



STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2026-2031

APPENDICES

Scottish Borders Council

Strategic Housing Investment Plan (SHIP)

Project Priority Assessment Tool

Contents

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

1. Scoring Guide for Assessors

Project Priority Scoring Matrix – 5th August 2025

1. This project priority weighting matrix has been developed as a mechanism to assess the priority of projects and not for assessing capital and revenue viability which are dealt with by other processes and illustrated in the SHIP.
2. The key criteria for assessment are:
 - Area Housing Need
 - Land Availability
 - Deliverability
 - Constraints
 - Strategic fit
 - Impact
 - Equalities
 - Environmental Impact

Each key criterion carries a possible score of 40.

Criteria	Explanation	Score
Area Housing Need	Housing need rankings are based on demand study. 1 would indicate no housing need in an area, whilst 5 indicates the highest level of need. This is based on information in Appendix 1 - Guideline Data for Assessors.	1-5
Land Availability	Sites ranked most highly are those owned by the Council or an RSL. Also ranked highly are sites with Planning Permission in place. For example: The site is in RSL ownership =5 The site will be available within 1 year = 4 The site will be available within 2 years = 3 The site will be available within 3 years = 2 The site will be available within 4 years = 1 The site will be available within 5 years = 0	1-5
Deliverability	A site with a high score indicates that the work could start on site once funding was approved. For example, if project can be implemented at short notice e.g. 12 months.	1-5
Constraints	Are there any known constraints that would delay delivery of project? Issues such as Section 75 requirements that have yet to be resolved would be given a lower score.	1-5
Strategic Fit	Is this a regeneration project? Is this a small rural community project? Is this project identified in / links with the Local Housing Strategy? Is this project part of an existing agreed (or likely to be agreed) strategy? Does this project link with other non-housing strategies or projects? • High strategic fit (must be in LHS) = 4/5 • 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) = 3 • Low strategic fit (not in LHS and unlikely to be included in future LHS or does not meet any of the criteria) = 1/2	1-5
Social and Economic Impact	Consideration of the sustainability of the project in relation to the community and those who live in it.	1-5
Equalities Needs	All sites will score at least a good rating (3) due to Housing for Varying Needs. Additional points would be awarded for specialist provision housing or housing for varying needs wheelchair accessible housing standards (target 10% of all new provision).	1-5
Environmental Impact	All sites which have been allocated through the Scottish Borders Local Development Plan would not be considered as having a negative environmental impact. Use of renewable technology and building on Brownfield sites would score more points.	1-5

2. Guideline Data for Assessors

Data for the tables below comes from:

- Population and Dwellings data – NRS (dwellings 2023 and population 2020)
- Source: RSL annual summary, as of March 2025
- Source: RSL annual summary, as of March 2025. Demand equated by obtaining average number of bids per available property
- Need by settlement – based on criteria from table on previous page
- Mains Gas – data from Home Analytics. For percentages that don't equal 100%, these are unknown.
- 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

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Berwickshire	Ayton	595	306	91	109	4	82% on, 18% off	6	Berwickshire
Berwickshire	Chirnside	1,449	718	261	79	3	25% on, 75% off	6	Berwickshire
Berwickshire	Coldingham	501	298	33	-	5	8% on, 91% off	6	Berwickshire
Berwickshire	Coldstream	1,887	1,042	304	45	4	85% on, 14% off	6	Berwickshire
Berwickshire	Duns	2,766	1,563	648	88	4	82% on, 17% off	6	Berwickshire
Berwickshire	Eyemouth	3,480	1,723	678	96	4	93% on, 6% off	3	Berwickshire
Berwickshire	Greenlaw	604	317	78	110	4	0% on, 98% off	7	Berwickshire

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas*	SG Rural/ Urban Classification	Health & Social Care Locality
Berwickshire	Birgham and Ladykirk Area	914	539	3	-	3	8% on, 81% off	6	Berwickshire
Berwickshire	Cockburnspath and Area	738	394	54	119	4	0% on, 64% off	6	Berwickshire
Berwickshire	Cranshaws - Abbey St Bathans Area	574	327	8	145	3	8% on, 89% off	6	Berwickshire
Berwickshire	Foulden and Area	832	497	69	22	3	13% on, 84% off	6	Berwickshire
Berwickshire	Gordon and Hume Area	1,085	483	43	-	3	10% on, 88% off	6	Berwickshire
Berwickshire	Preston and Manderston Area	689	373	7	81	3	26% on, 73% off	6	Berwickshire
Berwickshire	Reston and Coldingham Moor Area	977	532	45	103	4	4% on, 91% off	6	Berwickshire
Berwickshire	St Abbs and Eyemouth Landward	1,043	672	49	81	4	25% on, 70% off	6	Berwickshire
Berwickshire	Swinton Leithholm and Fogo Area	874	493	44	95	3	21% on, 77% off	6	Berwickshire
Berwickshire	Westruther and Polwarth Area	974	452	17	-	4	16% on, 80% off	7	Berwickshire
Berwickshire	Whitsome Allanton and Hutton Area	949	539	12	96	3	5% on, 92% off	6	Berwickshire

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Central	Denholm	702	352	50	20	3	9% on, 90% off	6	Teviot & Liddesdale
Central	Earlston	1,727	844	236	28	3	60% on, 39% off	6	Eildon
Central	Galashiels	12,568	6,918	2,351	42	4	88% on, 12% off	2	Eildon
Central	Hawick	13,653	7,590	2,354	26	3	93% on, 7% off	2	Teviot & Liddesdale
Central	Jedburgh	3,774	2,006	649	23	3	94% on, 5% off	3	Cheviot
Central	Kelso	6,833	3,661	1,042	35	4	89% on, 11% off	4	Cheviot
Central	Melrose	2,492	1,246	198	39	4	89% on, 10% off	6	Eildon
Central	Newtown St Boswells	1,474	732	307	46	3	89% on, 10% off	6	Eildon
Central	Selkirk	5,435	2,925	829	30	3	91% on, 8% off	3	Eildon
Central	St Boswells	1,443	713	142	66	4	91% on, 8% off	6	Cheviot
Central	Town Yetholm	599	337	77	32	3	0% on, 99% off	7	Cheviot
Central	Tweedbank	1,996	881	172	87	5	98% on, 2% off	2	Eildon

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Central	Ancrum and Lanton Area	1,053	469	48	38	4	53% on, 45% off	6	Cheviot
Central	Ashkirk Lilliesleaf and Midlem Area	1,019	497	10	-	3	9% on, 87% off	6	Eildon
Central	Bonchester Bridge and Chesters Area	749	410	14	-	3	7% on, 91% off	6	Teviot & Liddesdale
Central	Bowden and Lindean Area	655	382	66	-	3	28% on, 70% off	6	Eildon
Central	Clovenfords and Area	891	399	19	83	3	75% on, 23% off	6	Tweeddale
Central	Dryburgh Charlesfield Maxton Area	874	401	2	-	3	13% on, 84% off	6	Cheviot
Central	Earlston and Melrose Landward	615	342	42	-	2	31% on, 66% off	6	Eildon
Central	Ettrick Water and Bowhill Area	568	311	6	-	3	6% on, 70% off	6	Eildon
Central	Gattonside - Darnick - Chiefswood	910	477	9	-	3	90% on, 9% off	6	Eildon
Central	Minto Cauldmill and Boonraw Area	926	421	-	-	2	14% on, 84% off	6	Teviot & Liddesdale
Central	Morebattle Hownam and Area	820	479	22	33	3	0% on, 96% off	7	Cheviot
Central	Oxnam and Camptown Area	1,073	528	4	-	3	15% on, 80% off	6	Cheviot
Central	Roxburgh Heiton Eckford Area	969	501	24	-	4	16% on, 82% off	7	Cheviot
Central	Smailholm Stitchill and Ednam Area	913	553	31	35	3	14% on, 74% off	7	Cheviot
Central	Sprouston and Area	994	523	3	53	3	23% on, 72% off	7	Cheviot
Central	Yarrow Water and Sunderland Area	520	256	13	-	3	13% on, 83% off	6	Eildon

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Northern	Cardrona	849	333	52	-	3	16% on, 83% off	7	Tweeddale
Northern	Innerleithen	3,174	1,596	355	31	4	94% on, 5% off	3	Tweeddale
Northern	Lauder	1,837	797	131	47	4	95% on, 4% off	6	Eildon
Northern	Peebles	8,519	4,168	820	32	4	8% on, 91% off	3	Tweeddale
Northern	Stow	697	326	41	46	4	8% on, 91% off	6	Eildon
Northern	Walkerburn	714	384	83	22	3	94% on, 6% off	6	Tweeddale
Northern	West Linton	1,843	749	121	20	3	7% on, 93% off	6	Tweeddale

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Northern	Blainslie and Legerwood	684	297	-	-	2	10% on, 86% off	6	Berwickshire
Northern	Broughton and Upper Tweed	797	431	44	2	3	2% on, 94% off	7	Tweeddale
Northern	Carlops Romannobridge	1,018	417	2	-	3	8% on, 90% off	6	Tweeddale
Northern	Eddleston and Area	832	350	16	4	4	10% on, 86% off	6	Tweeddale
Northern	Glentress and Manor Valley	979	511	3	37	3	34% on, 52% off	6	Tweeddale
Northern	Heriot - Fountainhall - Stow Landward	2,058	1,024	11	57	3	58% on, 40% off	6	Eildon
Northern	Oxton and Area	644	318	5	-	3	0% on, 96% off	7	Eildon
Northern	Stobo - Blyth Bridge - Skirling	725	378	21	33	3	3% on, 94% off	6	Tweeddale
Northern	Tweeddale East Landward	1,013	582	1	-	3	21% on, 77% off	6	Tweeddale

HMA	Settlement	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Southern	Newcastleton	757	441	89	14	3	0% on, 98% off	6	Teviot & Liddesdale

HMA	Datazone	Population	Total no. of dwellings	RSL Stock	Demand	Need by Settlement (1 = Low 5 = high)	Mains Gas	SG Rural/ Urban Classification	Health & Social Care Locality
Southern	Teviothead and Hermitage Area	924	501	1	-	3	3% on, 88% off	6	Teviot & Liddesdale

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 5, a number of projects have been accelerated into the Strategic Local Programme Agreement during 2024/25, 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 2026/31 for the first time. These new projects are summarised below:

Lyall Terrace, Burnmouth

An Eildon Housing Association project which has been included in the SHIP for the first time which would deliver 28 affordable homes in Burnmouth.

Main Street 2, Chirnside

Mina Street Chirnside is currently a private owned site that has been included in the SHIP this year by Eildon Housing Association. The project will deliver 51 new affordable homes

Maxmill Park, Kelso

Maxmill Park is current owned by SBC and was until recently temporary accommodation. The site is currently on the open market and Eildon Housing Association have expressed an interest in the site for ten affordable homes which they have included in this year's SHIP.

Canongate, Denholm

This is a new project in the SHIP for Scottish Borders Housing Association who own the site. The projects plans to deliver 25 affordable homes.

Grays Close, Kelso

Grays Close Kelso is currently a private owned site that has been included in the SHIP this year by Scottish Borders Housing Association. The project will deliver 8 new affordable homes.

Guthrie Drive, Hawick

Scottish Borders Housing Association have included Guthrie Drive into their programme for this years SHIP, for 30 affordable homes. While this is included in the SHIP it has been programmed for delivery after 2030/31.

Headshaw, Ashkirk

Scottish Borders Housing Association have purchased the site at Askirk this year and have included it in the SHIP for the first time to deliver 12 affordable homes.

March Street Mill, Peebles

March Street Mill is a developer led project by Whiteburn. Scottish Borders Housing Association are the RSL who will be delivering the 12 affordable homes on this 50 homes site.

