STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2027-2032

APPENDICES

Scottish Borders COUNCIL

Scottish Borders Council

Strategic Housing Investment Plan (SHIP)

Project Priority Assessment Tool

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1. Scoring Guide for Assessors

Project Priority Scoring Matrix – 8th September 2026

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 2025 and population 2024)
- Source: RSL annual summary, as of March 2026
- Source: RSL annual summary, as of March 2026. 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	691	306	91	178	4	79% on, 21% off	6	Berwickshire
Berwickshire	Chirnside	1,520	718	263	100	3	16% on, 81% off	6	Berwickshire
Berwickshire	Coldingham	517	298	28	109	5	1% on, 99% off	6	Berwickshire
Berwickshire	Coldstream	1,911	1,042	305	38	3	88% on, 11% off	6	Berwickshire
Berwickshire	Duns	3,123	1,540	659	113	4	79% on, 21% off	6	Berwickshire
Berwickshire	Eyemouth	3,599	1,716	687	104	4	93% on, 7% off	3	Berwickshire
Berwickshire	Greenlaw	645	316	78	69	4	0% on, 99% 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	1,019	550	3	-	5	24% on, 74% off	6	Berwickshire
Berwickshire	Cockburnspath and Area	714	397	54	-	4	0% on, 66% off	6	Berwickshire
Berwickshire	Cranshaws - Abbey St Bathans Area	636	326	8	-	5	4% on, 96% off	6	Berwickshire
Berwickshire	Foulden and Area	1,062	533	69	-	4	4% on, 95% off	6	Berwickshire
Berwickshire	Gordon and Hume Area	1,008	482	44	-	5	7% on, 92% off	6	Berwickshire
Berwickshire	Preston and Manderston Area	680	418	7	-	5	11% on, 89% off	6	Berwickshire
Berwickshire	Reston and Coldingham Moor Area	1,015	532	45	-	5	1% on, 95% off	6	Berwickshire
Berwickshire	St Abbs and Eyemouth Landward	1,131	668	49	-	5	23% on, 75% off	6	Berwickshire
Berwickshire	Swinton Leithholm and Fogo Area	873	494	44	-	5	16% on, 83% off	6	Berwickshire
Berwickshire	Westruther and Polwarth Area	965	467	28	114	5	16% on, 82% off	7	Berwickshire
Berwickshire	Whitsome Allanton and Hutton Area	991	538	12	-	5	1% on, 98% 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	696	352	50	1	3	0% on, 100% off	6	Teviot & Liddesdale
Central	Earlston	1,879	909	231	43	4	52% on, 48% off	6	Eildon
Central	Galashiels	12,818	6,834	2,328	37	3	86% on, 14% off	2	Eildon
Central	Hawick	13,508	7,582	2,362	24	3	93% on, 7% off	2	Teviot & Liddesdale
Central	Jedburgh	3,995	2,013	701	28	3	94% on, 6% off	3	Cheviot
Central	Kelso	7,053	3,696	1,039	32	4	90% on, 10% off	4	Cheviot
Central	Melrose	2,495	1,261	155	68	5	84% on, 16% off	6	Eildon
Central	Newtown St Boswells	1,547	730	305	55	3	89% on, 11% off	6	Eildon
Central	Selkirk	5,371	2,941	830	26	3	91% on, 9% off	3	Eildon
Central	St Boswells	1,333	713	143	40	4	91% on, 9% off	6	Cheviot
Central	Town Yetholm	594	334	78	21	2	0% on, 100% off	7	Cheviot
Central	Tweedbank	2,031	881	168	18	4	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	944	470	48	56	5	48% on, 48% off	6	Cheviot
Central	Ashkirk Lilliesleaf and Midlem Area	960	497	10	29	4	2% on, 96% off	6	Eildon
Central	Bonchester Bridge and Chesters Area	839	414	14	45	4	0% on, 99% off	6	Teviot & Liddesdale
Central	Bowden and Lindean Area	592	378	23	-	4	8% on, 91% off	6	Eildon
Central	Clovenfords and Area	869	402	19	60	5	73% on, 26% off	6	Tweeddale
Central	Dryburgh Charlesfield Maxton Area	815	399	2	-	5	12% on, 86% off	6	Cheviot
Central	Earlston and Melrose Landward	714	340	-	-	4	29% on, 70% off	6	Eildon
Central	Ettrick Water and Bowhill Area	558	310	6	-	5	6% on, 74% off	6	Eildon
Central	Gattonside - Darnick - Chiefswood	890	479	9	-	5	84% on, 15% off	6	Eildon
Central	Minto Cauldmill and Boonraw Area	930	428	-	-	-	7% on, 91% off	6	Teviot & Liddesdale
Central	Morebattle Hownam and Area	851	485	22	-	-	0% on, 100% off	7	Cheviot
Central	Oxnam and Camptown Area	868	534	4	-	-	13% on, 86% off	6	Cheviot
Central	Roxburgh Heiton Eckford Area	898	503	24	67	5	16% on, 83% off	7	Cheviot
Central	Smailholm Stitchill and Ednam Area	1,051	556	16	86	5	22% on, 77% off	7	Cheviot
Central	Sprouston and Area	1,000	524	3	-	5	23% on, 71% off	7	Cheviot
Central	Yarrow Water and Sunderland Area	536	257	13	9	3	12% on, 86% 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	848	333	50	2	3	97% on, 2% off	7	Tweeddale
Northern	Innerleithen	3,151	1,607	354	28	4	93% on, 6% off	3	Tweeddale
Northern	Lauder	1,845	800	131	56	4	91% on, 8% off	6	Eildon
Northern	Peebles	8,140	4,183	823	31	4	91% on, 9% off	3	Tweeddale
Northern	Stow	712	328	41	-	4	0% on, 100% off	6	Eildon
Northern	Walkerburn	692	384	83	17	2	93% on, 7% off	6	Tweeddale
Northern	West Linton	1,737	752	121	29	3	1% on, 99% 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	706	294	-	-	-	0% on, 98% off	6	Berwickshire
Northern	Broughton and Upper Tweed	873	427	44	-	4	0% on, 98% off	7	Tweeddale
Northern	Carlops Romannobridge	845	415	2	-	5	0% on, 98% off	6	Tweeddale
Northern	Eddleston and Area	770	361	16	-	4	0% on, 99% off	6	Tweeddale
Northern	Glentress and Manor Valley	1,243	513	8	-	5	41% on, 55% off	6	Tweeddale
Northern	Heriot - Fountainhall - Stow Landward	2,251	1,027	73	-	5	48% on, 52% off	6	Eildon
Northern	Oxton and Area	643	320	5	45	4	0% on, 99% off	7	Eildon
Northern	Stobo - Blyth Bridge - Skirling	823	382	21	-	5	0% on, 99% off	6	Tweeddale
Northern	Tweeddale East Landward	1,197	582	1	-	-	40% on, 59% 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	802	441	89	16	3	0% on, 100% 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	967	496	1	-	-	0% on, 95% 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, several projects have been accelerated into the Strategic Local Programme Agreement during 2025/26, 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 2027-2032 for the first time. These new projects are summarised below:

