



STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2024-2029
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

12th September 2023

Notes for Assessors:

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

Each key criterion carries a possible score of 100.

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

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
DELIVERABILITY (Weighting 40%)	100	Award a single score out of 100 based on the following assessments		
Land availability	50	The site is in RSL ownership	50	
		The site be available within 1 year	40	
		The site be available within 2 years	30	
		The site be available within 3 years	20	
		The site be available within 4 years	10	
		The site be available within 5 years	0	
		If no land identified or available reject proposal		Reject Proposal
Project programme delivery	25	The project can be implemented at short notice e.g. 12 months		
		If yes	25	
		If no	0	
Constraints	25	Are there any known constraints that would delay delivery of project?		
		No constraints	25	
		Constraints can be resolved within 5 years	5 - 20	
		Constraints unlikely to be resolved		Reject Proposal

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
NEED (Weighting 25%)	100	Award a single score out of 100 based on the following assessments		
SBC housing need assessment	50	Is need identified through SBC Housing Needs Assessment by HMA/RRTP		
		Assess relative need from Guide-line Data as		
		High	40 - 50	
		Medium	30 - 40	
		Low	< 30	
Other validated sources (by settlement)	30	Is need identified through other validated sources (by settlement)		
		Assess relative need from Guide-line Data		
		High	20 - 30	
		Medium	10 - 20	
		Low	< 10	
Equalities – specific client groups	20	Assess individual project		
		High	15 - 20	
		Medium	10 - 15	
		Low	< 10	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
STRATEGIC FIT (Weighting 30%)	100	Award a single score out of 100 based on the following assessments		
Regeneration		Area regeneration in this context is defined as - area redevelopment / brown-field development / housing estate redevelopment / community building / re-provisioning		
		Is this a regeneration project?	Yes / no	
Rurality		Scottish Borders defines smaller rural communities as having a population of approximately <250 Is this a small rural community project?		
			Yes / no	
LHS Priority		Is this project identified in / links with the Local Housing Strategy?	Yes / no	
Part of existing strategy		Is this project part of an existing agreed (or likely to be agreed) strategy?	Yes / no	
Links with non- housing		Does this project link with other non-housing strategies or projects?	Yes / no	
		Assessors to score on the following basis:		
		<ul style="list-style-type: none"> High strategic fit (must be in LHS) 	70 - 100	
		<ul style="list-style-type: none"> Medium strategic fit (may not be in LHS but fits in with one or more of other criteria and likely to be included in future LHS) 	50 - 70	
		<ul style="list-style-type: none"> Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria) 	< 50	

KEY CRITERIA	SCORE	GUIDE TO ASSESSORS	SCORE GUIDE	ACTION
IMPACT (Weighting 5%)	100	Award a single score out of 100 based on the following assessments		
		Assessors are to consider, in broad terms, the sustainability of the project in relation to the community and those who live in it.		
Social	50	Is the project likely to have a positive social impact?		
		Yes	25 - 50	
		Neutral	25	
		No	< 25	
Economic	25	Is the project likely to have a positive economic impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	
Environmental	25	Is the project likely to have a positive environmental impact?		
		Yes	15 - 25	
		Neutral	15	
		No	< 15	

2. Guideline Data for Assessors

New HMA	Settlement	Population*	RSL Stock**	Demand* **	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Berwickshire	Allanton	114	3	-	x					No	6	Berwickshire
Berwickshire	Ayton	535	89	62			x			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	-	x					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	47	x					Yes	6	Berwickshire
Berwickshire	Chirside	1,459	204	81			x			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	54	-		x				No	7	Berwickshire
Berwickshire	Coldingham	563	33	39		x				No	6	Berwickshire
Berwickshire	Coldstream	1,946	304	1				x		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3	-	x					No	7	Berwickshire
Berwickshire	Duns	2,753	638	100					x	Yes	6	Berwickshire
Berwickshire	Eccles	126	3	-	x					Yes	7	Berwickshire
Berwickshire	Eyemouth	3,681	683	78					x	Yes	3	Berwickshire
Berwickshire	Foulden	96	1	-	x					No	6	Berwickshire
Berwickshire	Gavinton	189	12	70			x			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	23			x			No	6	Berwickshire
Berwickshire	Grantshouse	228	11	34	x					No	6	Berwickshire
Berwickshire	Greenlaw	653	76	68			x			No	7	Berwickshire
Berwickshire	Hume	109	5	-	x					No	7	Berwickshire
Berwickshire	Hutton	126	2	-	x					No	6	Berwickshire
Berwickshire	Leitholm	232	19	67			x			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5	-	x					No	7	Berwickshire
Berwickshire	Paxton	292	11	91	x					No	6	Berwickshire
Berwickshire	Preston	183	7	74	x					No	6	Berwickshire
Berwickshire	Reston	442	34	74		x				No	6	Berwickshire
Berwickshire	St Abbs	147	12	-			x			No	6	Berwickshire
Berwickshire	Swinton	277	25	65			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 2023

***Source: RSL annual summary, as of March 2023. Demand equated by obtaining median number of bids per available property. Cairn HA bid data for 22/23 unavailable.

****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	38	x					Yes	6	Cheviot
Central	Ashkirk	139	1	-	x					No	6	Eildon
Central	Bonchester Bridge	207	13	18	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	49	43			x			No	6	Teviot & Liddesdale
Central	Earlston	1779	171	28			x			Yes	6	Eildon
Central	Ednam	157	-	-			x			Yes	7	Cheviot
Central	Ettrick Bridge	167	6	34		x				No	6	Eildon
Central	Galashiels	13,684	2,236	27					x	Yes	2	Eildon
Central	Gattonside	461	7	-			x			Yes	6	Eildon
Central	Hawick	14,294	2,328	16		x				Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	75		x				Yes	7	Cheviot
Central	Jedburgh	4,030	649	17			x			Yes	3	Cheviot
Central	Kelso	6,951	964	21					x	Yes	4	Cheviot
Central	Lilliesleaf	347	8	38		x				No	6	Cheviot
Central	Maxton	-	2	-	x					Yes	6	Eildon
Central	Melrose	2,010	171	45			x			Yes	6	Eildon
Central	Morebattle	115	22	-			x			No	7	Cheviot
Central	Newstead	297	5	48	x					Yes	6	Eildon
Central	Newtown St Boswells	1,182	309	28					x	Yes	6	Eildon
Central	Oxnam	196	4	-	x					No	7	Cheviot
Central	Roberton	105	-	-	x					No	6	Teviot & Liddesdale
Central	Selkirk	5,784	829	26			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	53			x			Yes	6	Eildon
Central	Tweedbank	1,310	175	101					x	Yes	2	Eildon
Central	Yetholm	546	82	17		x				No	7	Cheviot

*Source: Census 2011 **Source: RSL annual summary, as of March 2023 ***Source: RSL annual summary, as of March 2023. Demand equated by obtaining median number of bids per available property. Cairn HA bid data for 22/23 unavailable.

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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	8			x			No	6	Tweeddale
Northern	Eshiels	169	2	-	x					Yes	6	Tweeddale
Northern	Fountainhall	202	9	48		x				No	6	Eildon
Northern	Heriot	173	2	-	x					No	6	Eildon
Northern	Innerleithen	3,031	353	33			x			Yes	3	Tweeddale
Northern	Lamancha	170	-	-	x					No	6	Tweeddale
Northern	Lauder	1,699	131	68			x			Yes	6	Eildon
Northern	Manor	149	1	-	x					No	7	Tweeddale
Northern	Oxton	351	5	-		x				No	7	Eildon
Northern	Peebles	8,376	813	24					x	Yes	3	Tweeddale
Northern	Romanno Bridge	103	2	-	x					No	6	Tweeddale
Northern	Skirling	109	18	38	x					No	7	Tweeddale
Northern	Stobo	113	-	-	x					No	7	Tweeddale
Northern	Stow	718	41	14			x			No	6	Eildon
Northern	Traquair	120	1	-	x					No	6	Tweeddale
Northern	Tweedsmuir	114	-	-	x					No	7	Tweeddale
Northern	Walkerburn	782	82	19		x				Yes	6	Tweeddale
Northern	West Linton	1,547	121	15			x			No	6	Tweeddale

*Source: Census 2011

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***Source: RSL annual summary, as of March 2023. Demand equated by obtaining median number of bids per available property. Cairn HA bid data for 22/23 unavailable.

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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	12			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 2023

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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
Berwickshire	24	25%	17%
Central	90	25%	64%
Northern	24	25%	17%
Southern	3	25%	2%
Scottish Borders	141	25%	100%

3. Accelerated Projects Summary

As outlined in the SHIP in Section 4, a number of projects have been accelerated into the Strategic Local Programme Agreement during 2022/23, most of which have enabled, or are envisaged to spend Affordable Housing Supply Programme funding. In addition, some new projects have been included in this SHIP 2024/29 for the first time. These new projects are summarised below:

Former Primary School, Duns

Berwickshire Housing Association is aiming to deliver affordable new build family homes on the site of the former Duns Primary School. The site is currently owned by SBC and a sale to BHA is expected to go ahead in early 2024. During the period 2023/2024 - 2024/2025 the project will be set up and site start is expected in 2027/28, with completion in 2029/30.

Gavinton West Expansion

This is a Developer Led opportunity. The land is owned and being brought to BHA by a developer. Planning permission will be sought shortly with acquisition expected in 2024/25. Site start is anticipated in 2024/25 and completion is expected in 2026/27.

Land at Rear of Primary School, Reston

This is a Developer Led opportunity. The land is owned and being brought to BHA by a developer. Planning permission will be sought shortly with acquisition expected in 2024/25. Site start is anticipated in 2024/25 and completion is expected in 2026/27.

Burnside, Eddleston

This is a new project brought forward by Eildon Housing Association. The site capacity is 25 and Eildon will start to develop 9 units in 2028/29.

Main Street, Reston

This is a developer led opportunity with Eildon Housing Association providing the affordable housing element. Planning permission will be sought and an anticipated site start date is expected in 2028/29.

Heather Mill, Selkirk

Scottish Borders Housing Association is exploring the feasibility of affordable housing delivery on this large former mill site which has Mixed Use Land Allocation in the Local Plan. Acquisition of the site is expected in 2024/25 with a site start in 2027/28 and completion in 2029/30.

Channel Street, Galashiels

Scottish Borders Housing Association is proposing to convert a former retail unit in Galashiels into a mix of residential and commercial units in partnership with Energise Galashiels Trust. This is a privately owned A Listed building at present, with site acquisition expected in 2023/24.

Balgownie, Newtown St Boswells

Scottish Borders Housing Association is aiming to deliver new build housing on a partial brownfield and privately owned site. This may be general needs housing or specialist provision depending on progress of other strategic sites being progressed in conjunction with partners.

Eildon Brae, Newtown St Boswells

Scottish Borders Housing Association is planning to deliver affordable housing as part of the Section 75 portion of a developer led project on a greenfield site. Planning permission will be sought, with a site start expected in 2025/26 and completion in 2026/27.

Howdenburn, Jedburgh

Scottish Borders Housing Association is now progressing this project to deliver new build family houses on a mixed brownfield and greenfield site (the former Howdenburn Primary School). Buildings have been

demolished and planning consent will be sought. Site start is expected in 2024/25 and completion in 2026/27.

High Street, Jedburgh

Scottish Borders Housing Association is progressing affordable housing delivery on a gap site on Jedburgh High Street. This is a privately owned site and will be subject to site acquisition and approval of a revised planning application.

4. RSL Project Descriptions

BERWICKSHIRE HOUSING ASSOCIATION

Acredale Phase 4, 5 and 6, Eyemouth
Beanburn Phase 2, Ayton
Ex High School, Eyemouth
Ex Primary School, Duns
BHA Garages to Homes (Husk) – Various locations
Gavinton West Expansion
Land at Rear of Primary School, Reston

EILDON HOUSING ASSOCIATION

Angles Field, Selkirk
Bogangreen, Coldingham
Burnside, Eddleston
Coopersknowe Phase 2 (Melrose Road), Galashiels
Duns Road, Coldstream
Edgar Road, Westruther
Ex Borders College Site, Melrose Road, Galashiels
Ex High School Site, Earlston
Ex High School, Eyemouth
High Street, Jedburgh
Main Street, Reston
Stirches, Hawick
Tweedbank Expansion Phase 1, Tweedbank
Tweedbridge Court, Peebles

SCOTTISH BORDERS HOUSING ASSOCIATION

Allanbank, Lauder
Auction Mart, Newtown St. Boswells
Balgownie, Newtown St Boswells
Channel Street, Galashiels
Eildon Brae, Newtown St Boswells
Ex Howdenburn Primary School, Jedburgh
Fairhurst Drive, Hawick
Heather Mill, Selkirk
High Street, Jedburgh
HUSK projects various locations
Leishman Place, Hawick
Linglie Road, Selkirk
Lothian Road, Jedburgh
Main Street, Heiton
Queensway, Earlston
Mart, Newtown St. Boswells
Ramsay Road, Hawick
Tweedbank Expansion
Whitefield Avenue (Block 40-47), Newtown St Boswells

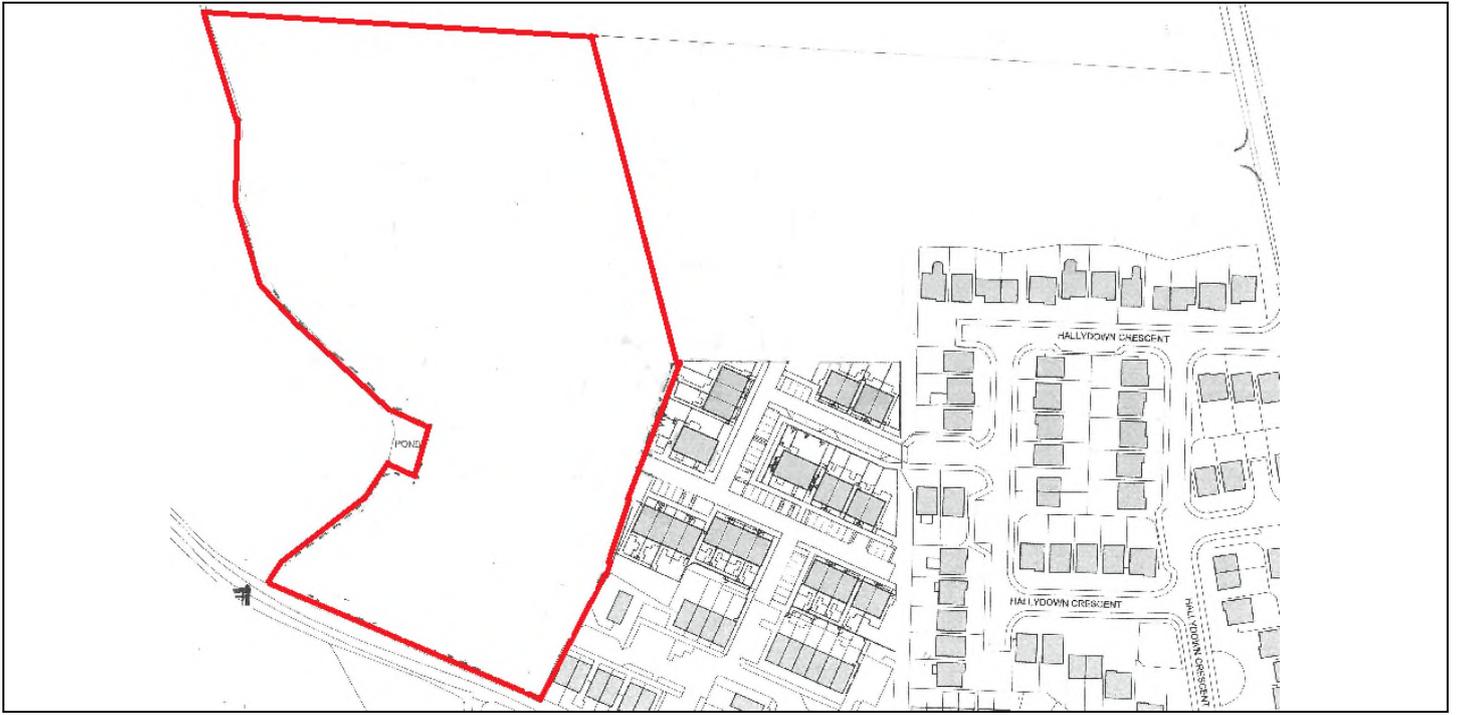
WAVERLEY HOUSING

Beech Avenue Phases 1, 2, 3, 4, Galashiels

Berwickshire Housing Association

Acredale Phase 4, 5 and 6 Eyemouth	
• Co-ordinates	X: 393330 Y: 664104
• Site capacity:	68 units affordable housing in 3 phases
• Type of development:	Mainstream family housing, flats and amenity housing
• Tenure:	Rent: 32 Affordable rent Ph4; 22 Affordable rent Ph5.; 14 Affordable rent Ph6.
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: Phase 4 - 2026/27; Phase 5 – 2028/29
	Completion: Phase 4 - 2027/28
• 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.



