the available site
• Type of development:	8/12 houses. To be confirmed.
• Tenure:	Rent: 8/12 units for social rent
	Shared Equity: 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





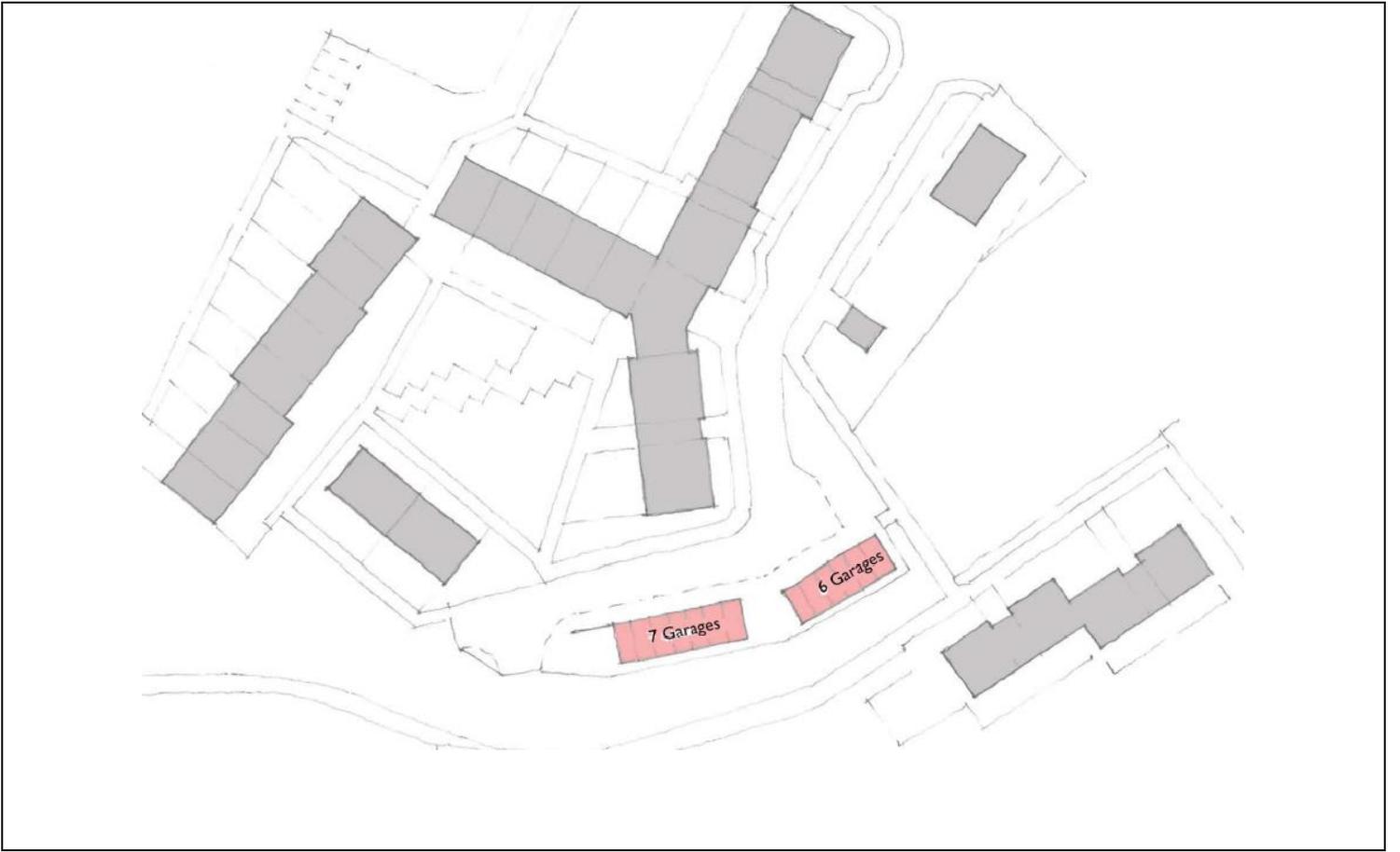
Queensway, Earlston	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	N/A
• Site capacity:	4 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA already own land.
	Start: 2025/26
	Completion: 2025/26
• 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: 2025/26
	Completion: 2026/27
• 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: 75% in 2026/27
• 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