Burgh Yard, Galashiels
Burgh Yard has been in the SHIP previously as a potential pipeline project. The site is owned by SBC and SBHA have expressed an interest in the site for 70 affordable homes.

Gattonside House, Gattonside
Gattonside House is a developer led project by Whiteburn. Eildon Housing Association are the RSL who will be delivering the 12 affordable homes on 34 homes project.

Gunsgreenhill, Eyemouth
Berwickshire Housing Association have purchased part of Gunsgreenhill in Eyemouth which is owned by SBC. The site was purchased in 2025/26 and will deliver 40 new affordable homes.

High Tweed Mill, Galashiels
High Twee Mill is refurbishment project for Eildon Housing Association. It will deliver 4 affordable homes.

Southcroft, Earlston
Southcroft in Earlston is a turnkey project for SBHA. The project will provide 14 much needed affordable homes for families in 2027/28.

Station Road, Kelso
Station Road is currently a privately owned site that is in the LDP zoned for housing. Eildon Housing Association have this site in the SHIP for the first time as a project to deliver 24 affordable homes.

Ex Grammar Site, Jedburgh
The Ex-Grammar site has previously been in the SHIP, it is currently owned by SBC and is on the open market. Eildon Housing Association have expressed an interest in the site for 30 affordable homes.

4. RSL Project Descriptions

This section has been replaced from previous year project descriptors into a web map – all of the projects listed below can be found here SHIP Projects 2027-2032

Berwickshire Housing Association

Acredale Phase 4 and 5, Eyemouth
Beanburn Phase 2, Ayton
Former Duns Primary Site, Duns
Gunsgreenhill, Eyemouth
Newtown Street, Duns

Eildon Housing Association

Angles Field, Selkirk
Angraflat Phase 2, Kelso
Bogangreen, Coldingham
Coopersknowe II, Galashiels
Duns Road, Coldstream
Ex Borders College, Galashiels
Ex Grammar Site, Jedburgh
Gattonside House, Gattonside
High Buckholm Phase 2, Galashiels
High Street, Jedburgh
High Tweed Mill, Galashiels
Jedward Terrace Phase 2, Denholm
Lowood, Tweedbank
Main Street Phase 2, Chirnside
Peebles Road, Innerleithen
Springwell Brae, Broughton
Station Road, Kelso
St Aidans, Galashiels
St Ronan's Cottage, Innerleithen
Stirches, Hawick
Woodbine Drive, Burnmouth