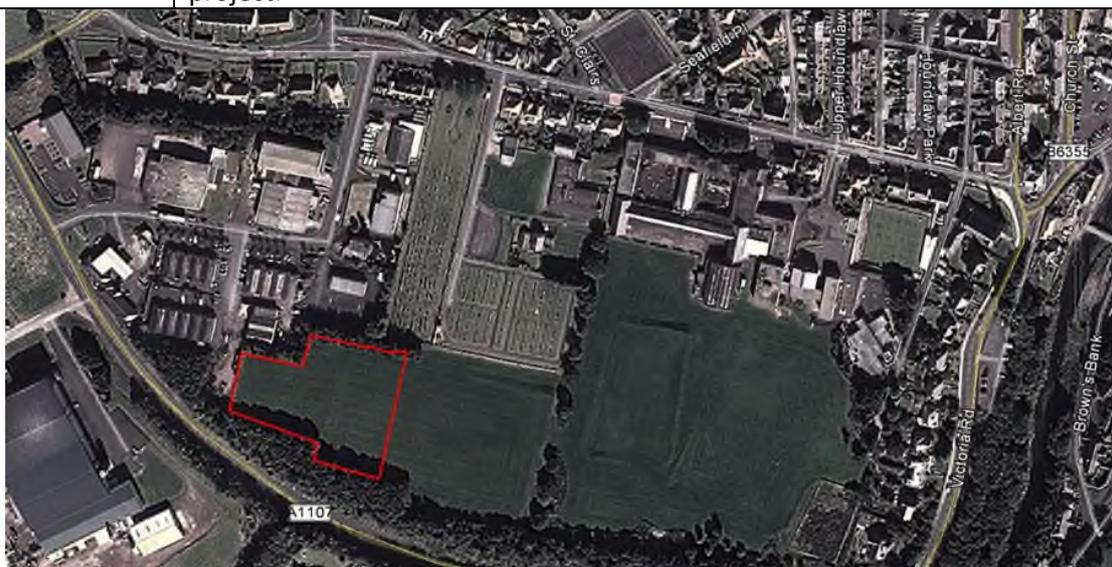


Beanburn Phase 2, Ayton	
• Co-ordinates	X: 392054 Y: 660901
• Site capacity:	31 units in Ph1 complete July 2021. Phase 2 [19 units]
• Local Plan Ref:	AY1A
• Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
• Tenure:	Rent: 19 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: Ph2 2027/28
	Completion: 2028/29
• 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.





Ex High School site, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	REYEM002
• Site capacity:	34 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Adjacent to proposed site for Extra Care Housing.
• Tenure:	Rent: 34 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2028/29
	Completion: To be programmed
• Site description:	Brownfield site. Former High School site.
• Constraints	None identified to date.
• Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to an SBC-led master-planning exercise.
• Housing Market Area	Berwickshire
• Other Information	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: Design and programme is dependent on outcome of SBC Primary School consultation and then progressing a joint master planning exercise in collaboration with SBC. The site of BHA homes remains to be agreed and will probably require excambion.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals in Berwickshire are for the Eyemouth area. This area is also very popular for migrant workers looking for family housing within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





Ex Primary School, Duns	
• Co-ordinates	X: 378100 , Y: 653706
• Site capacity:	3 units
• Local Plan Ref:	R DUNS002
• Type of development:	New build family homes
• Tenure:	Rent: 34 homes for affordable rent
	Shared Equity:
	Other:
• Programme:	Acquisition: Jan 2024
	Start: Apr 2027
	Completion: Apr 2029
• Site description:	Land south of the former Duns Primary School. The ground of the former primary school have been allocated for residential development within the local plan
• Constraints	Located next to Duns Conservation Area. There is a wetland within the southern part of the site which cannot be developed.
• Site Ownership:	Land owned by SBC and currently under offer to BHA.
• Housing Market Area	East HMA
• Other Information	All homes to be built to Greener Standard and will be Net Zero at point of use.
• Deliverability:	Land zoned in local plan and due to be sold to BHA. Early pre-app discussions held with SBC suggest that they are supportive of proposals. BHA will not deliver in the next 24 months but will seek to work up project to be shovel ready.
• Need:	There is high demand in Duns with BHA's recently completed homes getting high numbers of bids.
• Strategic Fit:	Links with aims and objectives of the 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:	4 homes (various locations) Year 1 locations – Priory Hill Coldstream
• Type of development:	Brownfield sites (former or existing garages)
• Tenure:	Social Rent: Phase 1 – 20; Phase 2 - 20 Shared Equity: 0 units Other:
• Programme:	Acquisition: n/a Start: Phase 1 2024/25; Phase 2 2027/28 Completion: Phase 1 2025/26; Phase 2 2028/29
• 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
• 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 those with mobility issues. 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.

Gavinton West Expansion	
• Co-ordinates	X: 376667 Y: 652048
• Local Plan Reference	BGA1
• Site capacity:	30 homes
• Type of development:	Developer led opportunity – land at rear of primary school
• Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2024/25
	Start: 2025/26
	Completion: 2026/27
• Site description:	Land adjacent to playing fields. Previously obtained planning permission which is live, but new approval will be sought.
• Constraints	Developer led project so will only move at their pace
• Site Ownership:	Privately owned
• Housing Market Area	East HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow programme Opportunity: No
• Deliverability:	Land not in BHA ownership and planning permission to be sought
• Need:	Further demand analysis needed but it is believed there is high demand in Gavinton given proximity to Duns
• Strategic Fit:	Links with aims and objectives of the LHS
• Impact:	Med
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





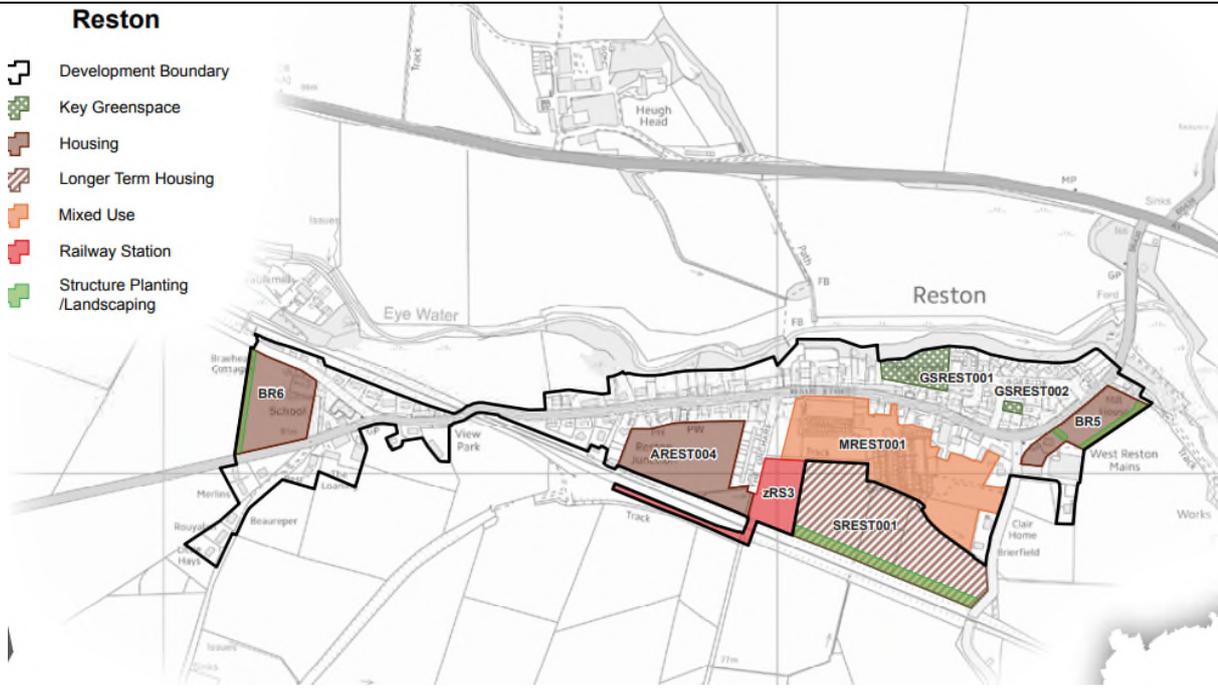
Land at Rear of Primary School, Reston

• Co-ordinates	X: 387179 Y: 662122
• Local Plan Reference	BR6
• Site capacity:	12 homes
• Type of development:	Developer led opportunity – land at rear of primary school
• Tenure:	Social Rent: Phase 1 – 12
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2024/25
	Start: 2025/26
	Completion: 2026/27
• Site description:	Land at rear of primary school – previously zoned for housing
• Constraints	Developer led project so will only move at their pace
• Site Ownership:	Privately owned
• Housing Market Area	East HMA
• Other Information	Section 75 - No
	Land banking Opportunity: No
	Shadow programme Opportunity: No
• Deliverability:	Land not in BHA ownership and planning permission to be sought
• Need:	Further demand analysis needed but it is believed there is high demand in Reston
• Strategic Fit:	Links with aims and objectives of the LHS
• Impact:	Med
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.



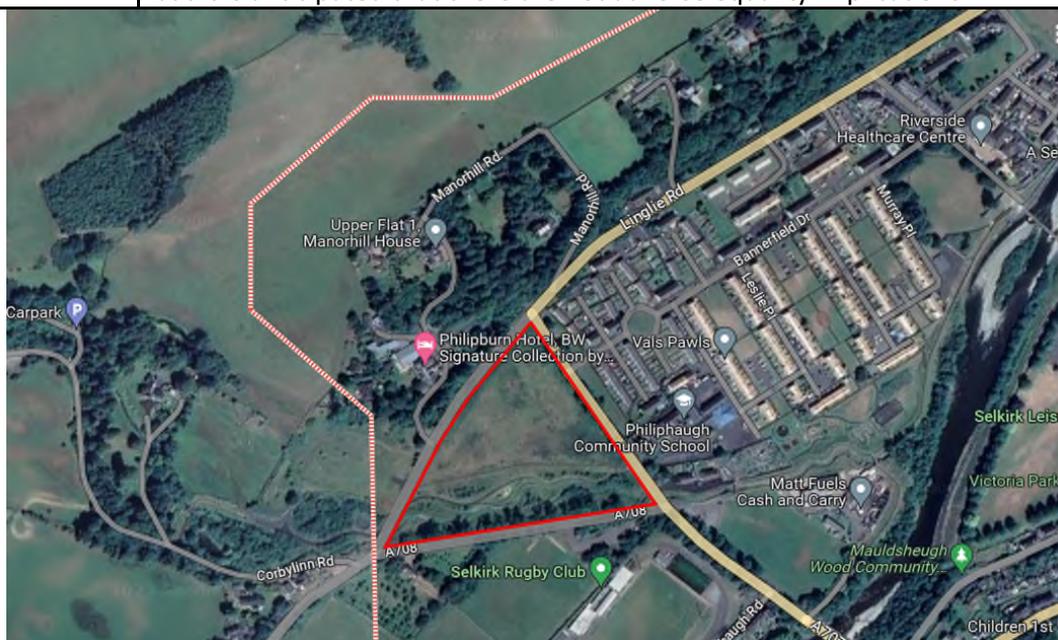
Reston

- Development Boundary
- Key Greenspace
- Housing
- Longer Term Housing
- Mixed Use
- Railway Station
- Structure Planting /Landscaping

