



# STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2021-2026

APPENDICES

**SCOTTISH BORDERS COUNCIL**

**STRATEGIC HOUSING INVESTMENT PLAN**

**PROJECT PRIORITY ASSESSMENT TOOL**

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# 1. Scoring Guide for Assessors

## Project Priority Weighting Matrix Scoring

27 July 2020

Notes for Assessors:

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

Each key criterion carries a possible score of 100.

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

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

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

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

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

## 2. Guideline Data for Assessors

New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Berwickshire	Allanton	114	3	-	x					No	6	Berwickshire
Berwickshire	Ayton	535	57	16			x			Yes	6	Berwickshire
Berwickshire	Birgham	285	3	-	x					No	6	Berwickshire
Berwickshire	Burnmouth	153	31	18	x					Yes	6	Berwickshire
Berwickshire	Chirnside	1,459	204	29			x			Yes	6	Berwickshire
Berwickshire	Cockburnspath	434	54	27		x				No	7	Berwickshire
Berwickshire	Coldingham	563	33	15		x				No	6	Berwickshire
Berwickshire	Coldstream	1,946	304	15				x		Yes	6	Berwickshire
Berwickshire	Cranshaw	95	3	-	x					No	7	Berwickshire
Berwickshire	Duns	2,753	528	25					x	Yes	6	Berwickshire
Berwickshire	Eyemouth	3,681	683	30					x	Yes	3	Berwickshire
Berwickshire	Foulden	96	1	-	x					No	6	Berwickshire
Berwickshire	Gavinton	189	12	18			x			Yes	7	Berwickshire
Berwickshire	Gordon	454	35	11			x			No	6	Berwickshire
Berwickshire	Grantshouse	228	11	17	x					No	6	Berwickshire
Berwickshire	Greenlaw	653	78	27			x			No	7	Berwickshire
Berwickshire	Hume	109	5	-	x					No	7	Berwickshire
Berwickshire	Hutton	126	2	-	x					No	6	Berwickshire
Berwickshire	Leitholm	232	19	22			x			Yes	6	Berwickshire
Berwickshire	Longformacus	192	5	19	x					No	7	Berwickshire
Berwickshire	Paxton	292	11	-	x					No	6	Berwickshire
Berwickshire	Preston	183	7	-	x					No	6	Berwickshire
Berwickshire	Reston	442	34	12		x				No	6	Berwickshire
Berwickshire	St Abbs	147	12	14			x			No	6	Berwickshire
Berwickshire	Swinton	277	25	18			x			Yes	6	Berwickshire
Berwickshire	Westruther	153	5	-			x			No	7	Berwickshire
Berwickshire	Whitsome	119	7	-	x					No	6	Berwickshire

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2020

\*\*\*Source: RSL annual summary, as of March 2020. Demand equated by obtaining median number of bids per available property.

\*\*\*\*1 = Large Urban Areas, 2 = Other Urban Areas, 3 = Accessible Small Towns, 4 = Remote Small Towns, 5 = Very Remote Small Towns, 6 = Accessible Rural Areas, 7 = Remote Rural Areas, 8 = Very Remote Rural Areas

New HMA	Settlement	Population *	RSL Stock**	Demand ***	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Central	Ancrum	448	48	24	x					Yes	6	Cheviot
Central	Ashkirk	139	1	-	x					No	6	Eildon
Central	Bonchester Bridge	207	7	5	x					No	6	Teviot & Liddesdale
Central	Bowden	294	14	22		x				No	6	Eildon
Central	Clovenfords	562	19	64			x			Yes	6	Tweeddale
Central	Darnick	397	2	-			x			Yes	6	Eildon
Central	Denholm	653	48	13			x			No	6	Teviot & Liddesdale
Central	Earlston	1779	172	21			x			Yes	6	Eildon
Central	Eccles	126	3	-	x					Yes	7	Berwickshire
Central	Ednam	157	-	-			x			Yes	7	Cheviot
Central	Ettrick Bridge	167	2	2		x				No	6	Eildon
Central	Galashiels	13,684	2,120	26					x	Yes	2	Eildon
Central	Gattonside	461	7	-			x			Yes	6	Eildon
Central	Hawick	14,294	2,339	11		x				Yes	2	Teviot & Liddesdale
Central	Heiton	204	24	12		x				Yes	7	Cheviot
Central	Jedburgh	4,030	649	19			x			Yes	3	Cheviot
Central	Kelso	6,951	912	13					x	Yes	4	Cheviot
Central	Lilliesleaf	347	8	28		x				No	6	Cheviot
Central	Maxton	-	2	-	x					Yes	6	Eildon
Central	Melrose	2,010	187	34			x			Yes	6	Eildon
Central	Morebattle	115	22	8			x			No	7	Cheviot
Central	Newstead	297	5	15	x					Yes	6	Eildon
Central	Newtown St Boswells	1,182	246	33					x	Yes	6	Eildon
Central	Oxnam	196	4	-	x					No	7	Cheviot
Central	Roberton	105	-	-	x					No	6	Teviot & Liddesdale
Central	Selkirk	5,784	833	12			x			Yes	3	Eildon
Central	Smailholm	-	3	-		x				No	6	Cheviot
Central	South Dean	156	1	-	x					No	6	Teviot & Liddesdale
Central	Sprouston	99	3	-		x				No	7	Cheviot
Central	Stichill	203	8	-			x			No	7	Cheviot
Central	St Boswells	1,494	143	37			x			Yes	6	Eildon
Central	Tweedbank	1,310	189	43					x	Yes	2	Eildon
Central	Yetholm	546	81	8		x				No	7	Cheviot

\*Source: Census 2011    \*\*Source: RSL annual summary, as of March 2020    \*\*\*Source: RSL annual summary, as of March 2020. Demand equated by obtaining median number of bids per available property.  
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New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification****	Health & Social Care Locality
					1	2	3	4	5			
Northern	Blyth Bridge	145	-			x				No	6	Tweeddale
Northern	Broughton	323	44	31	x					No	7	Tweeddale
Northern	Cardrona	883	50	43		x				Yes	7	Tweeddale
Northern	Carlops	156	-			x				No	6	Tweeddale
Northern	Eddleston	415	15	15			x			No	6	Tweeddale
Northern	Fountainhall	202	9			x				No	6	Eildon
Northern	Heriot	173	2		x					No	6	Eildon
Northern	Innerleithen	3,031	352	20			x			Yes	3	Tweeddale
Northern	Lamancha	170	-		x					No	6	Tweeddale
Northern	Lauder	1,699	122	18			x			Yes	6	Eildon
Northern	Manor	149	1	19	x					No	7	Tweeddale
Northern	Oxton	351	1			x				No	7	Eildon
Northern	Peebles	8,376	793	22					x	Yes	3	Tweeddale
Northern	Romanno Bridge	103	2	20	x					No	6	Tweeddale
Northern	Skirling	109	18	16	x					No	7	Tweeddale
Northern	Stobo	113	-		x					No	7	Tweeddale
Northern	Stow	718	41	11			x			No	6	Eildon
Northern	Traquair	120	1		x					No	6	Tweeddale
Northern	Tweedsmuir	114	-		x					No	7	Tweeddale
Northern	Walkerburn	782	81	6		x				Yes	6	Tweeddale
Northern	West Linton	1,547	121	22			x			No	6	Tweeddale

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2020

\*\*\*Source: RSL annual summary, as of March 2020. Demand equated by obtaining median number of bids per available property.

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New HMA	Settlement	Population*	RSL Stock**	Demand**	Need by Settlement (1 = Low)					Mains Gas	SG Rural/ Urban Classification***	Health & Social Care Locality
					1	2	3	4	5			
Southern	Newcastleton	768	89	8			x			No	7	Teviot & Liddesdale
Southern	Newmill	81	1	-	x					No	6	Teviot & Liddesdale
Southern	Yarrowford	139	9	-	x					No	6	Eildon

\*Source: Census 2011

\*\*Source: RSL annual summary, as of March 2020

\*\*\*Source: RSL annual summary, as of March 2020. Demand equated by obtaining median number of bids per available property.

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### Housing Needs Assessment - based on 4 New HMAs

Housing Market Area	No. of Affordable Units Required per annum	% Affordable Housing Contribution	% Need by Units Required
Central	82	25%	64%
Eastern	22	25%	17%
Northern	22	25%	17%
Southern	2	25%	2%
Scottish Borders	128	25%	100%

### 3. Accelerated Projects Summary

As outlined in the SHIP in Chapter 4, a number of projects have been accelerated into the Strategic Local Programme Agreement during 2019/20, which has enabled allocated grant budget to be fully spent, and in addition has attracted additional grant to Scottish Borders from elsewhere in the national programme.

These projects are summarised below:

#### **Buckholm Phase 1 and Phase 2, Galashiels**

Eildon HA have acquired this Allocated Housing site which was identified in SHIP 2020/25, Table 8, as a Potential Pipeline Development Project. Phase 1 [11 homes] is under construction, with the intention to develop the rest of the site on a phased basis in due course.

#### **Stirches, Hawick [Amenity Housing]**

Eildon HA acquired the site from the Council in order to build an Extra Care Housing Development which is in the programme. The Joint Learning Disability Service identified a group of older people whose particular housing needs could best be met by new build housing. There is sufficient space on the Stirches site to provide these 12 homes.

#### **Oakwood Park, Galashiels**

The Council decided to close the Day Centre located in a popular existing older peoples housing complex owned and managed by Eildon HA. The Association were keen to act quickly to make best use of the available space by converting it to form 4 Amenity Flats, rather than have it lie empty and unused.

#### **Former High School, Kelso [Phase 1B]**

Re-development of the former school site is a Developer –led project. In response to current uncertainties in the private housing market, the Developer has given Eildon HA the opportunity to collaborate to provide an additional 16 homes for affordable rent, with 2 of these being built to Wheelchair Standard. The Association are already collaborating with the Developer at this location to remodel the listed former school building to provide 34 extra care housing flats which is already in the programme.

#### **Lowood, Tweedbank**

Previous SHIPs have identified Eildon HA as envisaged RSL partner to deliver the anticipated 75-100 affordable homes at this location. There is Ph1 identified in SHIP 2020/25. This Ph2 provides continuity in anticipated future development as is normal in development of larger sites.

#### **Acredale Phase 4, Eyemouth**

This was previously identified in the SHIP 2020/25 in Table 8 as a Potential Pipeline Development Project. Berwickshire HA have previously delivered a number of homes at this location on a phased basis. The Association acquired the remainder of this Allocated Housing site in 2019/20. Current thinking is that it is best to develop the remainder of the site in 2 phases, with Ph4 being progressed now, leaving Ph5 in the Potential Pipeline Development Project table.

#### **Lowood, Tweedbank [Aberlour collaboration]**

Scottish Borders HA have been collaborating with Aberlour with a view towards providing a Residential Care and Housing facility and associated service. The Council is supportive of the proposals and has agreed in principle to provide a site at this location in due course.

#### **Kirkhope Steading, Ettrick Bridge**

This project is being progressed by Ettrick and Yarrow Community Development Company who are seeking to deliver this project through use of private sector loan and Scottish Government Rural Housing Grant. The Council has previously indicated support for the project and have provided £13k grant from its Second Homes/Council Tax budget.

### **Huntlyburn, BGH Campus, Melrose**

The Joint Learning Disability Service has identified a particular supported housing service need, and through partnership working have sought to provide this in Borders over a number of years. A Third Sector service provider has indicated willingness to collaborate to provide this on a potential site currently owned by NHS Borders. It is envisaged that no Scottish Government housing grant will be required to assist delivery of this project.

## 4. RSL Project Descriptions

### **BERWICKSHIRE HOUSING ASSOCIATION**

Acredale Phase 4, Eyemouth  
Beanburn Phase 1, Ayton  
Ex High School, Eyemouth  
Hillview/Priory Bank, Coldstream  
Springfield Phase 1, Duns  
The Avenue, Eyemouth

### **EILDON HOUSING ASSOCIATION**

Angraflat Road, Kelso  
Coopersknowe, Galashiels  
Edgar Road, Westruther  
Elm Court, Hawick  
Ex Borders College Site, Galashiels  
Ex High School Site, Earlston  
Ex Kelso High School Phase 1A, Kelso – Extra Care Housing  
Ex Kelso High School Phase 1B, Kelso  
Ex St. John's Manse, Galashiels  
High Street/ Market Place, Jedburgh  
Huddersfield Street, Galashiels  
Jedward Terrace Phase 2, Denholm  
Langhaugh Galashiels – Extra Care Housing  
Lowood Phase 1 and 2, Tweedbank  
Main Street, Heiton  
Millar House, Melrose  
Oakwood Park, Galashiels  
Peebles Road, Innerleithen  
Sergeants Park Phase 2, Newtown St Boswells  
South Park, Peebles  
Springwell Brae, Broughton  
St Aidans Church, Galashiels  
Stirches, Hawick – Extra Care Housing  
Stirches, Hawick –LD Amenity Housing  
The Valley, Selkirk  
Thirlestane Drive, Lauder  
Tweedbridge Court, Peebles  
Woodside Place, Galashiels

### **SCOTTISH BORDERS HOUSING ASSOCIATION**

Heriot Field, Oxton  
Glensax Road, Peebles  
Hartrigge Crescent, Jedburgh  
Hartrigge Road, Jedburgh  
Miller Street & Angle Street, Innerleithen  
Mossilee, Galashiels  
Queensway, Earlston  
St. Dunstans, Melrose  
Tarth Crescent, Blyth Bridge  
Tweed Court, Kelso  
Whitefield Crescent (Block 40-47), Newtown St Boswells

**TRUST HOUSING ASSOCIATION**

Ex High School, Eyemouth – Extra Care Housing  
Todlaw Duns – Extra Care Housing

**WAVERLEY HOUSING**

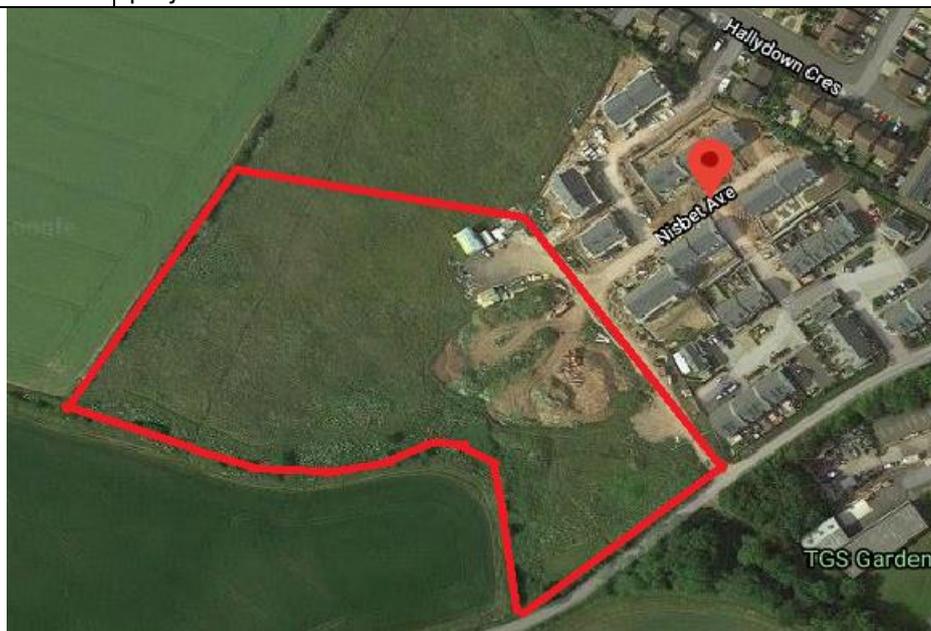
Upper Langlee, Galashiels – Area Regeneration

**Non - RSL**

Borders General Hospital Campus, Melrose - Cornerstone Service  
Kirkhope Steading, Ettrick Bridge

## Berwickshire Housing Association

<b>Acredale Phase 4, Eyemouth</b>	
• Co-ordinates	X: 393330 Y: 664104
• Site capacity:	Approx. 30-35 units affordable housing
• Type of development:	Mainstream family housing, flats and amenity housing
• Tenure:	Rent: 31 Affordable rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2021
	Completion: 2022
• Site description:	Southerly sloping greenfield site immediately adjacent to Acredale 3. Requires retaining walls; trench fill and excavation of top soil from site
• Constraints	None
• Site Ownership:	BHA ownership
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Probability: The site southerly sloping site is immediately adjacent to Acredale 3 which was completed in October 2018. No planning issues are envisaged and no risk of flooding is anticipated. Access is through the Hallydown Cres adjacent and through Acredale 2 and Acredale 3. Services are adjacent and pipework in Phase 3 has been sized to accommodate phase 4. This site is zoned for housing (site ref: BEY2B) in the current Local Development Plan.
• Need:	Rural Housing Scotland was recently commissioned by BHA to undertake a housing needs survey of Eyemouth. The survey concluded that 87% of people surveyed thought that Eyemouth needed more housing built to meet local needs. Acredale phase 2 continues to support high levels of applicant need in the area as will Acredale 3. This provision will also assist in meeting some of the demand for housing within this area, especially for one bedroom flats. This location will provide easy access to local amenities and would suit a provision of family housing.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.