4. RSL Project Descriptions

Berwickshire Housing Association

Acredale Phase 4 and 5, Eyemouth
Beanburn Phase 2, Ayton
Former Duns Primary Site, Duns
Husk Phase 1, Various
Rear of Primary School, Reston

Newtown Street, Duns
Priory Hill, Coldstream
The Avenue, Eyemouth
West Gavinton, Gavinton

Eildon Housing Association

Angles Field, Selkirk
Angraflat II, Kelso
Bogangreen, Coldingham
Coopersknowe II, Galashiels
Duns Road, Coldstream
Ex Borders College, Galashiels
High Buckholm Phase 2, Galashiels
High Street, Jedburgh
Jedward Terrace 2, Denholm

Lowood, Tweedbank
Lyll Terrace, Burnmouth
Main Street 2, Chirnside
Maxmill Park, Kelso
Peebles Road, Innerleithen
Springwell Brae, Broughton
St Aidans, Galashiels
St Ronan's Cottage, Innerleithen
Tweedbridge Court, Peebles

Scottish Borders Housing Association

Allanbank, Lauder
Allars Crescent, Hawick
Auction Mart, Newtown St Boswells
Canongate, Denholm
Channel Street, Galashiels
Eildon Brae, Newtown St Boswells
Grays Close, Kelso
Guthrie Drive, Hawick
Headshaw, Ashkirk
Heather Mill, Selkirk

Hendersyde Phase 1, Kelso
Howdenburn Primary Site, Jedburgh
Husk Phase 2, Various
Innerleithen West, Innerleithen
Linglie Road, Selkirk
Main Street, Heiton
March Street Mill, Peebles
Station Lye, Eddleston
The Croft, Dingleton Road, Melrose

Waverley Housing

Beech Avenue Phase 2 and 3 Galashiels

Places for People

Kirkfield, Reston

Berwickshire Housing Association

Acredale Phase 4 and 5, Eyemouth	
Co-ordinates:	X: 393330 Y: 664104
Local Plan Reference:	BEY2B
Site capacity:	54 units affordable housing in 2 phases
Type of development:	Mainstream family housing, flats and specialist housing
Tenure:	Rent: 32 Affordable rent Ph4; 22 Affordable rent Ph5.
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: Complete
	Start: Phase 4 – 2026/27; Phase 5 – 2030/31
	Completion: Phase 4 – 2027/28 - 2028/29; Phase 5 after 2030/31
Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 3. Requires retaining walls; trench fill and excavation of topsoil from site.
Constraints	None
Site Ownership:	BHA ownership
Housing Market Area	Berwickshire
Deliverability:	80%. 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 and 6.
Housing Need:	Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region. This location will provide easy access to local amenities and would suit a provision of family housing.
Strategic Fit:	Links with Strategic Outcomes of the LHS 2023-2028
Social and Economic Impact:	High
Equality Needs:	It is anticipated that there are no adverse equality implications from the delivery of this project. It is anticipated that 5 of the homes will be specialist provision.
Environmental Impact:	All homes will be built to Scottish Government Greener Homes Standard.
	

Beanburn Phase 2, Ayton	
Co-ordinates	X: 392054 Y: 660901
Site capacity:	20 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: 20 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: Complete
	Start: Ph2 2026/27
	Completion: 2027/28
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
Deliverability:	85%
Housing Need:	Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region. 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 Strategic Outcomes of the LHS
Social & Economic Impact:	High
Equality Impact:	It is anticipated that there are no adverse equality implications from the delivery of this project. It is anticipated that 2 of the homes will be specialist provision – 1 wheelchair accessible and 1 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

Former Primary School Playing fields site, Duns	
Co-ordinates:	X: 378100 , Y: 653706
Local Plan Ref:	RDUNS002
Site capacity:	35 units
Type of development:	New build family homes
Tenure:	Rent: 35 homes for affordable rent
	Shared Equity:
	Other:
Programme:	Acquisition: Jan 2024
	Start: 2026/27
	Completion: 2027/28
Site description:	Greenfield land south of the former Duns Primary School. The ground of the former primary school has 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	Berwickshire
Deliverability:	High. 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.
Housing Need:	There is high demand in Duns with BHA's recently completed homes getting high numbers of bids. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 units will be specialist housing provision – 2 wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Greener Standard and will be Net Zero at point of use.



HUSK Projects Phase 1, various locations	
Co-ordinates	-
Local Plan Reference	-
Site capacity:	Various locations
Type of development:	Brownfield sites (former or existing garages)
Tenure:	Social Rent: 12 units
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2027/28
	Completion: 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	Berwickshire HMA
Deliverability:	Med. All land in ownership of BHA, initial (positive) discussions held with SBC Planning and Building Standards.
Housing Need:	Local housing need has been evidenced by BHA demands assessment work. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links in with Strategic Outcomes of Local Housing Strategy and potential to assist in meeting the requirement for particular needs housing in the Borders
Social and Economic Impact:	High. Provision of particular needs housing on brownfield land.
Equality Needs:	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. All of these homes will be specialist provision for older people.
Environmental Impact:	Use of brownfield rather than greenfield utilises existing sites.

Rear of Primary School, Reston	
Co-ordinates	X: 387217 Y: 662109
Local Plan Reference	BR6
Site capacity:	20 homes
Type of development:	Developer led opportunity – land at rear of primary school
Tenure:	Social Rent: 20 units
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2028/29
	Start: 2029/30
	Completion: 2030/31
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	Berwickshire
Deliverability:	Land not in BHA ownership and planning permission to be sought
Housing Need:	Further demand analysis needed but it is believed there is high demand in Reston
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equalities Impact:	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. Two of the homes will be for specialist provision.
Environmental Impact:	All homes to be built to Greener Standard



Newtown Street, Duns	
Co-ordinates -	X: 378229 Y: 653799
Local Plan Ref:	N/A
Site capacity:	18 units
Type of development:	Conversion of existing building into 18 homes
Tenure:	Rent: 18 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2030/31
	Completion: 2030/31
Site description:	Brownfield site.
Constraints	None to note at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	High
Housing Need:	There is high demand in Duns with BHA's recently completed homes getting high numbers of bids. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 5 of these homes are expected to be specialist provision, with 1 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Greener Standard



Priory Hill, Coldstream	
Co-ordinates -	X: 384189 Y: 640185
Local Plan Ref:	N/A
Site capacity:	6 units
Type of development:	Potential to develop 6 family homes with 3 being specialist provision
Tenure:	Rent: 6 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2028/29
	Completion: 2028/29
Site description:	Current garage site
Constraints	None known at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 of these properties are expected to be specialist provision for older people.
Environmental Impact:	All homes to be built to Greener Standard



The Avenue, Eyemouth	
Co-ordinates -	X: 394550 Y: 663998
Local Plan Ref:	N/A
Site capacity:	8 units
Type of development:	Potential to develop 8 family homes with 4 being specialist provision.
Tenure:	Rent: 8 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2029/30
	Completion: 2030/31
Site description:	Current garage site
Constraints	None known at present
Site Ownership:	BHA
Housing Market Area	Berwickshire HMA
Deliverability:	80%
Housing Need:	There is high demand for homes in Eyemouth as evidenced through analysis of local needs data. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 of these properties are expected to be specialist provision for older people.
Environmental Impact:	All homes to be built to Greener Standard



West Gavinton Expansion	
Co-ordinates -	X: 376712 Y: 652002
Local Plan Ref:	BGA1
Site capacity:	30 homes
Type of development:	Developer led opportunity – greenfield land at rear of primary school.
Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other:
Programme:	Acquisition:
	Start: 2028/29
	Completion: 2028/29 and 2029/30
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 (S75)
Site Ownership:	Privately owned
Housing Market Area	Berwickshire HMA
Deliverability:	Medium. Land not in BHA ownership and planning permission to be sought
Housing Need:	Further demand analysis needed but it is believed there is high demand in Gavinton given proximity to Duns. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. 3 of these units will be specialist provision – 1 wheelchair accessible and 2 for older people.
Environmental Impact:	All homes to be built to Greener Standard



Eildon Housing Association

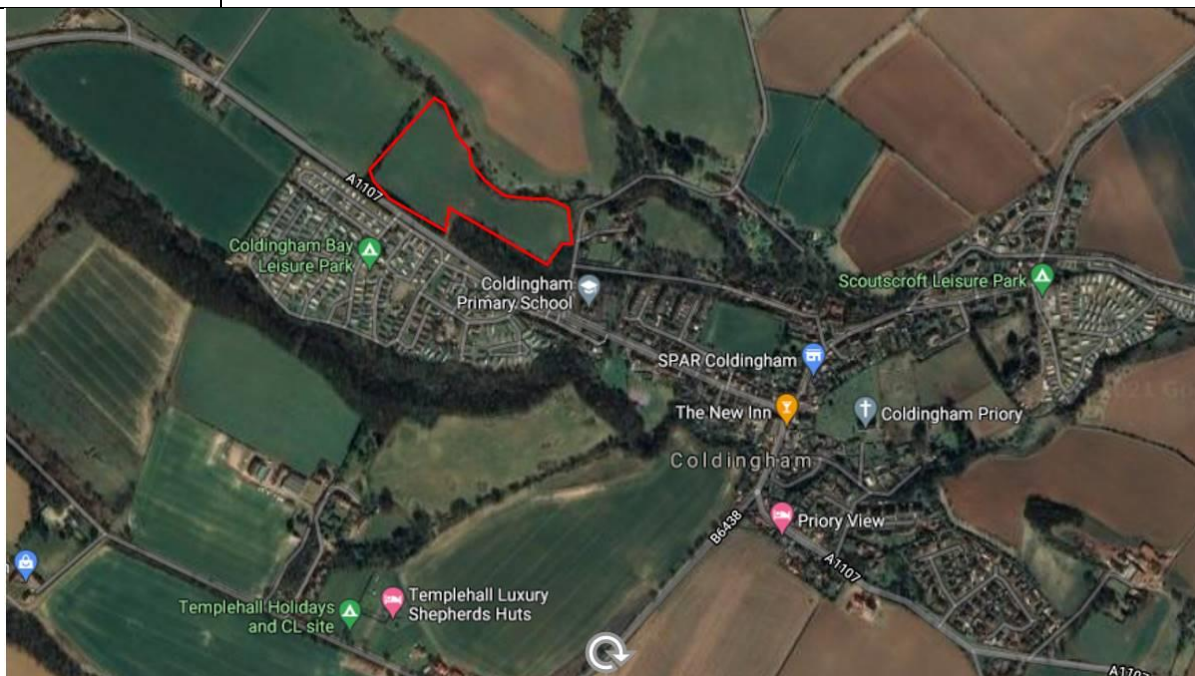
Angles Field, Selkirk	
Co-ordinates -	X:345901 Y:628722
Local Plan Ref:	ASELK033
Site capacity:	49 units
Type of development:	A mix of 2 and 3 bed affordable houses (some wheelchair accessible) as well as cottage flats.
Tenure:	Rent: 49 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: 2025/26
	Start: 2027/28
	Completion: 2027/28 and 2028/29
Site description:	The site is greenfield land 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
Deliverability:	90% Site has been acquired, site programme anticipated in 2026/27 and in meantime there are plans to develop temporary community garden.
Housing Need:	Good demand for affordable housing in Selkirk and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Angraflat 2, Kelso	
Co-ordinates -	X: 372405 Y: 635114
Local Plan Ref:	AKELS021
Site capacity:	50 units, 30 will be for social rent
Type of development:	50 units on greenfield site as part of developer led opportunity.
Tenure:	Rent: 30 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: 2025/26
	Start: 2028/29
	Completion: 2028/29 and 2029/30
Site description:	Developer led opportunity
Constraints	This is a Section 75 Project.
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	80%
Housing Need:	There is a high level of demand for affordable housing in Kelso. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Greener Standard