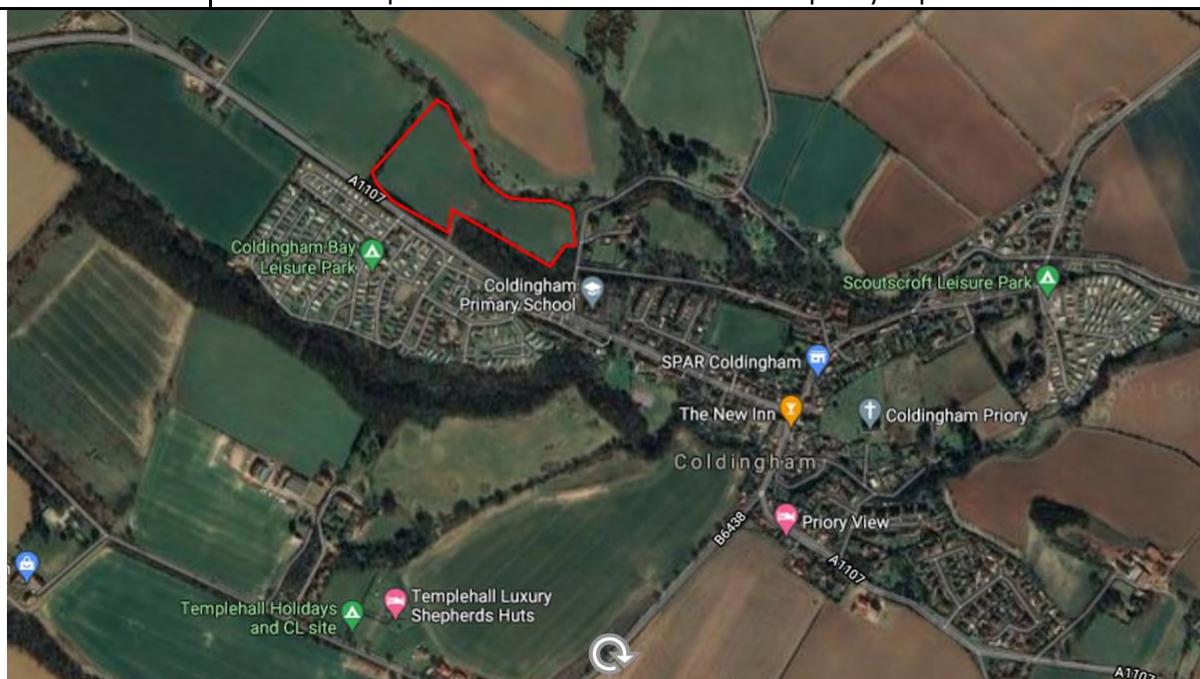


Eildon Housing Association

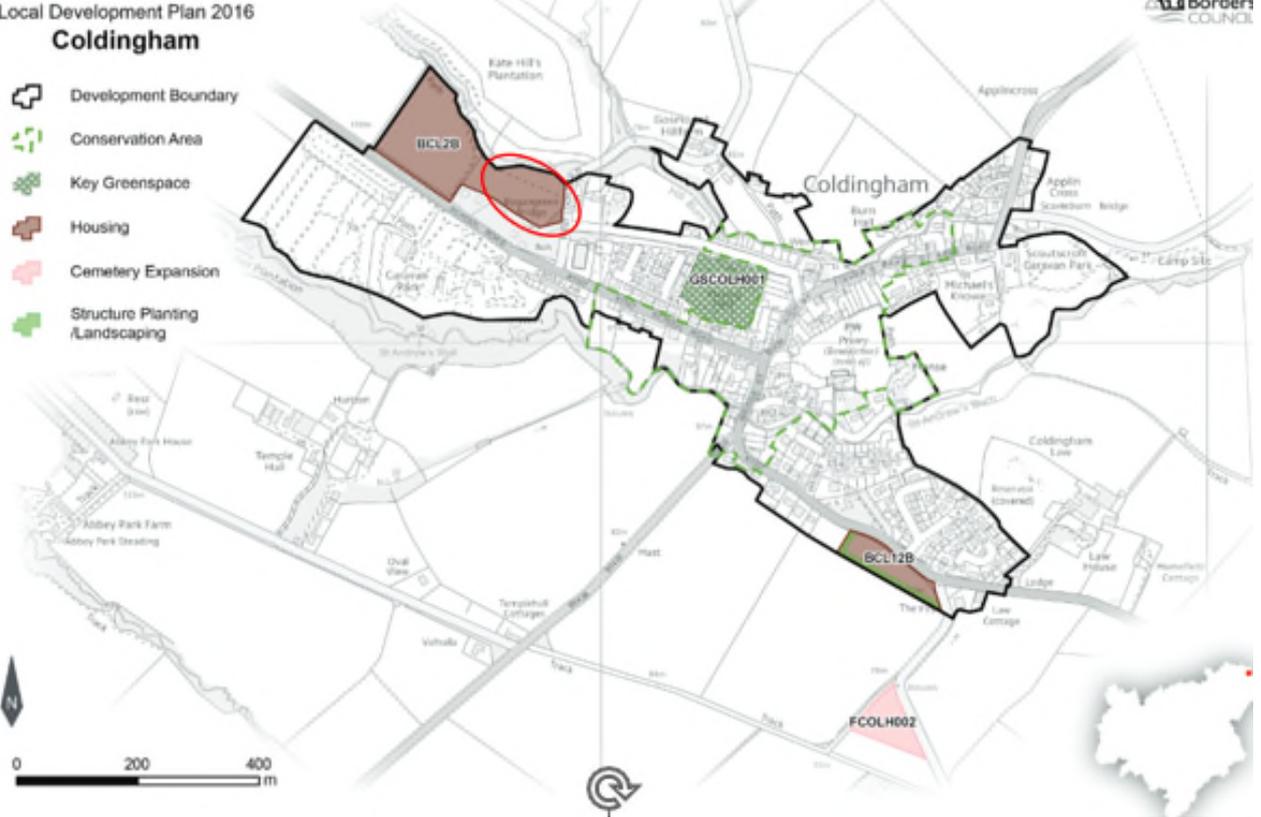
Angles Field, Selkirk	
• Co-ordinates	X:345901 Y:628722
• Local Plan Reference	ASELK02
• Site capacity:	50
• Type of development:	Currently 43 affordable homes are planned with scope to increase this figure to 50 homes. This will comprise a mix of 2 and 3 bed affordable houses (some wheelchair accessible) as well as cottage flats.
• Tenure:	Social Rent: 43
	Shared Equity:
	Other:
• Programme:	Acquisition: March 23
	Start: 2026/27
	Completion: 2028/29
• Site description:	The site is zoned for residential development in the Local Development Plan.
• Constraints	Planning required, potential flood risk.
• Site Ownership:	The site is privately owned.
• Housing Market Area	Central HMA
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	Site has been acquired, site programme anticipated in 2026/27 and in meantime there are plans to develop temporary community garden.
• Need:	Good demand for affordable housing in Selkirk and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Selkirk area
• 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



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



- Development Boundary
- Conservation Area
- Key Greenspace
- Housing
- Cemetery Expansion
- Structure Planting/Landscaping

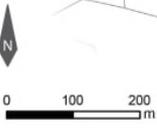


Burnside, Eddleston	
• Co-ordinates	X: 324686, Y: 647102
• Local Plan Reference	TE6B zoned for residential
• Site capacity:	25
• Type of development:	Newbuild on a green field site.
• Tenure:	Rent: 8
	Shared Equity: None
	Other: Market housing up to 17
• Programme:	Acquisition: March 24
	Start: April 25
	Completion: April 2026
• Site description:	Brownfield site forms part of the site contains an existing industrial unit that will be demolished
• Constraints	Planning and Building control. Finalisation of s.75 deal
• Site Ownership:	In EHA's ownership
• Housing Market Area	Northern
• Other Information	Section 75: Yes
• Deliverability:	Land banking opportunity: Yes
• Need:	Shadow Programme opportunity: No
• Strategic Fit:	"Credit Crunch" impact: None identified
• Impact:	50% in year 5.
• EIA	Good demand for affordable accommodation in the area and neighbouring villages.



Eddleston

- Development Boundary
- Conservation Area
- Key Greenspace
- Housing
- Open Space
- Structure Planting / Landscaping

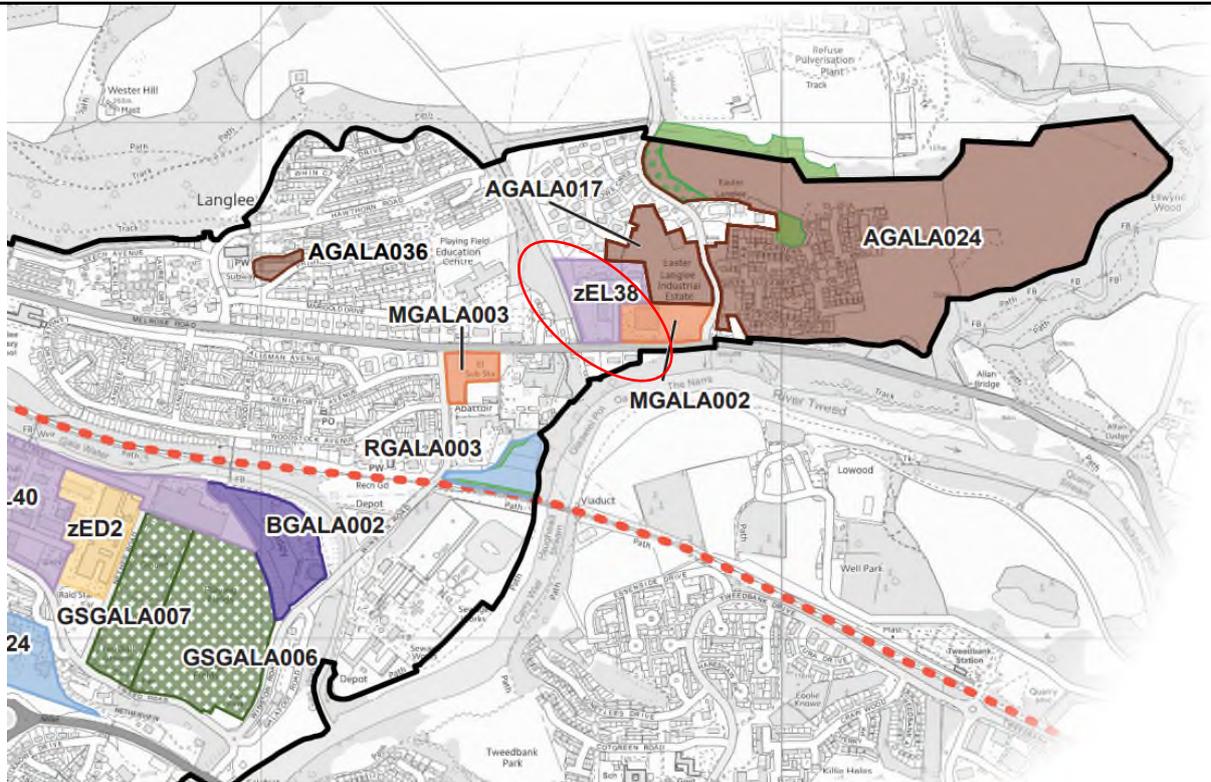


- Key:**
- ① - Bro affordable homes
 - ② - 16no. detached market homes
 - ③ - Play Park
 - Site Boundary
 - Eddleston Housing

Issue	Not Set
Project	Housing Development Burnside Sub-Station
Site Plan	Proposed
Version	10/11/16_01
Author	10/11/16_01
Checked	
Approved	

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 2026
	Completion: April 2027
• 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 Galashiels 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.



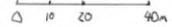


MAIN VEHICULAR ACCESS TO SITE FROM THE WESTERN EDGE

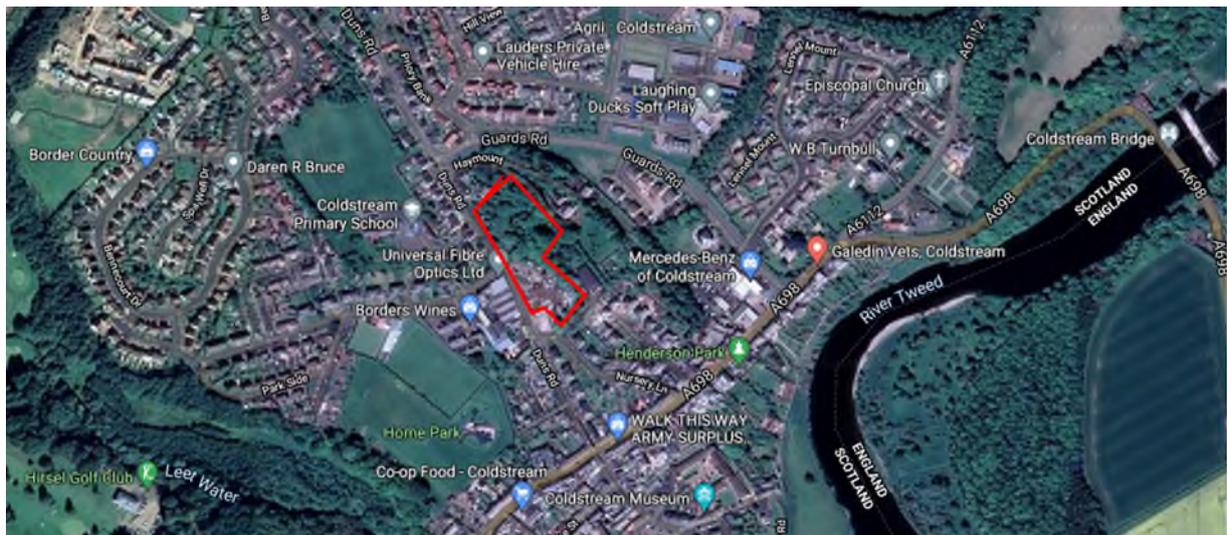
EXISTING TREE BELT RETAINED TO THE SOUTH

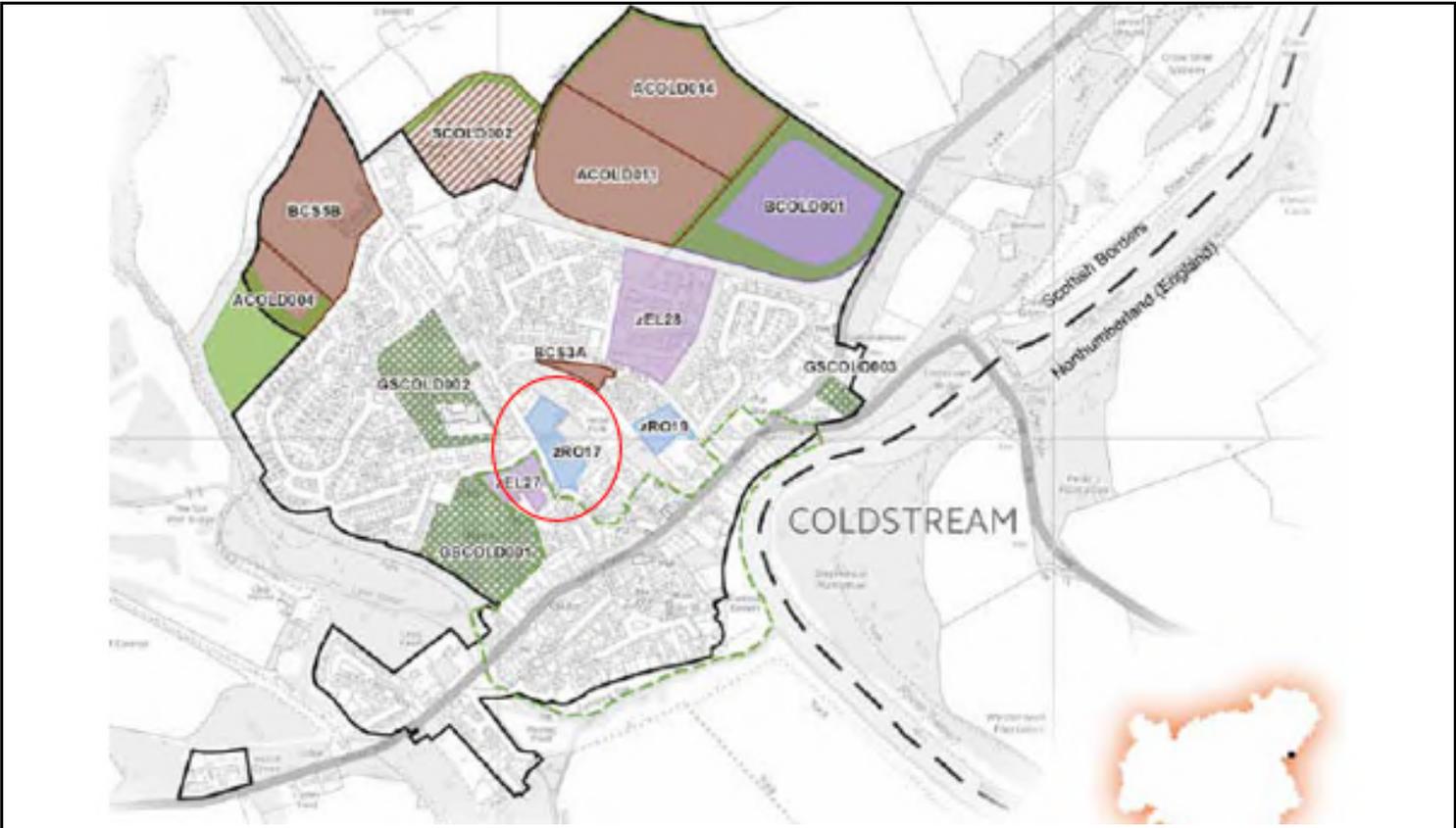
FLATTED BLOCK ACTS AS A 'GATEWAY' BUILDING TO GALASHIELS

1:1000 @ A3



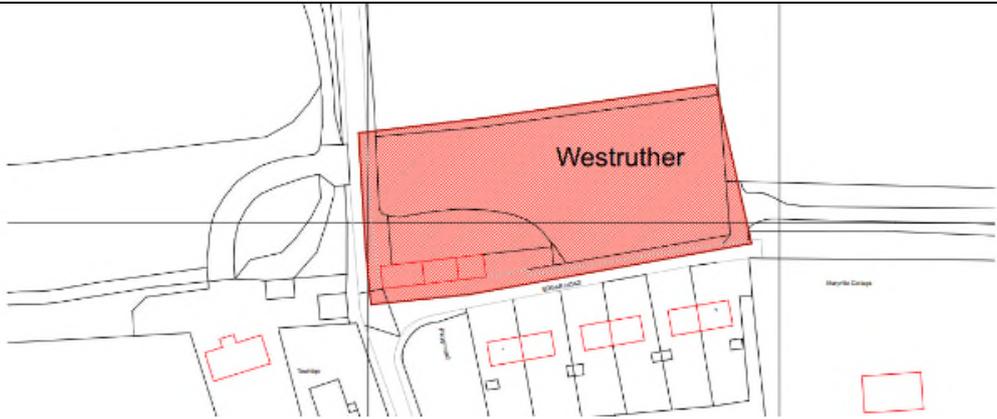
Duns Road, Coldstream	
• Co-ordinates	X:384105 Y:640006
• Local Plan Reference	zRO17 zoned for redevelopment
• Site capacity:	59 Family homes
• Type of development:	Newbuild on a mixed greenfield and brownfield site.
• Tenure:	Rent: 59
	Shared Equity: None
	Other: None
• Programme:	Acquisition: September 2023
	Start: April 2025
	Completion: April 2027
• Site description:	Mixed site, greenfield and existing scrap yard (brownfield)
• Constraints	Subject to planning and building control. Site is heavily contaminated; have a two year site clearance strategy in place
• Site Ownership:	Private ownership.
• Housing Market Area	Berwickshire
• Other Information	Section 75: No
	Land banking opportunity: Yes
	Shadow Programme opportunity: No
	“Credit Crunch” impact: None identified
• Deliverability:	75% in Year 3
• Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages.
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldstream area
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project, but it is anticipated that there are not adverse equality implications