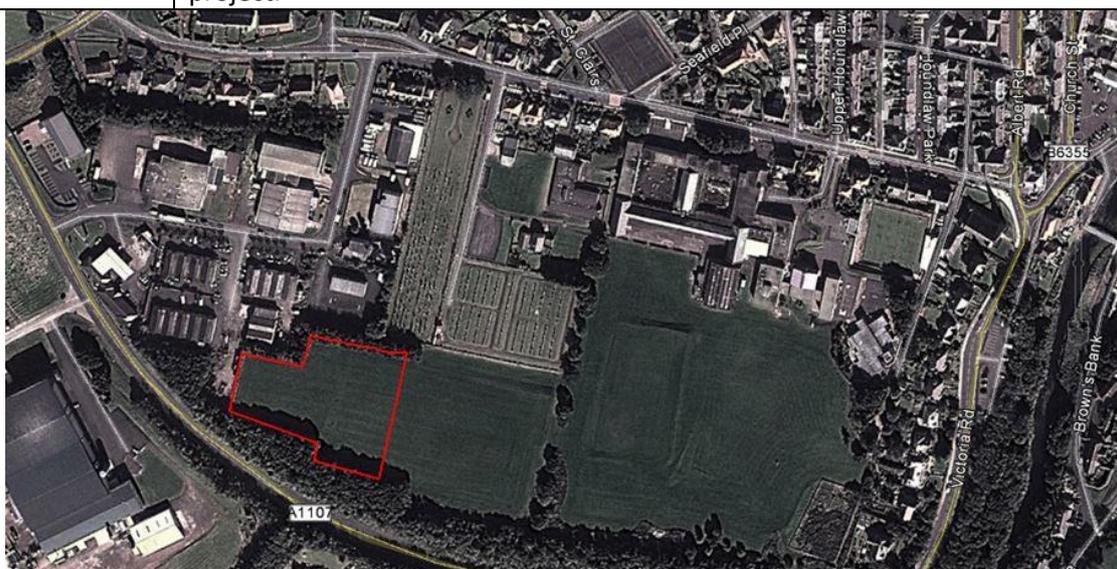


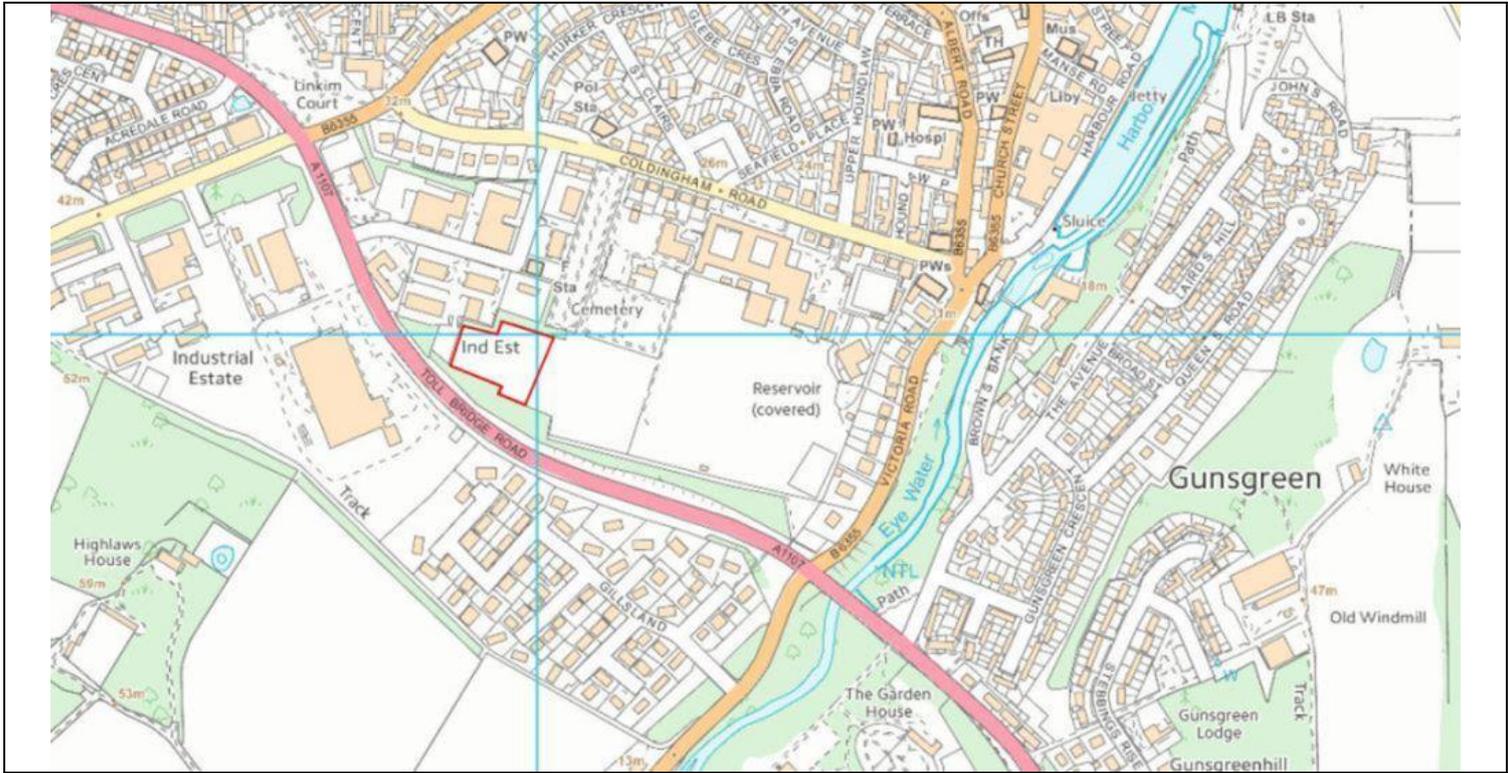
<b>Beanburn Phase 1 , Ayton</b>	
• Co-ordinates	X: 392054 Y: 660901
• Site capacity:	31 units in Ph1. Potential Ph 2 site opportunity subject to housing need.
• Local Plan Ref:	AY1A
• Type of development:	Mix of 2, 3 & 4 bed, 2 storey houses and 1, 2 and 3 bed single storey cottages
• Tenure:	Rent: 31 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2019/20
	Completion: 2021/22
• 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	Under construction. Design includes flood prevention works to resolve sporadic flooding from the adjacent land. Planning Consent granted for both phases.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Probability 100% Under construction.
• Need:	BHA commissioned a Housing Needs Assessment of Ayton by Rural Housing Scotland (February 2018). It showed that 71% of respondents wished additional low cost housing in Ayton. Based on the recommendations, BHA have requested that the design proposals include family housing and bungalows to reflect the requested need. Vehicular access will be taken from Summerhill Park which will extend existing access. A pedestrian/cycle link will be provided to the primary school.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





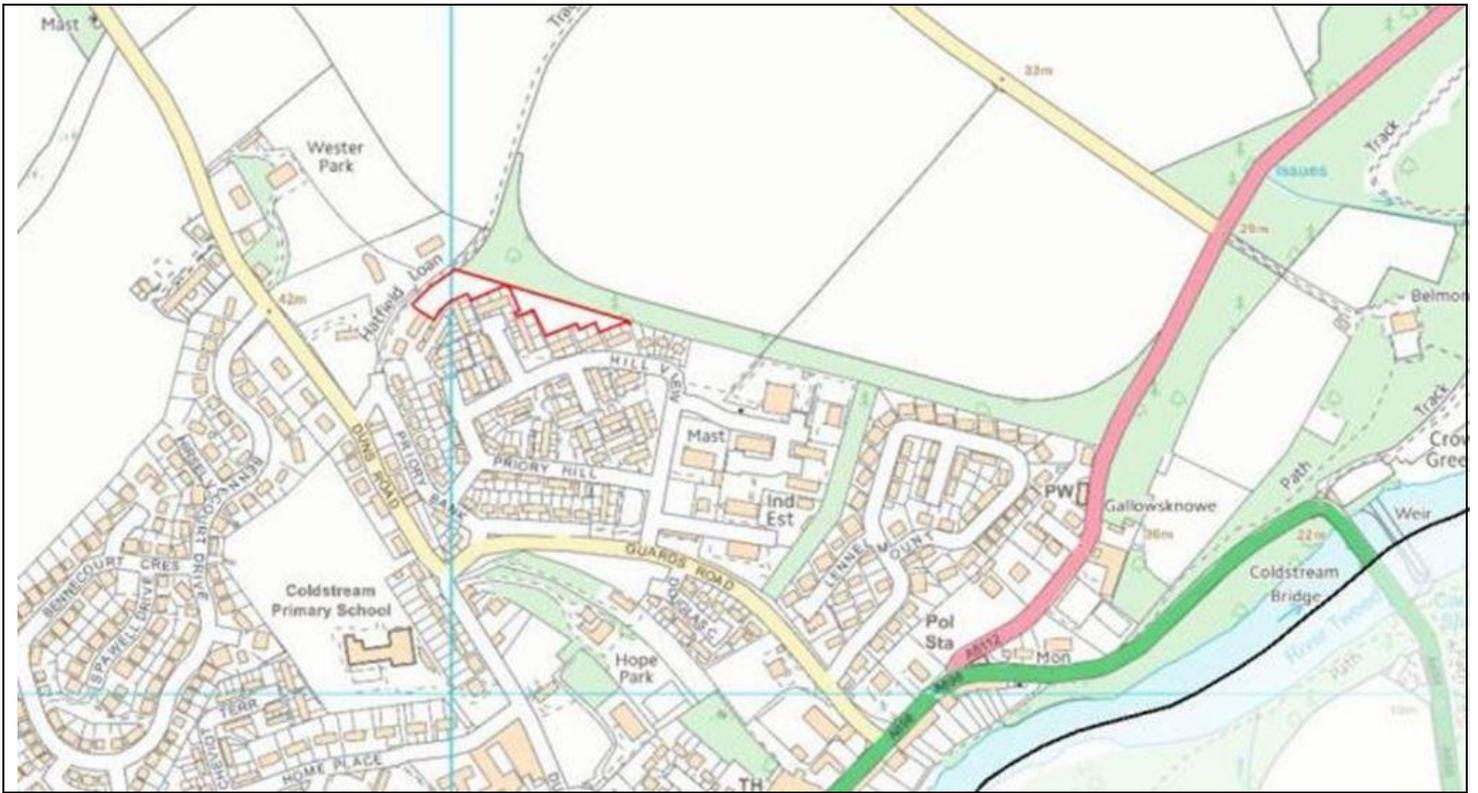
Ex High School site, Eyemouth	
• Co-ordinates	X: 394172      Y: 663966
• Local Plan Reference	
• Site capacity:	34 units
• Type of development:	Mainstream family houses (two and three bedroom) and one-bedroom 2 in a block flats. Adjacent to proposed site for Extra Care Housing.
• Tenure:	Rent:                      34 units for Affordable Rent
	Shared Equity: 0 units
	Other:                      0 units
• Programme:	Acquisition:              Complete
	Start:                        2021/22
	Completion:                2022/23
• Site description:	Brownfield site. Former High School site.
• Constraints	None. Subject to SBC master planning exercise.
• Site Ownership:	BHA. Exact location of BHA site within larger site to be confirmed subject to master-planning exercise.
• Housing Market Area	Berwickshire
• Other Information	Homes to be highly energy efficient with all units built to Scottish Government Greener Standard.
• Deliverability:	Probability: Progress being made via joint master planning exercise with SBC and Trust HA, and the demolition of former school buildings. The site of BHA homes is largely agreed via master-planning and will probably require excambion.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 55 applicants per let the highest number of applicants for a recent property being 106. Acredale phase 1, consisting of 19, 2 and 3 bedroom houses was completed in late 2007 had high levels of applicant demand. In addition approximately 50% of Section 5 referrals are for the Eyemouth area. This area is also very popular for migrant workers looking for family accommodation within the town. This provision plus later phases will assist in meeting some of the demand for housing within this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





<b>Hillview/ Priory Bank Phase 1, Coldstream</b>	
• Co-ordinates	X: 384285 Y: 640228
• Site capacity:	12 units
• Type of development:	Mainstream family and one-bedroom 2 in a block cottage flats. Local requirement for particular needs will be considered.
• Tenure:	Rent: 12 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Complete
	Start: 2022/23
	Completion: 2023/24
• Site description:	<p>BHA commissioned a Housing Needs Assessment of Coldstream by Rural Housing Scotland (January 2018). It showed that 80% of respondents wished additional new build housing in Coldstream.</p> <p>The site is within the development boundary and adjacent to a residential area, most of which are existing BHA properties. BHA also has garages and a former slaughterhouse (now used as storage) on part of the site. The site gently falls from north to south with is favourable for draining the site. SBC have agreed in principle that existing access width is acceptable and different options for junction layout are available. PUs are located nearby. Town centre amenities and primary school are all easily accessible from this location.</p>
• Constraints	Existing structures may/will require to be demolished or reprovisioned.
• Site Ownership:	BHA own site, but a small block of garages are privately owned.
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard. Coldstream has not had any new build of affordable housing in 23 years. There is a shortage of family homes in the area.
• Deliverability:	Probability: 90% Site lies within development boundary but has no planning consent for housing. Surface and foul water sewer near the perimeter of the site. Scottish water mains present on the site. SBC own street lighting present on site and lighting designer will address this as part of their design/approval. Power, gas and telecoms adjacent to site.
• Need:	Rural Housing Scotland were recently commissioned to carry out a Housing Need survey in Coldstream. An overwhelming majority (80%) of those surveyed thought that Coldstream needed more housing built to meet local needs. Of those who agreed that more affordable housing was needed, 65% thought that more affordable housing for rent was needed, 43% favoured the development of elderly housing and 49% thought that there should be more housing for young people. BHA currently has housing for affordable rent in this area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	Anticipated high positive impact by providing new affordable housing in this settlement.
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





<b>Springfield Phase 1, Duns</b>	
• Co-ordinates	X:379142 Y:653850
• Local Plan Reference	BD20B
• Site capacity:	29 units as Ph1. Potential 2 more phases to follow subject to need.
• Type of development:	Houses / Cottages / Flats
• Tenure:	Rent: 29 units Social Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2018/19
	Start: 2019/20
	Completion: 2020/21
• Site description:	Large local plan site purchased by developer
• Constraints	None. Under construction.
• Site Ownership:	BHA
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 Yes
	Land banking Opportunity: N/A
	Shadow Programme Opportunity: N/A
	Covid Impact: Site closed then re-started, completion re-programmed.
• Deliverability:	Probability:100%, Under construction
• Need:	Strong demand/To be considered in context of impact of other Duns projects
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





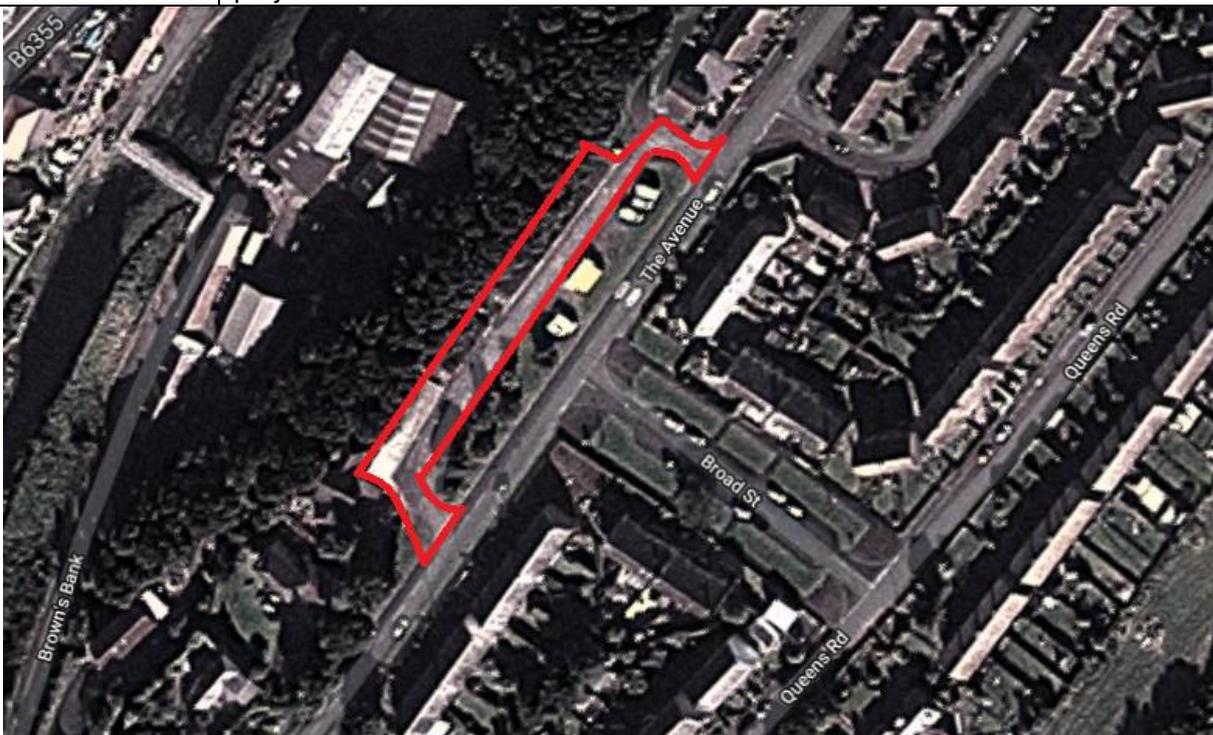
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Springfield Lane

<b>The Avenue, Eyemouth</b>	
• Co-ordinates	X: 394568 y: 664006
• Site capacity:	12 units
• Type of development:	4 mainstream family housing and 4 units amenity. Balance to be agreed.
• Tenure:	Rent: 12 units for Affordable Rent
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBC area subject to Planning Consent 2020/21
	Start: 2021/22
	Completion: 2022/23
• Site description:	Brownfield site currently used for BHA lockups/garages. Close to town centre amenities, primary school + new high school, easily accessed from location
• Constraints	Garages/lockups require demolition. Access required by private owner at edge of site.
• Site Ownership:	BHA own majority of site but will require purchase of additional land from SBC subject to Planning Consent being granted.
• Housing Market Area	Berwickshire
• Other Information	All homes to Scottish Government Greener Homes Standard.
• Deliverability:	Within development boundary but has no planning consent for housing. Delivery subject to land acquisition from SBC. A Pre-development enquiry (PDE) has been submitted to Scottish Water to determine general capacity in the area.
• Need:	There is a very strong demand in all Eyemouth Areas with an average of 50 applicants per let the highest number of applicants for a recent property being 66. Acredale phase 2 continues to support high levels of applicant need in the area. This provision plus later phases will assist in meeting some of the demand for housing within this area. This location will provide easy access to local amenities and would suit a provision of a mix of accommodation for older people and family housing. BHA currently has similar house types in the surrounding area.
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	High
• EIA	It is anticipated that there are no adverse equality implications from the delivery of this project.