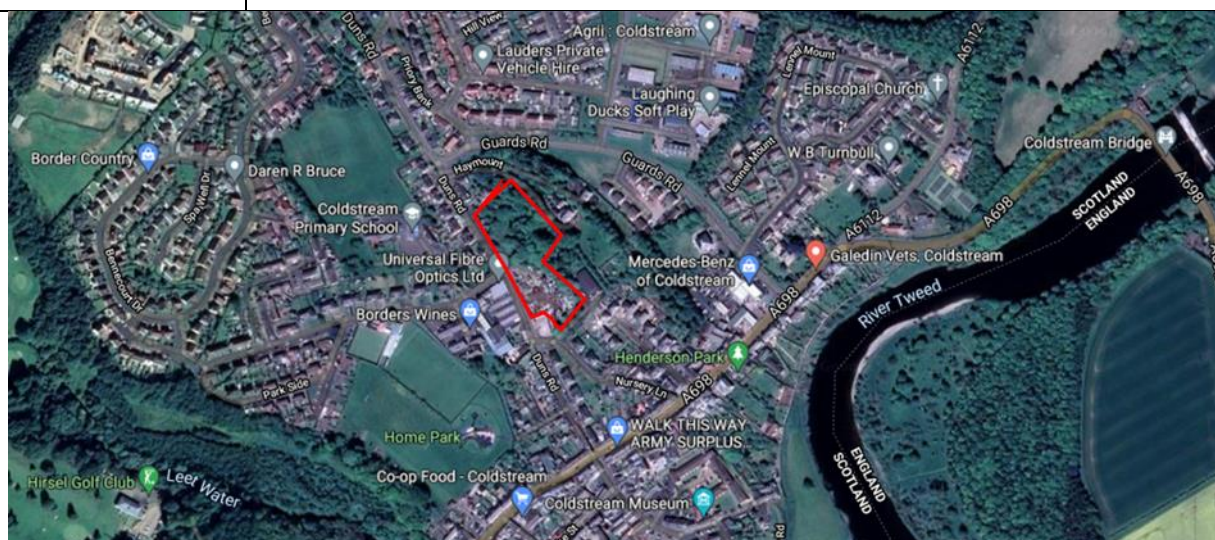
Bogangreen, Coldingham	
Co-ordinates -	X: 389769 Y: 666303
Local Plan Ref:	BCL2B
Site capacity:	20
Type of development:	New build s.75 on greenfield site
Tenure:	Rent: 20
	Shared Equity: None
	Other: circa 60 market housing
Programme:	Acquisition: 2026/27
	Start: 2027/28
	Completion: 2027/28
Site description:	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
Deliverability:	90%. EHA working on a direct land deal with the developer to deliver the S.75 affordable homes.
Housing Need:	Good demand for affordable housing in Coldingham and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Fits in with Aims and Key Objectives of LHS
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

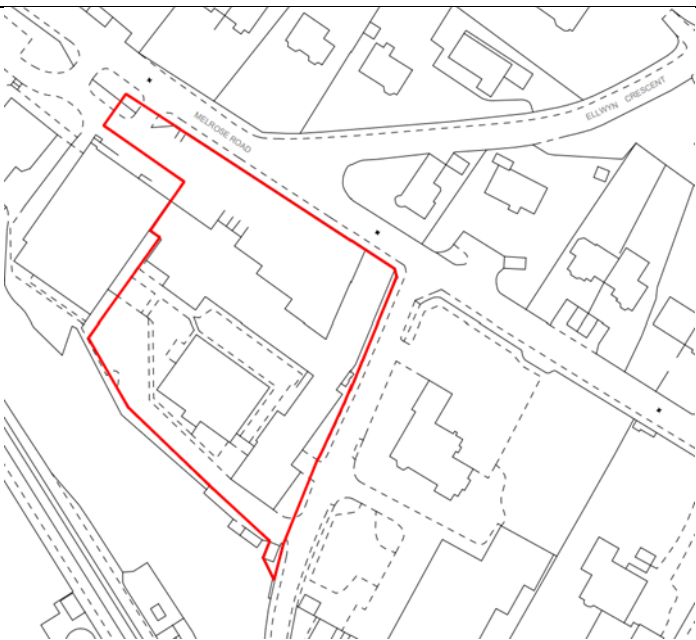


Coopersknowe Phase 2, Galashiels	
Co-ordinates -	X:351783 Y: 635618
Local Plan Ref:	ZEL38 zoned for business and industrial safeguarding MGALA002 zoned for mixed use
Site capacity:	30 family houses
Type of development:	New build on a mixed brown and green field site.
Tenure:	Rent: 30 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: March 2022
	Start: 2029/30
	Completion: 2029/30 and 2030/31
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 HMA.
Deliverability:	60%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 of these properties will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

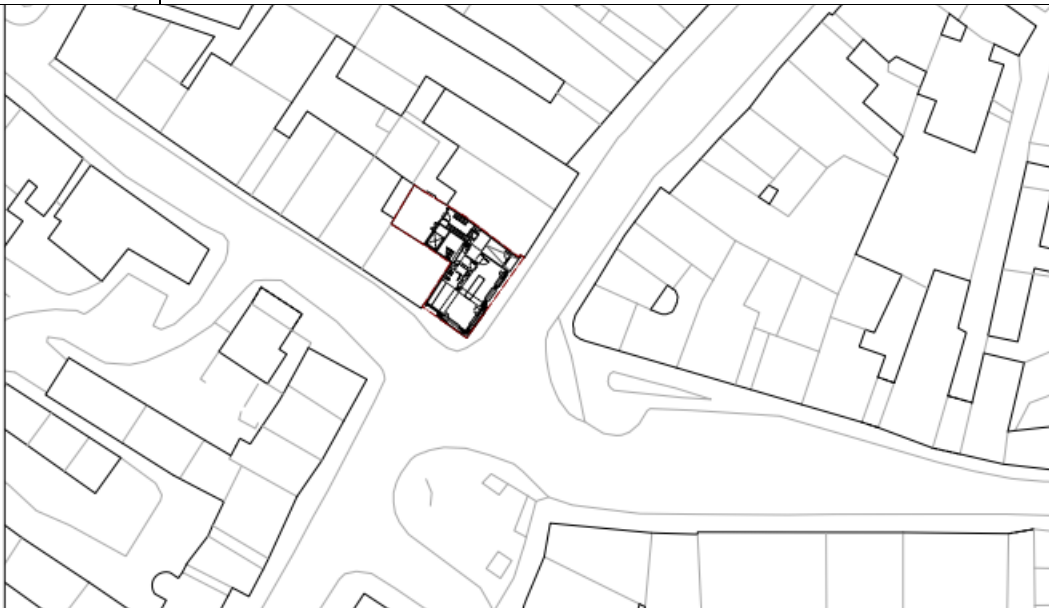


Duns Road, Coldstream	
Co-ordinates -	X:384105 Y:640006
Local Plan Ref:	zRO17 zoned for redevelopment
Site capacity:	59 Family homes
Type of development:	Newbuild on a mixed greenfield and brownfield site.
Tenure:	Rent: 53 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: September 2023
	Start: 2027/28
	Completion: 2027/28 and 2028/29
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 HMA
Deliverability:	80%.
Housing Need:	Good demand for affordable accommodation in Coldstream and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 of these homes will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Ex-College site, Galashiels	
Co-ordinates -	X: 349769 Y: 635988
Local Plan Ref:	zRO202 zoned for redevelopment
Site capacity:	46 units
Type of development:	Demolition of existing building and new build on cleared site .
Tenure:	Rent: 46 for social rent
	Shared Equity: None
	Other: none
Programme:	Acquisition: March 2022
	Start: 2026/27
	Completion: 2027/28
Site description:	Existing college building.
Constraints	Subject to agreement of planning conditions and building control.
Site Ownership:	In Association ownership
Housing Market Area	Central
Deliverability:	95%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

High Buckholm 3, Galashiels	
Co-ordinates -	X:348043 Y: 637578
Local Plan Ref:	EGL41
Site capacity:	29 as part of phase 3 - family houses
Type of development:	New build on greenfield site.
Tenure:	Rent: 29 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition:
	Start: 2026/27
	Completion: 2026/27
Site description:	Green field site
Constraints	Planning and Building Regulations in place
Site Ownership:	In EHA's ownership
Housing Market Area	Central
Deliverability:	100%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

High Street, Jedburgh	
Co-ordinates -	X: 3364992 Y: 620589
Local Plan Ref:	None
Site capacity:	3 Apartments and one office
Type of development:	Newbuild s.75 on greenfield site
Tenure:	Rent: 3 for social rent
	Shared Equity: None
	Other: none
Programme:	Acquisition: tbc
	Start: 2030/31
	Completion: 2030/31
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
Deliverability:	30%
Housing Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

Jedward Terrace 2, Denholm	
Co-ordinates -	X: 357193 Y: 618555
Local Plan Ref:	N/A
Site capacity:	12 units
Type of development:	12 houses on greenfield site.
Tenure:	Rent: 12 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: April 2019
	Start: 2029/30
	Completion: 2029/30
Site description:	Greenfield site on edge of settlement
Constraints	None.
Site Ownership:	EHA
Housing Market Area	Central HMA
Deliverability:	85%
Housing Need:	Good demand for affordable accommodation in Jedburgh and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Lowood, Tweedbank	
Co-ordinates -	X: 352141 Y: 635289
Local Plan Ref:	MTWEE002
Site capacity:	30 units
Type of development:	Phased approach to delivery of 75/100 affordable units of new build housing development of largely greenfield area via a Council-led master planning approach.
Tenure:	Social Rent: 30 units
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: tbc
	Start: 2030/31
	Completion: 2030/31
Site description:	Ph1 of development of largely greenfield site via a Council –led master planning approach capable of providing 75/100 affordable units as part of a larger estimated 300-400 homes and other mixed-use development.
Constraints	Subject to progressing Council-led master planning approach and provision of road and other services infrastructure being provided.
Site Ownership:	Scottish Borders Council
Housing Market Area	Central HMA
Deliverability:	60% Subject to master planning exercise and infrastructure being provided
Housing Need:	Strong housing need evidenced by RSL registration lists, and consultant’s reports. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 units will be specialist provision wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

Lyal Terrace, Burnmouth	
Co-ordinates -	X: 373037 Y: 633287
Local Plan Ref:	ABURN003
Site capacity:	28 units
Type of development:	Greenfield site for 28 affordable homes
Tenure:	Rent: 28 units
	Shared Equity:
	Other:
Programme:	Acquisition: tbc
	Start: 2030/31
	Completion: 2030/31
Site description:	Greenfield site
Constraints	Site is not in ownership of EHA
Site Ownership:	Private
Housing Market Area	Berwickshire
Deliverability:	65%
Housing Need:	Strong demand for rented accommodation in Burnmouth. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 homes will be built to wheelchair accessible standards.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



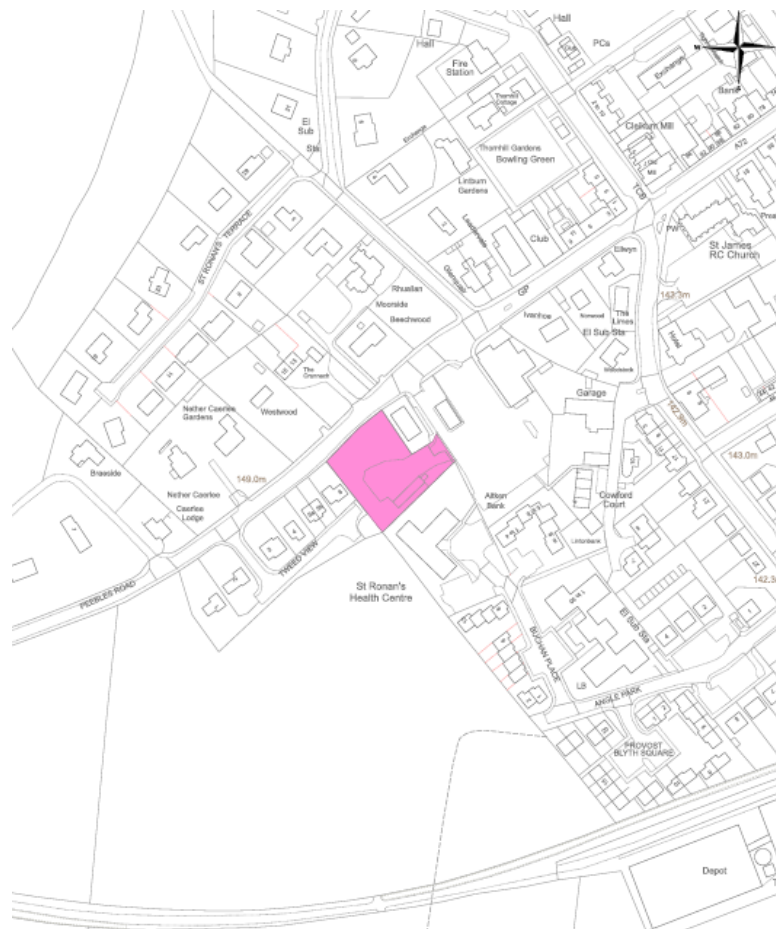
Main Street 2, Chirnside	
Co-ordinates -	X: 387400 Y:656742
Local Plan Ref:	MCHIR001
Site capacity:	51 units
Type of development:	Greenfield
Tenure:	Rent: 51 social rent
	Shared Equity:
	Other:
Programme:	Acquisition: 2026/27
	Start: 2030/31
	Completion: after 2030/31
Site description:	Green field site
Constraints	Not owned by Eildon
Site Ownership:	Private
Housing Market Area	Berwickshire
Deliverability:	65%
Housing Need:	Strong demand for rented accommodation in Chirnside. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 5 homes will be built to wheelchair accessible standards.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Maxmill Park, Kelso	
Co-ordinates -	X: 395282 Y:661060
Local Plan Ref:	-
Site capacity:	10 units
Type of development:	Brownfield site that was previously SBC temporary accommodation
Tenure:	Rent: 10 units
	Shared Equity:
	Other:
Programme:	Acquisition: tbc
	Start: 2030/31
	Completion: after 2030/31
Site description:	Brownfield site.
Constraints	Not owned by EHA
Site Ownership:	SBC – currently for sale on the open market
Housing Market Area	Central
Deliverability:	65%
Housing Need:	Strong demand for rented accommodation in Kelso. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Peebles Road, Innerleithen	
Co-ordinates -	X: 332823 Y: 636432
Local Plan Ref:	T13B
Site capacity:	9 flats
Type of development:	9 unit development on brownfield site
Tenure:	Rent: 9 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: Already owned by EHA.
	Start: 2026/27
	Completion: 2027/28
Site description:	Brownfield site.
Constraints	None. Planning Consent agreed
Site Ownership:	EHA acquired the site in March 2019
Housing Market Area	Northern
Deliverability:	95%
Housing Need:	Strong demand for rented accommodation in Innerleithen. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