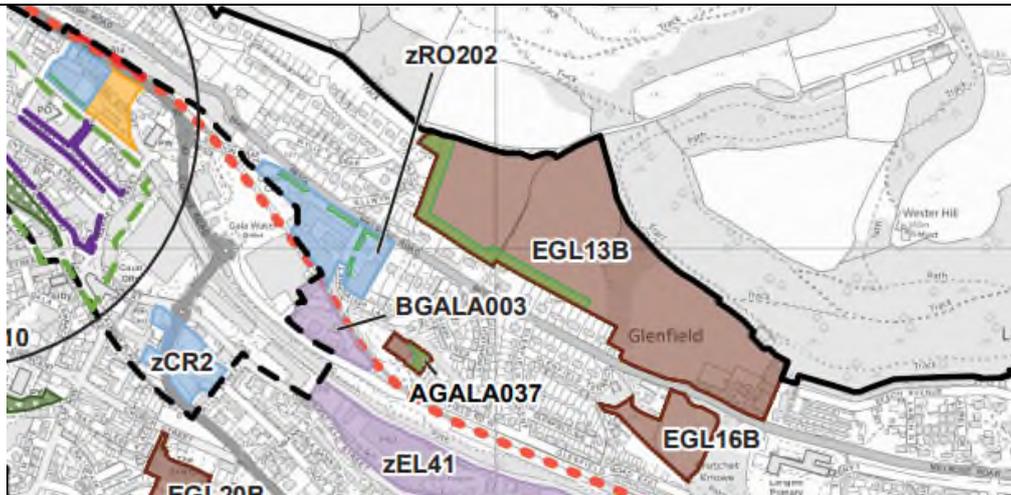
Edgar Road, Westruther	
• Co-ordinates	X:363326 Y: 650111
• Local Plan Reference	N/A
• Site capacity:	10 family houses
• Type of development:	Newbuild of greenfield site
• Tenure:	Rent: 10 units for social rent
	Shared Equity: 0 units
	Other:0 units
• Programme:	Acquisition: March 18
	Start: March 2021
	Completion: October 2024
• Site description:	Originally a greenfield site. Now a stalled site
• Constraints	Stalled site. original contractor in liquidation. Feasibility to build out being progressed
• Site Ownership:	In Association ownership
• Housing Market Area	Berwickshire
• Other Information	Section 75: No
	Land banking opportunity: Yes
	Shadow Programme opportunity: No
	“Credit Crunch” impact: None identified
• Deliverability:	95% in Year 2
• Need:	Good demand for affordable accommodation in settlement and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Westruther 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





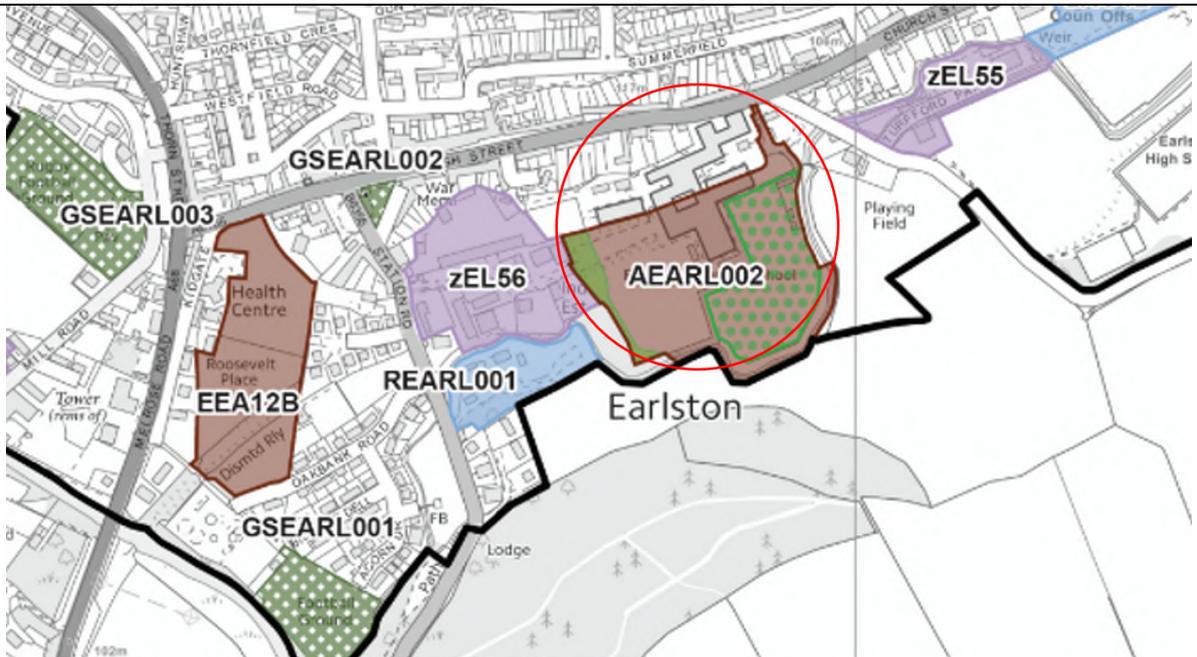
Ex-Borders College Site, Melrose Road, Galashiels	
• Co-ordinates	X: 349769 Y: 635988
• Local Plan Reference	zRO202 zoned for redevelopment
• Site capacity:	46 units
• Type of development:	Demolition of existing building and new build on cleared site
• Tenure:	Rent: 46
	Shared Equity: None
	Other: none
• Programme:	Acquisition: March 2022
	Start: June 2024
	Completion: January 2026
• Site description:	Existing college building
• Constraints	Subject to agreement of planning conditions and building control.
• Site Ownership:	In Association ownership
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: Yes
	Shadow Programme opportunity: No
	“Credit Crunch” impact: None identified
• Deliverability:	95% in Year 3
• 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 Coldstream area
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project, but it is anticipated that there are not adverse equality implications





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:	Newbuild family homes
• Tenure:	Rent: 64 units for social rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: March 2022
	Completion: May 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	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: NA Covid Impact: None
• Deliverability:	Probability: 100%
• 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 Site, Eyemouth	
• Co-ordinates	X: 394172 Y: 663966
• Local Plan Reference	REYEM002 – Planning brief issued
• Site capacity:	90 Homes noted in LDP
• Type of development:	Newbuild s.75 on greenfield site
• Tenure:	Rent: 20/30
	Shared Equity: None
	Other: circa 60/70 market housing
• Programme:	Acquisition: March 2024
	Start: March 2026
	Completion: June 2027
• 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:	Owned by SBC
• Housing Market Area	Berwickshire
• Other Information	Section 75: Yes
	Land banking opportunity: Yes
	Shadow Programme opportunity: No
	“Credit Crunch” impact: None identified
• Deliverability:	50% in Year 5
• Need:	Good demand for affordable accommodation in Eyemouth and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldstream area
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project, but it is anticipated that there are not adverse equality implications



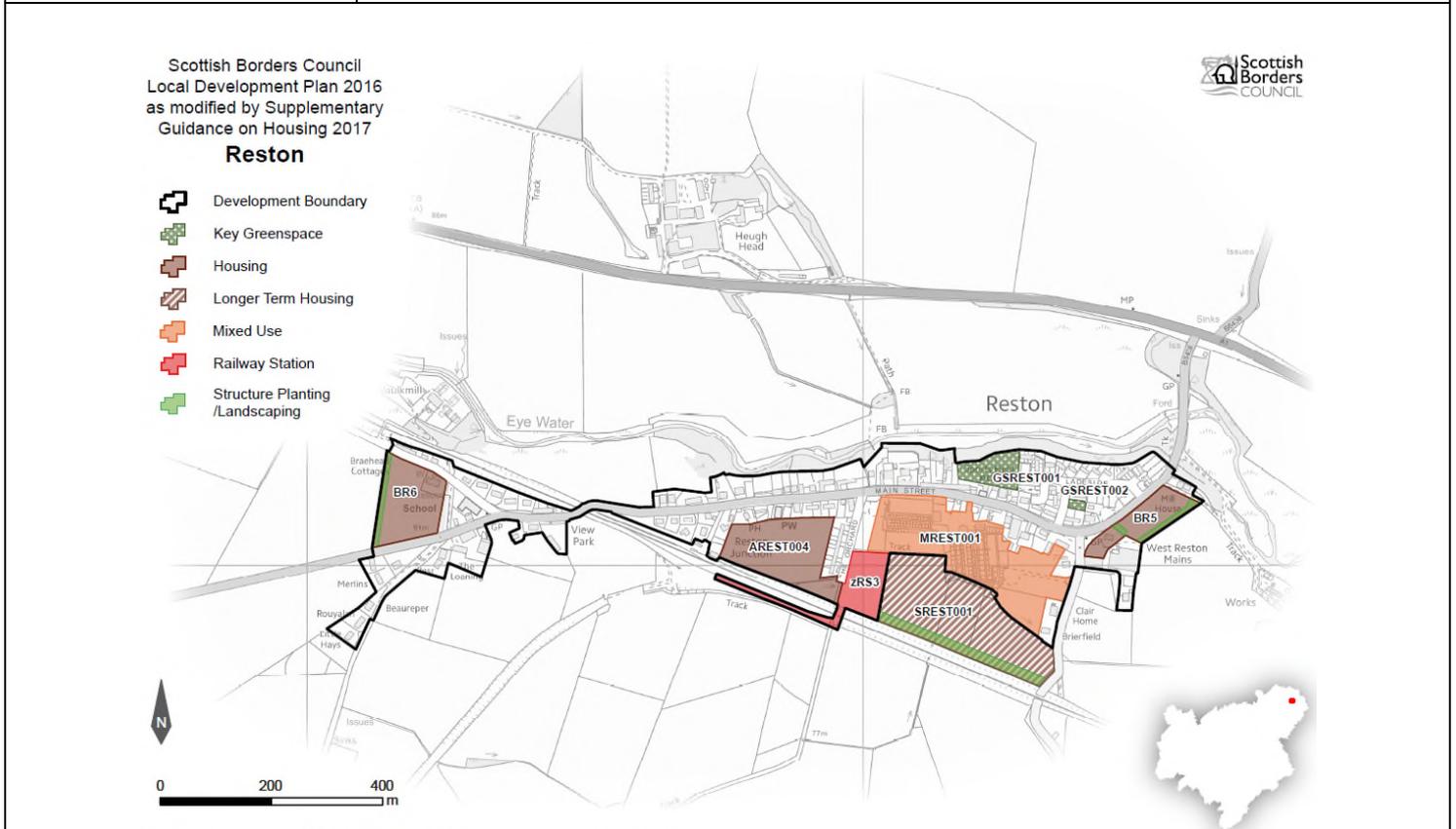


High Street, Jedburgh	
• Co-ordinates	X: 347189 Y: 628692
• Local Plan Reference	None
• Site capacity:	3 Apartments and one office
• Type of development:	Newbuild s.75 on greenfield site
• Tenure:	Rent: 3
	Shared Equity: None
	Other: none
• Programme:	Acquisition: October 2024
	Start: October 2024
	Completion: October 2024
• Site description:	Redevelopment of existing derelict building in prominent town centre location
• Constraints	Conservation Area; Car parking provision not possible
• Site Ownership:	In LA ownership, to be acquired via Turnkey arrangements
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: No Shadow Programme opportunity: No "Credit Crunch" impact: None identified
• Deliverability:	95% in Year 2
• Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the nearby 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 Street, Reston	
• Co-ordinates	X: 388533 Y: 662111
• Local Plan Reference	BR5
• Site capacity:	9 units
• Type of development:	3 bed houses for affordable rent
• Tenure:	Rent: 9
	Shared Equity:
	Other:
• Programme:	Acquisition:
	Start: 2028/29
	Completion: To be programmed.
• Site description:	S.75 land and works deal with Normadik to meet their affordable requirement on the remainder of the site
• Constraints	Planning permission required.
• Site Ownership:	Normadik
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - Yes
	Land banking Opportunity: No
	Shadow programme Opportunity: Yes
	Covid Impact: None
• Deliverability:	TBA
• Need:	Good demand for affordable accommodation in Reston
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Reston area
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.



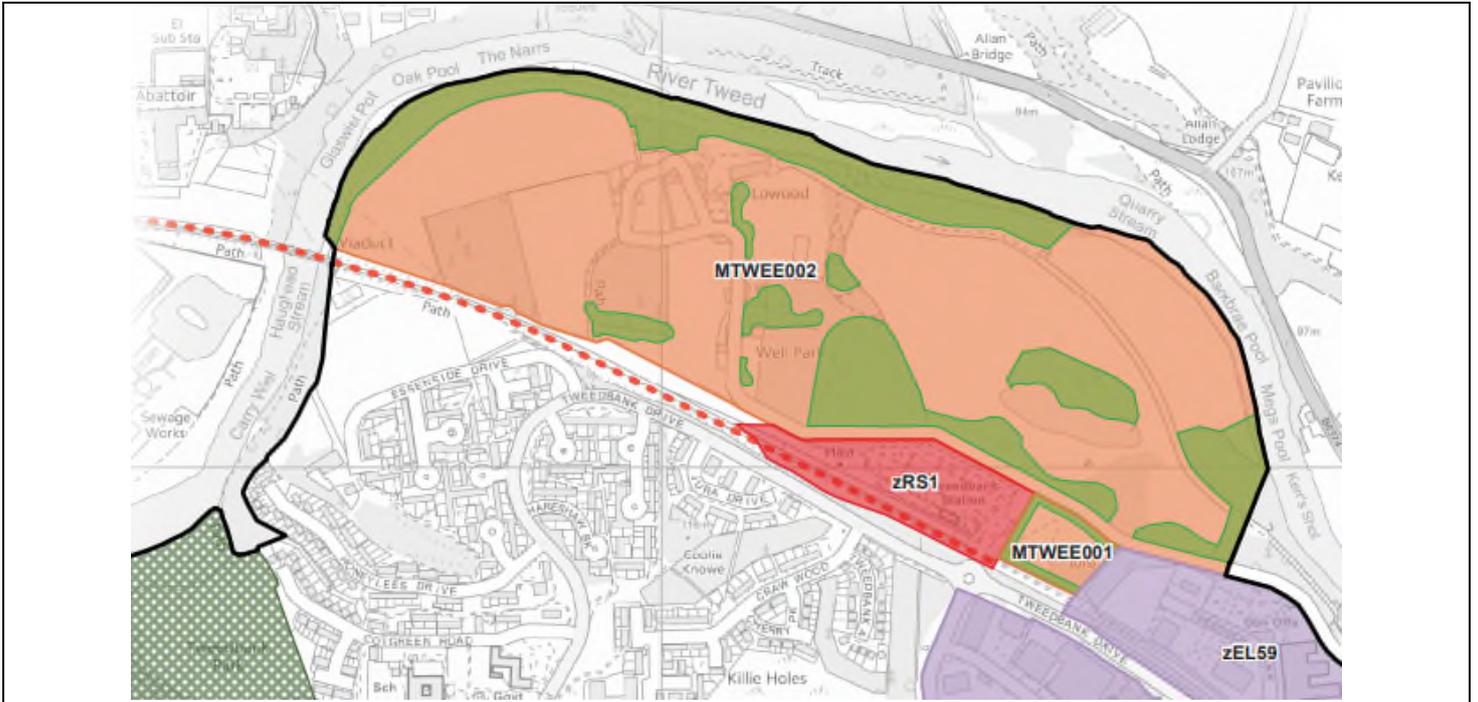


Stirches, Hawick	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B. Allocated Housing site.
• Site capacity:	Circa 100 homes
• Type of development:	Extra care housing - flats and houses for social rent. Potentially as part of a “care village” development.
• Tenure:	Rent: Extra Care – 40 homes. LDS -12 homes. Amenity – circa 15-20
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2020
	Start: 2025/26
	Completion: 2027/28
• Site description:	Green field site allocated for housing
• Constraints	Master plan for wider site needs to be agreed before progression
• Site Ownership:	In Association’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:	50% in Year 5
• Need:	Good demand for affordable extra care accommodation in Hawick and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldstream area
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project, but it is anticipated that there are not adverse equality implications



Tweedbank Expansion Phase 1, 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: 2024/25
	Start: 2026/27
	Completion: 2028/29
• 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
• Other Information	Section 75 - No
• Deliverability:	Land banking Opportunity: Not yet. Subject to outcomes of the above master planning exercise.
• Need:	Shadow Programme Opportunity: No.
• Strategic Fit:	Covid Impact: None
• Impact:	Subject to master planning exercise and infrastructure being provided
• EIA	Strong housing need evidenced by RSL registration lists, and consultant’s reports.