## Eildon Housing Association

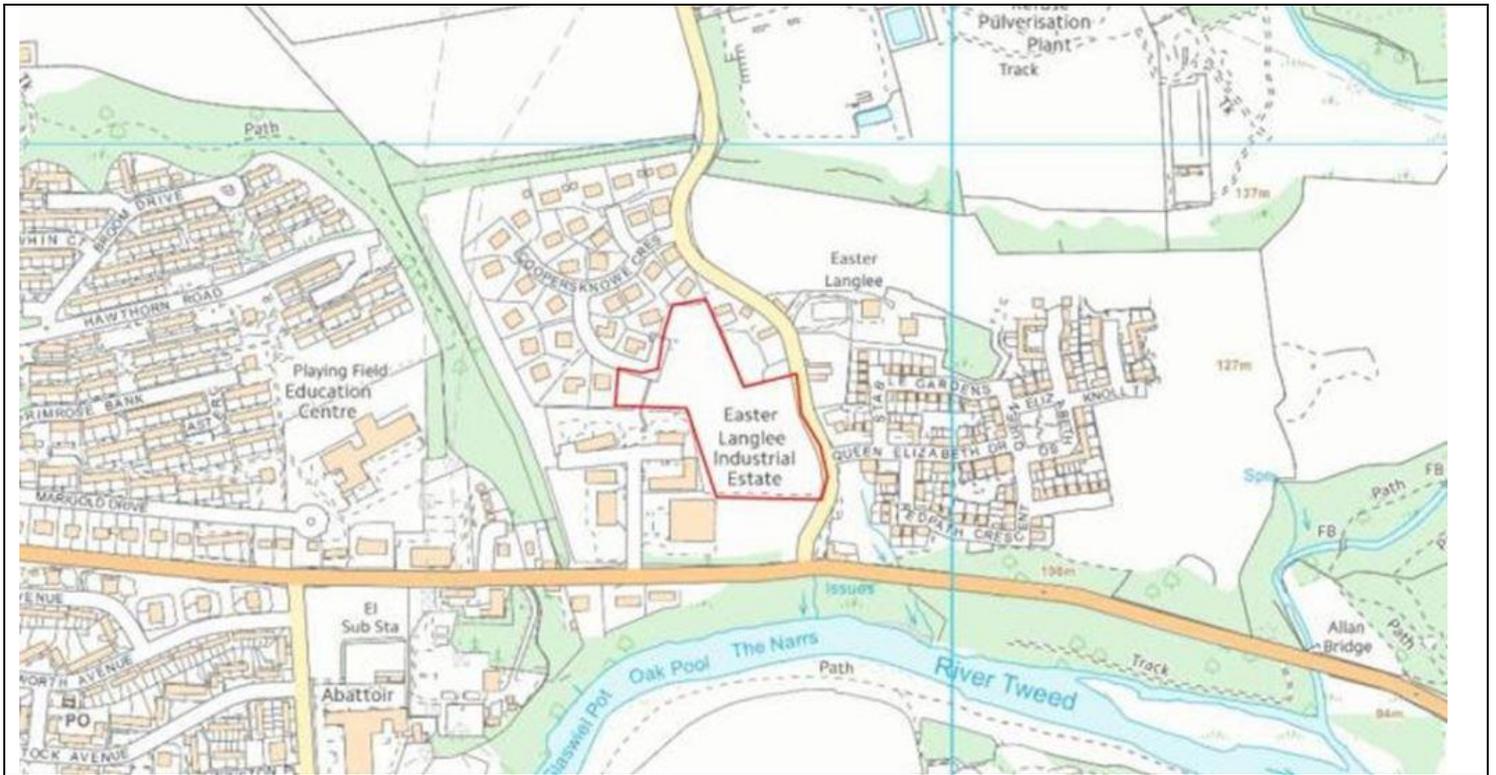
<b>Angraflats Road, Kelso</b>	
• Co-ordinates	X: 372349 Y:635103
• Local Plan Reference	AKELSO21 Edge of settlement site marked Brown for housing development
• Site capacity:	Overall capacity of circa 100 new homes
• Type of development:	49 affordable homes and flats, remainder to be open market sale
• Tenure:	Rent: 49 units
	Shared Equity: 0 units
	Other 60 units open market sale by developer. Exact numbers TBA
• Programme:	Acquisition: November 2018
	Start: Autumn 2019
	Completion: 2021/22
• Site description:	Greenfield site part of a larger private development
• Constraints	None. Under construction.
• Site Ownership:	EHA have acquired the site from M J Ballantynes Ltd.
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: Yes Land banking opportunity: N/A Shadow Programme Opportunity: No Covid Impact: Site closed then re-started with project completion being re-programmed.
• Deliverability:	Probability: 100%. Under Construction.
• Need:	Strong local need. In an area of high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Coopersknowe, Galashiels</b>	
• Co-ordinates	X 352268 : Y 635754
• Local Plan Reference	
• Site capacity:	69 units
• Type of development:	Houses / Flats
• Tenure:	Rent: 69 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2014/2015
	Start: August 2020
	Completion: 2020/21
• Site description:	Greenfield site part of a previously developer-led private development. To be developed as single phase.
• Constraints	None following successful outcome of Planning Appeal.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Landbank Opportunity: N/A Shadow programme: N/A Covid Impact: Site start delayed. Project re-programmed.
• Deliverability:	Probability: 90% in 2021/22. Contract signed and site start agreed.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral





<b>Edgar Road, Westruther</b>	
• Co-ordinates	X:363326 Y: 650111
• Local Plan Reference	
• Site capacity:	10 houses
• Type of development:	Houses (PassiveHaus system)
• Tenure:	Rent: 10
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 18
	Start: Sept 2020
	Completion: Sept 2021
• Site description:	Greenfield site.
• Constraints	None now.
• Site Ownership:	EHA
• Housing Market Area	Berwickshire
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact : Site start delayed
• Deliverability:	Probability: 95% in 2021/22 Contract signed and site start agreed.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Berwickshire.
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





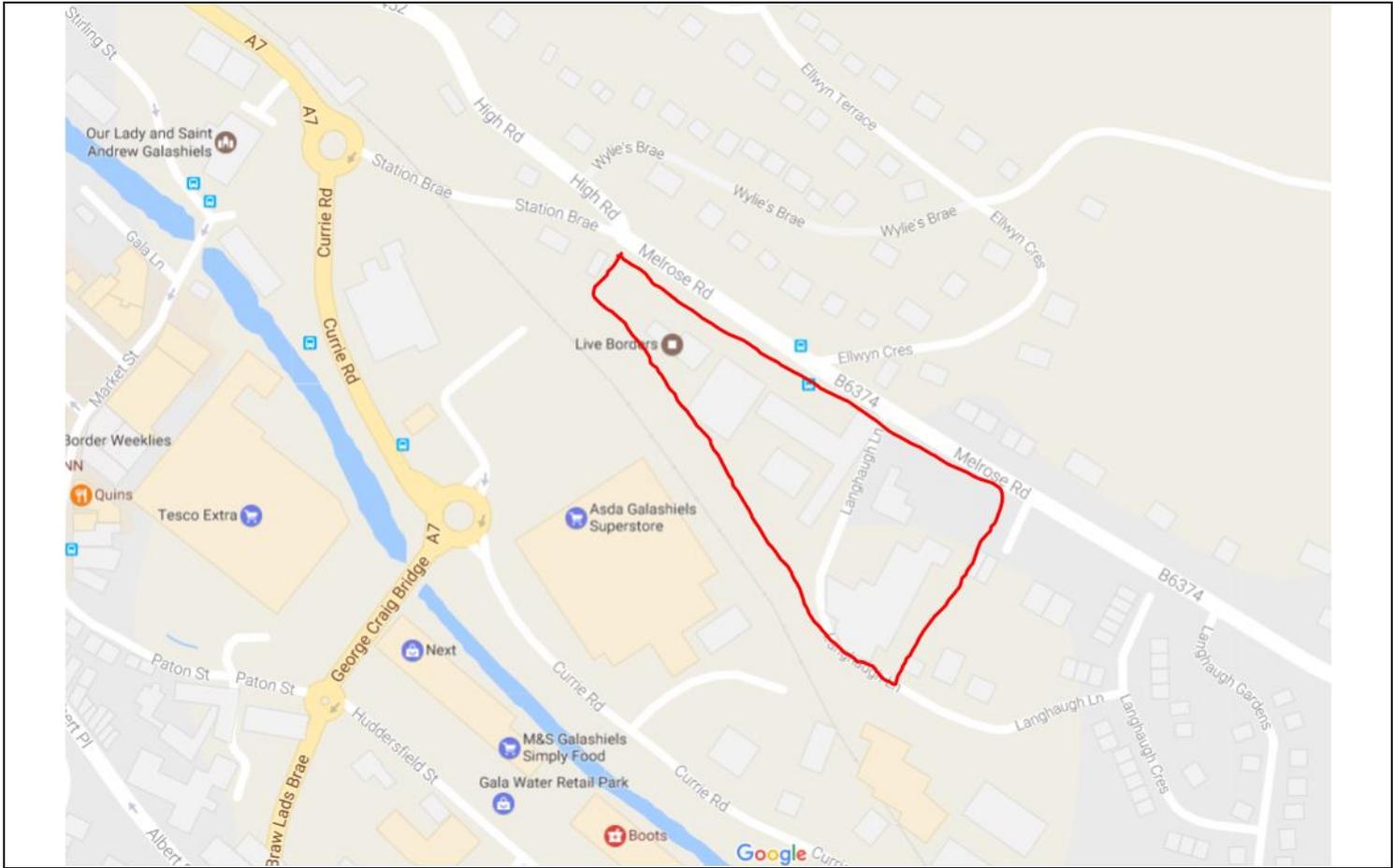
<b>Elm Court, Hawick</b>	
• Co-ordinates	X:350673 Y:614458
• Local Plan Reference	N/A
• Site capacity:	21 units
• Type of development:	Redevelopment of existing Eildon HA housing
• Tenure:	Rent: 21 units
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned by EHA
	Start: 2020/21
	Completion: 2021/22
• Site description:	Existing RSL stock that is proving hard to let for a number of small flats on the site and requires reconfiguration.
• Constraints	Site subject to flooding so design includes flood risk mitigation measures
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid impact: Has hindered rehousing tenants.
• Deliverability:	Probability: 90% in 2021/22
• Need:	Strong demand for carried flat and house sizes close to centre of Hawick
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Hawick locality
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and although this will impact on current residents during the rehousing stage, the result will prove beneficial. All tenants are being consulted and needs accounted for.





Ex-Borders College Site, Galashiels	
• Co-ordinates	X: 349769 Y: 635988
• Local Plan Reference	zR0202 zoned for redevelopment
• Site capacity:	85 units approx.
• Type of development:	Potential partnership redevelopment of the former college site, including a mix of refurbishment and new build. Eildon would be taking around 33 of the units. Mix to be agreed.
• Tenure:	Rent: 33 units
	Shared Equity: 0 units
	Other: 52 units (private partner's element)
• Programme:	Acquisition: 2023/24
	Start: 2024/25
	Completion: 2025/26
• Site description:	Existing Border College buildings and ancillary buildings and car parking off Melrose Road and Langhaugh
• Constraints	Site would need to be secured and partnership details finalised
• Site Ownership:	Owned by the Borders College, with partner led negotiations to acquire
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: No Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 50% in 2022/26
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





Ex High School Site, Earlston	
• Co-ordinates	X 357784: Y 638408
• Local Plan Reference	AEARL002 Allocated Housing site. Brownfield site of demolished former school.
• Site capacity:	64 units
• Type of development:	Houses
• Tenure:	Rent: 64 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: 2020/21
	Completion: 2022/23
• Site description:	Brownfield site in central Earlston.
• Constraints	Design worked up which resolves access arrangements, and how the development will tie into the new school proposals, and how to deal with the pockets of contamination. Proposed programming completes houses after completion of Scottish Water's upgrade of the WWTW and drainage capacity. Noise issue identified which is still to be resolved. Planning Application lodged.
• Site Ownership:	EHA own the site
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: NA Covid Impact: None
• Deliverability:	Probability: 80% in 2022/23)
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Ex-High School, Kelso Phase 1A - Extra Care Housing</b>	
• Co-ordinates	X: 357754 Y:638408
• Local Plan Reference	RKELS002
• Site capacity:	34 Extra Care Elderly flats, plus houses for open market sale.
• Type of development:	Extra Care Elderly flats and private sale houses
• Tenure:	Rent: 34 Units of extra care housing for social rent
	Shared Equity: 0 units
	Other open market sale, exact numbers TBA
• Programme:	Acquisition: April 2019
	Start: 2020/21
	Completion: 2021/22
• Site description:	Brownfield site within residential area of Kelso; on bus route and close to Primary School
• Constraints	The Listed elements of the school are to be remodelled to provide the Extra Care Housing. In addition the Developer M J Ballantynes Ltd will be building units for market sale, plus a 16 unit Ph1B for Eildon HA. See separate project descriptor.
• Site Ownership:	EHA now own the site, following M J Ballantynes having first secured the site from the Council. Planning Consent granted.
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site start delayed, and project re-programmed.
• Deliverability:	Probability: 90% in 2021/22.
• Need:	Strong local need. In an area of medium/high demand.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Persons Housing Care and Support Strategy 2018/28.
• Impact:	High positive impact. Provision of Extra Care Housing to meet locally identified need.
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project and it is anticipated that there are no adverse equality implications



- 1. The layout of the development is subject to the availability of the necessary planning permissions.
- 2. Do not scale of this drawing, use only the dimensions. The contents are to be used as a guide only and are not to be used for any other purpose.
- 3. The layout is to be based on the information provided in the planning application and is not to be used for any other purpose.
- 4. Any existing structures are to be demolished and replaced by the new development.



Eildon Housing Association Ltd.  
 Proposed Extra Care Housing  
 Former Kelso High School  
 Rowmont Street  
 Kelso  
 Site Plan  
 Existing

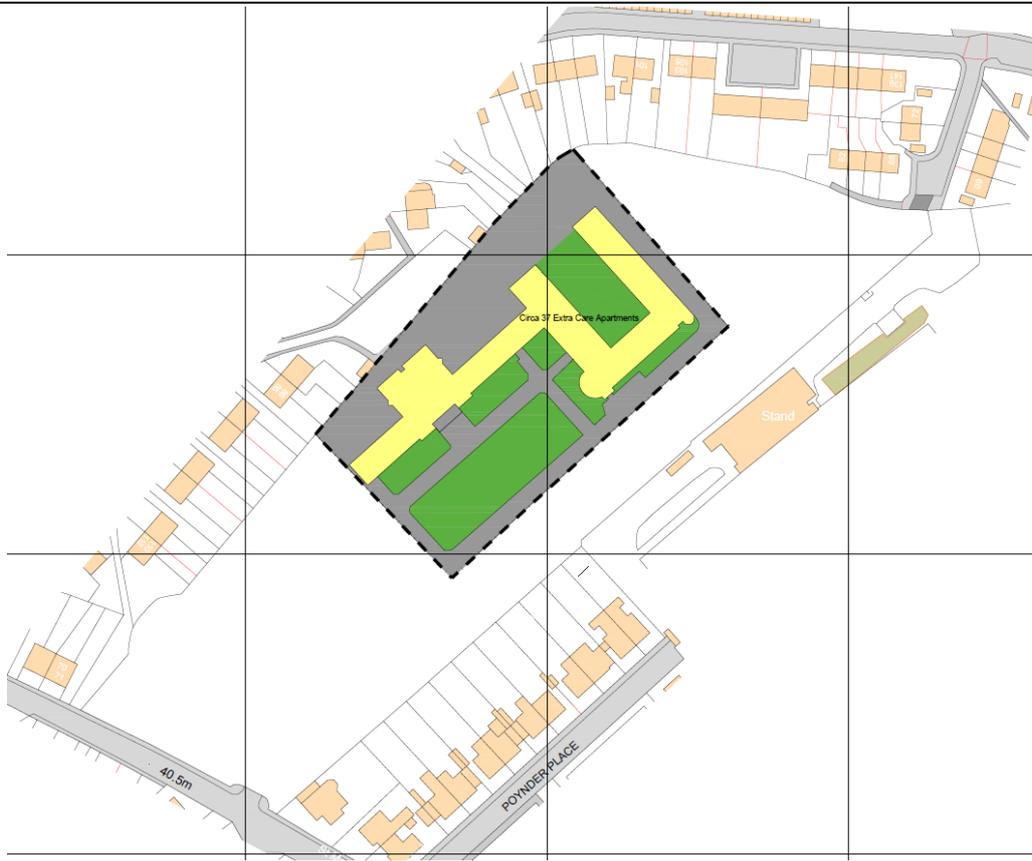
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<b>Ex High School Phase 1B, Kelso</b>	
• Co-ordinates	X: 357754      Y: 638408
• Local Plan Reference	RKELS002
• Site capacity:	16 units
• Type of development:	Re-development of former high school through demolition of non-listed redundant school buildings and construction of new build housing for sale and rent on cleared site. The developer has given EHA the opportunity to provide 16 additional units for social rent in addition to ECH previously agreed [Ph1A - with separate HARP number] to be provided via remodelling and retention of existing listed school building.
• Tenure:	Social Rent:      16 general needs units for social rent. Including 2 units built to wheelchair standard.
	Shared Equity:    0 units
	Other:              0 units
• Programme:	Acquisition:    2020/21
	Start:             2020/21
	Completion:    2021/22
• Site description:	See type of development box above.
• Constraints	Potential Variation of existing Planning Consent required.
• Site Ownership:	Owned by Developer meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: No. Covid Impact: None
• Deliverability:	Probability is high subject to Planning Consent Variation.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Wheelchair Accessible Housing study final report.
• Impact:	Very high positive impact by providing a solution to threats posed by existing dangerous building in a prominent town centre conservation area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications



- 1. The layout of the development is subject to the availability of the necessary planning permissions.
- 2. Do not scale of this drawing for any other purpose. The information is for reference only.
- 3. The information is to be used in conjunction with all relevant planning and building regulations and other applicable legislation.
- 4. Any existing structures should be marked on site and all dimensions verified by the architect.