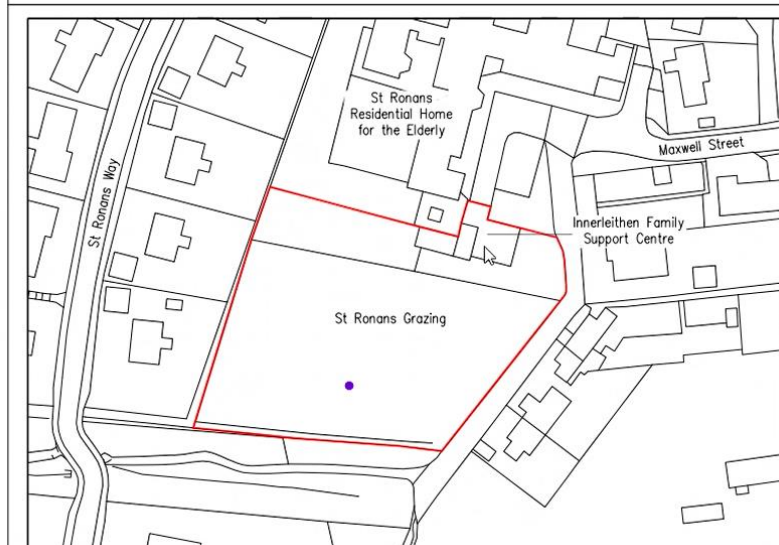
Springwell Brae, Broughton	
Co-ordinates -	X: 311326 Y: 636685
Local Plan Ref:	TB10B Edge of settlement site, Allocated Housing site.
Site capacity:	11 units
Type of development:	Houses
Tenure:	Rent: 11 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: September 2018
	Start: 2028/29
	Completion: 2028/29
Site description:	Greenfield site
Constraints	None.
Site Ownership:	Site owned by EHA.
Housing Market Area	Northern HMA.
Deliverability:	85%
Housing Need:	Good level of demand in area. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



St Aidan's, Galashiels	
Co-ordinates -	X: 353791 Y: 635002
Local Plan Ref:	AGATT007
Site capacity:	19 units
Type of development:	Houses and flats
Tenure:	Rent: 19 units for social rent
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition: September 2018
	Start: 2026/27
	Completion: 2027/28
Site description:	Cleared site following demolition of former St Aidan's Church. Acquired by EHA from former private owner.
Constraints	None.
Site Ownership:	EHA
Housing Market Area	Central HMA
Deliverability:	85%
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



St Ronan's Cottage, Innerleithen	
Co-ordinates -	X: 333021 Y: 636992
Local Plan Ref:	n/a
Site capacity:	3 refurbished homes
Type of development:	Refurbishment of 3 flats into housing for specialist needs in collaboration with the Learning Disability Service.
Tenure:	Rent: 3 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2026/27
	Completion: 2026/27
Site description:	Brownfield site.
Constraints	None at this time
Site Ownership:	SBC
Housing Market Area	Northern HMA
Deliverability:	60%
Housing Need:	There is high demand for affordable homes in Innerleithen as well as specialist housing for particular needs.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. These 3 units will be specialist provision which help deliver homes for the Learning Disability Service.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



LOCATION PLAN (SCALE 1:10,000)

Draft Plan
Approximate Extents of building & Land available at:
St Ronans RHE, St Ronans Grazing & Innerleithen Family Support Centre, Maxwell Street, Innerleithen

Area: 4,548.4 m² o.t.

23/SW/002a

Date: 23rd November 2023



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Tweedbridge Court, Peebles	
Co-ordinates -	X:324960 Y:640241
Local Plan Ref:	RPEEB003.
Site capacity:	22 homes
Type of development:	Redevelopment of existing RSL housing
Tenure:	Rent: 22 for social rent
	Shared Equity: 0
	Other: 0
Programme:	Acquisition: January 2018
	Start: 2024/25
	Completion: 2026/27
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 HMA
Deliverability:	90%. Tender agreed and approved by Board, progressing SG tender.
Housing Need:	Good demand for affordable accommodation in Peebles and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Scottish Borders Housing Association

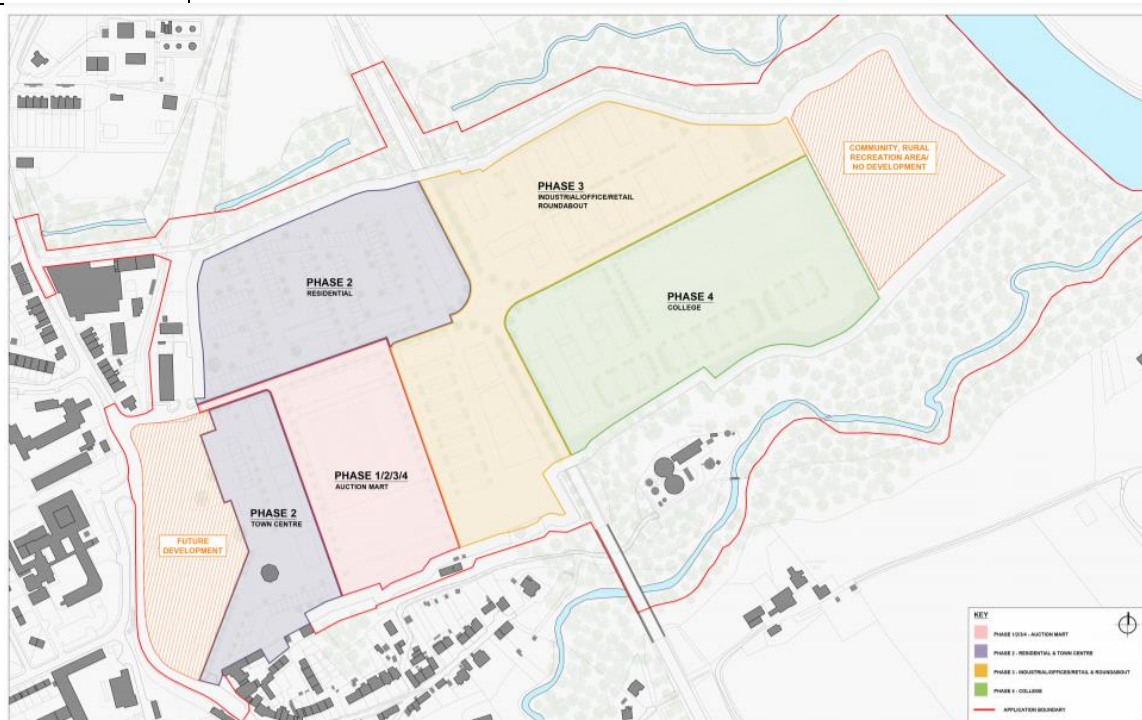
Allanbank, Lauder	
Co-ordinates -	X: 352600 Y: 647784
Local Plan Ref:	ALAUD001
Site capacity:	26 Homes
Type of development:	Greenfield development
Tenure:	Rent: 26 units for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: Dec 23
	Start: 2025/26
	Completion: 2026/27
Site description:	Affordable housing land associated with the development of land at West Allanbank, Lauder.
Constraints	Developer led, will move at their pace, subject to planning approval.
Site Ownership:	Developer under contract
Housing Market Area	North HMA
Deliverability:	90%. S75 land which will require planning approval before SBHA will be able to conclude contracts with the developer to secure delivery.
Housing Need:	There is strong demand for affordable homes in Lauder.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium - Meeting affordable housing need in an area of high demand where property prices remain high and there is little private rented stock.
Equality Needs:	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. 3 of these homes will be specialist provision, 2 for older people and 1 wheelchair accessible.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



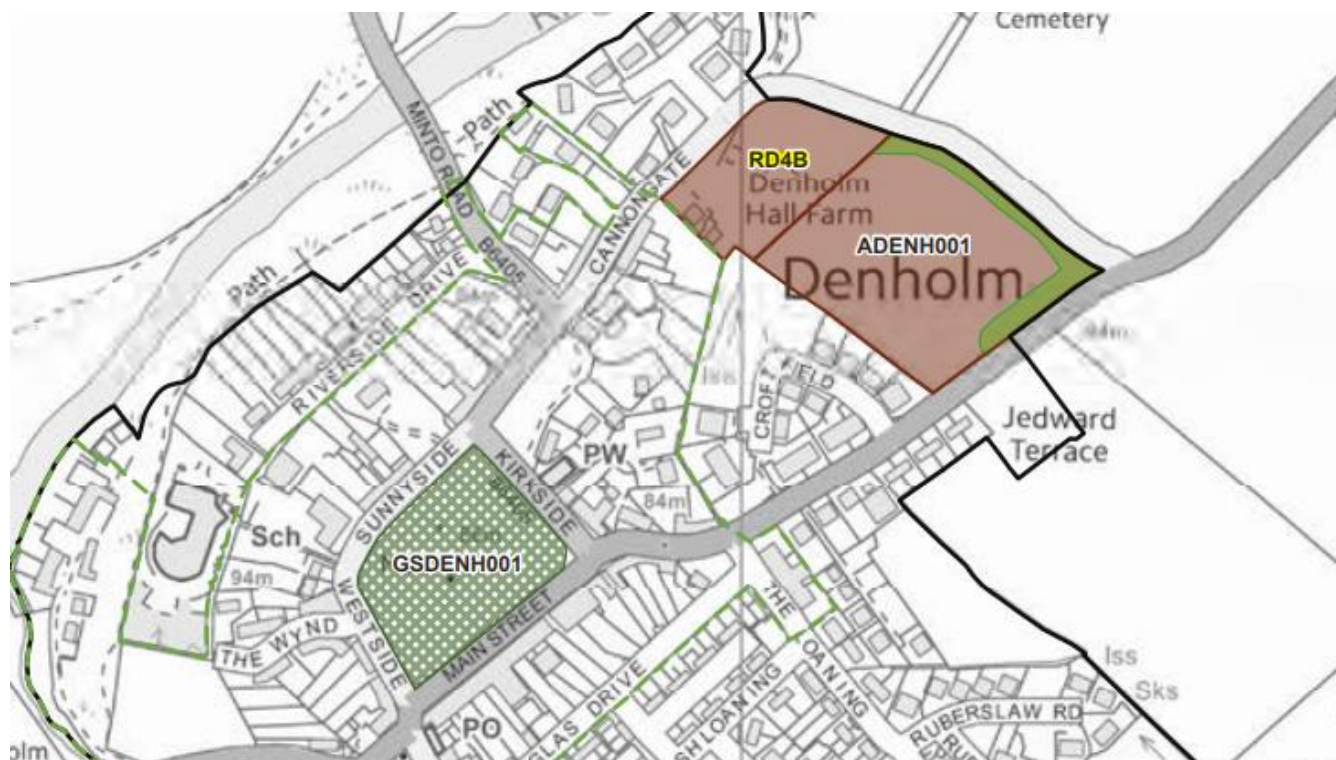
Allars Crescent, Hawick	
Co-ordinates -	X: 350342 Y: 614417
Local Plan Ref:	-
Site capacity:	14
Type of development:	Brownfield – potential to regenerate existing homes
Tenure:	Rent: 14 for social rent
	Shared Equity:
	Other:
Programme:	Acquisition: -
	Start: 2027/28
	Completion: 2028/29
Site description:	Brownfield
Constraints	None
Site Ownership:	Owned by SBHA
Housing Market Area	Central HMA
Deliverability:	80%
Housing Need:	Local housing need evidenced by RSL housing registers and demand for homes at recently completed sites in local area. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High – regeneration opportunity in a central part of the town
Equality Needs:	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. 2 homes will be for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