Scottish Borders Housing Association

Allanbank, Lauder
Allars Crescent, Hawick
Burgh Yard, Galashiels
Channel Street, Galashiels
Denholm Hall Farm, Denholm
Headshaw, Ashkirk
Heather Mill, Selkirk
Husk Phase 2, Various
Linglie Road, Selkirk
Main Street, Heiton
March Street Mill, Peebles
Southcroft, Earlston
The Croft, Dingleton Road, Melrose

Waverley Housing

Beech Avenue Phase 2 and 3 Galashiels

Appendix 2: Project Prioritisation Scoring 2027-2032

2027/28:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
EHA	High Buckholm Ph 2	Galashiels	3	5	3	3	5	4	3	4	30
SBHA	Linglie Road	Selkirk	3	5	5	5	5	4	4	5	36
SBHA	Earlston - Southcroft	Earlston	4	4	5	4	4	4	3	4	32
SBHA	Husk Phase 2	Various	4	5	5	4	5	4	5	5	37

2028/29:

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
EHA	Bogangreen	Coldingham	5	5	4	4	4	4	4	4	34
EHA	St Ronan's	Innerleithen	4	4	3	3	5	4	5	4	32
EHA	St Aidans	Galashiels	3	5	4	4	4	4	3	4	31
EHA	Ex Borders College	Galashiels	3	5	5	5	5	4	4	5	36
SBHA	Heather Mill	Selkirk	3	5	5	4	5	5	5	5	37
EHA	High Street	Jedburgh	3	2	2	2	4	4	3	4	24
SBHA	Allanbank	Lauder	4	5	5	5	4	4	4	5	36
SBHA	March Street Mill	Peebles	4	4	5	4	5	5	5	5	37

2029/30:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Duns Former Primary Site	Duns	3	5	4	4	5	5	4	5	35
BHA	Acredale Phs 5	Eyemouth	4	5	3	4	4	5	4	4	33
EHA	Peebles Road	Innerleithen	4	5	4	4	4	4	3	4	32
EHA	Angraflat Ph 2	Kelso	4	3	4	4	4	4	4	4	31
EHA	Jedward Terrace Ph 2	Denholm	3	5	3	4	4	3	3	4	29
EHA	Gattonside House	Gattonside	5	4	3	3	4	4	3	4	30
SBHA	Allars Crescent	Hawick	3	5	3	3	5	4	4	4	31
SBHA	Headshaw	Ashkirk	4	5	5	4	4	5	4	4	35
SBHA	Allars Crescent	Hawick	3	5	5	4	4	3	4	5	33
SBHA	Denholm Hall Farm	Denholm	3	5	5	4	4	4	4	5	34
WH	Beech Av Phase 2, Upper Langlee	Galashiels	3	5	5	5	5	5	3	4	35

2030/31:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
EHA	Duns Road	Coldstream	3	5	4	4	4	4	4	5	33
EHA	Angles Field	Selkirk	3	5	4	4	4	4	4	5	33
EHA	Station Road	Kelso	4	4	3	3	4	4	4	4	30
SBHA	Channel Street	Galashiels	3	4	5	3	5	5	4	5	34
SBHA	Burgh Yard	Galashiels	3	5	3	3	3	4	4	5	30

2031/32:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
BHA	Newtown Street	Duns	3	5	3	4	5	5	4	5	34
BHA	Beanburn Phase 2	Ayton	4	5	4	4	5	4	4	4	34
BHA	Gunsgreenhill	Eyemouth	4	5	4	4	4	4	4	4	33
EHA	Springwell Brae	Broughton	4	5	3	4	4	4	3	4	31
EHA	Coopersknowe Ph 2	Galashiels	3	5	3	4	4	4	4	5	32
EHA	Lowood	Tweedbank	4	2	3	2	5	4	4	4	28
EHA	Main Street Ph 2	Chirnside	3	2	3	3	4	4	4	4	27
EHA	Stirches	Hawick	3	5	3	3	4	4	4	4	30
EHA	Woodbine Drive	Burnmouth	5	2	3	3	4	4	4	4	29
EHA	Ex Jed Grammar site	Jedburgh	3	2	3	2	3	3	4	4	24
SBHA	Main Street	Heiton	5	3	4	3	4	4	4	4	31
WH	Beech Av Phase 3, Upper Langlee	Galashiels	3	5	5	5	5	5	3	4	35

Post 2031/32:

RSL, Project Name & Area			Area Housing Need	Land Availability	Deliverability	Constraints	Strategic fit	Impact	Equalities	Environmental Impact	Total
SBHA	Eildon Brae	Newtown St Boswells	3	1	3	2	4	2	3	5	23
SBHA	Grays Close	Kelso	4	2	3	3	4	4	4	5	29
SBHA	Station Lye	Eddleston	4	2	3	3	4	4	4	4	28
SBHA	Hendersyde Phase 1	Kelso	4	2	2	2	4	4	5	4	27
SBHA	Auction Mart	Newtown St Boswells	3	2	2	3	4	3	5	5	27
SBHA	Innerliethen West	Innerleithen	4	2	2	3	4	4	4	4	27
SBHA	Guthrie Drive	Hawick	3	3	3	3	3	3	4	4	26

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 2027-2032
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 a delivery 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 2027-2032 is the 18th such submission to Scottish Government. The development of the SHIP is made possible by mature processes to identify, prioritise and deliver identified projects across a programme approach. The development of the SHIP

	is framed by Scottish Government Guidance and is underpinned by Resource Planning Allocations provided by Scottish Government, plus additional grant contributions from the Council. 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 2027-2032 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 2025-2026 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: **Department:**	Planning and Housing Service. Corporate Governance.
E. Lead Officer: **(**Name and job title)	Sharron Elsdon 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:	25th June 2026 1st September 2026

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 2027-2032, 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 2027-2032 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? *(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.)*	
Equality Duty	**Reasoning:**
A. Elimination of discrimination (both direct & indirect), victimisation and harassment. *(Will the proposal discriminate? Or help eliminate discrimination?)*	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? *(Will your proposal help or hinder the Council with this)*	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? *(Will your proposal help to foster or encourage good relations between those who have different equality characteristics?)*	Yes. Scottish Borders Council ceased to be a landlord organisation in March 2003 as the result of the successful transfer of its homes to SBHA. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation of the 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 Housing. The aim of the work programme is to fully understand current and future unmet supported and specialist housing provision need in the Scottish Borders 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. 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".
Socio-economic Background – social class i.e., parents' education, employment and income				
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 2027-2032 is one of several 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:	Sharron Elsdon
Designation:	Lead Officer – Housing Strategy and Development.
Date:	
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) 2027-2032

Date checklist completed: 30th June 2026

Completed by: Jake Harvey, Housing Strategy Development Assistant, 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? *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.*	✓		**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: Large parts of the Scottish Borders are 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? *Rural solutions: consider provision of alternative affordable rural housing solutions.*		✓	**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) 2027-2032

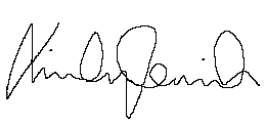
The Responsible Authority is:

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	30 June 2026

SEA PRE-SCREENING REPORT – KEY FACTS

Responsible Authority	Scottish Borders Council
Title of PPS	Scottish Borders Council's Strategic Housing Investment Plan 2027-2032
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	2027-2032
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 2027-2032. 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	30 June 2026

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 2027-2032

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 2027 – 2032 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.