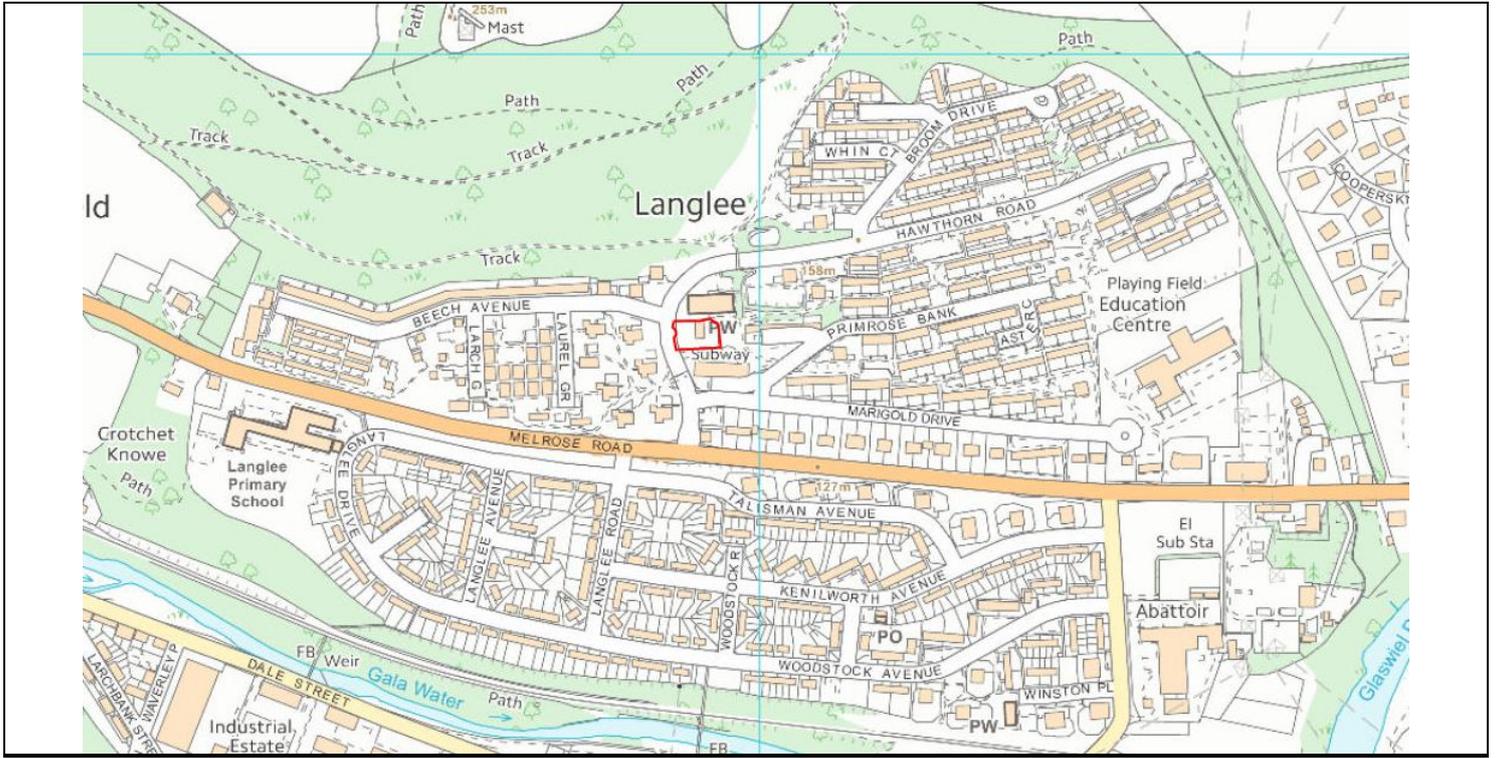
Eildon Housing Association Ltd.  
 Proposed Extra Care Housing  
 Former Kelso High School  
 Bowmont Street  
 Kelso  
 Site Plan  
 Existing

Scale	Date	Drawn	Checked
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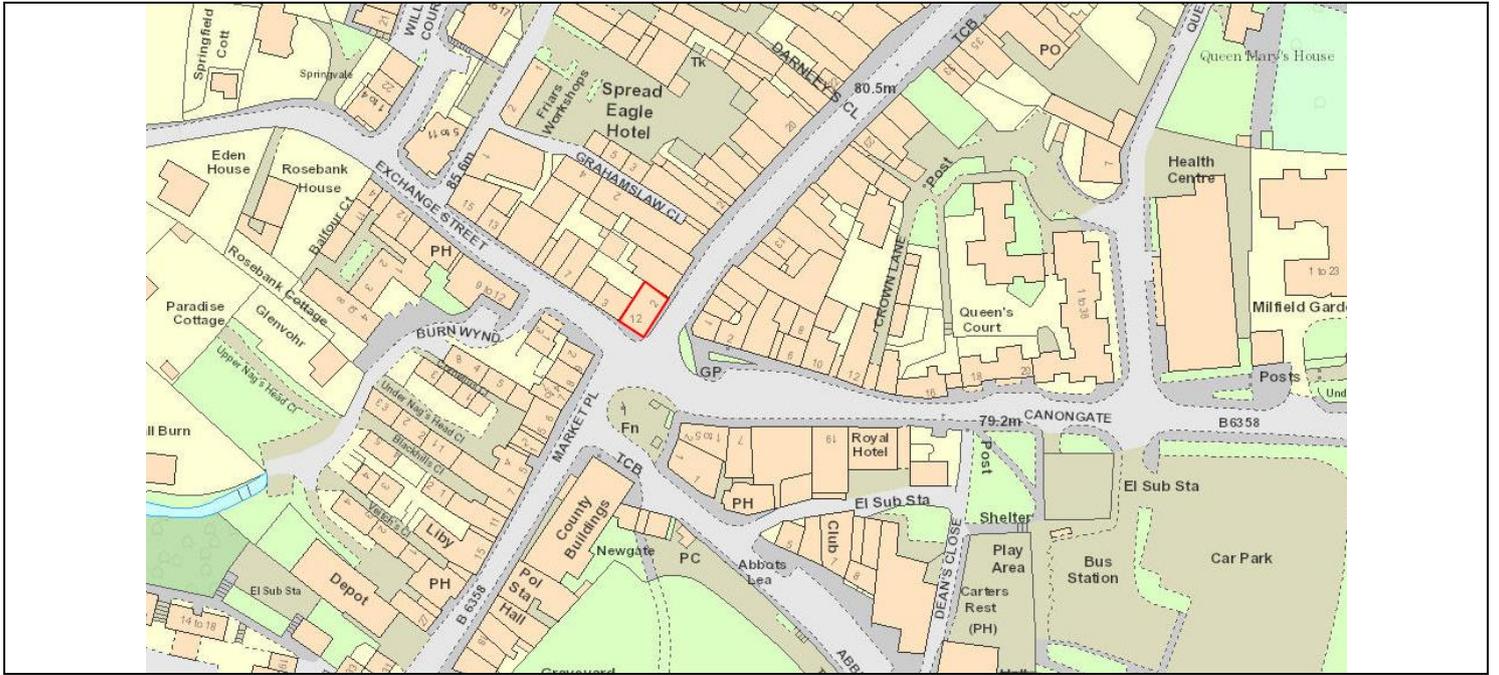
<b>Ex St. John's Manse, Galashiels</b>	
• Co-ordinates	X: 350938      Y: 635722
• Local Plan Reference	N/A
• Site capacity:	3 Flats
• Type of development:	Re-modelling of prominent former Church of Scotland Manse to form 3 self - contained flats.
• Tenure:	Social Rent:      3 units
	Shared Equity:    0 units
	Other:              0 units
• Programme:	Acquisition:    2018
	Start:              2019
	Completion:    2020/21
• Site description:	See type of development box above.
• Constraints	None. Re-modelling works nearing completion.
• Site Ownership:	Eildon HA
• Housing Market Area.	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: N/A Shadow programme Opportunity: N/A. Covid Impact: Building works halted, then re-started, and project completion re-programmed.
• Deliverability:	Probability 100%
• Need:	Local particular housing need evidenced by Borders Joint Learning Disability Service.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan, and particular needs identified via Learning Disability Commissioning Group.
• Impact:	Very high positive impact by providing an alternative use for a prominent building within Langlee.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications



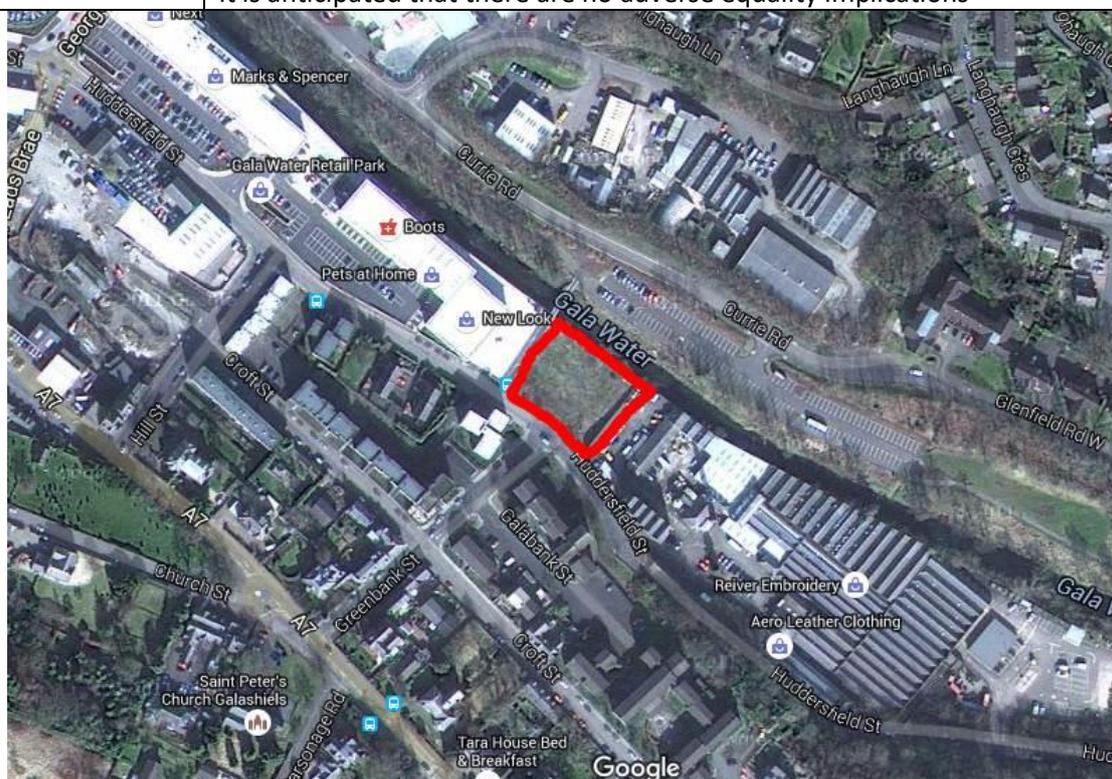


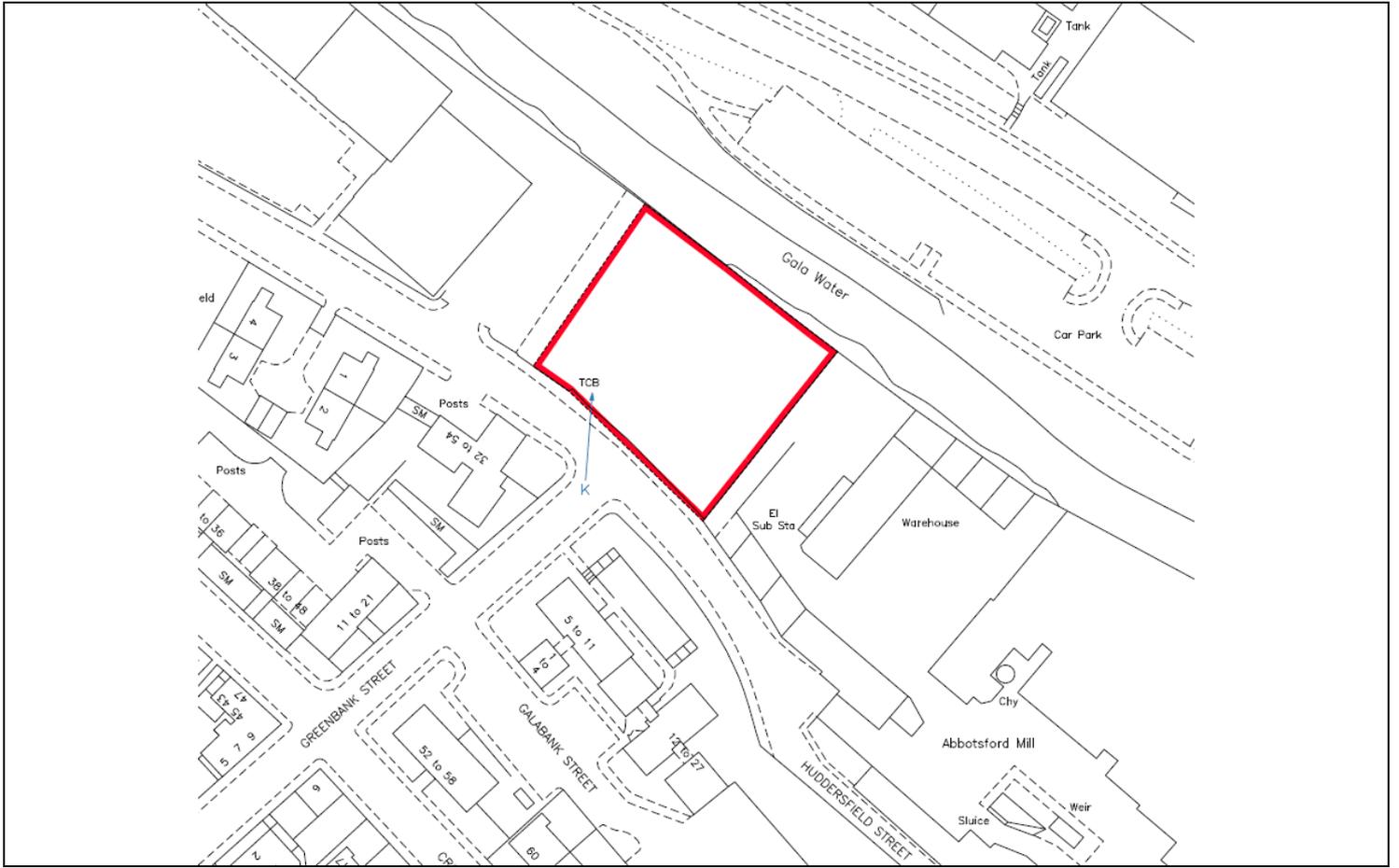
<b>High Street/ Market Place Jedburgh</b>	
• Co-ordinates	X: 364992      Y: 620589
• Local Plan Reference	N/A
• Site capacity:	4 Flats
• Type of development:	Anticipated re-development of site of existing prominent corner building within Jedburgh conservation area. Council-led initiative to address existing dangerous building by anticipated replacement building providing upper floors flats and ground floor shop[s]. Anticipated “off the shelf purchase” of the flats from the Council by Eildon HA upon completion.
• Tenure:	Social Rent:      4 units for social rent via demolition and new building project
	Shared Equity:    0 units
	Other:              0 units
• Programme:	Acquisition:    2020 subject to Council acquiring all the individually owned properties within the existing building.
	Start:              2021/22
	Completion:    2022/23
• Site description:	See type of development as per above.
• Constraints	Existing block is in mixed ownership. Scottish Borders Council is seeking to negotiate acquiring the several individually owned properties. This may potentially ultimately require the Council to use its Compulsory Purchase Order powers, which could potentially delay the above estimated project programme details.
• Site Ownership:	Individual private ownerships meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently in several private ownerships. Shadow programme Opportunity: No. Covid Impact: None
• Deliverability:	Programming dependent on Council acquiring all the individually owned properties in the existing block.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Older persons housing care and support strategy[2018]
• Impact:	Very high positive impact by providing a solution to threats posed by existing dangerous building in a prominent town centre conservation area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





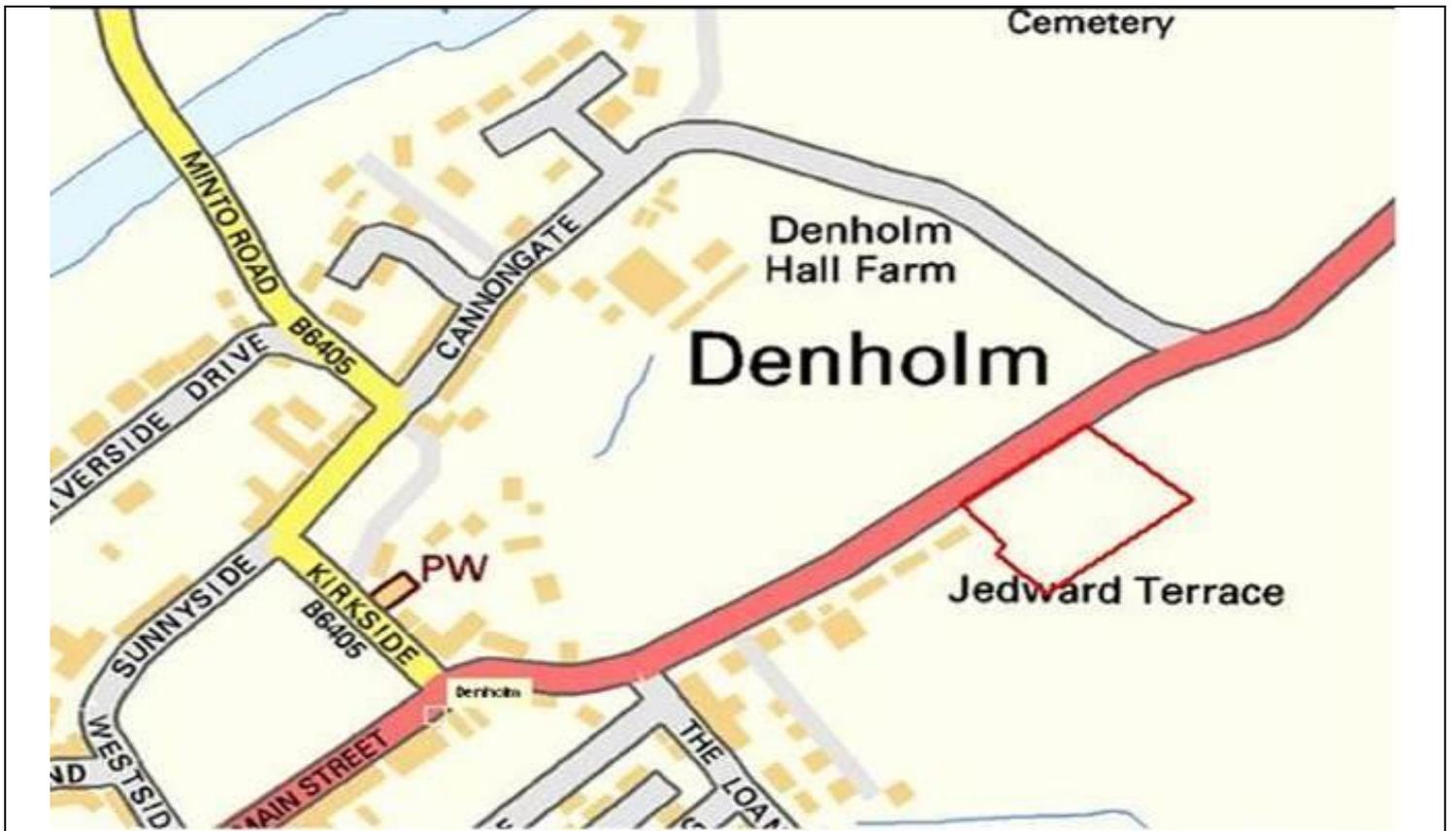
<b>Huddersfield Street, Galashiels</b>	
• Co-ordinates	X: 349711 Y: 635739
• Local Plan Reference	zEL41
• Site capacity:	34 flats
• Type of development:	Flatted development
• Tenure:	Rent: 34 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Site owned by EHA
	Start: July 2020
	Completion: 2021/22
• Site description:	Brownfield Site. Good central location in Galashiels. Good transport links and close to all amenities.
• Constraints	None. Works to river wall required SEPA consent, via a CAR Licence. Now complete.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A as owned by EHA Shadow Programme opportunity: No Covid impact: Site start delayed.
• Deliverability:	Probability: 95% in 2021/22 Site construction started
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High. Will assist in meeting high demand for flatted properties in Central HMA
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications



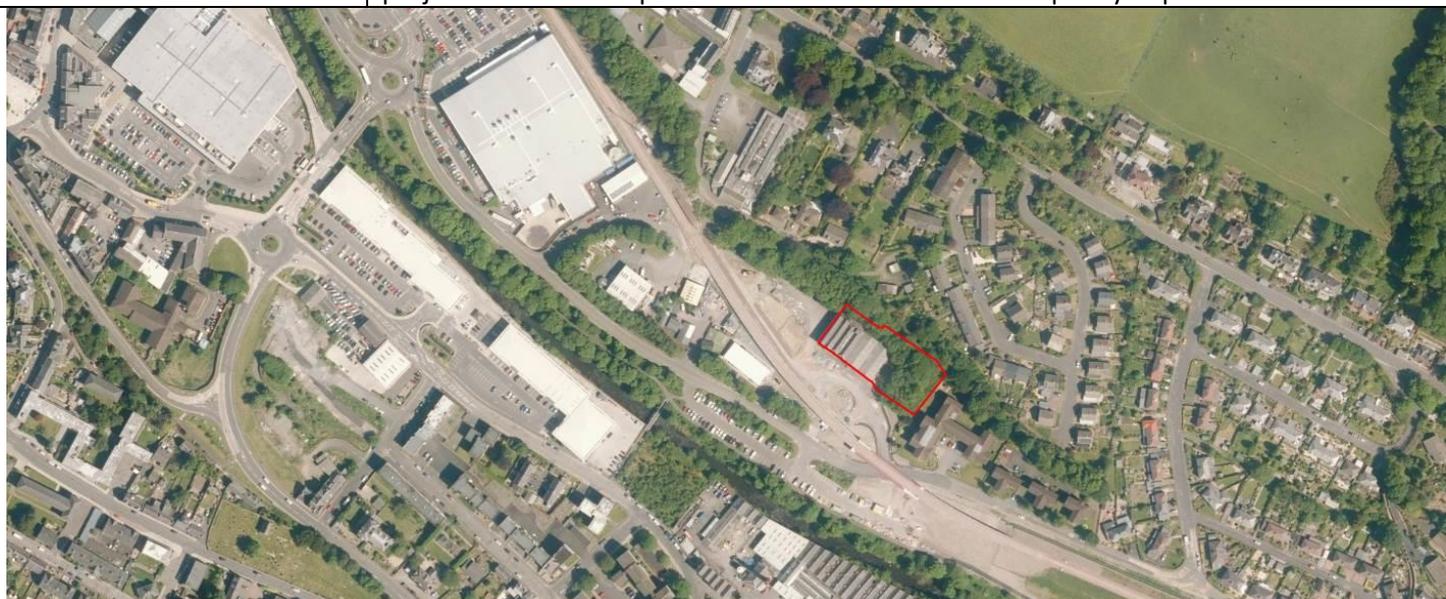


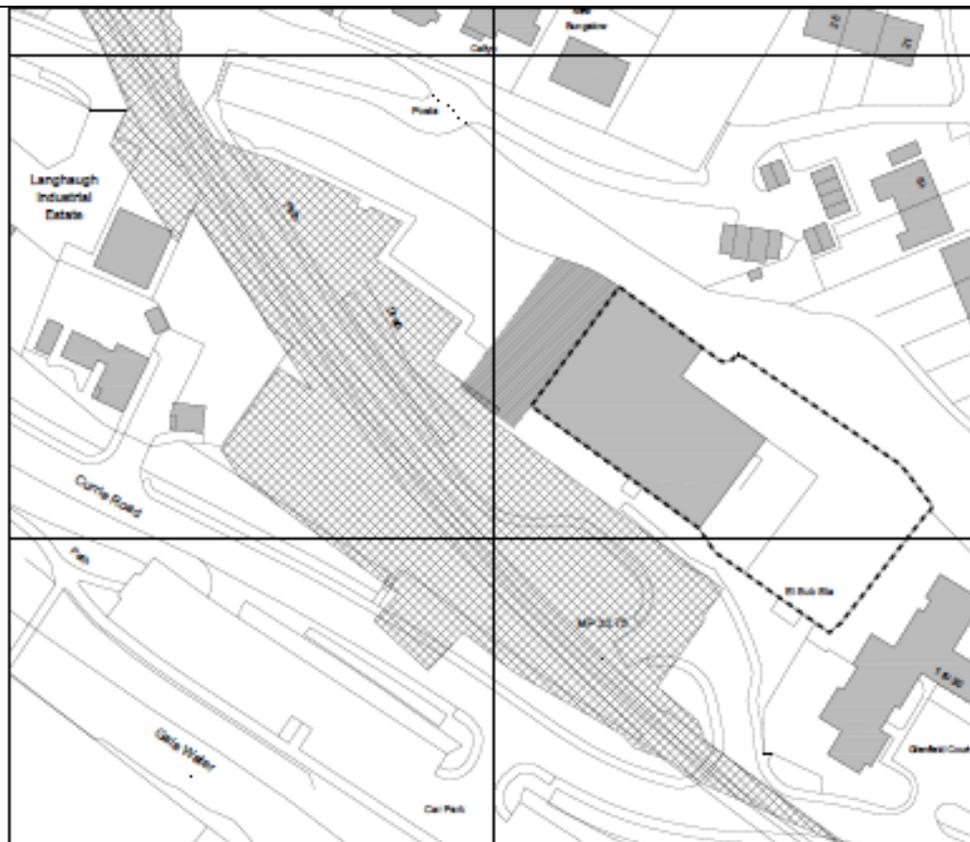
<b>Jedward Terrace Phase 2, Denholm</b>	
• Co-ordinates	X 357,193: Y 618,555
• Local Plan Reference	
• Site capacity:	12 units
• Type of development:	Houses
• Tenure:	Rent: 12 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: April 2019
	Start: Sept 2020
	Completion: Sept 2021
• Site description:	Greenfield site on edge of settlement
• Constraints	None.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Land banking Opportunity: High Shadow Programme Opportunity: N/A Covid Impact: Site start delayed. Project completion re-programmed.
• Deliverability:	Probability: 95% in 2020/21. Contract signed and site start agreed.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Assists sustaining rural communities.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is no adverse equality implications





<b>Langhaugh Galashiels – Extra Care Housing</b>	
• Co-ordinates	X: 349820 Y: 635833
• Local Plan Reference	N/A Currently “white land”
• Site capacity:	39 units
• Type of development:	Extra care housing - flats
• Tenure:	Rent: 39 units
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: October 2016
	Start: September 2019
	Completion: 2021/22
• Site description:	Former commercial premises.
• Constraints	None. Under construction.
• Site Ownership:	Acquired by EHA October 2016
• Housing Market Area	Central
• Other Information	In current SHIP Section 75 - No Land banking Opportunity: Yes Shadow Programme Opportunity: No Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	100% in year 2021/22. Under construction.
• Need:	Strong demand for ECH as evidenced by consultant report.
• Strategic Fit:	Links in with Aims and Key Objectives of SBC - LHS and IJB-SP
• Impact:	High positive impact to sustain local people in the Galashiels.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications

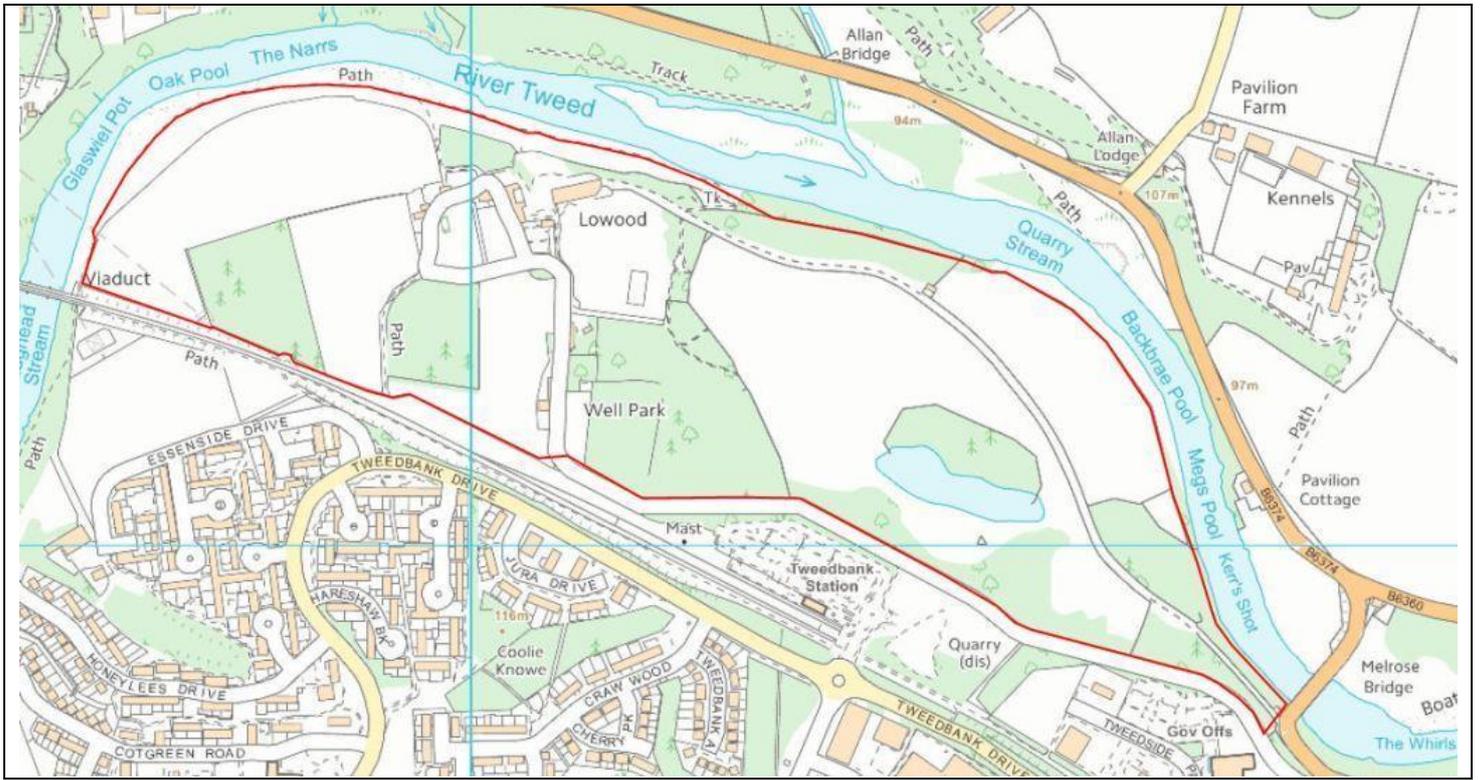




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<b>Lowood Phase 1 and Phase 2, Tweedbank</b>	
• Co-ordinates	X: 352141      Y: 635289
• Local Plan Reference	MTWEE002
• Site capacity:	30 Ph1 and 25 Ph2
• Type of development:	Phased approach to delivery of 75/100 affordable units of new build housing development of largely greenfield area via a Council-led master planning approach.
• Tenure:	Social Rent:    30 and 25 units via new build.
	Shared Equity:   0 units
	Other:            0 units
• Programme:	Acquisition:    2022/23
	Start:            2023/24 and 2024/25
	Completion:    2024/25 and 2025/26
• Site description:	Ph1 and Ph2 of development of largely greenfield site via a Council –led master planning approach capable of providing 75/100 affordable units as part of a larger estimated 300 homes and other mixed use development.
• Constraints	Subject to progressing Council-led master planning approach and provision of road and other services infrastructure being provided.
• Site Ownership:	Scottish Borders Council
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: Not yet. Subject to outcomes of the above master planning exercise. Shadow Programme Opportunity: No. Covid Impact: None
• Deliverability:	Subject to master planning exercise and infrastructure being provided
• Need:	Strong housing need evidenced by RSL registration lists, and consultants reports.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and Older persons housing care and support strategy [2018] Lowood is the only Scottish Borders strategic housing site identified through ESES City Region Deal.
• Impact:	High positive impact to sustain local people in the central Borders area linking to railway corridor and City Region objectives.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications



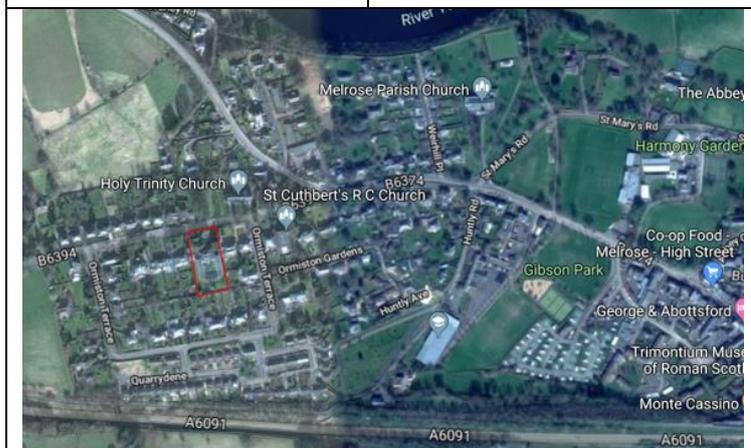


<b>Main Street, Heiton</b>	
• Co-ordinates	X: 371298 Y: 630507
• Local Plan Reference	RHE3B zoned for housing
• Site capacity:	8 units. Note this will only take circa 20% of the available site
• Type of development:	8 houses
• Tenure:	Rent: 8 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: 2022
	Start: 2022/23
	Completion: 2023/24
• Site description:	Green field site, Allocated housing site within the settlement boundary
• Constraints	Rural greenfield site which is understood to have associated viability issues to be addressed.
• Site Ownership:	Roxburgh Estates, Eildon are in discussion over acquisition.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: Not meantime Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 50% in year 4 2023/24
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Kelso area of Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Millar House, Melrose</b>	
• Co-ordinates	X: 353944 Y: 634131
• Local Plan Reference	N/A
• Site capacity:	5 flats
• Type of development:	Redevelopment of existing RSL elderly care housing
• Tenure:	Rent: 5 flats
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned by EHA
	Start: 2021/22 Subject to rehousing all remaining tenants.
	Completion: 2022/23
• Site description:	Existing RSL stock. Group home no-longer providing suitable accommodation. Will remodel into 5 self-contained flats. Existing rented Cottage flats remain popular and will be retained
• Constraints	Lies with a Conservation Area and the property is Grade B listed. Existing properties to rear. Subject to re-housing existing tenants.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: Yes
	Covid impact: delayed rehousing tenants.
• Deliverability:	Probability: 80% in 2022/23
• Need:	Strong demand for flats within walking distance of Melrose. A prime location for self-contained flats suitable for older individuals who do not have severe mobility issues.
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	Positive impact resulting from a transformation of an impressive property that is, at present, underutilised. Provision of high-quality housing in a highly desirable area.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and although this will impact on current residents during the rehousing stage, the result will prove beneficial. All tenants are being consulted and needs accounted for.





<b>Oakwood Park, Galashiels</b>	
• Co-ordinates	X:348969 Y:635931
• Local Plan Reference	N/A
• Site capacity:	4 flats
• Type of development:	Remodelling of redundant daycentre, part of the wider Oakwood Park older peoples housing development.
• Tenure:	Rent: 4 flats
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already Owned
	Start: September 2020
	Completion: March 2021
• Site description:	Existing RSL owned building previously rented to Council.
• Constraints	Subject to change of use and Building Warrant approvals
• Site Ownership:	In EHA's ownership
• Housing Market Area	Central
• Other Information	Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A Covid impact : None identified
• Deliverability:	Probability: 100% in 2020/21
• Need:	Strong demand for all affordable housing in Galashiels
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Galashiels area, also making use of redundant element of existing EHA owned building.
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





- Existing Walls
- 1 New Separating Walls 60 Minute fire rating
- 2 Upgraded wall to separating wall 60 minute fire rating
- 3 Existing opening built up in masonry construction
- 4 New Partitions/Walls internal or external

0m 2m 5m  
**Proposed Ground floor plan**

Revision Description No. Date  
 Eildon Housing Association  
 Oakwood lodge  
 Galashiels  
 Sketch Plan 1

Scale	Date	Drawn	Checked
1:100	AS 03.04.19	BG	BG

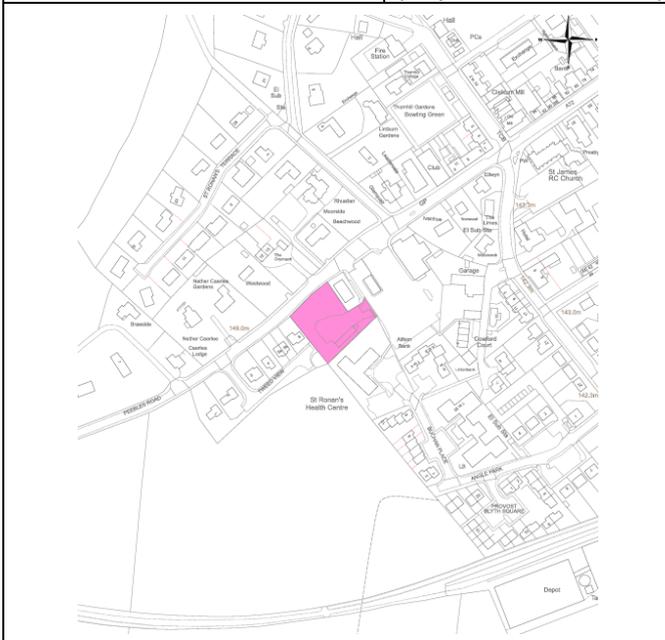
Working title  
**FEASIBILITY**

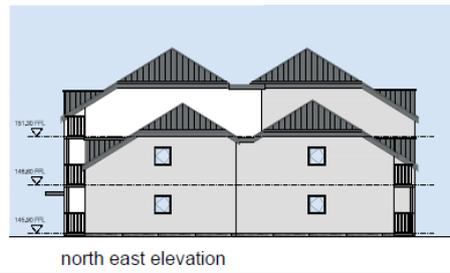
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Project No.	Client No.	Sheet No.
AT3206	SK01	A

<b>Peebles Road, Innerleithen</b>	
• Co-ordinates	X: 335980 Y: 637163
• Local Plan Reference	T13B Housing
• Site capacity:	9 flats
• Type of development:	Development on brownfield site
• Tenure:	Rent: 9 units
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Already owned by EHA.
	Start: Sept 2020
	Completion: Sept 2021
• Site description:	Small brownfield site on the western side of the settlement
• Constraints	None. Planning Consent agreed – wording to be agreed.
• Site Ownership:	EHA acquired the site in March 2019
• Housing Market Area	Northern
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid impact: None.
• Deliverability:	Probability: 90% in 2021/22
• Need:	Strong demand for rented accommodation in Innerleithen
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact providing affordable rented accommodation in high demand area
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse quality impacts