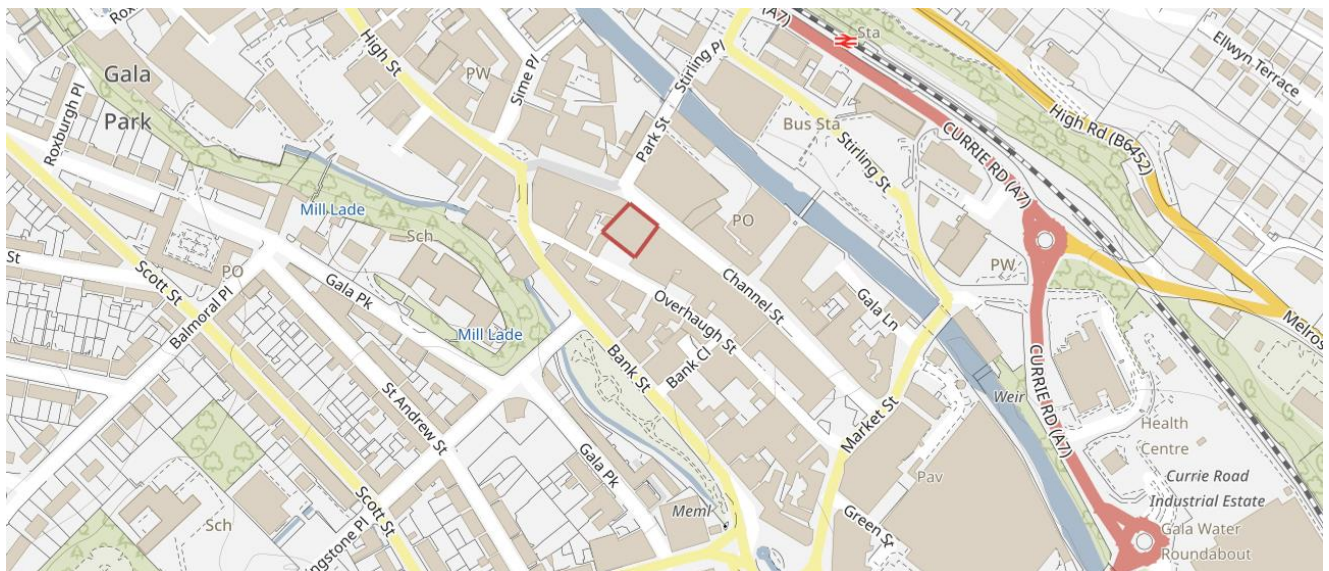
Auction Mart, Newtown St Boswells	
Co-ordinates:	X: 357841 Y: 631838
Local Plan Ref:	MNEWT001
Site capacity:	30 units
Type of development:	Re-development of Auction Mart site in Newtown St Boswells. A mixed use development including a new mart, retail, commercial and housing. This project is the affordable housing (S75) allocation required to meet planning policy on delivery of affordable housing.
Tenure:	Rent: 30 for social rent.
	Shared Equity: 0.
	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: tbc
	Start: 2029/30
	Completion: 2030/31
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
Deliverability:	60%. 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.
Housing Need:	Local housing need evidenced by RSL housing registers and demand for homes at recently completed sites in local area. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS
Social and Economic Impact:	High - Provision of a new hub for town in conjunction with economic impacts of the mart and other commercial aspects of the masterplan.
Equality Needs:	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. 3 specialist homes will be delivered, this will include 1 wheelchair accessible home and 2 homes for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



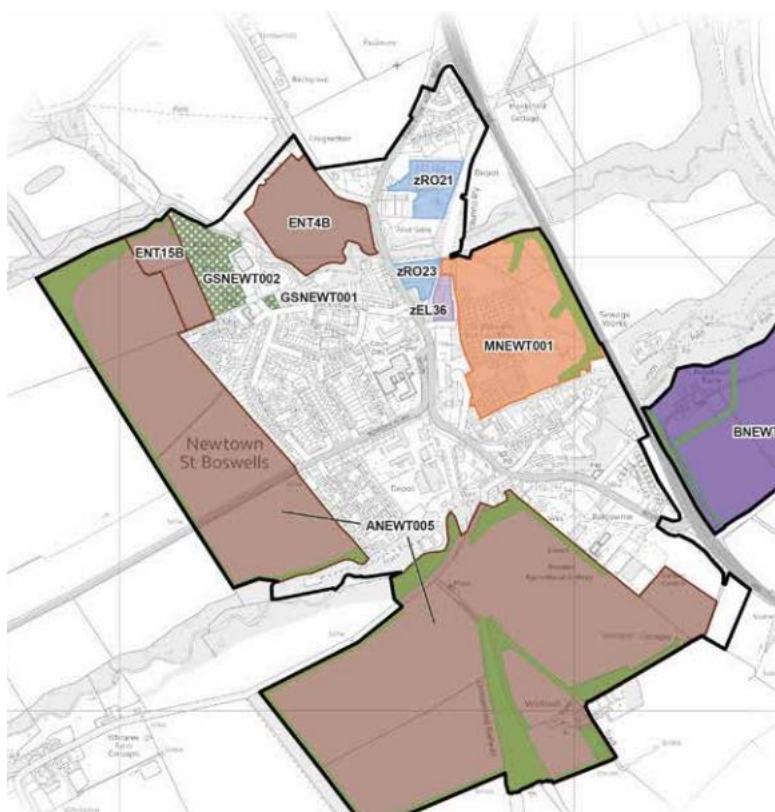
Canongate, Denholm	
Co-ordinates -	X: 357019 Y: 618685
Local Plan Ref:	RD4B
Site capacity:	25 homes
Type of development:	Brownfield
Tenure:	Social: 25 homes
	Shared Equity:
	Other:
Programme:	Acquisition: 2024/25
	Start: 2027/28
	Completion: 2028/29
Site description:	Brownfield site – Denholm Hall Farm
Constraints	
Site Ownership:	SBHA
Housing Market Area	Central
Deliverability:	80%
Housing Need:	Good demand for affordable accommodation in Denholm and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. 3 homes will be specialist provision – 1 wheelchair and 2 for older people
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



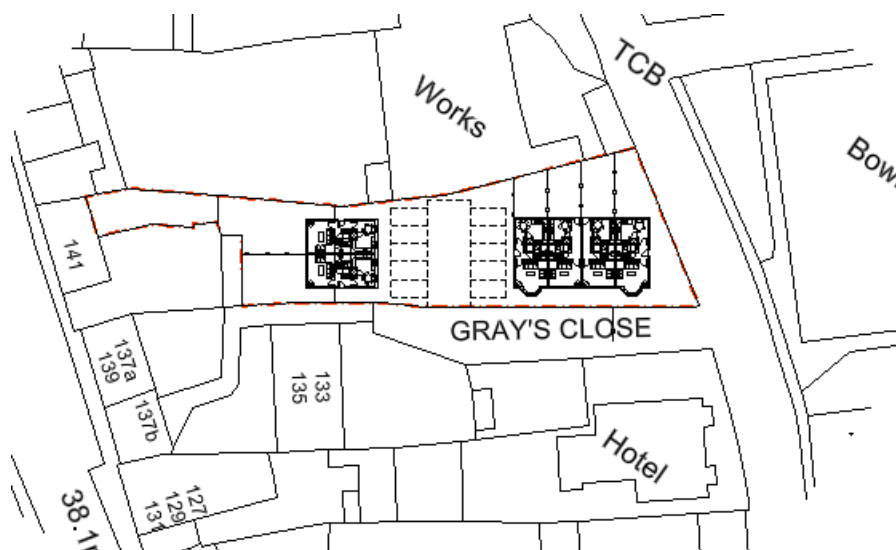
Channel Street, Galashiels	
Co-ordinates -	X: 349207 Y: 636207
Local Plan Ref:	N/A
Site capacity:	17 units
Type of development:	12 refurbished and 5 New build homes on partially brownfield site.
Tenure:	Social: 17 units for social rent
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2026/27
	Start: 2027/2028
	Completion: 2028/29
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 HMA.
Deliverability:	60%. Land not in SBHA ownership, full planning application required and LBC application. Creation of SPV for partnership approach needed.
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High - Provision of affordable homes in an area of demand and regeneration of high street empty unit.
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Eildon Brae, Newtown St Boswells	
Co-ordinates -	X: 357371 Y: 632223
Local Plan Ref:	ENT4B
Site capacity:	40 units
Type of development:	New build on greenfield site
Tenure:	Rent: 24 units for social rent
	Shared Equity: 0 units
	Other: 16 MMR
Programme:	Acquisition:
	Start: 2025/26
	Completion: 2027/28
Site description:	This is the S75 portion of a developer led project.
Constraints	Developer led, will move at their pace, subject to planning approval.
Site Ownership:	Privately owned
Housing Market Area	Central HMA
Deliverability:	90%
Housing Need:	Good demand for affordable housing in Newtown and neighbouring locations. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 4 units will be specialist provision, 2 will be wheelchair accessible and 2 will be for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Grays Close, Kelso	
Co-ordinates -	X: 372458 Y: 634351
Local Plan Ref:	-
Site capacity:	8 units
Type of development:	Private site with capacity for 8 affordable homes
Tenure:	Social: 8 units
	Shared Equity:
	Other:
Programme:	Acquisition: tbc
	Start: 2029/30
	Completion: 2030/31
Site description:	Brownfield
Constraints	Not in ownership of SBHA
Site Ownership:	Private
Housing Market Area	Central
Deliverability:	65%
Housing Need:	Good demand for affordable accommodation in Kelso. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. one of the homes will be wheelchair accessible
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Guthrie Drive, Hawick	
Co-ordinates:	X: 350482 Y: 636317
Local Plan Ref:	AHAWI0006
Site capacity:	100
Type of development:	Greenfield site zoned for housing
Tenure:	Social: 30 units
	Shared Equity:
	Other:
Programme:	Acquisition: tbc
	Start: 2030/31
	Completion: post 2030/31
Site description:	Greenfield
Constraints	Site not owned by SBHA
Site Ownership:	Private
Housing Market Area	Central
Deliverability:	50%
Housing Need:	Good demand for affordable accommodation in Hawick. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. Four homes will be specialist provision, with 2 being wheelchair accessible
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Headshaw, Ashkirk	
Co-ordinates:	X: 347168 Y: 622581
Local Plan Ref:	EA200
Site capacity:	12
Type of development:	Greenfield site with potential of 12 affordable homes
Tenure:	Social: 12 units
	Shared Equity:
	Other:
Programme:	Acquisition: 2024/25
	Start: 2027/28
	Completion: 2028/29
Site description:	Greenfield site
Constraints	None at present
Site Ownership:	SBHA
Housing Market Area	Central
Deliverability:	80%
Housing Need:	Good demand for affordable accommodation in Ashkirk and surrounding areas, particularly if Centre Parcs gets the go ahead. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Heather Mill, Selkirk	
Co-ordinates -	X: 346591 Y: 628821
Local Plan Ref:	MSELK002
Site capacity:	60 Homes
Type of development:	Brownfield Land
Tenure:	Rent: 60 units for social rent (but other tenures could be considered)
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: April 24
	Start: 2026/27
	Completion: 2027/28 and 2028/29
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:	SBHA
Housing Market Area	Central HMA
Deliverability:	80%. The land is now owned by SBHA with assistance through Second Homes Council Tax.
Housing Need:	Demand analysis undertaken by SBHA suggests high demand in this location. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. 6 homes will be specialist provision, 2 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Hendersyde Phase 1, Kelso	
Co-ordinates -	X: 373351 Y: 635441
Local Plan Ref:	AKELS022
Site capacity:	30 units
Type of development:	Greenfield site with private homes and S75 affordable houses.
Tenure:	Rent: 30 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/30
	Completion: 2030/31
Site description:	Greenfield site. Privately owned site with the potential to deliver 30 affordable homes.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	50%
Housing Need:	There is a high level of demand for affordable housing in Kelso. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 units will be specialist provision, 1 for wheelchair accessibility and 2 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