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 2027-2032

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2027/28-2031/32

Table 1 - Affordable Housing Supply Programme - Years 1-5 2027/28-2031/32

LOCAL AUTHORITY: SCOTTISH BORDERS COUNCIL

RSL	Project Name		HSDP Project No.	Priority	Geographic Classification (Existing / Existing + Surrounding)	Land Ownership	ICF/ CFR	Planning Status	Planning Ref (if known)	LGP Site Number	Brownfield or Greenfield Site	TENURE					Property Size					CONSTRUCTION				PROVISION TYPE (see provisions notes)						APPROVAL route	APPROVALS						UNITS SITE STARTS							UNITS - COMPLETIONS							SG GRANT FUNDING REQUIREMENT (£0.000m)						OTHER FUNDING			
												Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Units	Refurb	Off Shelf	New Build	Total Units	Type (open panel timber frame/ closed panel timber frame/ modular/ etc)	Level Access	Wet Level Access	Bacoural Needs	Specialist Provision (Total)	(Specialist provision) Wheelchair	(Specialist provision) Older people	(Specialist provision) Supported Housing	Total Units	Provisional Year (Estimated or Actual)	Pre 2027/28	2027/28	2028/29	2029/30	2030/31	2031/32	Approval Total	Pre 2027/28	2027/28	2028/29	2029/30	2030/31	2031/32	Site Start Total	Pre 2027/28	2027/28	2028/29	2029/30	2030/31	2031/32	Completion Total	Pre-2027/28	2027/28	2028/29	2029/30	2030/31	2031/32	SHIP Total During the SHIP Env	SHIP Initial after the SHIP	Total SHIP funding required before, during and after the SHIP Env	Other public/grant funding required Em	Private funding required Em	TOTAL Costs Em	SHIP / unit Requested from RSL Em	Total cost per unit
ENGL	High Tweed Mill	Galashiels	PA0781	High	0.5282426 Y 0.638930	ENGL	N	Approved	25/00503/AMC		Brownfield	4					4	4				4					N	N	4					4	26/27	4					4	4						4							0.300						0.300	0.300	0.075	0.125
ENGL	The Croft, Clingfarian Road	Melrose	PA1611	High	0.6541228, 0.6539145	Private	Y	Full	18/01385/FUL	ENGL	Greenfield	7					7	4	3				7			7	7							7	26/27	7					7	7						7							0.805						0.805	0.827	1.652	0.115	0.233
ENGL	High Buckholm Phase 2	Galashiels	PA0664	High	0.5400417 Y 0.675778	ENGL	N	Approved	21/00417/FUL	EGL61	Greenfield	29					29	10	13	6			29	29		29	Timber Frame	Y		29					29	26/27	29					29	29						29	16	13					29	6.500						6.500	6.500	14.800	0.224	0.510
SBHA	Jingle Road	Selkirk	PA0615	High	0.5261609 7629166	SBHA	N	Full		958108	Greenfield	27					27		17	9	1		27			27	Timber Frame			25	2	2			27	25/26	27					27	27						27							27	3.589						0.000	3.589	7.276	0.132	0.269
TBHA	Southcroft	Earlston	PA0973	High	0. 5517827 Y 0.638693	Private	N	owned	19/00985/FUL	AHA91/002	Greenfield	14					14		14				14			14	Timber Frame			14					14	26/27	14					14	14						14							14	1.032	0.910					1.942	1.942	3.810	0.136	0.272
SBHA	Hawk Phase 2	Various	PA0417	High	-	SBHA	N	none			Greenfield	17					17	5	12				17			17	Timber Frame				17				17	26/27	17					17	17						17							17	0.168	1.868					1.868	2.021	2.196	0.217	0.128	0.266
SBHA	Aberlands	Lauder	PA0219	High	0.5613665 5617786	Private	Y	Full	21/01734/FUL	ALA0/0001	Greenfield	27	6				27	2	13	12			27	27		27	Timber Frame			24	1	1	2		27	25/26	27					27	27						27							27	3.136						0.000	3.136	6.965	0.131	0.256
SBHA	Marsh Street Mill	Peebles	PA0108	High	0.5424357, 5638851						Brownfield	12					12	7	5				12			12	Timber Frame			10	2	1	1		12	26/27	12					12	12						12							12	0.998	0.463					1.462	1.462	2.892	0.122	0.241
ENGL	High Street	Jedburgh	PA0015	Med	0. 5560892 Y -0.555589	SBC	N	Approved	21/01566/FUL		Brownfield	3					3		3				3			3	Steel & Timber Frame		N	3					3						3		3						3							3		1.960					1.960	1.960	0.500	2.200	0.659	0.733
ENGL	Ex Burdens Collegiate site	Galashiels	PA1062	High	0. 5595769 Y -0.639368	ENGL	N	Approved	19/00395/FUL	1901002	Greenfield	66					66	27	29				66			66	Steel & Timber Frame		N	63	3	3			66							66		66						66							66	2.900	2.900					5.800	5.800	11.700	0.126	0.254
ENGL	Acredale Phase 4	Eyemouth	PA0403	High	0593303 7664556	ENGL	N	in LDP	06/01288/FUL	809128	Greenfield	68					68	15	35	17	1		68	68		68	Open Panel TF	68		63	5	1	6		68							68	68						68							68	0.256	6.500	6.032				6.788	6.788	9.144	12.912	0.161	0.269