Tweedbridge Court, Peebles	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003.
• Site capacity:	22 homes
• Type of development:	Redevelopment of existing RSL housing
• Tenure:	Rent: 22
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018
	Start: October 2018 (Demolition commenced in February 2018)
	Completion March 2020
• Site description:	RSL housing development on a site that occupies an area of c.174 acres on a prominent site to the River Tweed and road bridge leading to the town centre
• Constraints	Site subject to flooding so design will include flood risk mitigation measures
• Site Ownership:	In EHA's ownership
• Housing Market Area	Northern
• Other Information	Section 75: No
	Land banking opportunity: Yes
	Shadow Programme opportunity: No
	"Credit Crunch" impact: None identified
• Deliverability:	75% in Year 3
• Need:	Good demand for affordable accommodation in Peebles and neighbouring villages
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Coldstream area
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project, but it is anticipated that there are not adverse equality implications

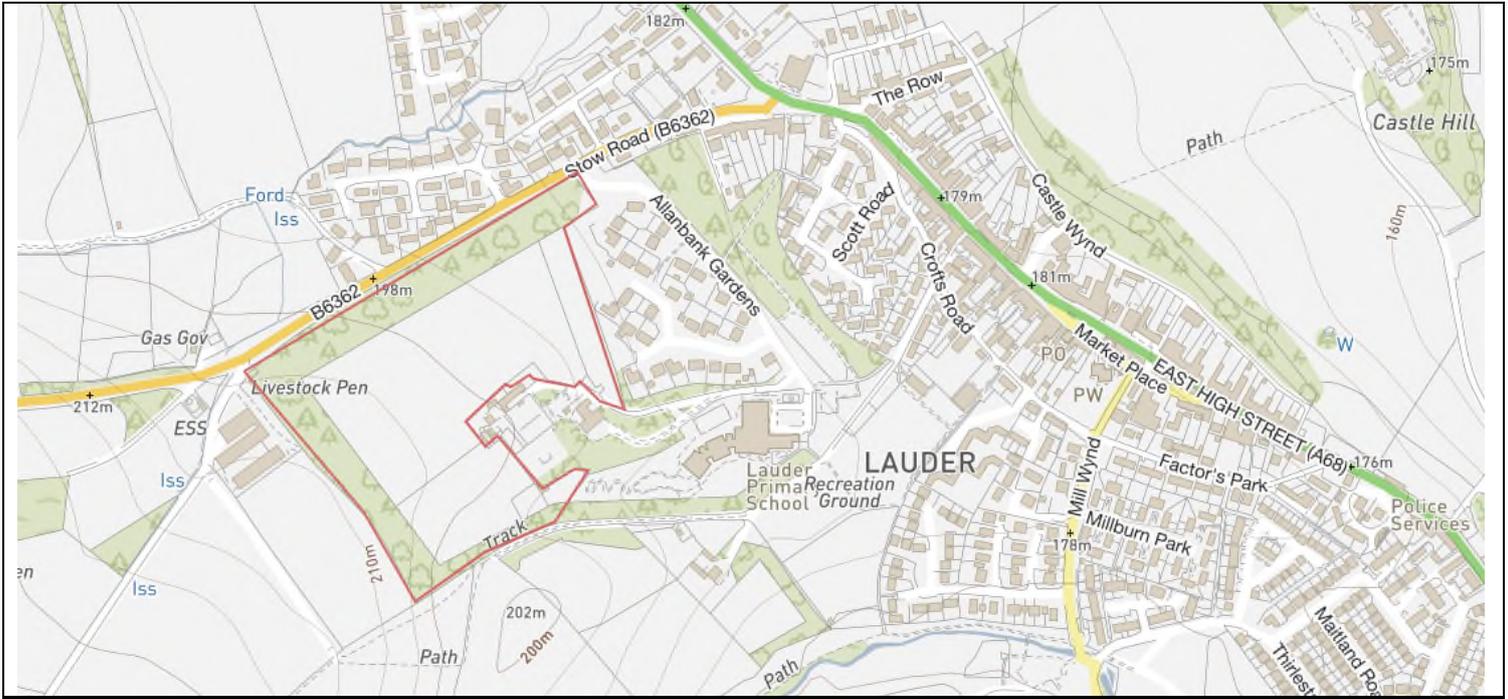




Scottish Borders Housing Association

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: Dec 23
	Start: Feb 24
	Completion: Aug 25
• 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. Planning permission in place and developer working to acquire the land.
• 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.

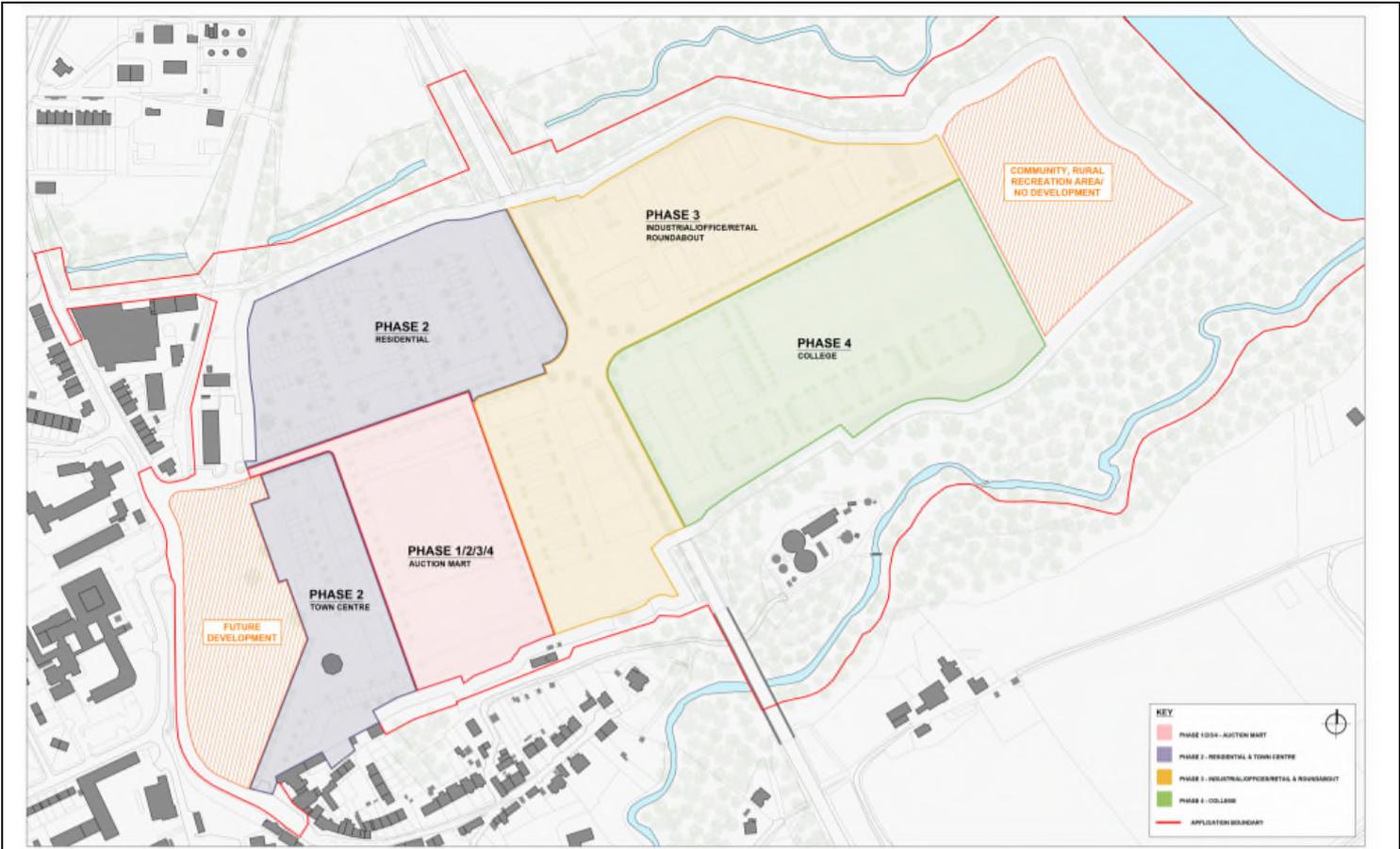




Auction Mart, Newtown St Boswells

• 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: 34 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: 2025/26
	Start: 2026/27
	Completion: 2027/28
• 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

0 50 100m 1:1250@A1

MLA MICHAEL LAIRD ARCHITECTS

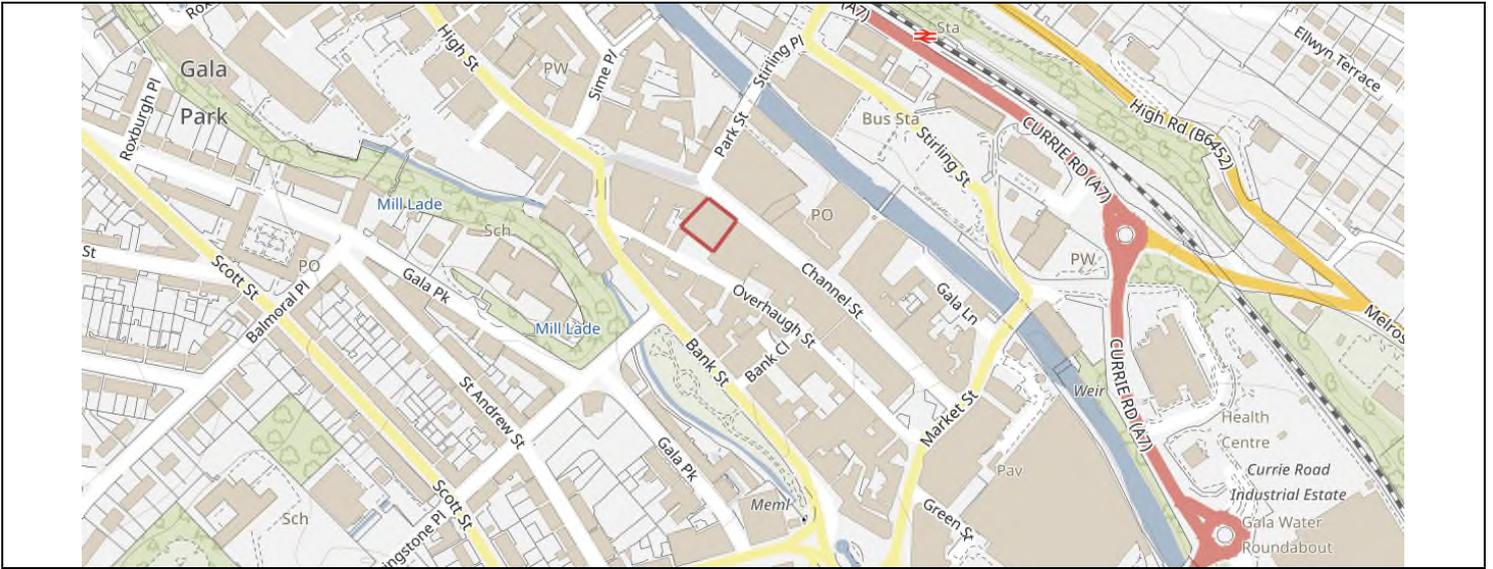
Balgownie, Newtown St Boswells	
• Co-ordinates	X: 358086 Y: 631453
• Local Plan Reference	Not in local plan
• Site capacity:	20 units
• Type of development:	New build development on partially brownfield site
• Tenure:	Social Rent: 20 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2023/24
	Start: 2026/27
	Completion: 2027/28
• Site description:	PPP live on site ref 20/0170/PPP land privately owned and SBHA could buy from open market
• Constraints	Would need to be remixed to accommodate up to 20 homes. Demolition of existing building required.
• Site Ownership:	Privately owned
• Housing Market Area	Central
• Other Information	Potential location for a LD service
• Deliverability:	Land not in SBHA ownership and full planning application required.
• Need:	Medium – there are several live planning applications and zoned sites in Newtown
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Provision of affordable homes in an area of demand
• 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





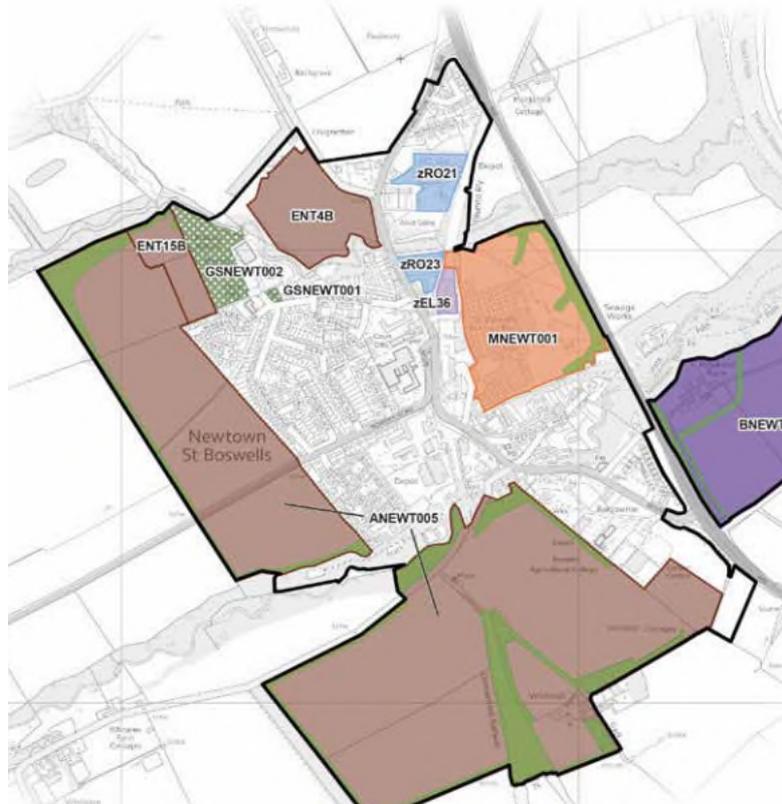
Channel Street, Galashiels	
• Co-ordinates	X: 349176 Y: 636211
• Local Plan Reference	Not in local plan
• Site capacity:	16 units
• Type of development:	New build development on partially brownfield site
• Tenure:	Social Rent: 16 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2023/24
	Start: 2025/26
	Completion: 2027/28
• Site description:	Former shop which is proposed to be converted into homes and commercial accommodation in partnership with Energise Galashiels Trust.
• Constraints	A Listed building, EGT do not have funding for construction identified
• Site Ownership:	Privately owned
• Housing Market Area	Central
• Other Information	EGT secured funding for acquisition
• Deliverability:	Land not in SBHA ownership, full planning application required and LBC application. Creation of SPV for partnership approach needed.
• Need:	High – Galashiels is an area of high demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Provision of affordable homes in an area of demand and regeneration of high street empty unit
• 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