Note: S1  
window  
fixed sh

1:100



<b>Sergeants Park Phase 2, Newtown St Boswells</b>	
• Co-ordinates	X: 356975 Y: 631923
• Local Plan Reference	ENT15B: designated housing land
• Site capacity:	63 units
• Type of development:	63 Houses
• Tenure:	Rent: 63 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2018
	Start: September 2018
	Completion: 2021/22
• Site description:	Large edge of village greenfield site Allocated for housing use. Site adjacent Eildon's Sergeant's Park Phase 1 which is complete and fully let.
• Constraints	None. Under construction.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	Probability: 100% in 2021/22. Under construction.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>South Park, Peebles</b>	
• Co-ordinates	X: 324275 Y: 640014
• Local Plan Reference	APEEB021 (Housing)
• Site capacity:	71 Houses and flats
• Type of development:	Houses and flats
• Tenure:	Rent: 18
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2019
	Start: September 2019
	Completion: 2021/22
• Site description:	Green field site. Site will be developed to provide 71 homes, 53 for private sale and 18 for social rent: 8x 2-bed flats, 4x2-bed houses and 6x 3-bed houses
• Constraints	None. This a s.75 scheme procured through Persimmon Homes
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	Section 75: Yes
	Land banking Opportunity: N/A
	Shadow Programme Opportunity: N/A
	Covid Impact: Site closed then re-started. Project completion re-programmed.
• Deliverability:	Probability: 100% in 2021/22. Under construction.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Northern Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





ACCOMMODATION SCHEDULE

MATERIAL FINISHES

<b>Springwell Brae, Broughton</b>	
• Co-ordinates	X: 311326    Y: 636685
• Local Plan Reference	TB10B Edge of settlement site, allocated brown for housing land
• Site capacity:	11 units
• Type of development:	Houses
• Tenure:	Rent:            11 units
	Shared Equity:    0 units
	Other:            0 units
• Programme:	Acquisition:    September 2018
	Start:            Sept 2020
	Completion:    Sept 2021
• Site description:	Green field site
• Constraints	Planning Application being considered.
• Site Ownership:	EHA. Former Scottish Borders Council ex-HRA site.
• Housing Market Area	Northern
• Other Information	In current SHIP 2020/25 Section 75: No Land banking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None identified.
• Deliverability:	Probability: 90% in 2021/22.
• Need:	Reasonable level of demand
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact. Provision of family houses in good location
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





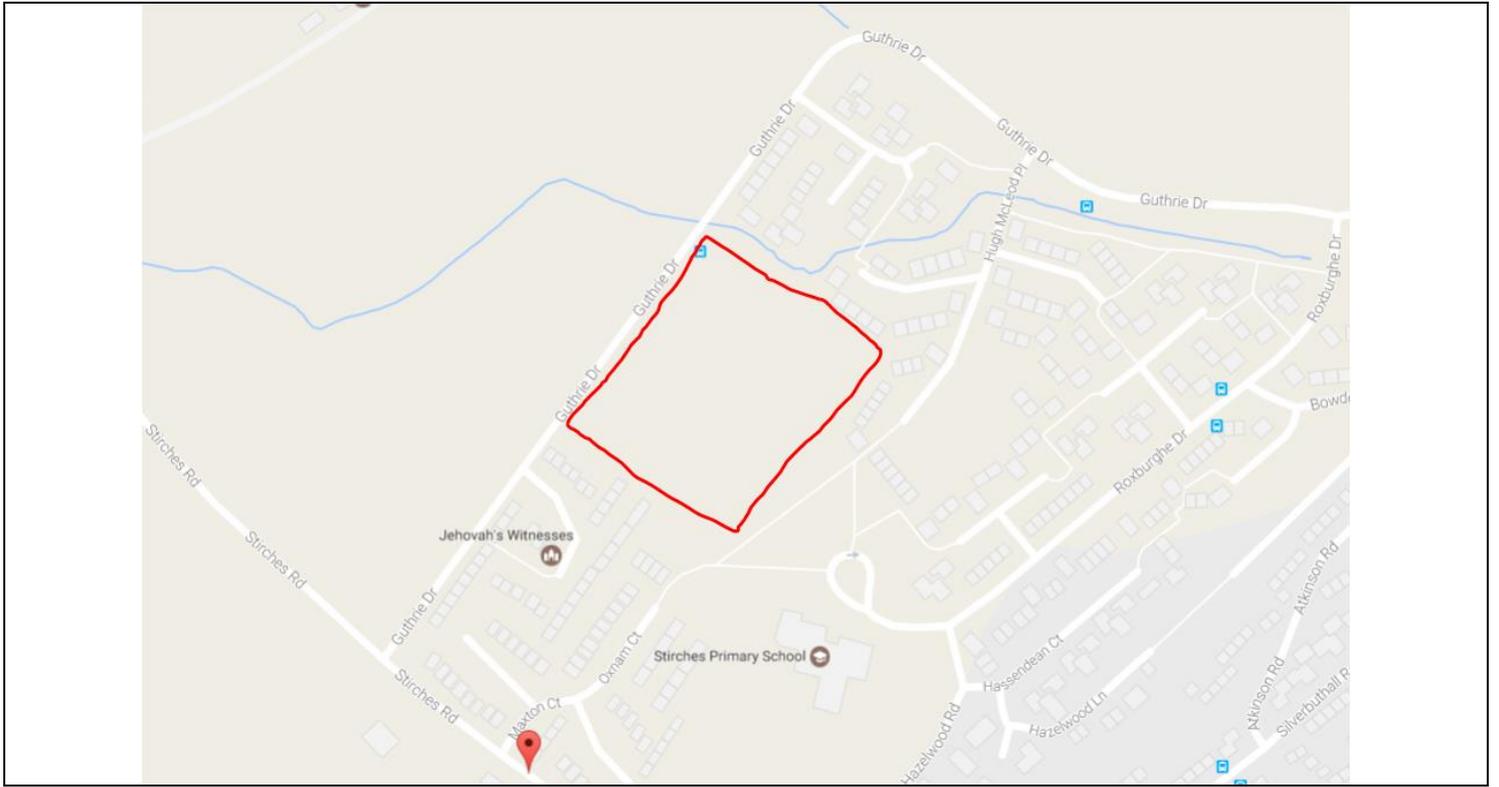
<b>St Aidans Church, Galashiels</b>	
• Co-ordinates	X:349113 Y: 636070
• Local Plan Reference	
• Site capacity:	21 units
• Type of development:	Houses and flats
• Tenure:	Rent: 21
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2018
	Start: 2020/21
	Completion: 2021/22
• Site description:	Cleared site following demolition of former St Aidan's Church. Acquired by EHA from former private owner.
• Constraints	Planning Application being considered. SEPA issues.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None
• Deliverability:	Probability: 80% in 2021/22.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





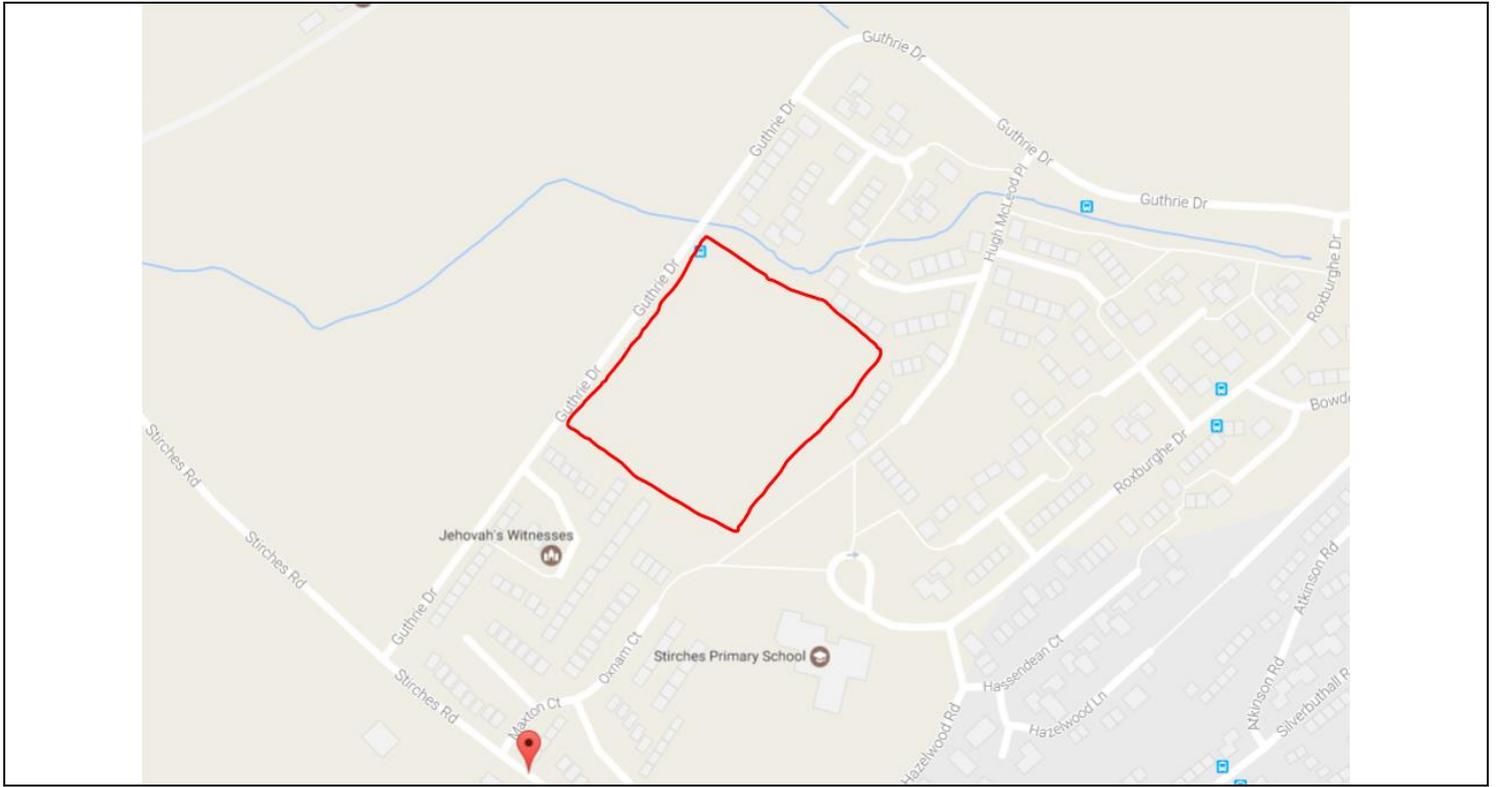
<b>Stirches, Hawick - Extra Care Housing</b>	
• Co-ordinates	X: 350036 Y: 615975
• Local Plan Reference	RHA25B zoned for housing
• Site capacity:	40 units
• Type of development:	Extra care housing - flats and bungalows
• Tenure:	Rent: 40 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: January 2020
	Start: 2022/23
	Completion: 2023/24
• Site description:	Green field site allocated for housing
• Constraints	Design and procurement exercise being progressed in collaboration with SBC.
• Site Ownership:	EHA.
• Housing Market Area	Central
• Other Information	Section 75. No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 90% in 2023/24
• Need:	Strong demand for ECH
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Peoples Housing Care and Support Strategy 2018/28.
• Impact:	High Positive Impact – provision of ECH to meet identified local need.
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications



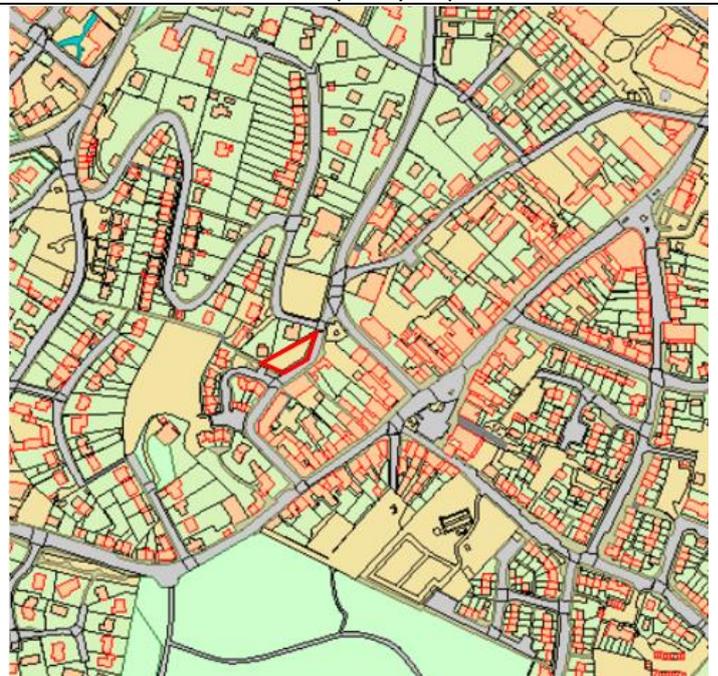
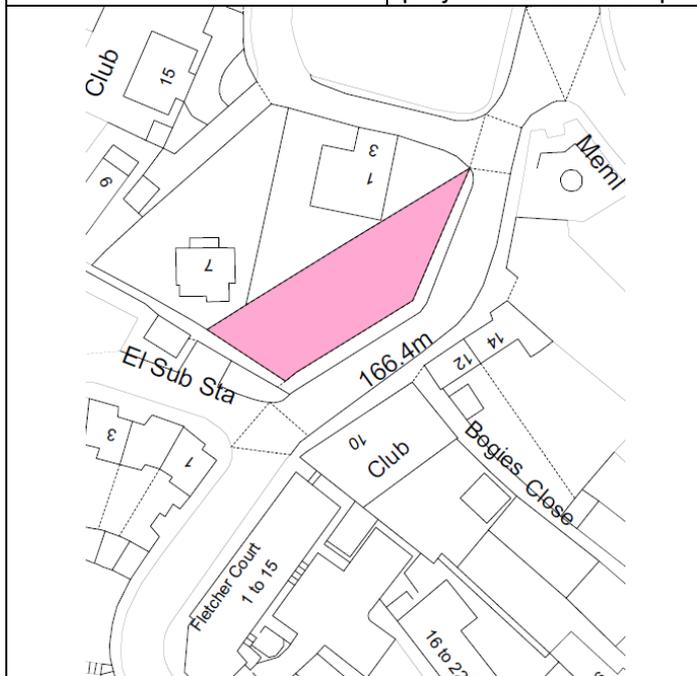


<b>Stirches, Hawick - LD Amenity Housing</b>	
• Co-ordinates	X: 350036      Y: 615975
• Local Plan Reference	RHA25B
• Site capacity:	12 Amenity Cottages
• Type of development:	New build housing development on undeveloped former Council housing site.
• Tenure:	Social Rent:    12 units for social rent for older people with learning disabilities
	Shared Equity:   0 units
	Other:            0 units
• Programme:	Acquisition:    Eildon HA owned site. Programming in collaboration with Council led design and procurement exercise to build a new older peoples residential home elsewhere on Stiches site.
	Start:            2022/23
	Completion:    2023/24
• Site description:	Undeveloped former Council housing site.
• Constraints	Allocated Housing site. See reference to programming above.
• Site Ownership:	Eildon HA.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently EHA owned. Shadow programme Opportunity: No Covid Impact: None
• Deliverability:	Programming dependent to suit Council led design and procurement exercise.
• Need:	Local housing need evidenced by RSL registration lists.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and delivers on housing needs identified by Learning Disabilities Commissioning Group
• Impact:	Very high positive impact by providing a housing solution to meet a range of particular housing needs identified by Borders Joint Learning Disability Service.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





<b>The Valley, Selkirk</b>	
• Co-ordinates	X: 346786 Y: 628498
• Local Plan Reference	N/A
• Site capacity:	4 houses
• Type of development:	Development of brownfield site
• Tenure:	Rent: 4 units
	Shared Equity: None
	Other: None
• Programme:	Acquisition: Owned by EHA
	Start: 2020/21
	Completion: 2021/22
• Site description:	Brownfield site of former Baptist Church. Stalled private site with Planning Consent for private flats
• Constraints	Site is tight and heavily sloped. EHA Planning Application being considered.
• Site Ownership:	EHA acquired the site in March 2019
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid impact: None.
• Deliverability:	Probability: 80% in 2021/22
• Need:	Strong demand for affordable rent in Selkirk
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact providing affordable rented accommodation in high demand area
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality impacts





<b>Thirlestane Drive, Lauder</b>	
• Co-ordinates	X: 535255 Y: 647342
• Local Plan Reference	ELA12B (Housing)
• Site capacity:	38 Houses
• Type of development:	Houses and flats
• Tenure:	Rent: 9
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: September 2019
	Start: September 2019
	Completion: February 2021
• Site description:	Green field site. Site will be developed to provide 38 homes, 29 for private market sale and 9 for social rent: 5x2-bed houses and 4x 3-bed houses
• Constraints	None. This a S75 scheme procured through Persimmon Homes. Under construction.
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	Section 75: Yes
	Land banking Opportunity: N/A
	Shadow Programme Opportunity: N/A
	Covid Impact: Site closed then re-started. Project re-programmed.
• Deliverability:	Probability: 100% Completion still expected in 2020/21.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Northern Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