ENGL	Bogangreen	Coldingham	PA1062	High	0. 5897959 Y -0.668305	ENGL	Y	Approved	21/01187/FUL	811.28	Greenfield	20					20		20				20			20	Timber Frame	Y		20					20							20	20						20							20	1.400	1.800					3.200	3.200	6.400	0.160	0.320
ENGL	St Ronan's	Innerleithen	PA0866	High	e-555321 Y 6.569892	SBC	N	Not Submitted			Greenfield	8					8	1	7				8	8		8	Timber Frame	Y			8		5	3	8							8		8						8							8	0.000	1.000					1.000	1.000	0.400	1.300	2.700	0.125	0.338
ENGL	St Aidan's	Galashiels	PA1962	High	0. 561791 Y 6.592022	ENGL	N	Awaiting Decision	19/01121/FUL	1616/T/007	Brownfield	19					19	16	3				19	19		19	Timber Frame		N	19					19	26/27	19					19	19						19							19	0.630	2.060					2.560	2.560	5.120	0.152	0.268
SBHA	Heathen Mill	Selkirk	PA0823	High	0560391 7628821	SBHA	N	Zoned, Pre App		M501/0502	Brownfield	59					59	8	35	23	9		59	59		59	Timber Frame			57	2	2			59	26/27	59					59	59						59							59	1.865	6.002					6.002	7.866	8.149	16.035	0.136	0.272
ENGL	Angraflat Phase 2	Kelso	PA0647	High	0.5772405 Y 0.435112	ENGL	N	Initial Design		A001/0101	Greenfield	90					90		12	16	4		32	58		90	Timber Frame	Y		27	9	4			90							90	90						90							90	0.500	0.500	4.100				4.100	4.100	4.500	8.700	0.193	0.290
ENGL	Acredale Phase 5	Eyemouth	PA0404	High	0593303 7664556	ENGL	N	in LDP	06/01288/FUL	809128	Greenfield	16					16	2	12	2			16	16		16	Open Panel TF	16		15	1		1		16							16	16						16							16	0.256		2.020				2.256	2.256	2.048	4.304	0.161	0.269
SBHA	Fairnilee Primary School	Ettrick	PA1026	High	0578102 7651706	SBHA	N	in LDP		RDA/A0102	Greenfield	39					39	4	13	20	3		37	39		39	Open Panel TF	25		35	4	1	3		39							39	39						39							39	0.408		1.020	0.092			1.520	1.520	4.740	10.260	0.161	0.263
ENGL	Reddes Road	Innerleithen	PA1964	High	0.5318823 Y 6.656632	ENGL	N	Approved	19/00385/FUL	T108	Brownfield	9					9			9			9			9	Timber Frame	Y		9					9							9		9						9							9	0.700			0.600			1.300	1.300	3.500	2.800	0.146	0.311
ENGL	Jedward Terrace Phase 2	Denholm	PA1963	Med	0.557195 Y 0.618555	ENGL	N	Approved	19/01115/FUL		Greenfield	12					12		2	10			12	12		12	Timber Frame	Y		12					12							12	12						12							12	0.200	0.300	1.300				1.800	1.800	1.600	3.400	0.150	0.283
ENGL	Gattonside House	Gattonside		High	0.555858 Y 6.630951	Private	Y	Pre-App		A0/477007	Greenfield	12					12		12				12	12		12	Timber Frame		N	12					12							12	12						12							12	0.350	1.200					1.550	1.550	1.700	3.250	0.125	0.267
SBHA	Hindhope Farm	Ashkirk	PA0149	High	0567368, 7622581	SBHA	N	Zoned		616/00	Greenfield	12					12			12			12			12	Hsu			12					12							12	12						12							12	0.170	1.708					1.878	1.709	1.687	3.566	0.157	0.289
ENGL	Allars Crescent	Kelso	PA0405	High	0562452, 6614317	SBHA	N	None			Greenfield	11					11	2	2	7			11	11		11	Hsu			11					11							11	11						11							11	0.165			0.665			0.830	1.660	1.640	3.290	0.150	0.299
SBHA	Denholm Hall Farm	Denholm	PA0510	High	0.557229, 7623825	SBHA	N	owned		R0108	Brownfield	27					27	1	14	12			27	27		27	Timber Frame			25	2	2			27							27	27						27							27	0.414	0.355					0.769	3.229	3.839	7.562	0.142	0.272
SBH	Bench Avenue Phase 2	Galashiels	PA0715	High	0.5562759 7625699	Waverley Housing	N	Planning Permitted	20/00681/FUL	N/A	Greenfield	22					22	2	10	10			22	22		22	Open panel TF	22		20	2		2		22							22	22						22							22	0.899	0.500	2.511				3.911	4.530	3.970	8.490	0.386	0.295
ENGL	Dorm Road	Cobbinshaw	PA0363	High	0.5602329 Y 6.60056	ENGL	N	Awaiting Decision	21/01660/FUL	2N017	Brownfield	52					52	4	38	6	4		52	52		52	Timber Frame	Y		45	7	7			52					52		52	52						52							52	1.600		0.800	5.600			7.800	7.800	8.100	15.900	0.153	0.306
ENGL	Angles Field	Selkirk	PA0695	High	0.5559851 Y 6.638722	ENGL	N	Awaiting Decision	19/00986/FUL	A001/0103	Greenfield	89					89		23	25	6		89	89		89	Timber Frame		N	81	4	4			89							89	89						89							89	0.800	0.500	5.500				6.800	6.800	13.600	0.199	0.278
SBHA	Burgh Yard	Galashiels	PA0809	High	0. 5592779 Y -0.639626	SBHA	N	owned		e0R2	Brownfield	70					70	18	52				70	70		70	Hsu			70					70							70	70						70							70	1.598	0.960	7.251				9.809	8.105	7.587	17.376	0.165	0.248
ENGL	Station Road	Kelso		High	0.5772581 Y 6.632227	Private	N	Initial Design		R001/0001	Brownfield	24					24		8	16			24	24		24	Timber Frame		N	20	4	4			24							24	24						24							24		0.500	0.500	2.000			3.000	3.000	5.200	9.200	0.125	0.358