Tweed Court, Kelso	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	N/A
• 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: 2022/23
• 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: 95% in 2022/23. 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	N/A.
• Site capacity:	Block of 8 no. bedsits to be remodelled to 4 x 2-bed units
• Type of development:	Remodelling of existing flatted block.
• Tenure:	Rent: 4 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2 properties from Waverley – 2022/23 TBC.
	Start: 2023/24
	Completion: 2023/24 C
• 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, permanent rehousing of 2 current tenants, planning constraints and working within footprint of existing building. Statutory Consents required.
• Site Ownership:	SBHA/ Waverley Housing meantime – Eventually 100% SBHA
• Housing Market Area	Central HMA
• Other Information	No other information
• Deliverability:	Probability: 50% in year 2023/24. 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





WAVERLEY HOUSING

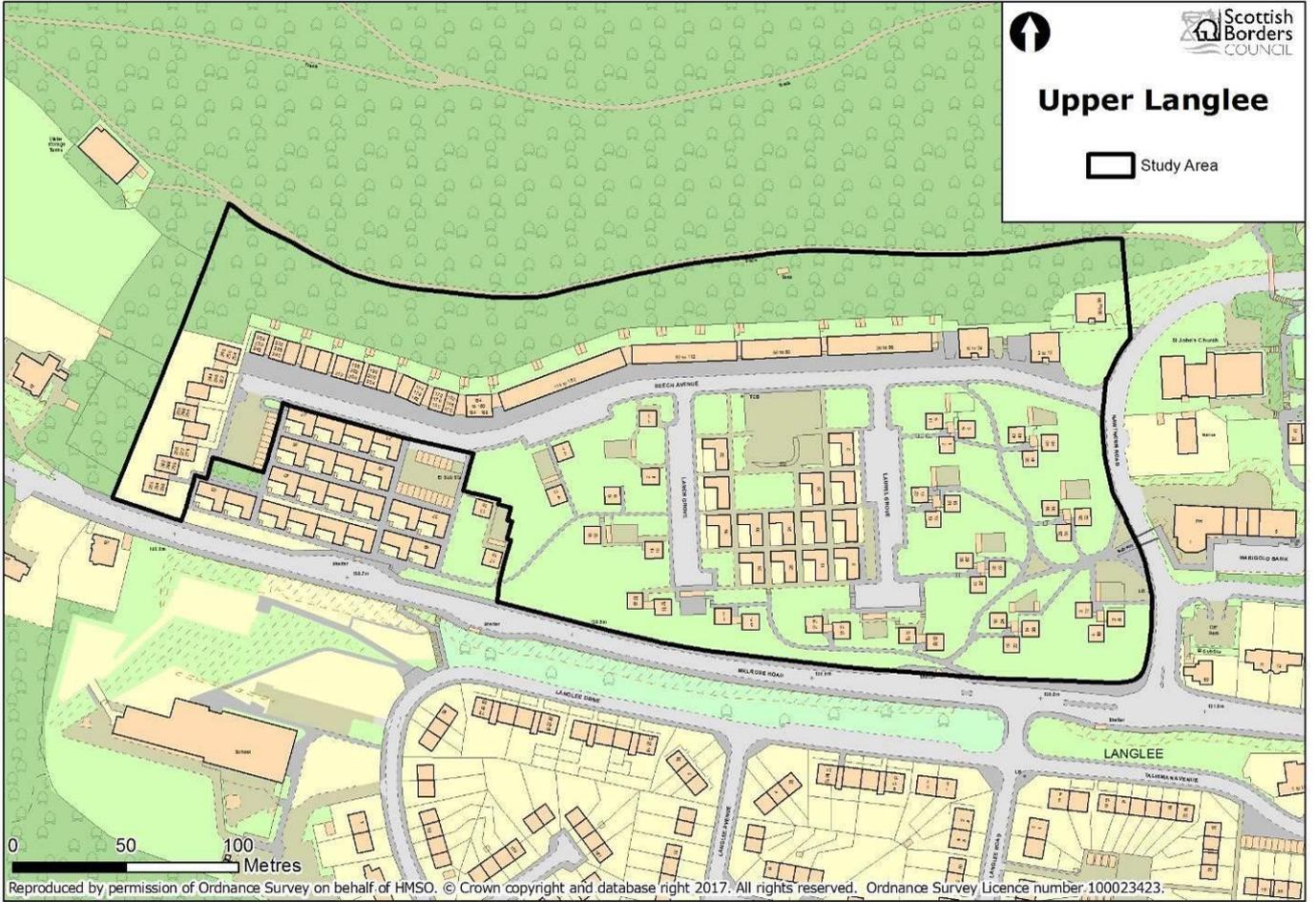
Beech Avenue Upper Langlee, Phases 1A/1B/1C/2/3 Galashiels – Area Regeneration	
• Co-ordinates	X: 350756 Y: 635699
• Local Plan Reference	N/A
• Site capacity:	109 new build properties to be built over envisaged 5 phases
• Type of development:	Block demolition and anticipated 5 phases of follow-on new 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:	The site and all properties in the demolition area are now owned by Waverley Housing. It is envisaged that the new build programme will be delivered via 5 phases which are referred to as Phase 1A, 1B, 1C, 2 and 3.
	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 to a degree, but progress has been made to enable demolition works to progress once utilities retention, re-routing and disconnection requirements are clarified and agreed.
• Deliverability:	Redevelopment proposals have secured Planning Consent and Building Warrant. 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 has been 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