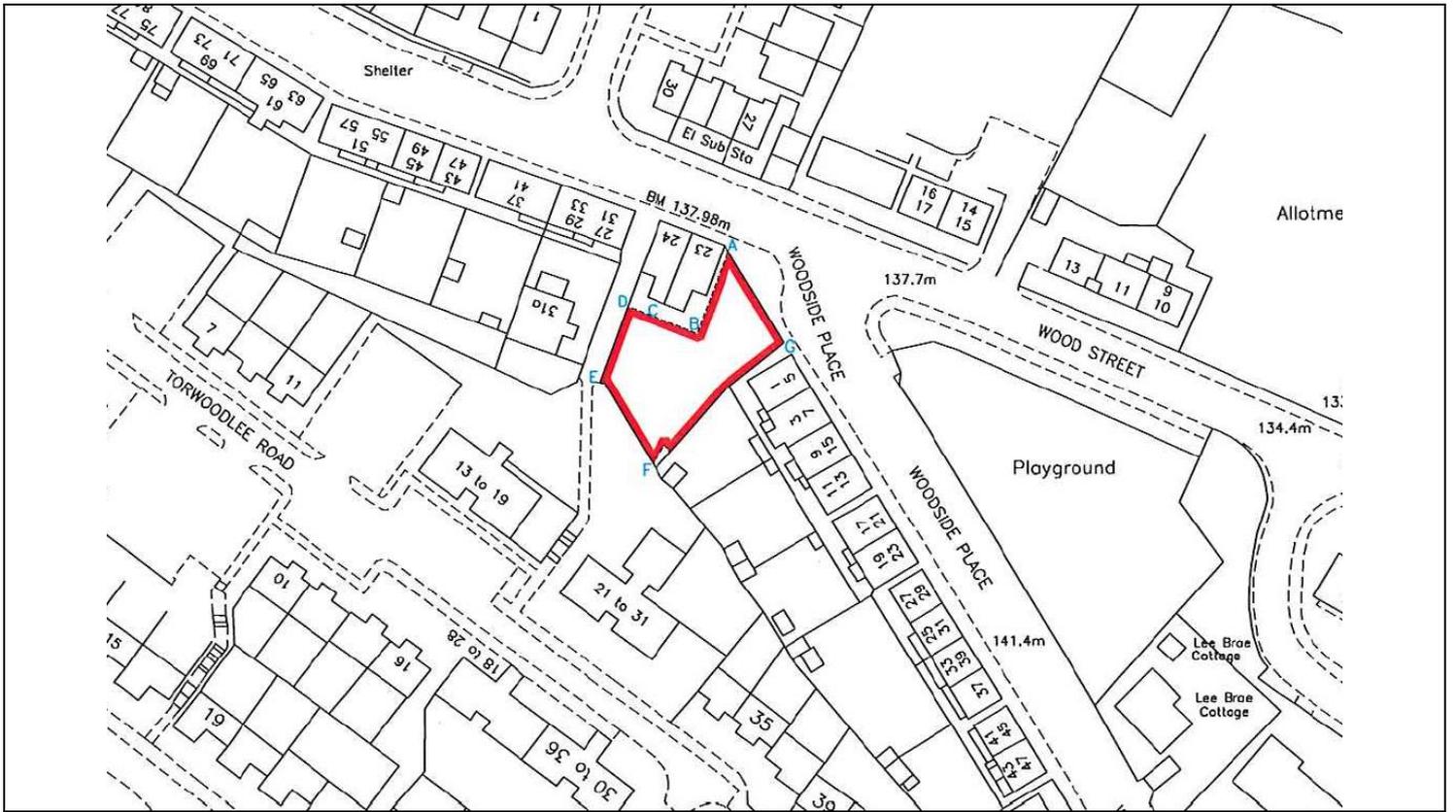
<b>Tweedbridge Court, Peebles</b>	
• Co-ordinates	X:324960 Y:640241
• Local Plan Reference	RPEEB003 shaded blue for redevelopment
• Site capacity:	22 units
• Type of development:	Redevelopment of site of former demolished RSL housing
• Tenure:	Rent: 22
	Shared Equity: 0
	Other: 0
• Programme:	Acquisition: January 2018
	Start: 2020/21
	Completion: 2021/22
• Site description:	Site of demolished RSL housing development on a prominent site adjacent to the River Tweed and road bridge leading to the town centre
• Constraints	Site subject to flooding so design includes flood risk mitigation measures. Planning Consent granted.
• Site Ownership:	EHA.
• Housing Market Area	Northern
• Other Information	In current SHIP Section 75: No Land banking opportunity: N/A Shadow Programme opportunity: N/A “Credit Crunch” impact: None identified
• Deliverability:	Probability: 90% in 2021/22
• Need:	Strong demand. In an area of high demand and high number of bids made for family houses through Borders Choice Homes
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Peebles locality
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Woodside Place, Galashiels</b>	
• Co-ordinates	X: 347982 Y: 637052
• Local Plan Reference	Not Applicable "white" land
• Site capacity:	3 units
• Type of development:	Flatted Development
• Tenure:	Rent: 3 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: March 2017
	Start: 2023/24
	Completion: 2024/25
• Site description:	Gap site. Brown field site
• Constraints	Nil, but challenges encountered in coming to a financially viable design.
• Site Ownership:	EHA
• Housing Market Area	Central
• Other Information	In SHIP 2020/25 Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: None
• Deliverability:	Probability: 50% in 2024/25. Could accelerate if re-design can be made financially viable.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





## Scottish Borders Housing Association

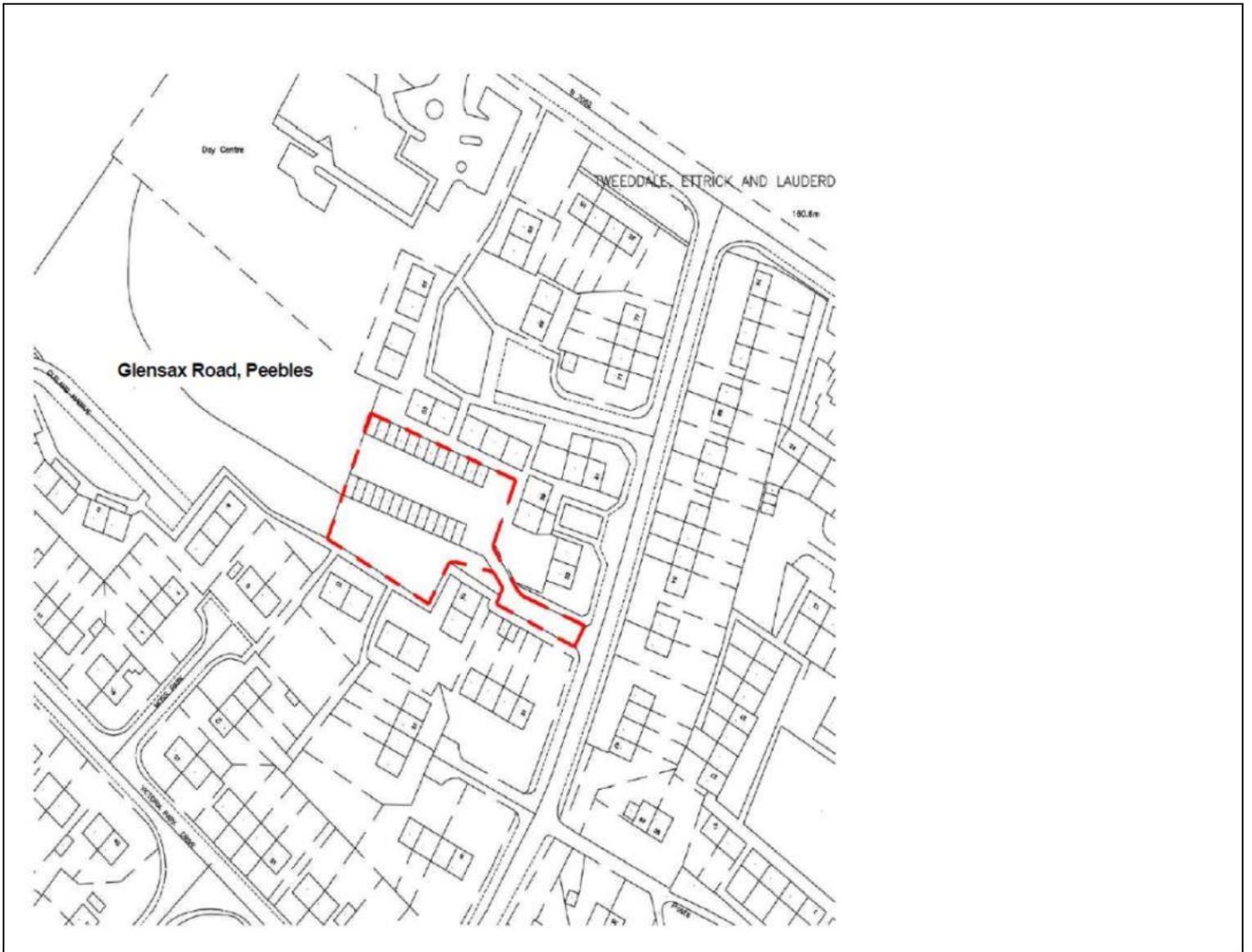
<b>Heriot Field, Oxtou</b>	
• Co-ordinates	X: 349804 Y: 653407
• Local Plan Reference	
• Site capacity:	4 New build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned
	Start: 2020/21
	Completion: 2020/21
• Site description:	Brownfield. Former garage site.
• Constraints	None
• Site Ownership:	SBHA
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: Project could be accelerated. Covid Impact: Site start delayed. Project completion re-programmed.
• Deliverability:	Probability: 95% in 2021/22. Contract signed. Site start.
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Glensax Road, Peebles</b>	
• Co-ordinates	X: 325625 Y: 639893
• Local Plan Reference	
• Site capacity:	6 new build units
• Type of development:	Demolish existing garages and develop new build houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: Owned
	Start: 2019/20
	Completion: 2020/21
• Site description:	Former garage site
• Constraints	None. Under construction.
• Site Ownership:	SBHA
• Housing Market Area	Northern
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed, then re-started and project re-programmed.
• Deliverability:	Probability: 95% in 2020/21. Under construction.
• Need:	Strong demand
• Strategic Fit:	Links with aims and objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





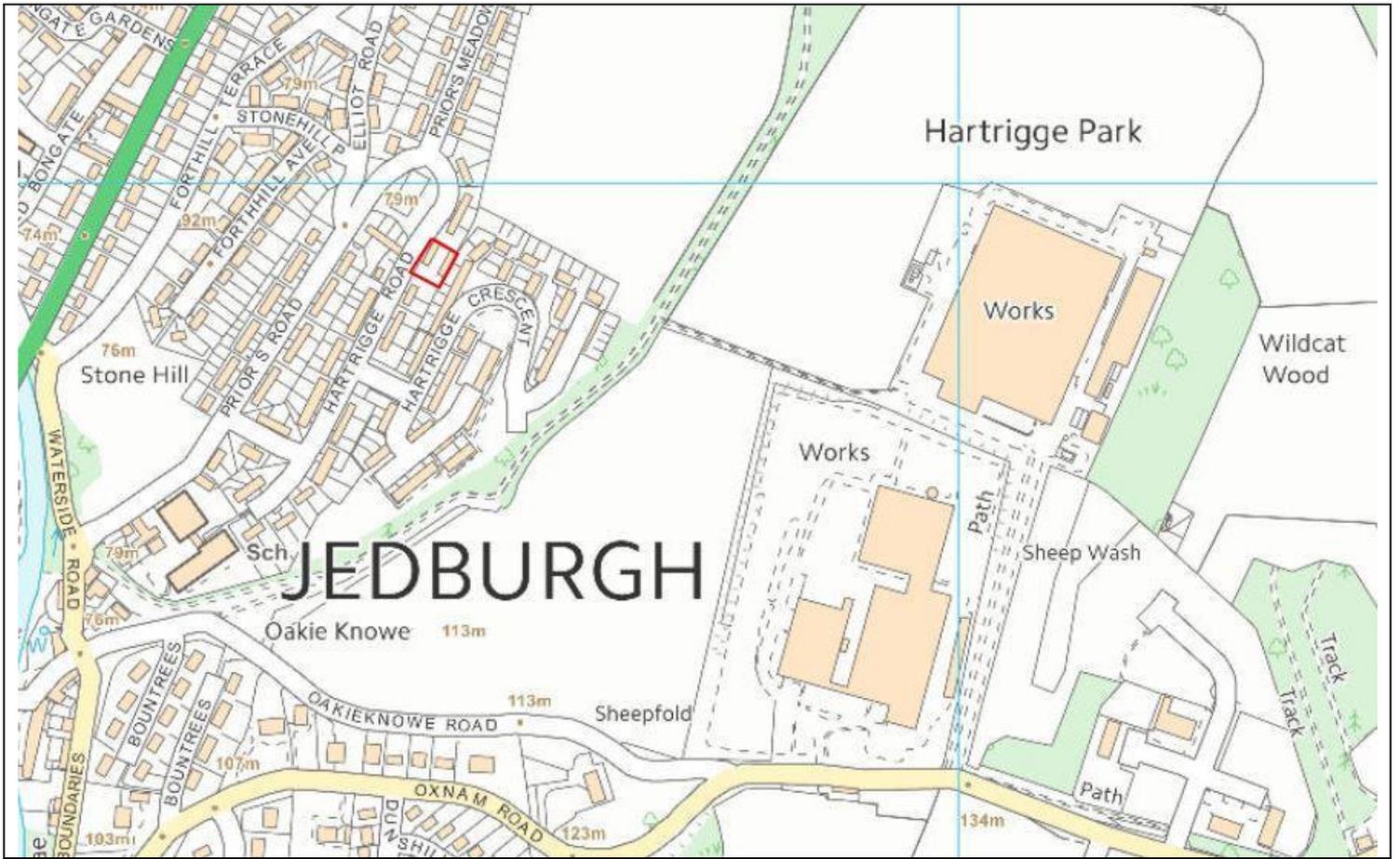
<b>Hartrigge Crescent, Jedburgh</b>	
• Co-ordinates	X: 365642 Y: 620886
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	6 Houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA own site
	Start: 2021/22
	Completion: 2022/23
• Site description:	Open grassed area accessed from Hartrigge Crescent
• Constraints	2 storey split level houses surrounding site. Privacy and overlooking issues to consider. New 2 storey split level houses should be in keeping with surroundings.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes Covid Impact: None Within settlement boundary. Flood Risk Officer has been consulted. Topographical Survey to be carried out.
• Deliverability:	At feasibility/design stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.





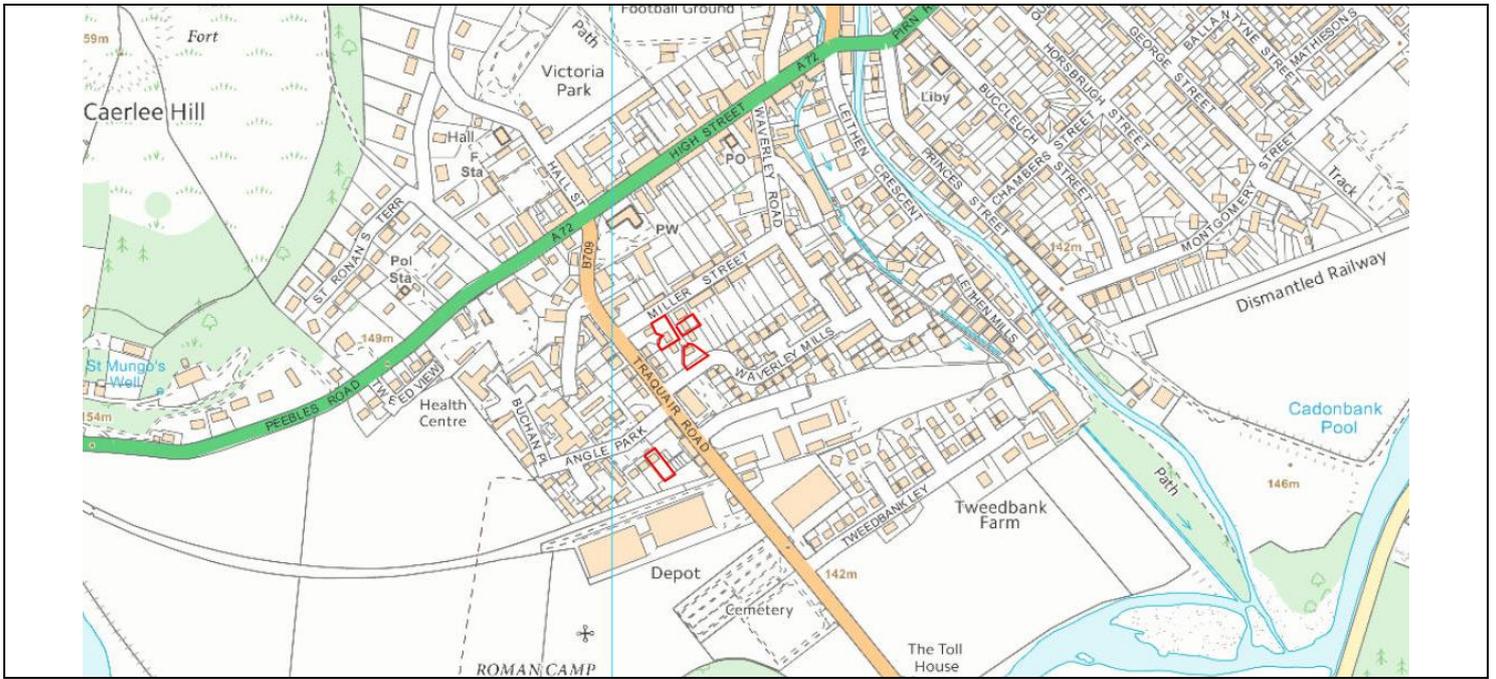
<b>Hartrigge Road, Jedburgh</b>	
• Co-ordinates	X: 365592 Y: 620937
• Local Plan Reference	
• Site capacity:	5 units
• Type of development:	1 House / 4 Flats
• Tenure:	Rent: 5 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA own site
	Start: 2021/22
	Completion: 2022/23
• Site description:	Within settlement boundary and initial feedback is consideration as an infill site would be considered.
• Constraints	Roads have been consulted and initial feedback is to provide 2 spaces for each unit. Assessment of existing garage occupancy capacity to be carried out.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: No Shadow Programme Opportunity: Yes Covid Impact: None
• Deliverability:	Probability: At feasibility/design stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Jedburgh locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





<b>Miller Street &amp; Angle Park, Innerleithen</b>	
• Co-ordinates	333072 : 636447 (Miller Street) 333048 : 636306 (Angle Park)
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	Cottages
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: N/A – SBHA owned sites/existing properties
	Start: 2022/23
	Completion: 2023/24
• Site description:	4no. SBHA 'pre-fab' properties in Miller St & Angle Park. 3no. properties are empty with 1 sitting tenant. When all 4 properties are empty it is intended that they will be demolished and new affordable homes built. 2 of the sites have potential to provide 2 new homes on each site.
• Constraints	Flooding issues and Planning constraints.
• Site Ownership:	SBHA
• Housing Market Area	Scottish Borders
• Other Information	No other information meantime.
• Deliverability:	Probability: 80% in 2023/24
• Need:	Strong demand in Innerleithen
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