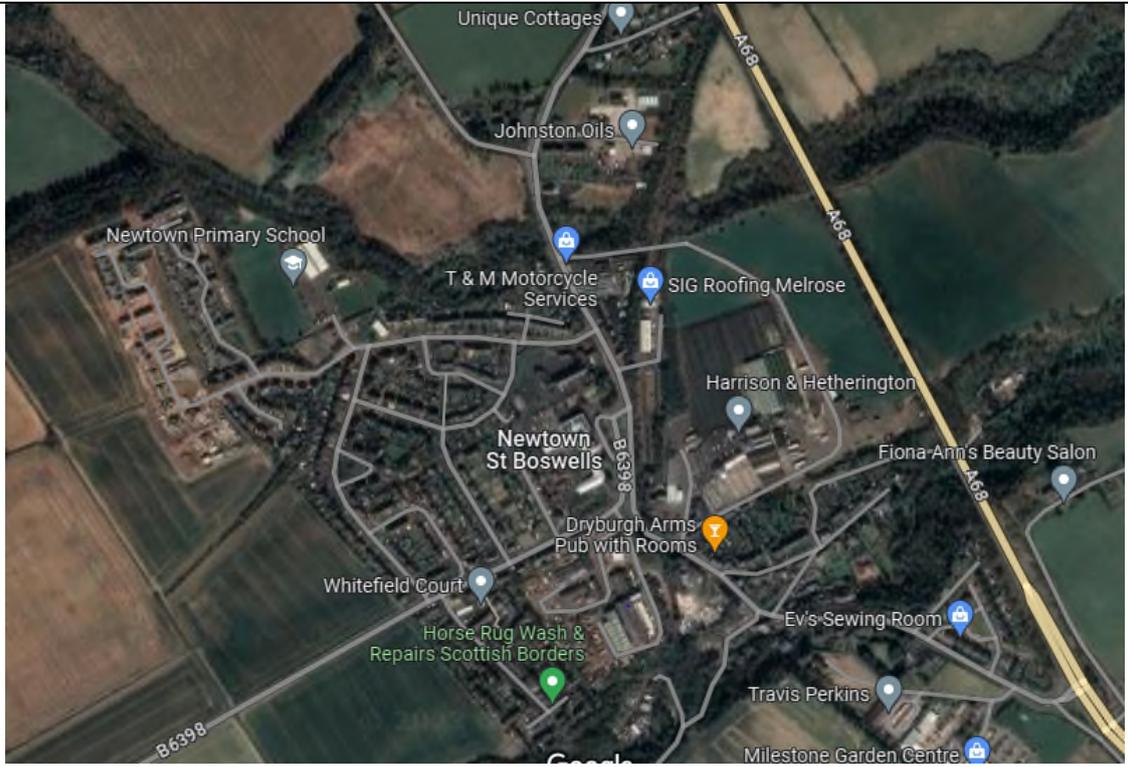




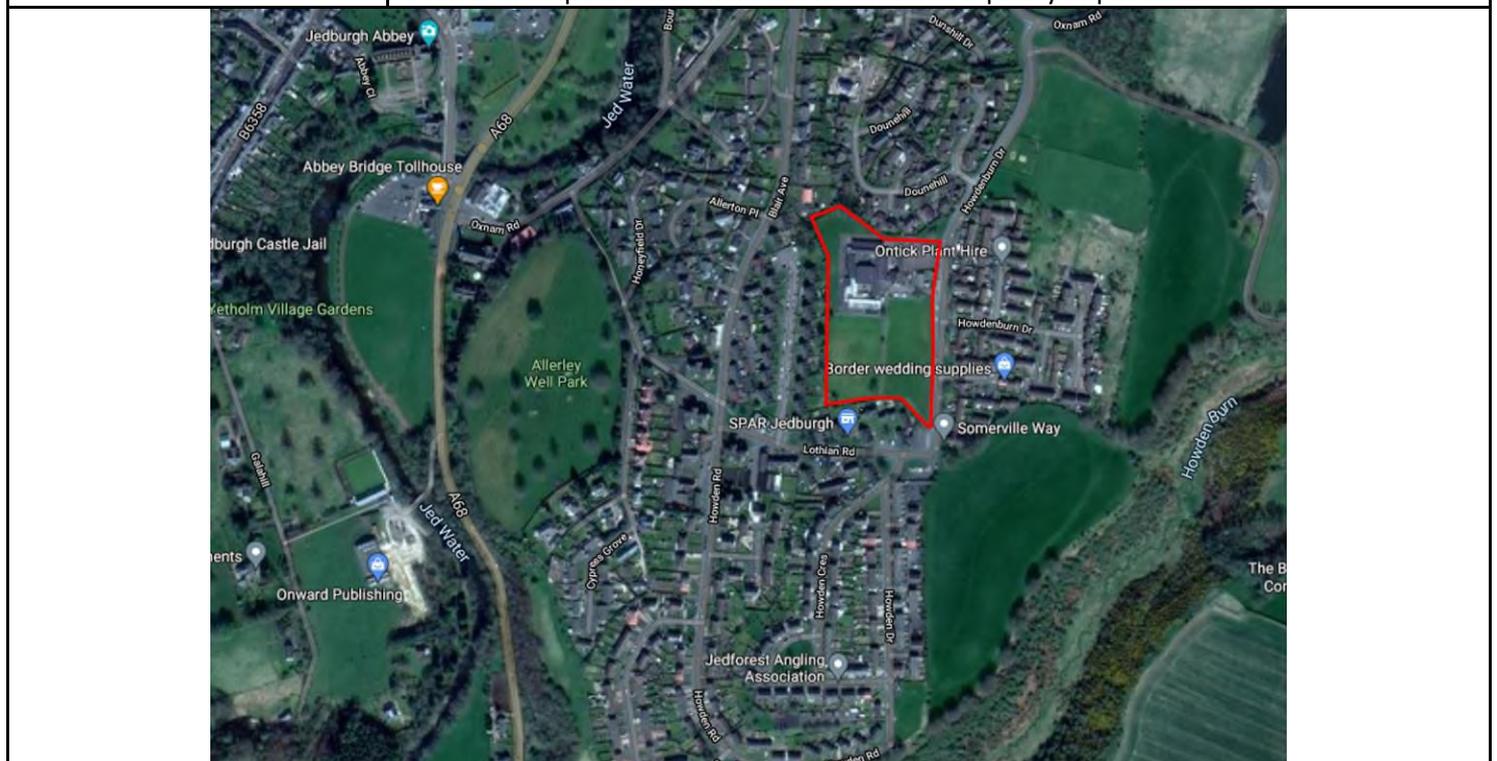
Eildon Brae, Newtown St Boswells

• Co-ordinates	X:357437 Y:632094
• Local Plan Reference	ENT4B
• Site capacity:	26 units
• Type of development:	New build on greenfield site
• Tenure:	Social Rent: 26 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2024/25
	Start: 2025/26
	Completion: 2026/27
• Site description:	S75 portion of developer led project
• Constraints	Developer led, will move at their pace, subject to planning approval
• Site Ownership:	Privately owned
• Housing Market Area	Central
• Other Information	Section 75: Yes
	Land banking opportunity: N/A
• Deliverability:	Land in private ownership and planning permission yet to be granted
• Need:	Good demand for affordable housing in Newtown and neighbouring locations
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Newtown area
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications

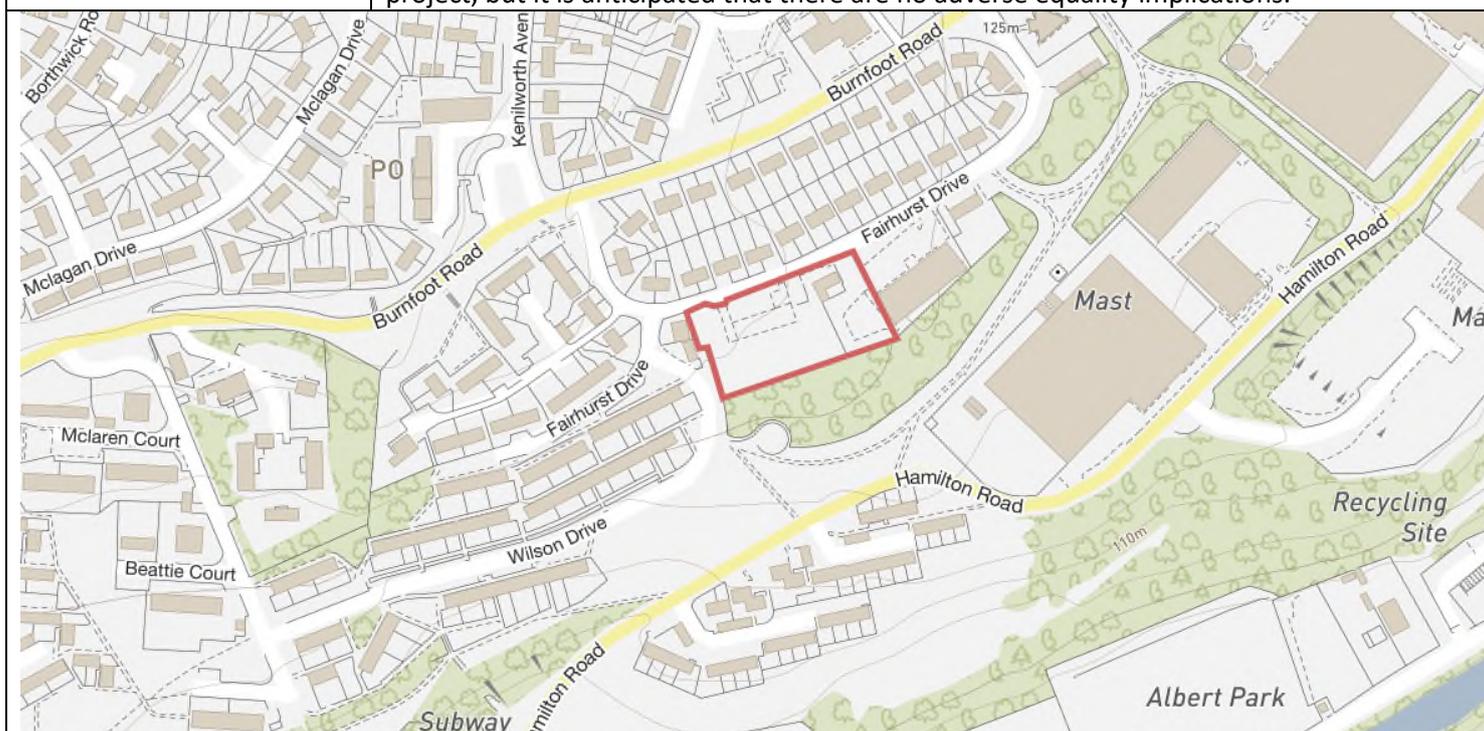




Ex- Howdenburn Primary School, Jedburgh	
• Co-ordinates	X: 365538 Y: 620147
• Local Plan Reference	Not zoned, but within settlement boundary
• Site capacity:	70 Mostly family houses
• Type of development:	New build on a mixed brown and greenfield site
• Tenure:	Social Rent: 70
	Shared Equity: None
	Other: None
• Programme:	Acquisition: April 24
	Start: 2024/25
	Completion: 2026/27
• 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
• 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



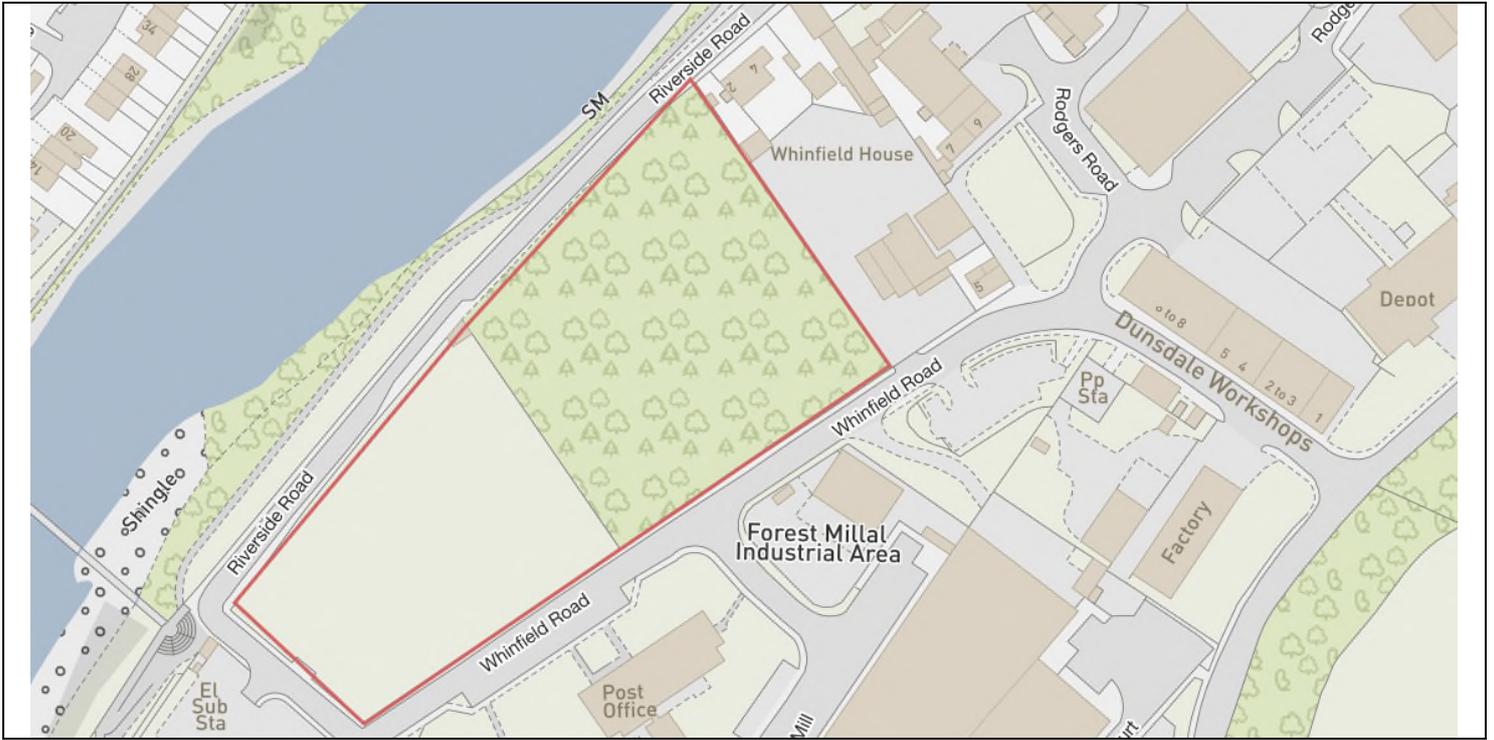
Fairhurst Drive, Hawick	
• Co-ordinates	X: 351607 Y: 615965
• Local Plan Reference	RHAWI011
• Site capacity:	12 Homes
• Type of development:	Greenfield development
• Tenure:	Social Rent: 12 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: April 23
	Start: 2023/24
	Completion: 2025/26
• 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.





Heather Mill, Selkirk	
• Co-ordinates	X: 346591 Y: 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 27
	Completion: Aug 29
• 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
• Deliverability:	Med – land on open market which suggests it can be brought into SBHA ownership, site zoned for mixed use including residential
• Need:	Demands analysis undertaken by SBHA suggests high demand in this location
• 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.