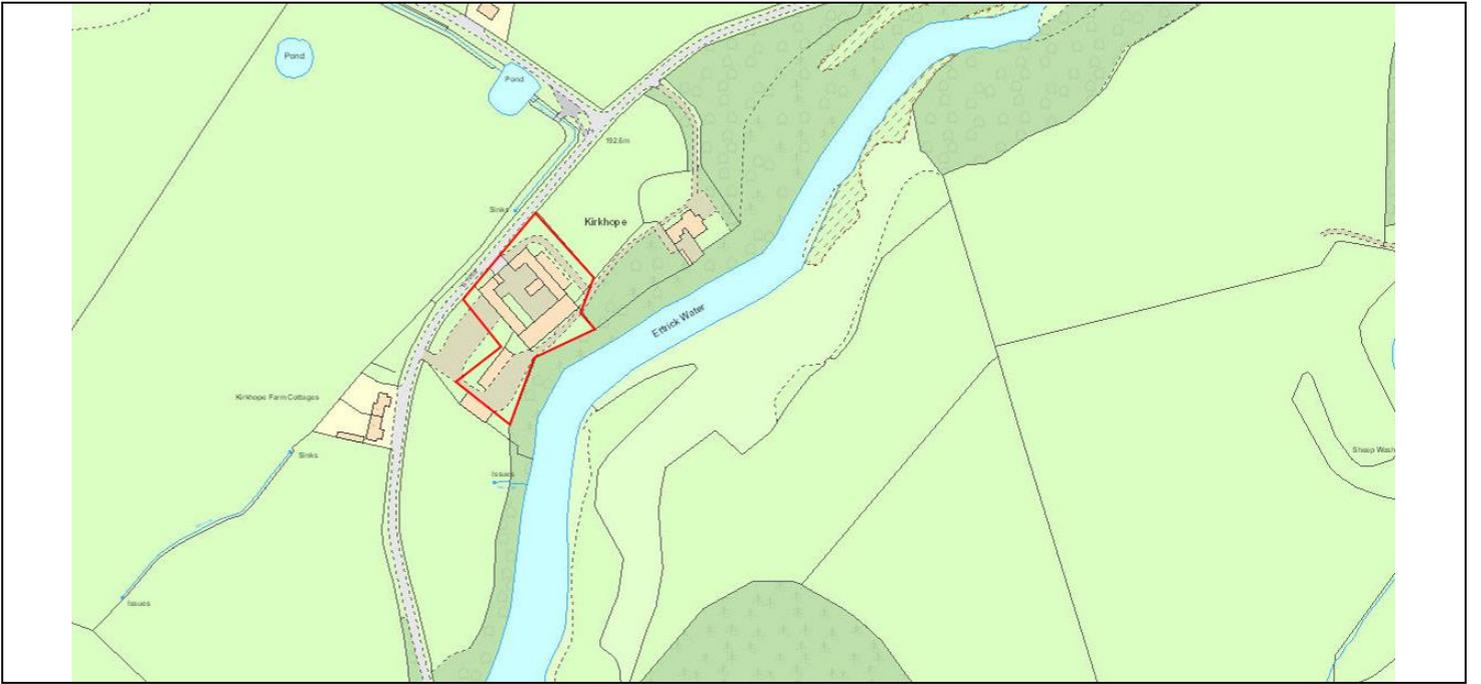


0 50 100 Metres

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NON – RSL

Kirkhope Steading, Ettrick Bridge	
• Co-ordinates	X: 338190 Y: 623831
• Local Plan Reference	N/A
• Site capacity:	5 homes
• Type of development:	Conversion of a former Estate-owned, redundant farm steading, 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 funding the project through commercial loan funding plus Rural Housing Grant. [Provision of some small business units elsewhere on part of steading 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
	Start: 2021/21
	Completion: 2022/23
• Site description:	See type of development box above.
• Constraints	None. Under construction.
• Site Ownership:	EYCDC.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: N/A. "Credit Crunch" Impact: None
• Deliverability:	Under construction. Well advanced.
• 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
	



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) 2023-28

Date checklist completed: 10 September 2022

Completed by: Lindsey Renwick, Strategic Housing Development Officer 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 2023-2028
What is it?	An annual revised plan submission as required by Scottish Government.
<p>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>	<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 2023-2028 is the 14th 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>

Appendix 3: SHIP 2023-2028

	<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 2023-28 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 made in delivery of affordable housing during 2021-2022. <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. Infrastructure and Environment.</p>
<p>Lead Officer: (Name and job title)</p>	<p>Donna Bogdanovic 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 wide range of external organisations. Key partners include Registered Social Landlords (RSLs), Scottish Government/More Homes Division, housing developers and various Departments within SBC.</p>
<p>Date(s) IIA completed:</p>	<p>24th June 2022</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 2023-2028, 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 3
- Rapid Rehousing Transition Plan 2019 – 2024
- Scottish Borders Economic Strategy 2023
- South of Scotland Regional Economic Strategy
- Draft National Planning Framework 4
- Edinburgh and South East Scotland Regional Prosperity Framework
- Scottish Borders Council Plan 1 April 2022 – 31 March 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 2023/2028 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.

Appendix 3: SHIP 2023-2028