TBHA	Channel Street	Galashiels	PA1583	High	33695107 , 7633207	Private	N	none			Brownfield	11					11		11				11	11		11	Timber Frame			11					11							11	11						11							11	0.500	1.652					2.152	1.652	2.152	3.804	0.193	0.345
ENGL	Woodbine Drive	Burnmouth	PA0710	Med	0.5735057 Y 0.615287	Private	N	Pre-App		A/R/PA0003	Greenfield	24					24		8	12	4		24	24		24	Timber Frame	Y		21	9	3			24							24					24			24							24		0.850		0.850	1.800			3.500	3.500	5.200	9.200	0.125	0.358
ENGL	Main Street Phase 2	Chirnside	PA0710	Med	0.5827431 Y 0.616766	Private	N	Initial Design		MCH/0102	Greenfield	54					54		35	16	4		54	54		54	Timber Frame		N	48	3	3			54							54	54						54							54			0.500	2.200	1.500	0.500	7.700	7.700	8.400	16.100	0.183	0.298
ENGL	Gunsgreenhill	Eyemouth	PA0818	High	0.5964892, 7663925	ENGL	N	in LDP		B/01/108	Greenfield	60					60	8	16	25	3		52	60		60	Open Panel TF	40		36	4		4		40							40	40						40							40	0.456			0.456	0.756		1.668	1.668	0.456	2.124	0.274	0.274
BHA	Bondburn Phase 2	Ayton	PA0664	High	0565064 7660903	BHA	N	in LDP	19/01182/FUL	J011A	Greenfield	20					20	2	8	10			20	20		20	Open Panel TF	20		18	2		2		20							20	20						20							20	0.385			2.715			3.100	3.100	3.520	6.620	0.165	0.271
ENGL	Newtown Street	Duns	PA0817	High	0575229, 7653795	BHA	N	none			Brownfield	18					18	2	10	6			18	18		18	Open Panel TF	18		16	2		2		18							18	18						18							18	0.000			0.900	2.250	2.700	5.850	2.700	2.580	5.043	0.150	0.280
ENGL	Springwell Brae	Broughton	PA1963	High	0.5113230 Y 0.638685	ENGL	N	Awaiting Decision	19/01102/FUL	T823B	Greenfield	11					11			10	1		11	11		11	Timber Frame	Y		11					11							11	11						11							11	0.100			0.800	1.500	2.400	4.800	2.400	2.500	4.903	0.218	0.435
ENGL	Cooperknowe Phase 2	Galashiels	PA0811	High	0.5917851 Y 0.639218	ENGL	N	Pre-app		e0L/M/ M/0/A/A002	Greenfield	63					63	4	31	6	3		44	63		63	Timber Frame		N	39	4	4			63							63		63						63							63	0.900			1.000	4.800		6.700	6.100	5.600	11.500	0.142	0.267
ENGL	Lowood	Tweedbank	PA1963	Med	0.552161 Y 0.655289	SBC	TBH	Masterplan		MTW/0302	Greenfield	50					50	9	28	13	5		50	50		50	Timber Frame	Y		45	5	5			50							50	50						50							50				1.000	0.100	6.200	6.200	1.000	7.000	14.200	0.124	0.284
ENGL	Kirches	Hawick	PA1020	High	0.5562223 Y 0.638114	ENGL	N	Masterplan		R/A/0206	Greenfield	86					86		16	26			42	86		86	Timber Frame		N	24	62	4	16	40	86							86	86						86							86		1.500	2.500	2.000	5.500	11.500	11.500	1.000	12.500	23.000	0.134	0.279
ENGL	St Ann's Grammar site	Jedburgh		Med	0.5582897 Y 0.628889	SBC	N	Initial Design		R/R/0808	Brownfield	90					90		23	5	2		30	90		90	Timber Frame	Y		27	9	3			90							90	90						90							90		0.500	0.500	2.000	3.300	0.600	0.600	0.500	0.800	7.600	0.110	0.253
TBHA	Main Street	Hetton	PA0113	High	0.571298, 7633507	Private	Y	Zoned		R/A/0/38	Greenfield	12					12			12			12	12		12	Hsu			12					12							12	12						12							12		0.713	1.000	1.713	1.713	1.454	3.167	0.133	0.262
SBH	Bench Avenue Phase 3	Galashiels	PA0716	High	0.5562759 7625699	Waverley Housing	N	Planning Permitted	20/00681/FUL		Greenfield	16					16	2	12	2			16	16		16	Open panel TF	16		14	2		2		16							16		16						16							16	0.356			0.600	1.756		2.356	2.560	2.560	5.116	0.160	0.295
BHA	Open Market Purchases	Various		High	-	-	N	-	-	-	-	10					10	2	4	4			10	10		10	n/a		10	10					50			2	2	2	2	2	10		2	2	2	2	2	10		2	2	2	2	2	10			0.140	0.140	0.140	0.140	0.140	0.840		0.840	0.675	1.325	0.865	0.133
SBHA	Open Market Purchases	Various	PA0109	High	-	-	N	-	-	-	-	20	5				25	10	10	5			25	25		25				25					25			5	5	5	5	5	25		5	5	5	5	5	25		5	5	5	5	5	25								1.500		1.500	5.895		5.895	3.690	5.545	0.336	0.222
SBH	Open Market Purchases	Various										20					20	4	8	8			20	20		20				20					20			4	4	4	4	4	20		4	4	4	4	4	20		4	4	4	4	4	20			0.260	0.260	0.260	0.260	0.260	1.560		1.560	1.560	2.800	0.845	0.140
Total												1186	9	0	0	0	1195	129	552	486	96	32	1195	10	57	1128	1195				1226	169	56	70	43	1195		315	322	169	240	73	177	1195	130	291	262	312	142	158	1295	27	82	265	251	215	355	1295	55.894	53.892	35.366	21.977	37.458	38.548	333.681	0.000	167.913	4.250	160.919	330.832	6.757	

