Bannerfield Locality Plan

2026–2031

Bannerfield: A place to belong, a place to grow

Our Scottish Borders
Your community

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Introduction

Scottish Borders Community Planning Partnership has developed the Bannerfield Locality Plan. This plan will support our Borders-wide Community Plan. It aims to meet the specific needs of the Bannerfield community and in doing so reduce inequality.

The Plan covers a period of five years. During this time, we will review our actions to make sure that what we are doing is taking positive steps to make Bannerfield an even better place to live.

Bannerfield is a proud, resilient neighbourhood at the heart of Selkirk. It is a community built on care, connection, and opportunity — where families, young people, and older residents feel valued and supported.

Together, we strive for safe streets, strong schools, quality housing, and accessible health and wellbeing services. We celebrate our heritage while looking forward, ensuring Bannerfield grows as a place where everyone belongs, contributes, and thrives.

Vision for Bannerfield

As a Community Planning Partnership, we aim to work alongside residents and local organisations to strengthen wellbeing and reduce inequality.

We aim to empower local people, support community-led action, improve local opportunities, and build on a neighbourhood where everyone feels safe, valued, and able to shape their future.

Bannerfield and the Surrounding Area

Bannerfield is a residential estate on the western edge of Selkirk. It began as a post-war housing estate, built between the 1940s and 1960s to provide modern homes for local families, and its roots lie in earlier mill housing from the late 19th century. Bannerfield was built as a planned housing scheme to meet demand for modern homes. Housing is a mixture of flats and terraced houses including both private and social housing. Social housing stock is managed by Scottish Borders Housing Association.

Historically, employment was linked to textiles and manufacturing in Selkirk, but today opportunities for work are largely tied to local services, retail, and commuting to larger towns in the Borders.

Map courtesy of City Population

Bannerfield is home to around 940 residents of whom 451 are males and 489 females. Whilst most residents are of working age, the area also includes a significant number of children and older adults.

Bannerfield is situated within the 10–20% most deprived areas in Scotland. This provides important context. Deprivation intensifies issues around income, transport, safety and wellbeing and can have a negative effect on how individuals, families and communities cope in difficult times.

Services based within the Bannerfield area are Philiphaugh Primary School and Early Years Centre and Philiphaugh Community Centre, which acts as a hub for families and local activities. Young people attend Selkirk High School, which is in the east of the town. Selkirk Medical Practice is in the town centre.

The closest shop is a convenience store in the centre of Bannerfield, further shops are available in Selkirk town centre. However, affordability is a concern, the nearest supermarkets offering lower priced groceries are in Galashiels (7 miles) and Hawick (12 miles).

Population
940 (2022)
1037 (2011)
9.4% decrease in population

(National Records of Scotland)

Male population
451 (2022)
525 (2011)
14% decrease in male population

(National Records of Scotland)

Female population
489 (2022)
512 (2011)
4.5% decrease in female population

(National Records of Scotland)

Housing tenure
Owned **37.4%**
Social rented **59.1%**
Private rented **3.5%**

(Scotland's Census)

0-15 population
200 (2022)
214 (2011)
6.5% decrease in 0-15 population

(National Records of Scotland)

65+ population
189 (2022)
180 (2011)
5% increase in 65+ population

(National Records of Scotland)

Over £62,000 of financial gain was secured for Bannerfield residents in 2024/25

(Citizens Advice Scotland)

Low birth weight
Bannerfield 14%
Scottish Borders 5.4%

Scottish Indices of Multiple Deprivation (2020)

43.3% of households with one car or van
(SB=**44.6%** Scot= **43.1%**)

(Scotland's Census)

Housing development

During 2026/27, Bannerfield will see two new housing developments, which are expected to have a positive impact on the local community.