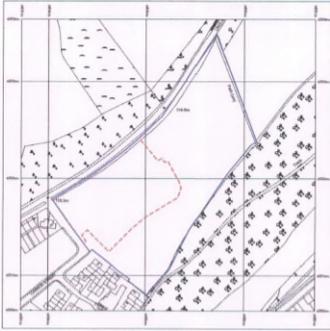
High Street, Jedburgh	
• Co-ordinates	X: 365065 Y: 620650
• Local Plan Reference	Not zoned, but within settlement boundary
• Site capacity:	8 homes
• Type of development:	Gap site on high street
• Tenure:	Social Rent: 8
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Feb 24
	Start: 2026/27
	Completion: 2027/28
• Site description:	Cleared gap site on high street
• Constraints	Planning permission in place but would need to be changed to meet SBHA's needs. Challenging development site due to location and proximity of other buildings
• Site Ownership:	Land privately owned and on the open market
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
• Deliverability:	Site on open market and revised planning application required.
• 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



HUSK projects, various locations	
• Co-ordinates	-
• Local Plan Reference	-
• Site capacity:	Potential for up to 37 homes (various locations) Year 1 locations – Ramsay Road, Hawick, Lothian Road, Jedburgh.
• Type of development:	Brownfield sites (former or existing garages)
• Tenure:	Social Rent: 37 unit
	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:	26 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: 28 homes.
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2021/22
	Start: 2024/25
	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

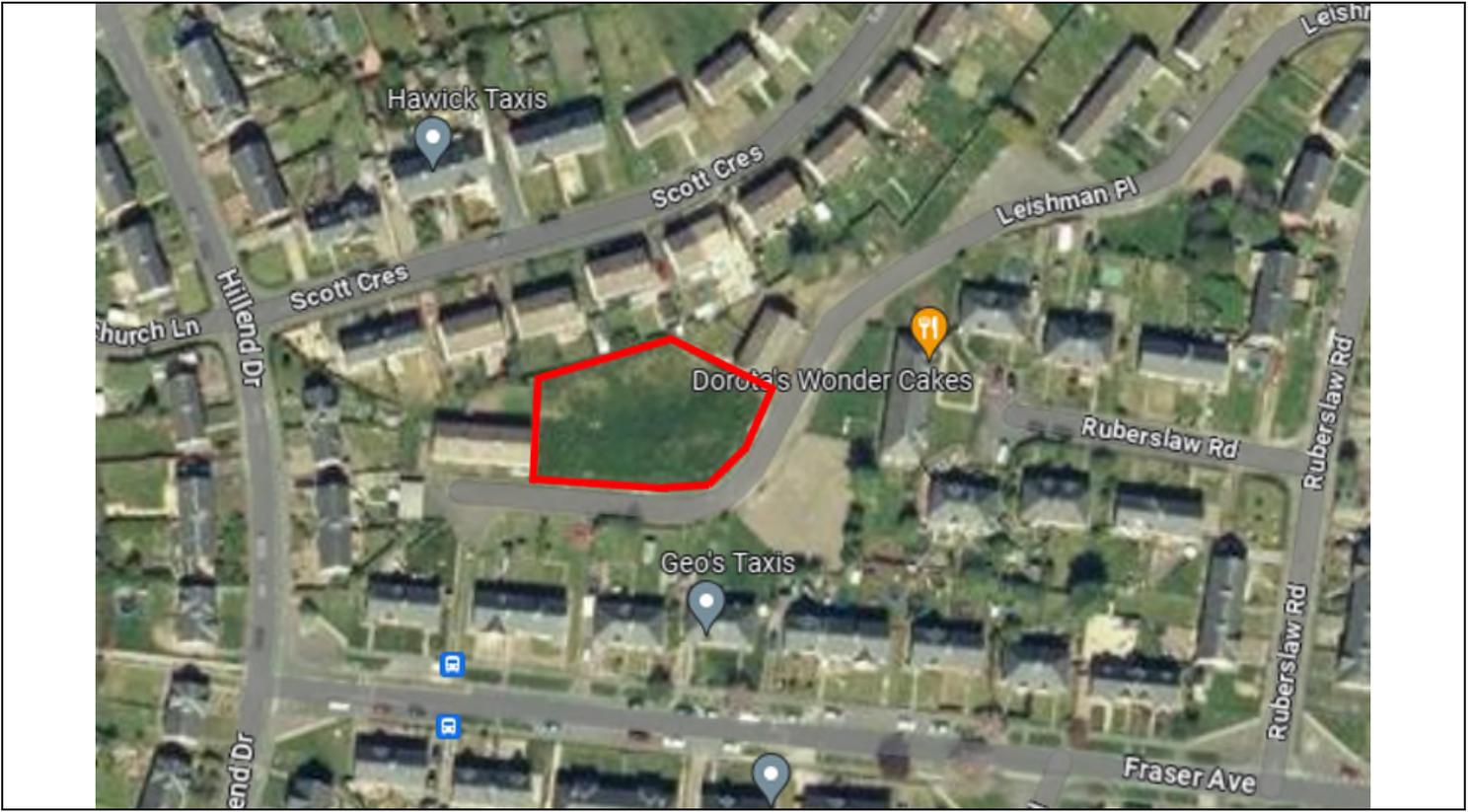


Notes

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 tel: 01302 846 538
 fax: 01302 351 096
 email: berandhomesltd@btconnect.com
 flightguide@btconnect.com

Leishman Place, Hawick	
• Co-ordinates	X: 351138 Y: 616212
• Local Plan Reference	RHAWI011
• Site capacity:	4 Homes
• Type of development:	Greenfield development
• Tenure:	Social Rent: 4 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: April 23
	Start: 2024/25
	Completion: 2025/26
• 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.





Lothian Road, Jedburgh	
• Co-ordinates	X: 365481 Y: 620019
• Local Plan Reference	Not in local plan
• Site capacity:	7 units
• Type of development:	New build/garage conversion
• Tenure:	Social Rent: 7 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition:
	Start: 2023/24
	Completion: 2024/25
• Site description:	Brownfield site in SBHA ownership. Proposing to convert garages to homes using Husk system build.
• Constraints	Re-use of existing building
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central
• Other Information	Provision of homes for older people or those with limited mobility
• Deliverability:	Land in SBHA ownership and planning approval in place
• Need:	High – demand for this kind of specialist housing in Jedburgh
• Strategic Fit:	Links in with Aims and Key Objectives of LHS in the delivery of accessible homes and homes for older people.
• Impact:	Provision of affordable homes in an area of demand
• 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





Ramsay Road, Hawick	
• Co-ordinates	X: 349715, Y: 613677
• Local Plan Reference	Not in local plan
• Site capacity:	6 units
• Type of development:	New build/garage conversion
• Tenure:	Social Rent: 6 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition:
	Start: 2023/24
	Completion: 2024/25
• Site description:	Brownfield site in SBHA ownership. Proposing to convert garages to homes using Husk system build.
• Constraints	Re-use of existing building
• Site Ownership:	Owned by SBHA
• Housing Market Area	Central
• Other Information	Provision of homes for older people or those with limited mobility
• Deliverability:	Land in SBHA ownership and planning approval in place
• Need:	High – demand for this kind of specialist housing in Hawick
• Strategic Fit:	Links in with Aims and Key Objectives of LHS in the delivery of accessible homes and homes for older people.
• Impact:	Provision of affordable homes in an area of demand
• 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





Tweedbank Expansion	
• Co-ordinates	X: 352116 Y: 635321
• Local Plan Reference	n/a part of Tweedbank Masterplan
• Site capacity:	4 units
• Type of development:	New build specialist provision for Learning Disability service.
• Tenure:	Social Rent: 4 units
	Shared Equity: 0 units
	Other:
• Programme:	Acquisition: 2024/25
	Start: 2024/25
	Completion: 2025/26
• Site description:	Land owned by SBC to be delivered as part of care village for LD service
• Constraints	Tied up with wider Tweedbank masterplan
• Site Ownership:	SBC
• Housing Market Area	Central
• Other Information	Section 75 - No
	Land banking Opportunity: No
	Shadow programme Opportunity: Yes
• Deliverability:	Zoned in LDP and land owned by SBC
• Need:	Acute need for proposed service to be provided
• 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:	High. Meeting an identified specialist need the Borders
• 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



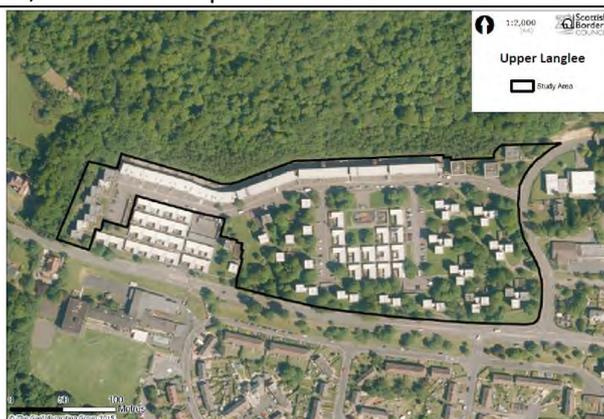
Whitefield Avenue (Block 40-47), Newtown St Boswells	
• Co-ordinates	X: 357601 Y: 631393
• Local Plan Reference	N/A.
• Site capacity:	Block of 8 no. bedsits to be remodelled to 4 x 2-bed units
• Type of development:	Remodelling of existing flatted block.
• Tenure:	Rent: 4 units for social rent
	Shared 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

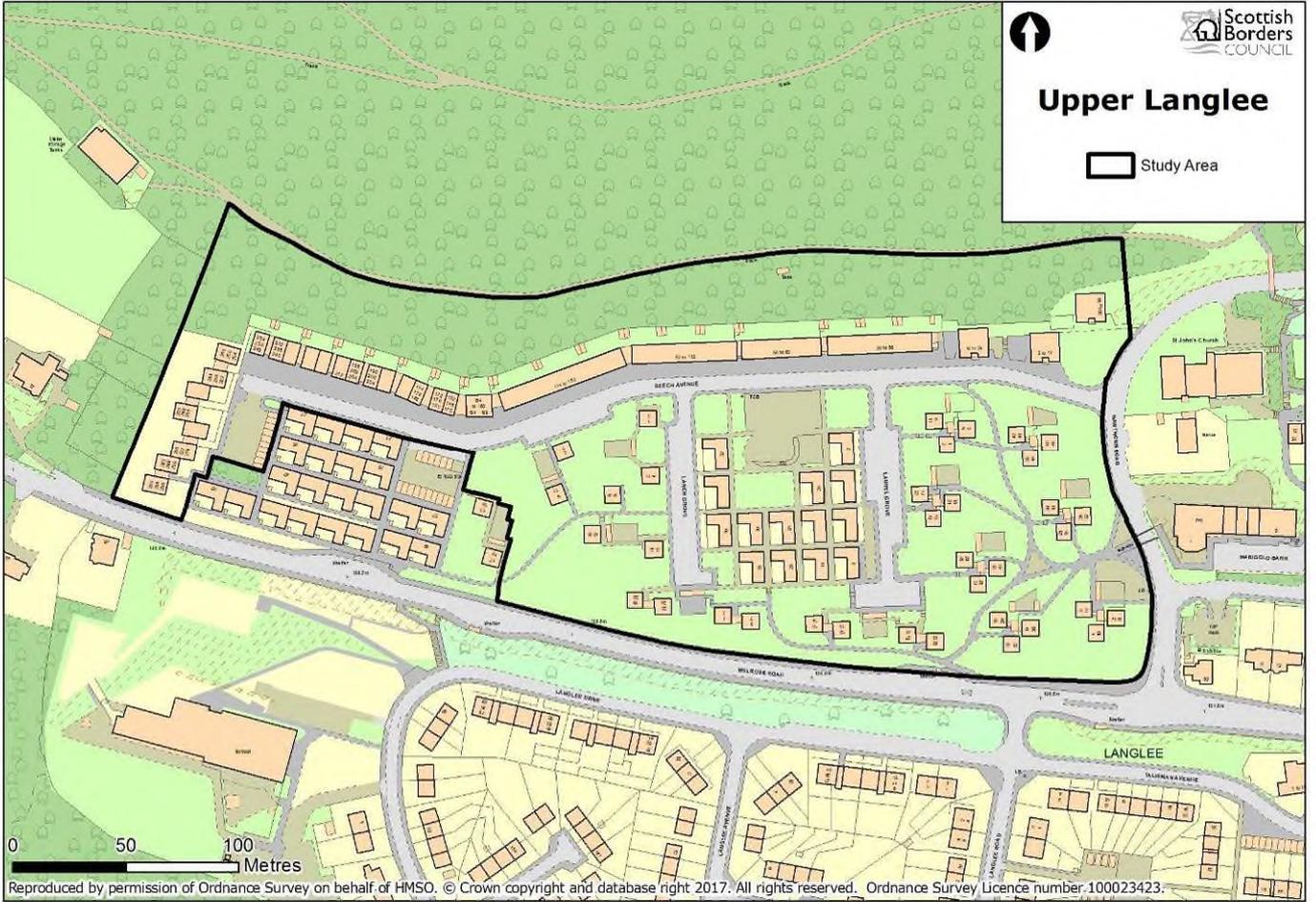
Beech Avenue Upper Langlee, Phases 1-4 Galashiels – Area Regeneration	
• Co-ordinates	X: 350756 Y: 635699
• Local Plan Reference	N/A
• Site capacity:	109 new build properties to be built over envisaged 4 phases
• Type of development:	Block demolition and anticipated 5 phases of follow-on new build housing 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: Phase 1 2024/25; Phase 2 2025/26; Phase 3 2026/27; Phase 4 2027/28
	Completion: Phase 1 2024/25; Phase 2 2026/27; Phase 3 2027/28; Phase 4 2028/29
• 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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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) 2024-2029

Date checklist completed: 11 July 2023

Completed by: Lindsey Renwick, Principal Officer, Housing Strategy, Policy and Development. Scottish Borders Council

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
<p>1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?</p>		✓	<p>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:</p>
			<p>Other Comments: In general, the delivery of the SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.</p>
<p>2. Will access to the service be restricted for people living in rural areas?</p>		✓	<p>Summary of likely impacts: Outcomes of the SHIP will allow for overcrowded/ under occupying households to remain within the same community.</p>
			<p>Summary of adjustments made:</p>
			<p>Other Comments: 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>
<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>	✓		<p>Summary of likely impacts: There may be increased building and management costs due to housing being located near to rural population but by sustaining rural communities this may reduce cost related to other services provided by public sector.</p>
			<p>Summary of adjustments made: Projects in this year's SHIP include affordable and modern methods of construction and renewable technologies.</p>

			<p>Other Comments: Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.</p>
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 the 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>Summary of likely impacts: The SHIP will be delivered through partnership working. Key partners include RSLs, Scottish Government/ More Homes Division, housing developers and various Departments within SBC.</p>
			<p>Summary of adjustments made:</p>
			<p>Other Comments: Private sector has a 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>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 into 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
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>Summary of likely impacts: 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 (i.e.; farmers and forestry).</p> <p>Summary of adjustments made:</p> <p>Other Comments: In addition, housing developments will create a range of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.</p>
8. What will be the impact of the policy on employment in rural areas?	✓		<p>Summary of likely impacts: The SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses.</p> <p>Summary of adjustments made:</p> <p>Other Comments: 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>
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>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:</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>
10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?	✓		<p>Summary of likely impacts:</p> <p>Summary of adjustments made:</p> <p>Other Comments: 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>

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.