<p>Disability (e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring)</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, 2020 and 2021, Local Authorities are required to promote a greater focus on the delivery of wheelchair accessible housing, providing a position statement and annual target in 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>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 related services across tenures to meet identified needs in the Scottish Borders.

Appendix 3: SHIP 2023-2028

<p>Area Deprivation – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)</p>		✓		
<p>Socio-economic Background – social class i.e. parents’ education, employment and income</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>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 are 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 2023-2028 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:	Donna Bogdanovic
Designation:	Lead Officer – Housing Strategy, Policy and Development.
Date:	20 September 2022
Counter Signature Service Director	John Curry
Date:	

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) 2023-2028

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

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Job Title

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lrenwick@scotborders.gov.uk

Signature

(electronic signature is acceptable)



Date

20 September 2022

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	2023-2028
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 2023-28. 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	20 September 2022

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 2023-2028		
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 2023-28 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; <p>or</p> <ul style="list-style-type: none"> (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>

SEA PRE-SCREENING REPORT

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 lower-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 2023-2028

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2023/24 - 2027/28

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:EASTING 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	
							2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL SITE STARTS	2023/24	2024/25	2025/26	2026/27	2027/28					
Everly Meadow Swinton	Berwickshire HMA	Medium		Hudson Hirsell Estates	Hudson Hirsell Estates	2021/21	0	0	0	0	0	0	4	0	0	0	0	0	4	0.800	0.000	0.800
Total							0	0	0	0	0	0	4	0	0	0	0	4	0.800	0.000	0.800	

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2023/24-2027/28

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
2018/19	1.087		
2019/20	1.150	1.244	3.929
2020/21	1.990	2.240	2.887
2021/22		0.88	

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
2016/17	£0.255					
2017/18	£0.041	£0.085	0.734	Nil	0	79
2018/19	£0.216	£0.072	0.667	Nil	113	0
2019/20	£0.121	£0.108	£0.681	Nil	NIL	£113.000
2020/21	£0.062	£0.380	£0.360	Nil	£49.000	Nil
2021/22		NIL		Nil	Nil	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.

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