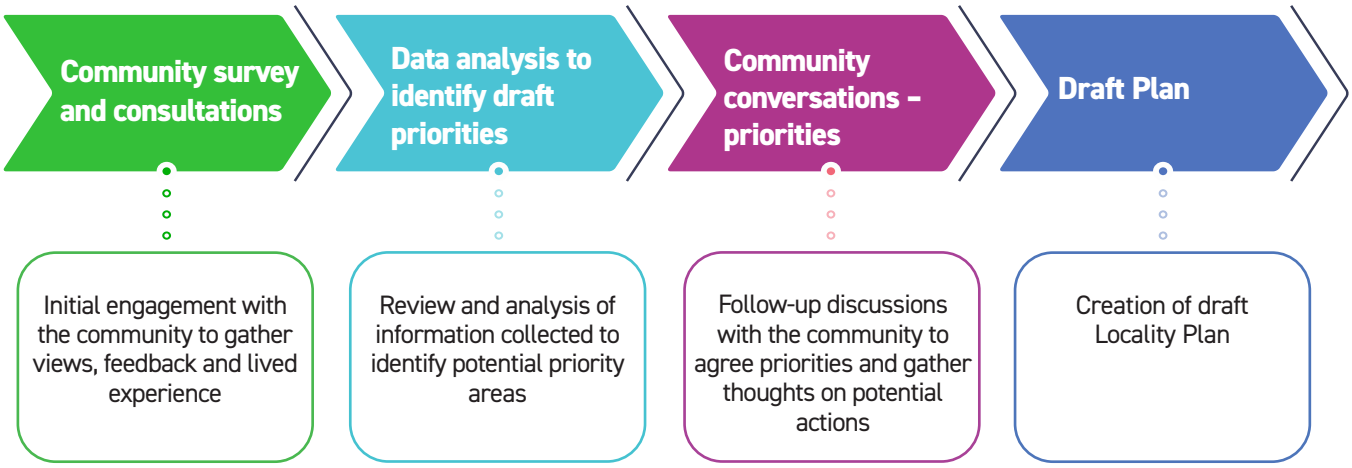
Scottish Borders Housing Association (SBHA) is to build over **55** homes at the former Heather Mills site. Work is to begin in Spring 2026 to build **27** new homes at Linglie Road.

Eildon Housing Association has proposed a development of **49** homes on Angles Field, east of Philipburn House Hotel.

How we developed the Plan

Bannerfield Locality Plan was developed following conversations with the local community from June 2025 until October 2025. The first stage in developing our plan was to hear what mattered most to people who live in the area. To do this we created a community survey.

The survey was available both in paper form and online. In addition, we spoke to people about what matters most to them. This included door to door visits, attendance at the Early Years Centre Happy Bellies group, a visit to Riverside Healthcare Centre, and engagement with students at Selkirk High School.



In total 210 people shared their views about Bannerfield, highlighting what they value about the area as well as what they feel could be improved. People also identified where they believe resources should be prioritised to make sure Bannerfield becomes an even better place to live. Some of what they had to say is detailed below:

What people said about living in Bannerfield

Having more clubs and activities in the centres

Lights at the play park so children can still play over winter

More equipment for us to play with

More activities for older people

More bins in the park would be good

There's a community feel

A bouncy castle

Clean up public spaces

Lack of public transport at night time

We have access to a large grass area where children can play

My family have lived in Bannerfield for over 60 years

Bannerfield Locality Plan contains the priority issues raised by residents in the recent Bannerfield community conversations. People reported financial stress, limited transport access and barriers to affordable food.

This plan identifies opportunities and highlights community assets that can be strengthened to support local resilience, pride and participation.

Priorities for Bannerfield

Priority: Community Safety & Wellbeing

Through our conversations people said they had concerns around drugs, neighbour disputes and anti-social behaviour. These reduce residents' confidence, restrict outdoor use, and undermine community cohesion.

What we know

Police Scotland data indicates that reported antisocial behaviour has fallen in recent years and reported antisocial behaviour from young people is lower than the Borders as a whole. Of antisocial behaviour that is reported intimidation/harassment is the most frequently reported behaviour followed by rowdiness.

It is important to highlight that the recorded level of antisocial behaviour doesn't reflect community perception or the impact it can have on people's sense of safety and wellbeing.

"Constant drug smell ... makes living here uneasy"

"Police visits .... are unsettling"

"Cars and dirt bikes flying around on pavements and roads at high speed"

"I don't feel safe at night"

Community Assets

- Existing volunteer network
- Strong informal neighbour support
- Community centre

Priority: Travel

Transport was consistently identified by Bannerfield residents as a barrier to daily life. Survey findings show that how people travel, and the barriers they experience, vary depending on whether the journey they are going is within the neighbourhood or to destinations outside it. Limited bus availability, accessibility for disabled residents, and the condition of footpaths all contribute to reduced mobility and opportunities for work, health, learning and social participation.