Appendix 3 - Integrated Impact Assessment (IIA)

Stage 1 Scoping and Assessing for Relevance

Section 1 Details of the Proposal

A. Title of Proposal:	Strategic Housing Investment Plan 2024-2029
B. What is it?	A revised Policy/ Strategy/ Practice
<p>C. 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 proposed Local Housing Strategy 2023-28 is the Statutory strategy which provides an overview of the issues and challenges of the Scottish Borders housing context and sets out the Council’s five strategic housing outcomes. This was developed through a broad process of engagement and a consultative approach to arrive at the five strategic priorities.</p> <ol style="list-style-type: none"> 1. Strategic Outcome 1: More homes in well designed, sustainable communities that increase opportunity for all and support our economy to thrive. 2. Strategic Outcome 2: People have access to homes which promote independence, health and wellbeing. 3. Strategic Outcome 3: Improved energy efficiency of homes and a reduction in fuel poverty while supporting a Just Transition to Net Zero through decarbonising domestic heating and energy. 4. Strategic Outcome 4: Communities are regenerated through improving the quality and condition of housing and the built heritage. 5. Strategic Outcome 5: Homelessness is prevented wherever possible, and a range of housing options are provided so people can secure a suitable and sustainable housing outcome as quickly as possible. <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 to support the delivery of the above priorities. The SHIP 2024-2029 is the 15th 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</p>

	<p>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. 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 proposed Local Housing Strategy (LHS) 2023-2028 will be prioritised and addressed in practice over a five year period.</p> <p>The SHIP 2024-29 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 2023-2028 • Highlight progress made in delivery of affordable housing during 2022-2023 <p>This needs to be read in conjunction with the proposed LHS which is published separately and is available on the Council's website.</p>
<p>D. Service Area: Department:</p>	<p>Planning and Housing Service. Infrastructure and Environment.</p>
<p>E. Lead Officer: (Name and job title)</p>	<p>Donna Bogdanovic Lead Officer – Housing Strategy, Policy and Development.</p>
<p>F. 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>G. Date(s) IIA completed:</p>	<p>21st June 2023 2nd August 2023 7th September 2023</p>

Section 2 Will there be any 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 2024-2029, and align with, and are consistent with the Council's proposed 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 several 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 Framework
- 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
- Community Plan
- Scottish Borders Council Plan
- Local Housing Strategy 2017-2022
- Local Housing Strategy 2023-2028
- 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

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 2024/2029 will have a positive impact in supporting the above plans and strategies.

Section 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>A. 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 five proposed LHS strategic outcomes as set out in Section 1 above.</p>
<p>B. 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>C. Foster good relations? <i>(Will your proposal help to foster or encourage good relations between those who have different 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/ Gender Identity, Marriage or Civil Partnership, Pregnancy and Maternity, Religion or Belief, Sex, 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 (2018 population estimates) 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.
Disability: e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		✓		The LHS sets out an assessment of housing and the housing needs of people with disabilities. The current SHIP is informed through evidence based on the proposed LHS 2023-2028, the joint Strategic Needs Assessment, the Strategic Framework, the Housing Need and Demand Assessment (HNDA) 3 and the Integrated Strategic Plan for Older People's Housing Care and Support. As part of the SHIP Guidance, Local Authorities are required to promote a greater focus on the delivery of wheelchair accessible housing, providing a position statement and annual

			<p>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 applicant 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 considers 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 home ownership 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>

<p>3.3 Fairer Scotland Duty</p> <p>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 socioeconomic disadvantage when making <u>strategic</u> decisions.</p> <p>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.</p>				
<p>Is the proposal strategic?</p> <p>Yes</p>				
<p>If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:</p>				
	<p>Impact</p>			<p>State here how you know this</p>
	<p>No Impact</p>	<p>Positive Impact</p>	<p>Negative Impact</p>	
<p>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.</p>		<p>✓</p>		<p>Providing more affordable housing at an affordable rent will help those who are on lower incomes. Increasing the number of affordable homes available will provide more housing for those most in need.</p> <p>Better quality 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 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 (EESH and EESH2).</p>
<p>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</p>		<p>✓</p>		<p>The SHIP sets out the Council's partnership approach to delivery of 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.</p>

<p>Area Deprivation – where you live (e.g., rural areas), where you work (e.g., accessibility of transport)</p>				<p>The SHIP links with wider range of policies and strategies, linking into the Councils Council Plan and Community Plan. It helps support the local construction industry and provides a funding stimulus into the supply chain and supports the Council’s Corporate Plan. The Council Plan 2023 sets out the council’s ambitions and priorities for 2023/24. It outlines what SBC wants to achieve and how this will be done.</p>
<p>Socio-economic Background – social class i.e., parents’ education, employment and income</p>				<p>The SHIP links in work currently being undertaking as part of the Borderlands Place Plan Programme. Helping 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>There are also direct linkages with the South of Scotland Regional Economic Strategy which is a ten-year strategy which focuses on making the South of Scotland "Green, Fair and Flourishing".</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) to increase the supply of new affordable homes 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>

3.4 Armed Forces Covenant Duty (<i>Education and Housing/ Homelessness proposals only</i>)	
<p>This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to the three matters listed below in Education and Housing/ Homelessness matters.</p> <p>This relates to current and former armed forces personnel (regular or reserve) and their families.</p> <p>Is the Armed Forces Covenant Duty applicable?</p> <p>Yes</p>	
Covenant Duty	How this has been considered and any specific provision made:
The unique obligations of, and sacrifices made by, the armed forces:	The delivery of new affordable homes improves access to housing for all. There is likely to be a positive impact on former armed forces personnel and their families and ensures they have the option to access housing to suit their needs.
The principle that it is desirable to remove disadvantages arising for Service people from membership, or former membership, of the armed forces:	<p>By increasing the supply of affordable homes in the Scottish Borders means there are more opportunities for applicants to be successful in bidding for a home that meets their needs. This includes applications from people who have served or are serving in the armed forces.</p> <p>The Rapid Rehousing Transitional Plan has been referred to in this year's project prioritisation process in the SHIP. 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, specifically for those people with complex needs and facing multiple</p>
The principle that special provision for Service people may be justified by the effects on such people of membership, or former membership, of the armed forces.	The SHIP is one of many Plans that feeds into the Local Housing Strategy which sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders.

	Key partners, including RSL's, are responsible for implementing the strategy across the authority area. RSL's and other partners have specific provisions in place for those who have served in the armed forces which includes treating their applications for housing with the appropriate level of priority.
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Section 4 Full Integrated Impact Assessment Required

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

No

If yes, please proceed to Stage 2 and complete a full Integrated Impact Assessment

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

<p>The Strategic Housing Investment Plan 2024-2029 is one of a number of strategies and plans that underpin the LHS and support the delivery of actions to deliver the proposed Local Housing Strategy (LHS) 2023-2028. The draft LHS has been subject to a full Integrated Impact Assessment, Health Inequality Impact Assessment and Child Rights and Wellbeing 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.</p>

Signed by Lead Officer:	Donna Bogdanovic
Designation:	Lead Officer – Housing Strategy, Policy and Development.
Date:	13.09.23
Counter Signature Director:	John Curry
Date:	13.09.23

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) 2024-2029

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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Signature

(electronic
signature
is acceptable)



Date

21 June 2023

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) 2023-2028.
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	2024-2029
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 2023-2028 will be delivered in practice over 5 years from 2024-29. The SHIP includes affordable housing supply through new provision and regeneration.
Are there any proposed PPS objectives?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Copy of objectives attached	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Date	21 June 2023

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 2024-2029		
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 2024-29 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; • Informs the allocation of resources from a national to local authority level; • Identifies the resources required to deliver the priorities; and • 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 Community Plan. 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. Council Plan 2. Community Plan 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 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>

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 are addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	None.
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation and contractual requirements placed upon those companies appointed to undertake construction works. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</p>

<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use. 	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan.</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>NO</p>	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.</p>

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 Local Development Plan is subject to a full Strategic Environmental Assessment.

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 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 2024-2029

STRATEGIC HOUSING INVESTMENT PLAN 2024/25-2028/29

Table 1 - Affordable Housing Supply Programme - Years 1-5 2024/25-2028/29

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EASTING / NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE					UNITS - BUILT FORM			UNITS - TYPE					GREENER STANDARDS	APPROVAL DATE Financial Year (Estimated or Actual)	UNITS SITE STARTS					UNITS - COMPLETIONS					5G AHSF FUNDING REQUIREMENT (£5,000M)							
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision			Type of Specialist Particular Need (If Known)	Total Units by Type	Enter Y or N	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL SITE STARTS OVER PERIOD OF SHP	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL COMPLETIONS OVER PERIOD OF SHP	2024/25	2025/26	2026/27
Beech Avenue Ph1 Galashiels	Central HMA	High	X350759 Y636999	3	Waverley Housing	25						25			25	24	1	Wheelchair accessible	25	Y	2023/24	25					25	25					2,760					2,760
Ex High School Easton	Central HMA	High	X357929 Y638424	3	Eldon HA	64						64			64				64	Y	2022/23					64	64									0.000		
Bogangreen Coldingham	Berwickshire HMA	Medium	X389769 Y666303	3	Eldon HA	20						20			20				20	Y	2023/24					20	2,000									2,000		
Tweedbridge Court, Peebles	Northern HMA	Medium	X324960 Y640241	3	Eldon HA	22						22			22				22	Y	2023/24					22	1,800									1,800		
High Street, Jedburgh	Central HMA	Medium	X360067 Y620583	3	Eldon HA	3						3			3				3	Y	2023/24					3	0.350									0.350		
Husk Phase 1	Berwickshire HMA	High	Various	3	Berwickshire HA	20						20			20			Amenity	20	Y	2024/25	20				20	1,000	1,300								2,300		
Lothian Road Jedburgh	Central HMA	High	X365521 Y620199	3	SBHA	7						7			7			Older People/Ambulant	7	Y	2022/23					7	0.489									0.489		
Ramsay Road Hawick	Central HMA	High	X349715 Y 613677	3	SBHA	6						6			6			Older People/Ambulant	6	Y	2022/23					6	0.483									0.483		
Fairhurst Drive Hawick	Central HMA	High	X351607 Y615956	3	SBHA	12						12			12	10	2	Older People/Ambulant	12	Y	2022/23					12	0.000									0.000		
Leshman Place Hawick	Central HMA	High	X351151 Y616217	3	SBHA	4						4			4				4	Y	2022/23	4				4	0.000									0.000		
40-47 Whitefield Ave Newtown	Central HMA	High	X357601 Y631393	3	SBHA	4						4	4		4				4	Y	2022/23	4				4	0.000									0.000		
Atlanbank Lauder	Northern HMA	High	X352600 Y647784	3	SBHA	27						27			27				27	Y	2022/23					27	2,210									2,210		
Edgar Road, Westruther	Berwickshire HMA	High	X363370 Y650028	3	Eldon HA	10						10			10				10	Y	2021/22	10				10	0.500									0.500		
Ex College site Galashiels	Central HMA	High	X349711 Y636048	3	Eldon HA	46						46			46				46	Y	2023/24	46				46	4,000									4,000		
Husk Phase 2	Central HMA	High	Various	3	SBHA	20						20			20			Older People/Ambulant	20	Y	2024/25	20				20	1,000	1,300								2,300		
Beech Avenue Ph2 Galashiels	Central HMA	High	X350759 Y636999	3	Waverley Housing	26						26			26				26	Y	2024/25		26			26						2,871					2,871	
Land beside Primary School, Reston	Berwickshire HMA	High	X387179 Y662122	3	Berwickshire HA	12						12			12				12	Y	2026/27			12		12	1,440									1,440		
Lingle Road, Selkirk	Central HMA	Medium	X344449 Y629166	3	SBHA	26						26			26				26	Y	2023/23	26				26	2,919									2,919		
Tweedbank Expansion Aberour Project	Central HMA	High	X352141 Y635269	3	SBHA	4						4	4		4			Older People/Ambulant	4	Y	2024/25	4				4	0.400									0.400		
Mart Newtown	Central HMA	Medium	X375841 Y631838	3	SBHA	34						34			34				34	Y	2025/26	34				34	4,289	0,210								4,499		
Hendryde, Kelso	Central HMA	High	Various	3	SBHA	30						30			30				30	Y	2025/26		30			30	2,000	1,750								3,750		
Beech Avenue Ph3 Galashiels	Central HMA	High	X350759 Y636999	3	Waverley Housing	38						38			38				38	Y	2025/26				38	38						4,195					4,195	
Acredale Ph4 Eyemouth	Berwickshire HMA	Medium	X393300 Y664104	3	Berwickshire HA	32						32			32		2	Wheelchair - Very large unit.	32	Y	2026/27			32		32	2,000	2,000								4,000		
Former Primary School, Duns	Berwickshire HMA	High	X378100 Y655706	3	Berwickshire HA	37						37			37		4	Wheelchair / Amenity	37	Y	2026/27			37		37	2,500	2,125								4,625		
Howdenburn Primary Site, Jedburgh	Central HMA	High	X365521 Y620199	3	SBHA	70						70			70	64	6	Wheelchair/Older People	70	Y	2024/25	70				70	5,400	3,100								8,500		
Channel Street, Galashiels	Central HMA	Medium	X349176 Y636211	3	SBHA	16		16				16			16				16	Y	2025/26		16			16	1,920									1,920		
Eldon Brae, Newtown St Boswells	Central HMA	Medium	X357437 Y632094	3	SBHA	26						26			26	22	4	Older People/Ambulant	26	Y	2025/26		26			26	1,625	1,625								3,250		
Balgownie, Newtown St Boswells	Central HMA	Medium	X 358206 Y 631453	3	SBHA	10						10			10			Wheelchair	10	Y	2024/25	10				10	0.500	0.325								0.825		
Husk Phase 3	Central HMA	High	Various	3	SBHA	17						17			17			Older People/Ambulant	17	Y	2025/26		17			17	1,000	0.955								1,955		
Milestone Expansion Sule	Central HMA	High	Various	3	SBHA	25						25			25				25	Y	2026/27		25			25	1,125	2,000								3,125		
Duns Road, Coldstream	Berwickshire HMA	Medium	X384105 Y640006	3	Eldon HA	59						59			59	57	2	Wheelchair	59	Y	2023/24		59			59	0.800	4,500								5,300		
Beech Avenue Ph4 Galashiels	Central HMA	High	X350759 Y636999	3	Waverley Housing	20						20			20			Amenity	20	Y	2026/27			20		20							2,208				2,208	
Husk Phse 2	Berwickshire HMA	Medium	Various	3	Berwickshire HA	20						20			20			Amenity	20	Y	2027/28					20						1,000	1,300				2,300	
Bearburn Ph2 Ayrton	Berwickshire HMA	Medium	X392054 Y666901	3	Berwickshire HA	19						19			19				19	Y	2027/28			19		19						2,375					2,375	
West Gavinton Expansion	Berwickshire HMA	High	X 376667 Y652048	3	Berwickshire HA	30						30			30	27	3		30	Y	2027/28			30		30					1,600	2,000				3,600		
Main Street, Helton	Central HMA	High	X371298 Y630507	3	SBHA	12						12			12				12	Y	2025/26				12	12					0.250	1,250				1,500		
High Street, Jedburgh	Central HMA	Medium	X365065 Y620650	3	SBHA	8		8				8			8				8	Y	2026/27					8	0.800									0.800		
Angles Field, Selkirk	Central HMA	Medium	X349901 Y628722	3	Eldon HA	43						43			43		4	Wheelchair	43	Y	2024/25		43			43	4,250	1,000								5,250		
Coopersknowe Ph2 Galashiels	Central HMA	Medium	X351762 Y635609	3	Eldon HA	30						30			30	27	3	Wheelchair	30	Y	2024/25			30		30						3,250					3,250	
Stitches Hawick	Central HMA	High	X350036 Y625975	3	Eldon HA	72						72			72	40	72	40 Extra Care, 12 LD, 20 Amenity	72	Y	2024/25		72			72	2,900	7,500								9,500		
Tweedbank Expansion Ph1	Central HMA	High	X351226 Y634665	3	Eldon HA	30						30			30	27	3	Wheelchair	30	Y	2024/25			30		30						3,250					3,250	
Ex High School Eyemouth ECH	Berwickshire HMA	High	X394172 Y663966	3	Eldon HA	36						36			36			Wheelchair	36	Y	2026/27			36		36					1,000	2,850				3,850		
Ex High School Eyemouth	Berwickshire HMA	Medium	X394172 Y663966	3	Berwickshire HA	34						34			34	34			34	Y	2026/29				34	34</												

MORE HOMES DIVISION						
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STRATEGIC						
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LOCAL AUTHORITY:

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT	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	1.17	0.536	3.987
2022/23	1.193	0.695	4.15

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS		UNITS			UNITS TOTAL
	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	
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
2020/21	£0.062	£0.380	£0.360	Nil	49	Nil
2021/22	£0.142	NIL	£0.50	Nil	Nil	49
2022/23	£0.057	£0.04	£0.53	Nil	Nil	Nil

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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HOUSING STRATEGY, POLICY & DEVELOPMENT

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