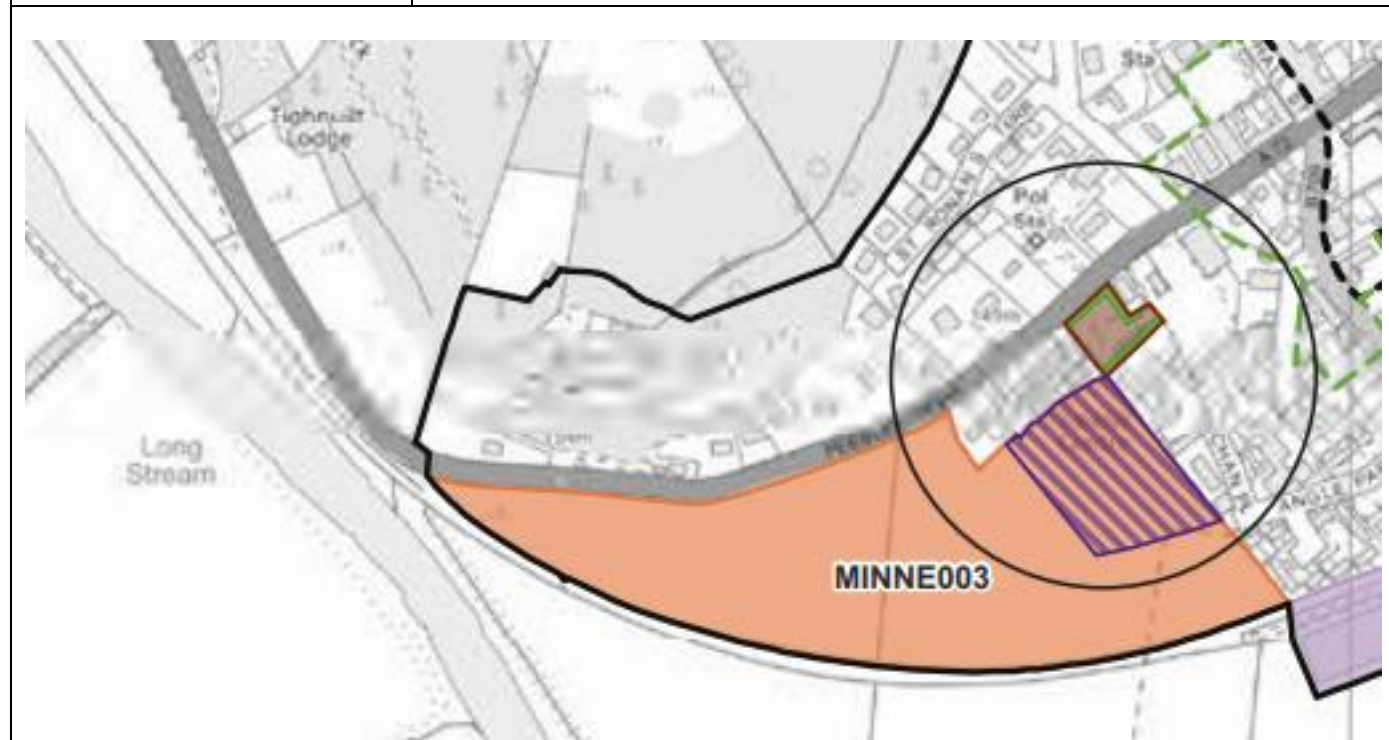


Howdenburn Primary Site, Jedburgh	
Co-ordinates -	X: 365530 Y: 620187
Local Plan Ref:	RJEDB003
Site capacity:	70 mostly family houses.
Type of development:	New build on a mixed brown and greenfield site.
Tenure:	Rent: 70 for social rent
	Shared Equity: None
	Other: None
Programme:	Acquisition: April 24
	Start: 2024/25
	Completion: 2025/2026 (50 units) and 2026/27 (20 units)
Site description:	Site of former primary school. Buildings have been demolished.
Constraints	None – been on site for over a year
Site Ownership:	SBHA
Housing Market Area	Central HMA
Deliverability:	95%
Housing Need:	Good demand for affordable housing in Jedburgh and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 7 units will be specialist provision, 3 wheelchair accessible and 4 for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



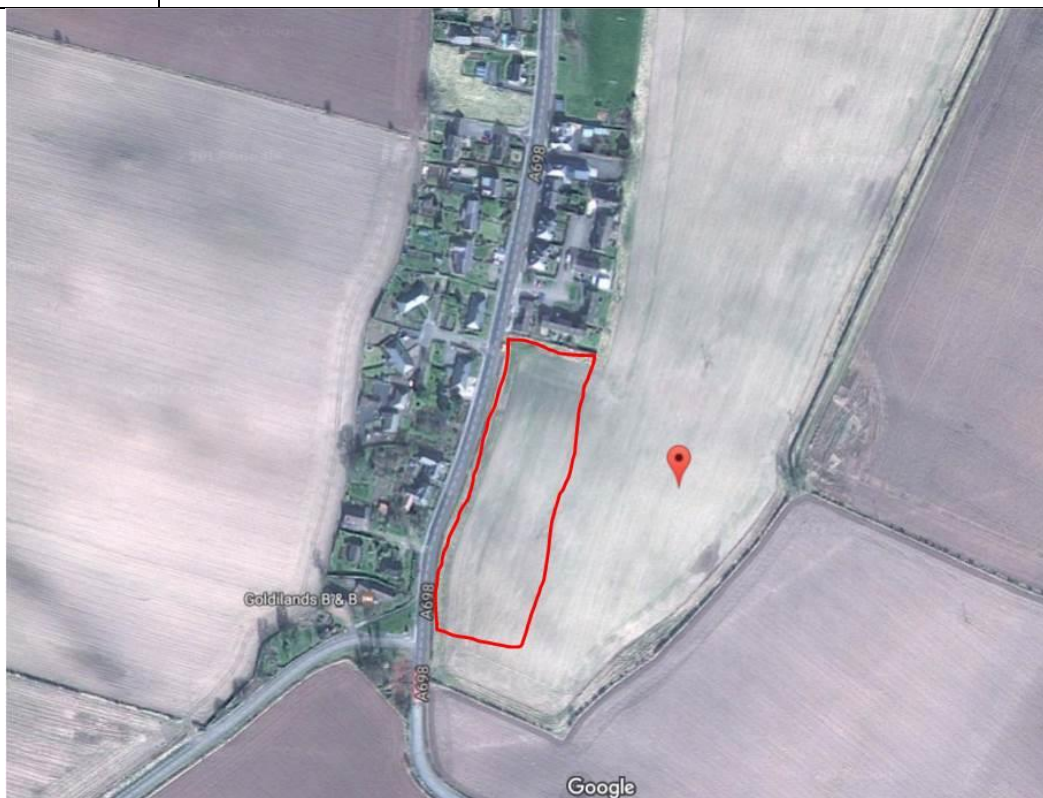
HUSK Projects Phase 2, various locations	
Co-ordinates -	-
Local Plan Ref:	-
Site capacity:	Homes (various locations).
Type of development:	Brownfield sites (former or existing garages).
Tenure:	Rent: 16 units
	Shared Equity:
	Other:
Programme:	Acquisition: n/a
	Start: 2026/27
	Completion: 2026/27
Site description:	Brownfield
Constraints	System build which will require Building Control approval, potential for objection to redevelopment of garage sites.
Site Ownership:	SBHA
Housing Market Area	Various
Deliverability:	80%
Housing Need:	All homes will be for older people or wheelchair users. Local housing need evidenced by SBHA demands assessment work. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. These units are specialist provision for older people.
Environmental Impact:	All homes will be built to Scottish Government Greener Homes Standard.

Innerleithen West, Innerleithen	
Co-ordinates -	X: 332775 Y: 636317
Local Plan Ref:	MINNE003
Site capacity:	25 units.
Type of development:	Greenfield site, private homes with S75 affordable homes.
Tenure:	Rent: 25 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2030/31
	Completion: To be programmed – post 2030/31
Site description:	Greenfield site. Privately owned site with the potential to deliver 25 affordable homes.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Northern HMA.
Deliverability:	50%
Housing Need:	Strong demand for rented accommodation in Innerleithen. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 3 units will be specialist provision, 1 will be wheelchair accessible and 2 will be for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Linglie Road, Selkirk	
Co-ordinates -	X: 346449 Y: 629166
Local Plan Ref:	ESE10B
Site capacity:	27 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:	Rent: 27 homes for social rent.
	Shared Equity: 0 units
	Other:
Programme:	Acquisition: 2021/22
	Start: 2025/26
	Completion: 2026/27
Site description:	Greenfield
Constraints	Flood protection measures mean that only some of the site is developable.
Site Ownership:	SBHA acquired site in 2021/22.
Housing Market Area	Central HMA
Deliverability:	85%
Housing Need:	Local housing need evidenced by SBHA demands assessment work. There is good demand for affordable homes in Selkirk. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS, the Council Strategic Plan for Older Peoples Housing, Wheelchair Housing Study, LDP and Rapid Rehousing Strategy.
Social and Economic Impact:	High
Equality Needs:	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. 2 of these homes will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.
	

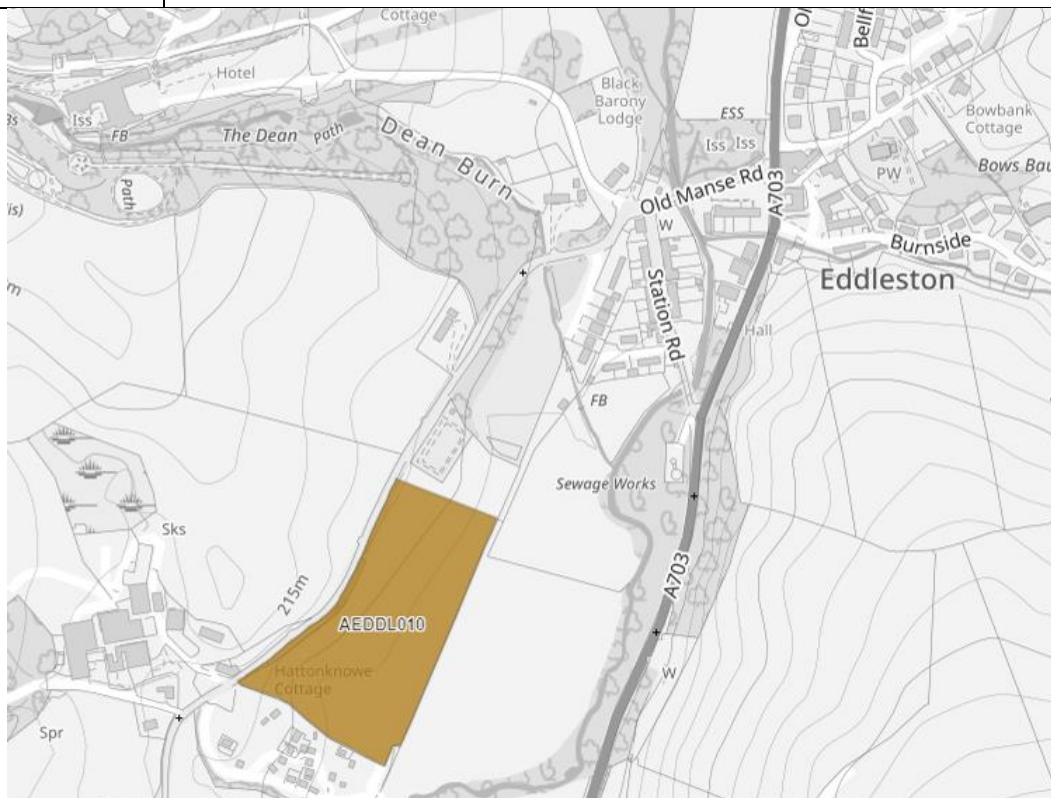
Main Street, Heiton	
Co-ordinates -	X: 371298 Y: 630507
Local Plan Ref:	RHE3B zoned for housing
Site capacity:	12 units. Note this will only take circa 20% of the available site.
Type of development:	12 houses on greenfield site.
Tenure:	Rent: 12 units for social rent.
	Shared Equity: 0 units
	Other: 0 units
Programme:	Acquisition:
	Start: 2028/29
	Completion: 2029/30
Site description:	Greenfield site, Allocated housing site within the settlement boundary.
Constraints	Developer led project so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA
Deliverability:	50%
Housing Need:	There is good demand for affordable homes in the Heiton area. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 1 home will be for older people (specialist provision).
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