What we know

The current bus service is hourly from Bannerfield to Galashiels with the last bus at 5:40pm on weekdays and Saturdays and every two hours until 4:30pm on Sundays.

43.3% of households in Bannerfield have one car or van, this is in line with the Scottish Borders **(44.6%)** and Scotland **(43.1%)**. However, the number of households in Bannerfield with no car or van is significantly higher that the Borders (**30.4%** and **18.1%** respectively).

How people travel vary depending on whether they are going. Most people **(51%)** walk when travelling around Bannerfield although 29% said that they use a car. **12%** of people said that they use the bus to get around Bannerfield although the journey will be short due to the size of the area.

When travelling out of Bannerfield the main transport used is a car **(43%)**, bus use increases to **28%** and walking falls to **21%.**

Employed people highlighted:

- Lack of direct bus to BGH (service stopped May 2018)
- Affordability of bus fares
- Bus reliability

People in education/training reported issues with bus reliability and safety

Retired residents raised concerns about:

- Driver behaviour
- Bus cost
- Condition of paths and kerbs

Disabled participants in the survey reported issues with:

- Bus frequency / limited service/times
- No direct bus to BGH
- Affordability / bus cost
- Accessibility & safety concerns

"No direct bus to BGH"

"Not enough drop kerbs ... broken glass left"

"Last bus is 6pm unsafe to walk back"

"bus is expensive"

Priority: Community Activities & Engagement

What we know

Survey responses show strong community appetite for more activities within Bannerfield, particularly for children and young people. When asked what additional opportunities they would like to see locally, 43% of residents said there is not enough for young people to do.

"More for kids and youths to do – nothing at all"

"Community centre needs more going on"

The desire for more community activities was raised by people when asked about what they felt was missing in the area and what would be on their wish list.

Priority: Reduce Poverty

Although there weren't any direct questions about income, people did comment on the cost of public transport and the cost of groceries.

What we know

- **24%** of children are living in poverty (after housing costs) (2024/25)
- **24%** of residents are experiencing financial hardship due to low income
- **20%** of the population who want to work, are unable to
- **39%** of Philiphaugh Primary School's roll received free school meals (April 2026)
- **40%** of Philiphaugh Primary School's roll received a clothing grant (April 2026)

"More funding to help with free food when families are struggling"

"Bus is very expensive, can hardly afford to go anywhere"

Community Assets

- Selkirk Pantry is run from Philiphaugh Community Centre every Thursday
- Local schools with strong community relationships. High School has access to pantry to support pupils who have no food at break time.

Priority: Environmental Quality & Pride

Residents value their local environment and recognise it as central to wellbeing, safety, community pride and everyday travel. Their feedback shows a strong desire to enhance shared spaces so that Bannerfield continues to be a place people feel proud of and enjoy.

What we know

During our conversations many people raised concerns about their local environment.

Key themes were the lack of:

- Bins (including for dog poo) **62%**
- Maintenance of public spaces **52%**

"Grass and weeds along the paths ...."

"Riverside walk needs tidying up ...

"Hedges taking over footpaths"

Community Assets

- Riverside paths & woodland
- Green spaces suitable for community gardening
- Local pride around recent improvements

How will we measure success?

Our five agreed priorities will be used to develop the Action Plan for Bannerfield. We will use the action plan to make sure that our work is addressing community needs and contributing to positive change in Bannerfield.

The Action Plan for Bannerfield will change throughout the lifetime of the Bannerfield Locality Plan. Progress will be reviewed at quarterly meetings to ensure that, as a Community Planning Partnership, we are delivering the right actions at the right time for the right people.

To make a real difference in Bannerfield, the Community Planning Partnership will identify the resources needed to achieve our goals. We recognise the financial pressures currently affecting communities and organisations, and we do not underestimate the challenges this presents. Scottish Borders Community Planning Partnership is committed to making Bannerfield an even better place to live.

Our work will focus on ensuring that everyone has the essential skills, knowledge, understanding and income needed to meet their basic needs. We will review and strengthen our support systems to ensure they are aligned, well planned and accessible to all who need them. Progress will be monitored at our quarterly meetings.

The Action Plan for Bannerfield will be available on the Scottish Borders Council website. Paper copies will be available by contacting the Communities & Partnerships Team.

COMMUNITIES & PARTNERSHIPS TEAM
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