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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 (X:EASTING Y:NORTHING)	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 LINKED 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												
									2027/28	2028/29	2029/30	POST 2029/30	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED
Lowood, Tweedbank	High	X:352141 Y:635289	Scottish Borders Council	Masterplan	SBC own site	SBC	300 new homes and the site will also deliver up to 2, 500m2 of commercial space, 1,500m2 of retail space, and associated core infrastructure including roads and a bridge	yes	tbc	tbc			75	tbc	tbc			225	tbc	tbc				10.000	10.000			10.000		
Total									**0**	**0**	**0**	**0**	**75**	**0**	**0**	**0**	**0**	**225**	**0**	**0**	**0**	**0**	**0**	**10.000**	**10.000**	**0.000**	**0.000**	**20.000**		

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	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 LINKED 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												
									2027/28	2028/29	2029/30	POST 2029/30	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	2027/28	2028/29	2029/30	POST 2029/30	TOTAL HIF LOAN FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED
Total									**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**		

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

LOCAL AUTHORITY:

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE				GREENER STANDARDS	APPROVAL DATE	UNIT SITE STARTS					UNITS - COMPLETIONS					SG AHSP FUNDING REQUIREMENT (£0.000M)				
		Low / Medium / High			Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	2027/28	2028/29	2029/30	POST 2029/30	TOTAL SITE STARTS OVER PERIOD OF SHIP	2027/28	2028/29	2029/30	POST 2029/30	TOTAL COMPLETIONS OVER PERIOD OF SHIP	2027/28	2028/29	2029/30	POST 2029/30	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD
Lowood, Tweedbank	Central	High	X:352141 Y:635289	TBC	tbc	tbc	tbc	tbc	tbc	tbc	75				75				75	y	tbc															
Total					**0**	**0**	**0**	**0**	**0**	**0**	**75**	**0**	**0**	**0**	**75**	**0**	**0**	**0**	**75**			**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**

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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	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE						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
		Low / Medium / High				Financial Year (Actual or Estimated)	2027/28	2028/29	2029/30	2030/31	2031/32	TOTAL SITE STARTS	2027/28	2028/29	2029/30	2030/31	2031/32				
Grieves Cottage, Gordon	Berwickshire	High	-	Mellerstain Estates	Mellerstain Estates	2025/26	1					1		1				1			
Yarlside Farm, Earlston	Central	High	-	Mellerstain Estates	Mellerstain Estates	2025/26	3					3		3				3			
Land by Woodbank Road, Yetholm	Central	High	-	Yuill Community Trust	Yuill 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 2027/28-2031/32

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	£1.354	£1.941	£3.735
2025/26	£1.327	£1.626	£3.158

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
2025/26	£0.000	£0.033	£0.505	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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Scottish Borders COUNCIL

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