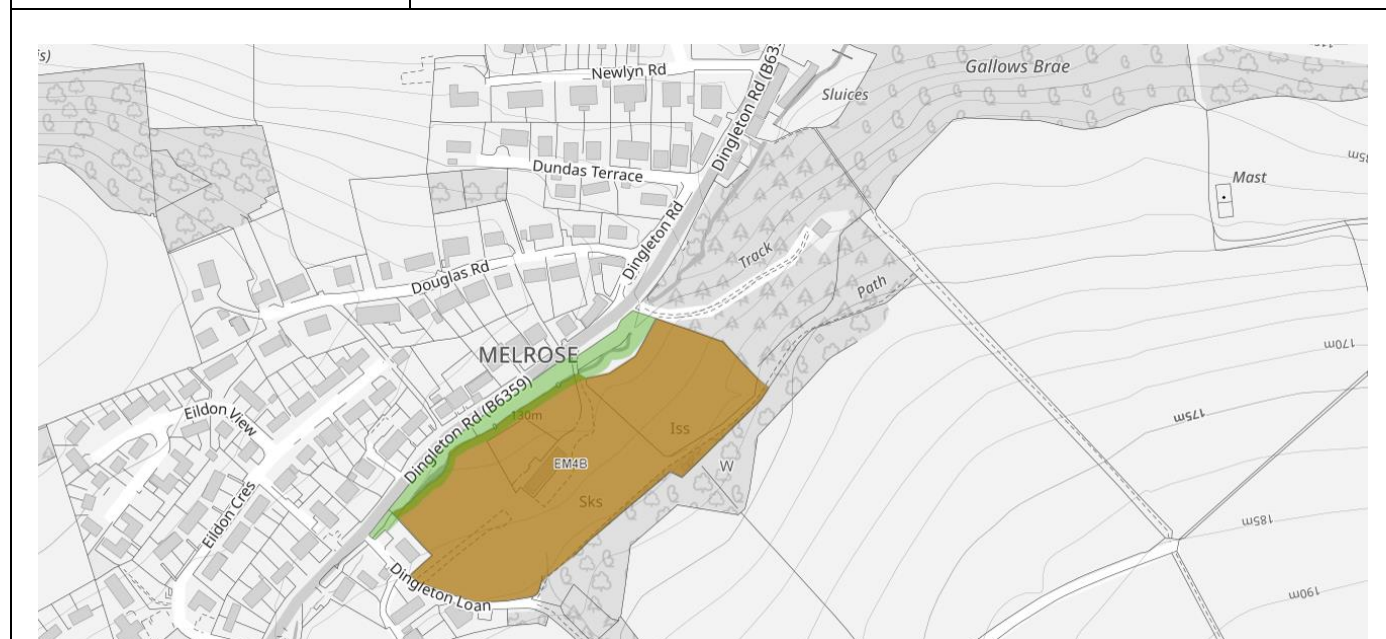
March Street Mill, Peebles	
Co-ordinates -	X: 324927 Y: 640851
Local Plan Ref:	-
Site capacity:	50 new homes with 12 being affordable
Type of development:	Developer led brownfield site
Tenure:	Social: 12 units
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2026/27
	Completion: 2027/28
Site description:	Brownfield
Constraints	Developer led, will move at their pace, subject to planning approval.
Site Ownership:	Private
Housing Market Area	Northern
Deliverability:	85%
Housing Need:	Good demand for affordable accommodation in Peebles. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	Medium
Equality Needs:	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. One of the 12 homes will be wheelchair accessible
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Station Lye, Eddleston	
Co-ordinates -	X: 324103 Y: 647065
Local Plan Ref:	AEDDL010
Site capacity:	9 units.
Type of development:	Greenfield site providing affordable houses.
Tenure:	Rent: 9 for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2029/30
	Completion: 2030/31
Site description:	Greenfield Site. Family-owned site with aspirations to build affordable homes.
Constraints	Private led development (s75)
Site Ownership:	Private owner
Housing Market Area	North HMA.
Deliverability:	60%
Housing Need:	There is high demand for affordable housing in the Eddleston area. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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. 1 unit will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



The Croft, Dingleton Road, Melrose	
Co-ordinates -	X: 354528 Y: 633546
Local Plan Ref:	EM4B
Site capacity:	This is a s75 with 7 units for affordable housing
Type of development:	7 small bungalows
Tenure:	Rent: 7 units for social rent.
	Shared Equity:
	Other:
Programme:	Acquisition:
	Start: 2025/26
	Completion: 2026/27
Site description:	Greenfield site.
Constraints	Private led development (s75) so will only move at their pace (S75).
Site Ownership:	Private
Housing Market Area	Central HMA.
Deliverability:	95%
Housing Need:	There is high demand for affordable housing in Melrose.
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there will be no adverse equality implications. The 7 units will be specialist provision for older people.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.

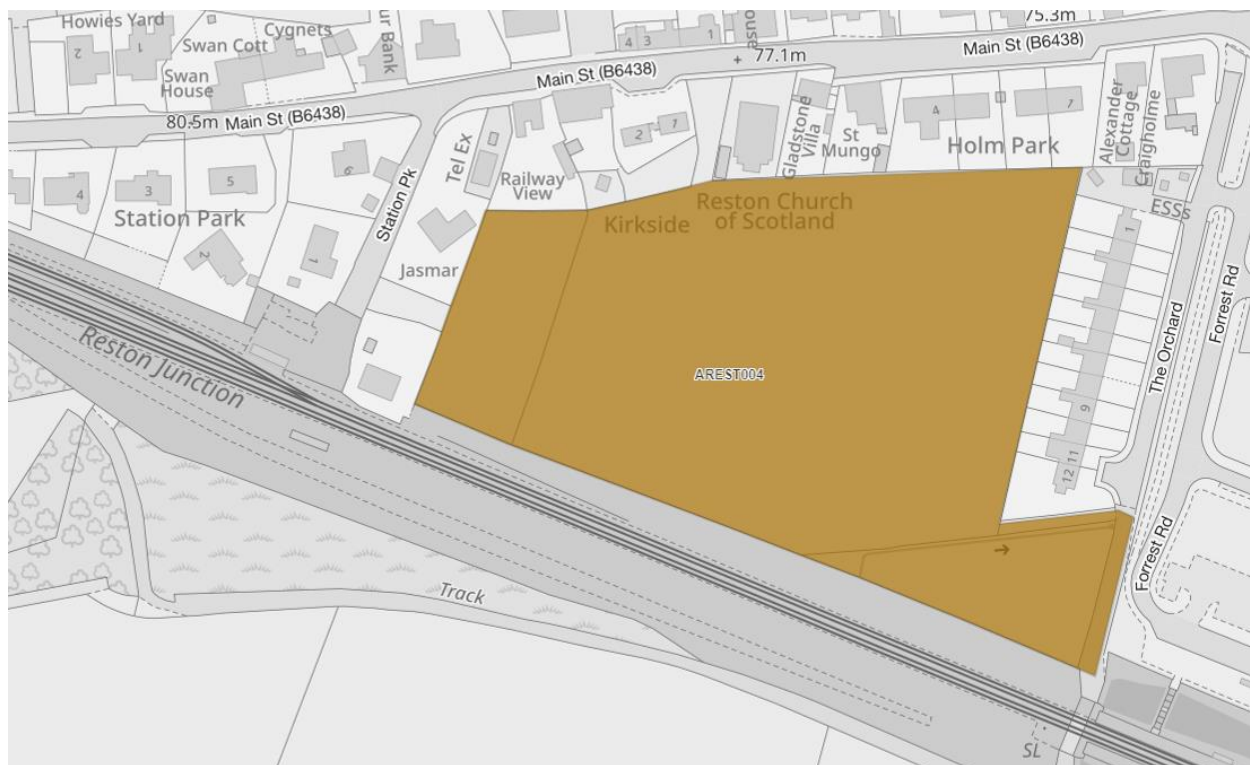


Waverley Housing

Beech Avenue Upper Langlee, Phases 2 - 3 Galashiels – Area Regeneration		
Co-ordinates:	X: 350756 Y: 635699	
Local Plan Reference:	N/A	
Site capacity:	38 new build properties to be built over in phase 2 and 3	
Type of development:	Block demolition and 3 phases of follow-on new build housing re-development as part of wider estate regeneration.	
Tenure:	Social Rent: 63 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 3 phases. Phase 1 is under construction with phase 2 and 3 to follow.	
	Start: Phase 2 2026/27; Phase 3 tbc	
	Completion: Phase 2 2026/27; Phase 3 tbc	
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	
Deliverability:	80%	
Housing Need:	Good demand for affordable accommodation in Galashiels and neighbouring villages. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region	
Strategic Fit:	Links in with the Strategic Outcomes of the LHS and Strategic Plan	
Social and Economic 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.	
Equality Needs:	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.	
Environmental Impact:	All homes to Scottish Government Greener Homes Standard.	
		

People for Places

Kirkfield, Reston	
Co-ordinates -	X387839 Y662036
Local Plan Ref:	AREST004
Site capacity:	60 units with 33 being affordable units.
Type of development:	This is a new build development.
Tenure:	Rent: 23 social rent
	Shared Equity:
	Other: 10 Mid-Market Rent
Programme:	Acquisition:
	Start: 2026/27
	Completion: 2027/28
Site description:	Greenfield Site
Constraints	This is a developer led opportunity.
Site Ownership:	Private
Housing Market Area	Berwickshire
Deliverability:	60%
Housing Need:	Further assessment will be required but there is high need for affordable homes in Reston. Scottish Borders Council declared a Housing Emergency in May 2024, the need for new housing is a priority across the region
Strategic Fit:	Links with Strategic Outcomes of the LHS.
Social and Economic Impact:	High
Equality Needs:	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.
Environmental Impact:	All homes to be built to Scottish Government Greener Homes Standard.



Appendix 2: Project Prioritisation Scoring 2026-2031

2026/27:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Acredale Phase 4	Eyemouth	4	5	4	4	5	5	4	4	35
BHA	Beanburn Phase 2	Ayton	4	5	4	4	5	4	4	4	34
EHA	High Buckholm 2	Galashiels	4	5	3	3	5	4	3	4	31
EHA	Ex Borders College	Galashiels	4	5	5	5	5	4	4	5	37
EHA	Ronan's Cottage	Innerleithen	4	4	3	3	5	4	5	4	32
EHA	St Aidans	Galashiels	4	5	4	4	4	4	3	4	32
EHA	Peebles Road	Innerleithen	4	5	4	4	4	4	3	4	32
SBHA	Husk Phase 2	Various	4	5	5	4	5	4	5	5	37
SBHA	March Street Mill	Peebles	4	4	5	4	5	5	5	5	37
SBHA	Heather Mill	Selkirk	3	5	5	4	5	5	5	5	37
PFP	Kirkfield, The Orchard	Reston	4	3	3	3	3	3	3	3	25
WH	Beech Av Phase 2, Upper Langlee	Galashiels	4	5	5	5	5	5	3	4	36

2027/28:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Husk Phase 1	Various	5	5	4	3	5	5	5	5	37
BHA	Duns Former Primary Site	Duns	4	5	4	4	5	5	4	5	36
EHA	Bogangreen	Coldingham	5	5	4	4	4	4	4	4	34
EHA	Duns Road	Coldstream	4	5	4	4	4	4	4	5	34
EHA	Angles Field	Selkirk	3	5	4	4	4	4	4	5	33
SBHA	Headshaw	Ashkirk	3	5	5	4	4	5	4	4	34
SBHA	Allars Crescent	Hawick	3	5	5	4	4	3	4	5	33
SBHA	Canongate	Denholm	3	5	5	4	4	4	4	5	34
SBHA	Channel Street	Galashiels	4	4	5	3	5	5	4	5	35
WH	Beech Av Phase 3, Upper Langlee	Galashiels	4	5	5	5	5	5	3	4	36

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 2026-2031
B. What is it?	A revised Policy/ Strategy/ Practice
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))	The Council's 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. 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. 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 2026-2031 is the 17th 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

Scottish Borders Council

	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 Local Housing Strategy (LHS) 2023-2028 will be prioritised and addressed in practice over a five-year period. The SHIP 2026-2031 aims to: • 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 2023-2024 This needs to be read in conjunction with the adopted LHS which is published separately and is available on the Council's website.
D. Service Area:	Planning and Housing Service.
Department:	Corporate Governance.
E. Lead Officer: (Name and job title)	Donna Bogdanovic Lead Officer – Housing Strategy, Policy and Development.
F. Other Officers/Partners involved: (List names, job titles and organisations)	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.
G. Date(s) IIA completed:	14 th July 2025 10 th September 2025

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 2026-2031, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. The SHIP 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
- Scottish Borders Local Development Plan2
- Community Plan
- Scottish Borders Council Plan
- 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
- National Planning Framework 4
- Edinburgh and South East Scotland Regional Prosperity Framework
- REP South of Scotland Action Plan

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 2026-2031 will have a positive impact in supporting the above plans and strategies.

Section 3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
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>	
Equality Duty	Reasoning:
A. Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i>	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 LHS strategic outcomes as set out in Section 1 above.
B. Promotion of equality of opportunity? <i>(Will your proposal help or hinder the Council with this)</i>	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.
C. Foster good relations? <i>(Will your proposal help to foster or encourage good relations between those who have different equality characteristics?)</i>	Yes. Scottish Borders Council ceased to be a 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.

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 aged <16 years (18,126), young people aged 16-24 years (9,456) and older people aged 65 years and over (30,894) account for 50% of the population of the Scottish Borders (2022 population estimates) and will benefit from the successful implementation of the SHIP. Increasing the supply of new affordable homes which meet 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. This 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 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 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. Work is currently underway on the Supported and Specialist Accommodation Work Programme. The aim of the work programme is to fully understand current and future unmet supported and specialist housing provision need in the Scottish Borders in order to inform strategic housing delivery.
Race Groups: including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		✓	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. 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.

3.3 Fairer Scotland Duty

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

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

Is the proposal strategic?

Yes

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

	Impact			State here how you know this
	No Impact	Positive Impact	Negative Impact	
Low and/or No Wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.		✓		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. 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 the social housing net zero standard.
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies		✓		The SHIP sets out the Council's partnership approach to delivery 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.

Area Deprivation – where you live (e.g., rural areas), where you work (e.g., accessibility of transport)				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 2024 sets out the council's ambitions and priorities for 2033. It outlines what SBC wants to achieve and how this will be done.
Socio-economic Background – social class i.e., parents' education, employment and income				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. 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".
Homelessness				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.
Looked after and accommodated children and young people, Carers, Addictions, and substance use and those involved within the criminal justice system				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.

3.4 Armed Forces Covenant Duty (*Education and Housing/ Homelessness proposals only*)

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.

This relates to current and former armed forces personnel (regular or reserve) and their families.

Is the Armed Forces Covenant Duty applicable?

Yes

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:	By increasing the supply of affordable homes in the Scottish Borders means there are more opportunities for applicants to be successes in bidding for a home that meets their needs. This includes applications from people who have served or are serving in the armed forces. The Rapid Rehousing Transitional Plan has been referred to in this year's project prioritisation process in the SHIP.
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.

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.

The Strategic Housing Investment Plan 2026-2031 is one of a number of strategies and plans that underpin the LHS and support the delivery of actions to deliver the Local Housing Strategy (LHS) 2023-2028. The 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.

Signed by Lead Officer:	Donna Bogdanovic
Designation:	Lead Officer – Housing Strategy and Development.
Date:	10 th September 2025
Counter Signature Director:	
Date:	

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) 2026-2031

Date checklist completed: 14th July 2025

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

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
1. Will the SHIP have a negative affect on the availability or delivery of services for people living in rural areas?		✓	Summary of likely impacts: Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.
			Summary of adjustments made:
			Other Comments: The delivery of the SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.
2. Will access to the service be restricted for people living in rural areas?		✓	Summary of likely impacts: Access to services will not be restricted due to the SHIP. Outcomes of the SHIP will allow for households to remain within the same community. The impact on a community and services is taken into consideration when delivering affordable housing.
			Summary of adjustments made:
			Other Comments: Services in rural areas will not be restricted due to the delivery of affordable housing in the SHIP. 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.
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? <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>	✓		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.
			Summary of adjustments made: Projects in this year's SHIP include affordable and modern methods of construction and renewable technologies.

			Other Comments: Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.
RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas? <i>Rural solutions: consider provision of alternative affordable rural housing solutions.</i>		✓	Summary of likely impacts: Outcomes of the SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.
			Summary of adjustments made: A rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.
			Other Comments: The SHIP may potentially stimulate and drive the private market in delivering affordable housing to rural areas.
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?		✓	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.
			Summary of adjustments made:
			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.
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?	✓		Summary of likely impacts: The Lack of infrastructure can impact the development opportunity and timing of deliverability - lack of utilities in particular.
			Summary of adjustments made: Engage 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.
			Other Comments:

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?		✓	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).
			Summary of adjustments made:
			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.
8. What will be the impact of the policy on employment in rural areas?	✓		Summary of likely impacts: The SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses.
			Summary of adjustments made:
			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.
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?		✓	Summary of likely impacts: Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural areas and other locations.
			Summary of adjustments made:
			Other Comments: The SHIP 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.
10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?	✓		Summary of likely impacts: The delivery of affordable housing takes into account the local facilities and the needs of the local community.
			Summary of adjustments made:
			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.

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.

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) 2026-2031

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

Lindsey Renwick

Job Title

Principal Officer – Housing Strategy and Development

Contact address

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

Contact tel no

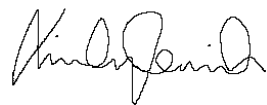
01896 661 392

Contact email

lrenwick@scotborders.gov.uk

Signature

(electronic
signature
is acceptable)



Date

17 July 2025

SEA PRE-SCREENING REPORT – KEY FACTS

Responsible Authority	Scottish Borders Council
Title of PPS	Scottish Borders Council's Strategic Housing Investment Plan 2026-2031
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	2026-2031
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 2026-2031. The SHIP includes affordable housing supply through new provision and regeneration.
Are there any proposed PPS objectives?	☐ YES ☒ NO
Copy of objectives attached	☐ YES ☒ NO
Date	17 July 2025

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 2026-2031 RESPONSIBLE AUTHORITY Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	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	The Strategic Housing Investment Plan (SHIP) update 2026-2031 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level. 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 (AHPPWM)¹. The SHIP: • 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. 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.

¹ Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

1(b) the degree to which the PPS influences other PPS including those in a hierarchy	NO	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. 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. The hierarchy of relevant strategies is as follows: 1. Council Plan 2. Community Plan 3. Local Development Plan 4. Local Housing Strategy 5. Corporate Priorities 6. SHIP 7. SLPA
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development	NO	The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements. 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. The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally. The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP. The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development. 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.

1(d) environmental problems relevant to the PPS	NO	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. Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.
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	Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development. Issues associated with energy, water, and waste are addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy. Development in regeneration areas is likely to have beneficial effects.
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	The SHIP covers the entire Scottish Borders area. The scale of effects will differ depending on location. Overall, the effects will not be significant.

2 (f) the value and vulnerability of the area likely to be affected due to- (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use.	NO	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. Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.
2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status	NO	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. Sites allocated in the Local Development Plan are subject to rigorous environmental assessment.

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 6: SHIP Tables Scottish Government for SHIP 2026-2031

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2026/27-2030/31

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EXISTING PARISHES)	APPLICANT	PLANNING STATUS (OUTLINE MASTERPLAN/ FULL CONSENT IN PLACE (Y/N))	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LIMITED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE												HIF GRANT FUNDING REQUIRED				POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING				
									AFFORDABLE				MARKET				PRIVATE RENT				PRIVATE RENT TOTAL OVER PLAN DUE: SEE 2030/31					UNITS - POTENTIAL ADDITIONAL CAPACITY IN OTHER LATER PHASES OF OTHER SITES	TOTALS - AFFORDABLE / MARKET /PRIVATE RENTED		
									2026/27	2027/28	2028/29	POST 2028/29	2026/27	2027/28	2028/29	POST 2028/29	2026/27	2027/28	2028/29	POST 2028/29		2026/27	2027/28	2028/29	POST 2028/29				
Lewins, Tumbark	High	S.352141: Y.625285	Scottish Borders Council	Masterplan	SBC own site	SBC	500 new homes and the site will also deliver up to 1,000sq of commercial space, 1,500sq of retail space, and associated core infrastructure including roads and a bridge.	yes	10c	10c	10c		75		0c	10c			10c	0c					1,000	1,000		10,000	
												</																	

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EXISTING PARISHES)	APPLICANT	PLANNING STATUS (OUTLINE MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - PLEASE "INFRASTRUCTURE WORKS")	IS PROJECT LIMITED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE														HIF LOAN FUNDING REQUIRED						POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING	
									AFFORDABLE				MARKET				PRIVATE RENT				PRIVATE RENT TOTAL OVER PLAN DUE: SEE 2030/31					UNITS - POTENTIAL ADDITIONAL CAPACITY IN OTHER LATER PHASES OR OTHER SITES	TOTALS - AFFORDABLE / MARKET /PRIVATE RENTED			
									2026/26	2026/27	2027/28	POST 2027/28	2026/26	2026/27	2027/28	POST 2027/28	2026/26	2026/27	2027/28	POST 2027/28		2026/26	2026/27	2027/28	POST 2027/28					

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STRATEGIC HOUSING INVESTMENT PLAN 2026/27-2030/31

Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EASTING, NORTHING)	GEOGRAPHIC CODE (Business Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - RUST FORM				UNITS - TYPE				GREENER STANDARDS	APPROVAL DATE Financial Year (Estimated or Actual)	UNIT SITE STARTS					UNITS - COMPLETIONS					50 AHPF FUNDING REQUIREMENT (00,000s)					
						Social Rent	Mid Market Rent	LCRD - Shared Equity	LCRD - Shared Ownership	LCRD - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NS	Total Units	DN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type		Enter Y or N	2026/27	2027/28	2028/29	POST 2028/29	TOTAL SITE STARTS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	POST 2028/29	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2026/27	2027/28	2028/29	POST 2028/29	TOTAL AHPF FUNDING REQUIRED OVER SHIP PERIOD
Lowwood, Tansellbank	Central	High	9.352141 1.635389	3	TBC	Nil	Nil	Nil	Nil	Nil	Nil	75				75				75	Y	Nil															

Drop Down Table Values

Geographic Code		
Numerical Value		
1	West Highland/Island Authorities/Rural Argyll	RS - SR - Greener
2	West Highland/Island Authorities/Rural Argyll	RS - SR - Other
3	Other Rural	RS - SR - Greener
4	Other Rural	RS - SR - Other
5	City and Urban	RS - SR - Greener
6	City and Urban	RS - SR - Other
7	All	RS - Mid Market Rent - Greener
8	All	RS - Mid Market Rent - Other
9	All	Central - SR - Greener
10	All	Central - SR - Other

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STRATEGIC HOUSING INVESTMENT PLAN 2026/27 - 2030/31

LOCAL AUTHORITY: SCOTTISH BORDERS

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE Financial Year (Actual or Estimated)						TOTAL	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
							2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL SITE STARTS	2026/27	2027/28	2028/29	2029/30	2030/31				
Grieves Cottage, Gordon	Berwickshire	High	-	Mellerstain Estates	Mellerstain Estates	2025/26	1					1		1				1			
Yarlside Farm, Earliston	Central	High	-	Mellerstain Estates	Mellerstain Estates	2025/26	3					3		3				3			
Land by Woodbank Road, Yetholm	Central	High	-	Yull Community Trust	Yull Community Trust	2025/26	4					4		4				4			
Total							8	0	0	0	0	8	0	8	0	0	0	8	0.000	0.000	0.000

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STRATEGIC HOUSING INVESTMENT PLAN 2026/27-2030/31

LOCAL AUTHORITY: SCOTTISH BORDERS COUNCIL

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

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2020/21	£1.990	£2.240	£2.887
2021/22	£1.170	£0.536	£3.987
2022/23	£1.193	£0.695	£4.150
2023/24	£1.277	£0.158	£5.113
2024/25	£1.331	£1.941	£3.735

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
2020/21	£0.062	£0.380	£0.360	nil	49	49
2021/22	£0.142	£0.000	£0.503	nil	nil	nil
2022/23	£0.057	£0.035	£0.525	nil	nil	nil
2023/24	£0.026	£0.000	£0.550	nil	nil	nil
2024/25	£0.014	£0.061	£0.503	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

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

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