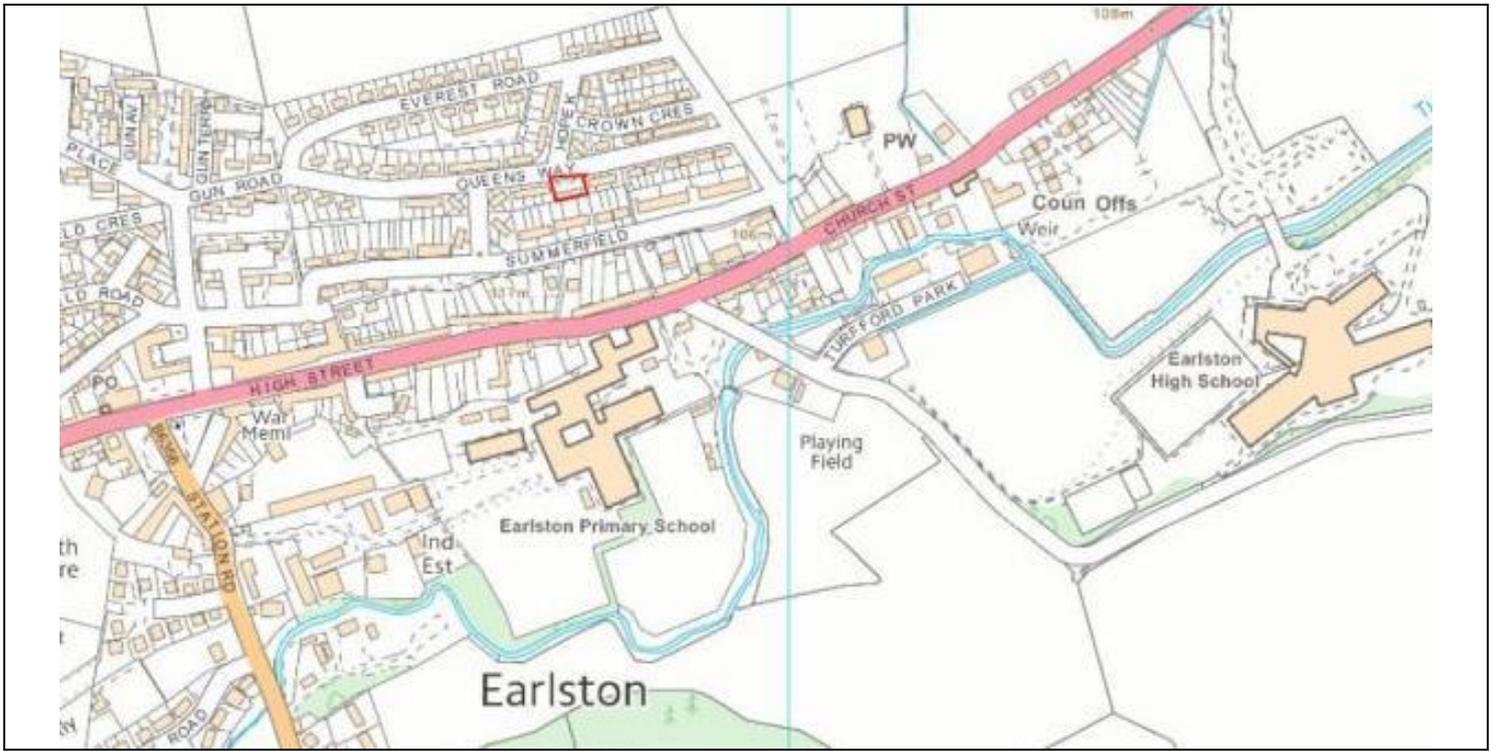
<b>Mossilee Road, Galashiels (SBHA scheme to be delivered by EHA)</b>	
• Co-ordinates	X348202: Y:636188
• Local Plan Reference	
• Site capacity:	5 houses
• Type of development:	Houses
• Tenure:	Rent: 5
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA own site
	Start: 2024/25
	Completion: 2025/26
• Site description:	Former garage site.
• Constraints	A number of issues to be resolved. Planning Application withdrawn
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Section 75: No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: 50% in 2025/26
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High Positive Impact – provision of affordable housing in area of high need and demand in Central Borders
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there are no adverse equality implications





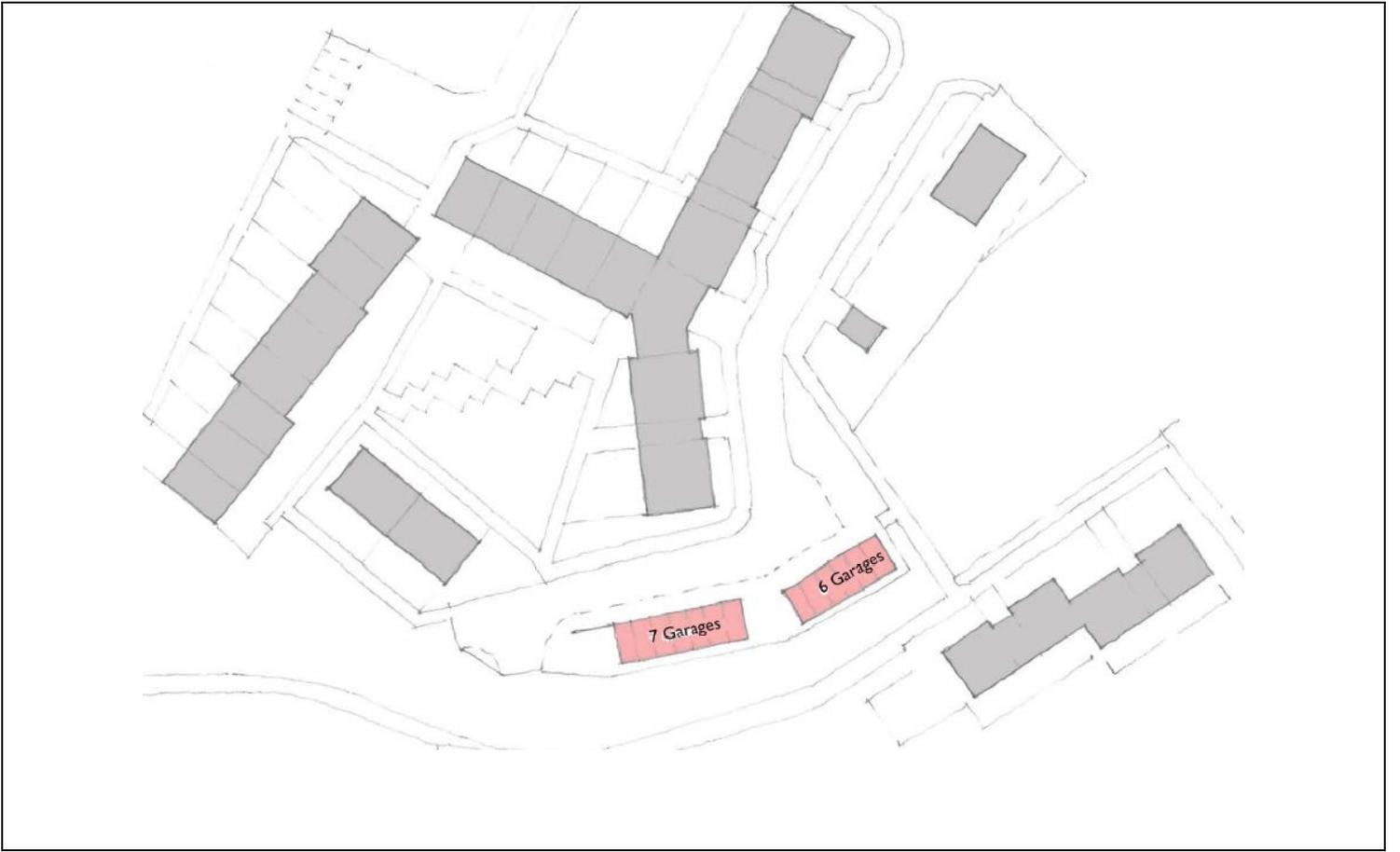
<b>Queensway, Earlston</b>	
• Co-ordinates	X: 357812 Y: 638702
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	2 x 2-storey 3-person homes or 4 x 2 apartment flats
• Tenure:	Rent: 4 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA already own land.
	Start: 2024/25
	Completion: 2025/26
• Site description:	Generally flat site. Accessed from Queensway.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Overlooking issues to be considered. Pedestrian access to garden of no 33 Queensway wayleave to investigate + discussion of this is to be retained. Planning Application withdrawn.
• Site Ownership:	SBHA
• Housing Market Area	Central HMA
• Other Information	Section 75 No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None
• Deliverability:	Probability: At feasibility / design stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Earlston locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project. It is considered that there are no adverse equality impacts.





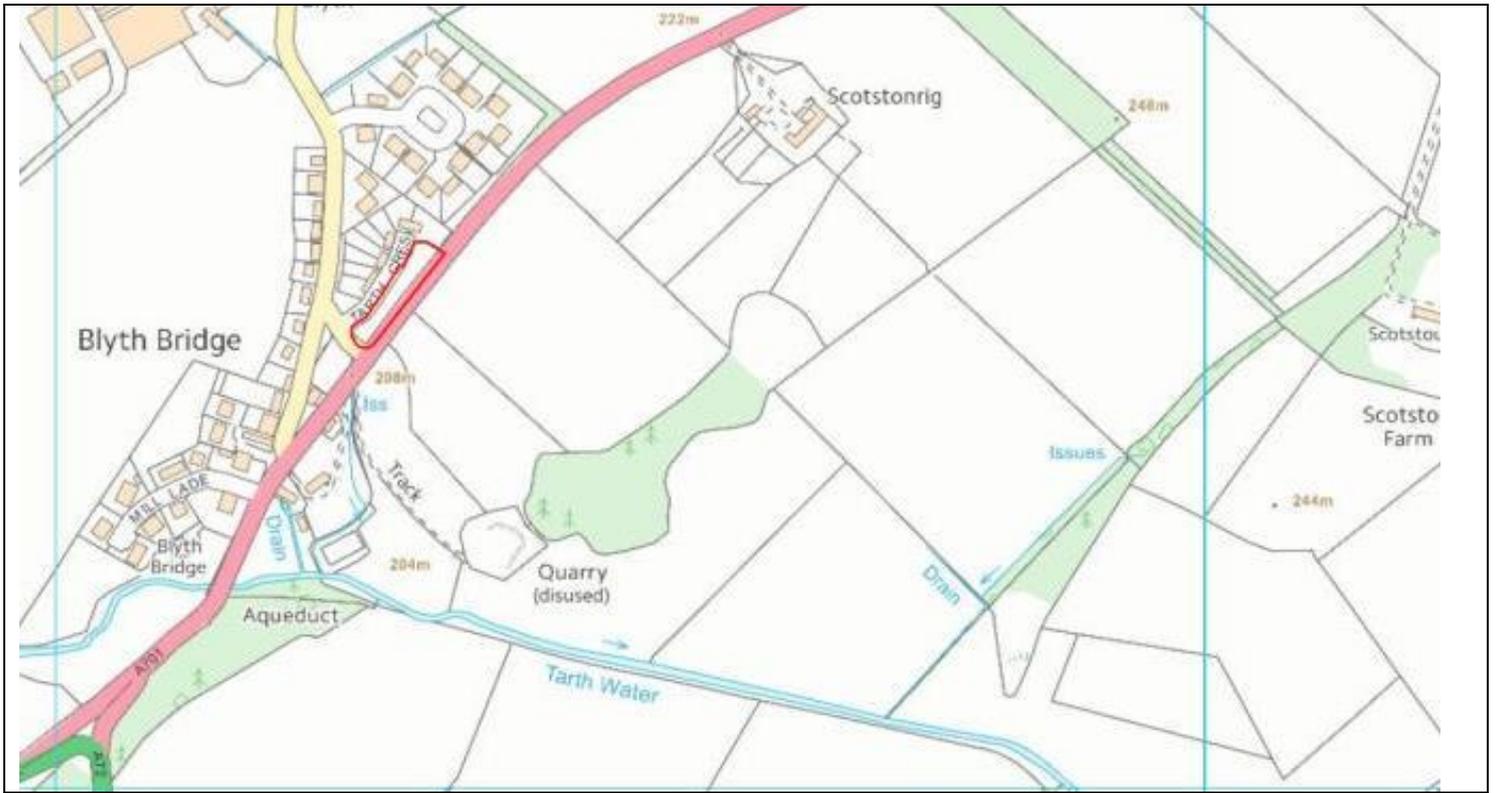
<b>St Dunstons, Melrose (SBHA scheme to be delivered by EHA)</b>	
• Co-ordinates	X:354555 Y:633980
• Local Plan Reference	N/A
• Site capacity:	8 Flats and Houses
• Type of development:	Redevelopment of existing garage site
• Tenure:	Rent: 4 units
	Shared Equity: None
	Other: None
• Programme:	Acquisition: SBHA own site
	Start: 2021/22
	Completion: 2022/23
• Site description:	SBHA owned garage site
• Constraints	Subject to Planning Application and termination of garage leases.
• Site ownership	SBHA
• Housing Market Area	Central
• Other Information	Section 75: No
	Land banking opportunity: N/A
	Shadow Programme opportunity: N/A
	Covid Impact: None
• Deliverability:	Probability: 80% in 2022/23
• Need:	Strong demand for all affordable housing in Melrose
• Strategic Fit:	Fits in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Melrose locality
• EIA	An Equalities Impact Assessment (EIA) has not been carried out on this proposed project but it is anticipated that there are no adverse equality implications





<b>Tarth Crescent, Blyth Bridge</b>	
• Co-ordinates	X: 313293 Y: 645439
• Local Plan Reference	
• Site capacity:	6 units
• Type of development:	3 bed Houses
• Tenure:	Rent: 6 units
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: SBHA already own Land
	Start: April 2021
	Completion: October 2021
• Site description:	Open level ground.
• Constraints	Design and layout of redevelopment must respect local surroundings and access arrangements. Existing access visibility splay to be considered.
• Site Ownership:	SBHA
• Housing Market Area	Northern HMA
• Other Information	Section 75 No Land banking Opportunity: N/A Shadow Programme Opportunity: No Covid Impact: None Topographic survey to be carried out. Flood Risk Officer has been consulted. The site would be considered as part of SBC's Infill Development Plan criteria.
• Deliverability:	Probability: At Pre-App stage
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	High positive impact to sustain local people in the Blyth Bridge area.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications.





<b>Tweed Court, Kelso</b>	
• Co-ordinates	X: 372656 Y: 633055
• Local Plan Reference	
• Site capacity:	12 New build units
• Type of development:	Demolition of existing houses and follow of new build housing.
• Tenure:	Rent: 12
	Shared Equity: 0 units
	Other 0 units
• Programme:	Acquisition: Owned by SBHA
	Start: 2019/20
	Completion: 2020/21
• Site description:	Brownfield
• Constraints	None. Under construction.
• Site Ownership:	SBHA
• Housing Market Area	Central
• Other Information	Landbanking opportunity: N/A Shadow Programme Opportunity: N/A under construction. Covid impact: Site closed, then re-started and project completion re-programmed.
• Deliverability:	Probability: 95% in 2021/22
• Need:	Strong demand
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is no adverse equality implications





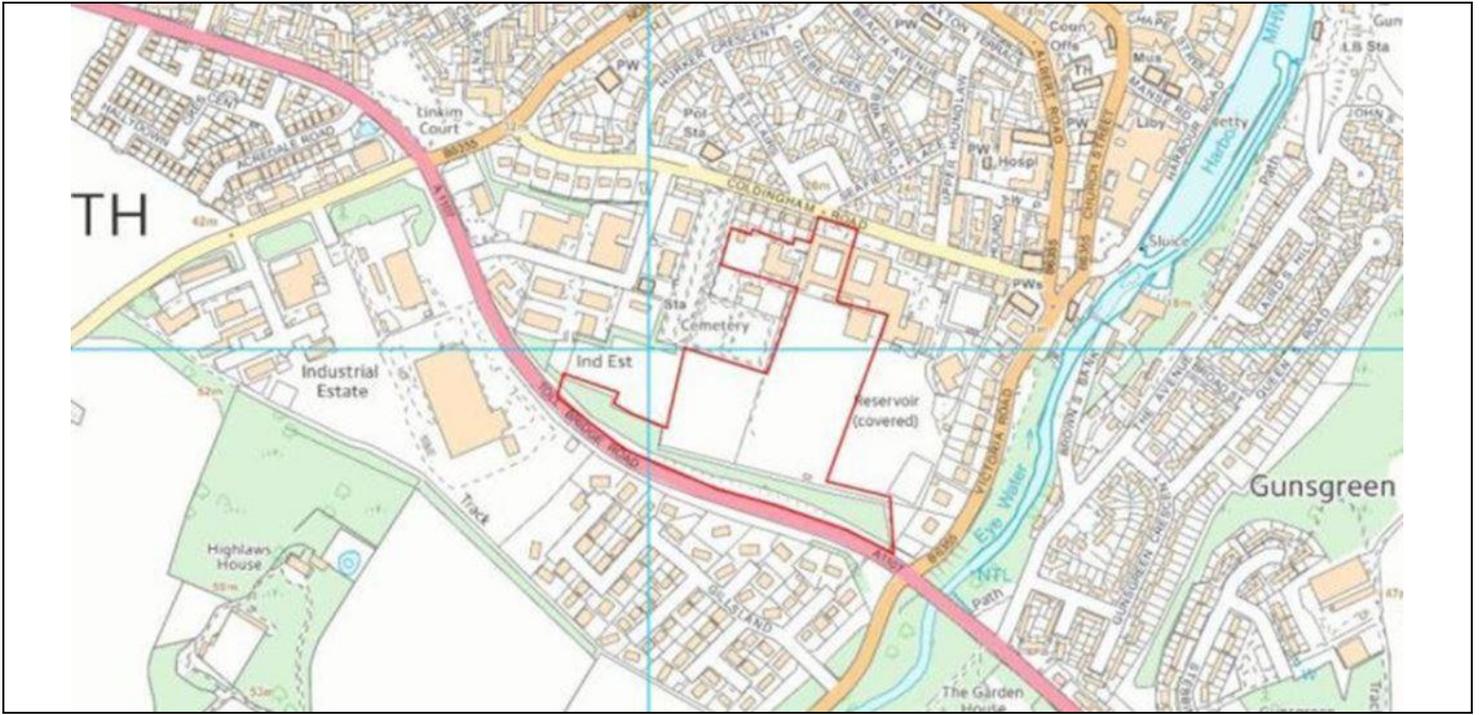
<b>Whitefield Crescent (Block 40-47), Newtown St Boswells</b>	
• Co-ordinates	X: 357601      Y: 631393
• Local Plan Reference	Attached 1:2500 @ A4
• Site capacity:	Block of 8 no. bedsits remodelled to 4 2-bed units
• Type of development:	Remodel of flats
• Tenure:	Rent:            4 units
	Shared Equity: 0 units
	Other:            0 units
• Programme:	Acquisition:    2 properties from Waverley - 2020
	Start:            April 2021
	Completion:    November 2021
• Site description:	SBHA currently have ownership of 6 'hard to let' bedsits within the block. Waverley Housing have ownership of the remaining 2 bedsit properties. SBHA wish to acquire the 2 bedsit properties from Waverley with a view to renovating and remodelling the entire block to create 4 two bedroom properties
• Constraints	Acquisitions of Waverley properties, decant of 2 current tenants, planning constraints and working within footprint of existing building.
• Site Ownership:	SBHA/ Waverley – Eventually 100% SBHA
• Housing Market Area	Central HMA
• Other Information	No other information
• Deliverability:	Probability: 100% in year 2021/2022
• Need:	Good demand in Newtown St Boswells
• Strategic Fit:	Links in with Aims and Key Objectives of LHS
• Impact:	Neutral
• EIA	An Equalities Impact Assessment (EIA) has been carried out on this proposed project and it is anticipated that there is no adverse equality implications





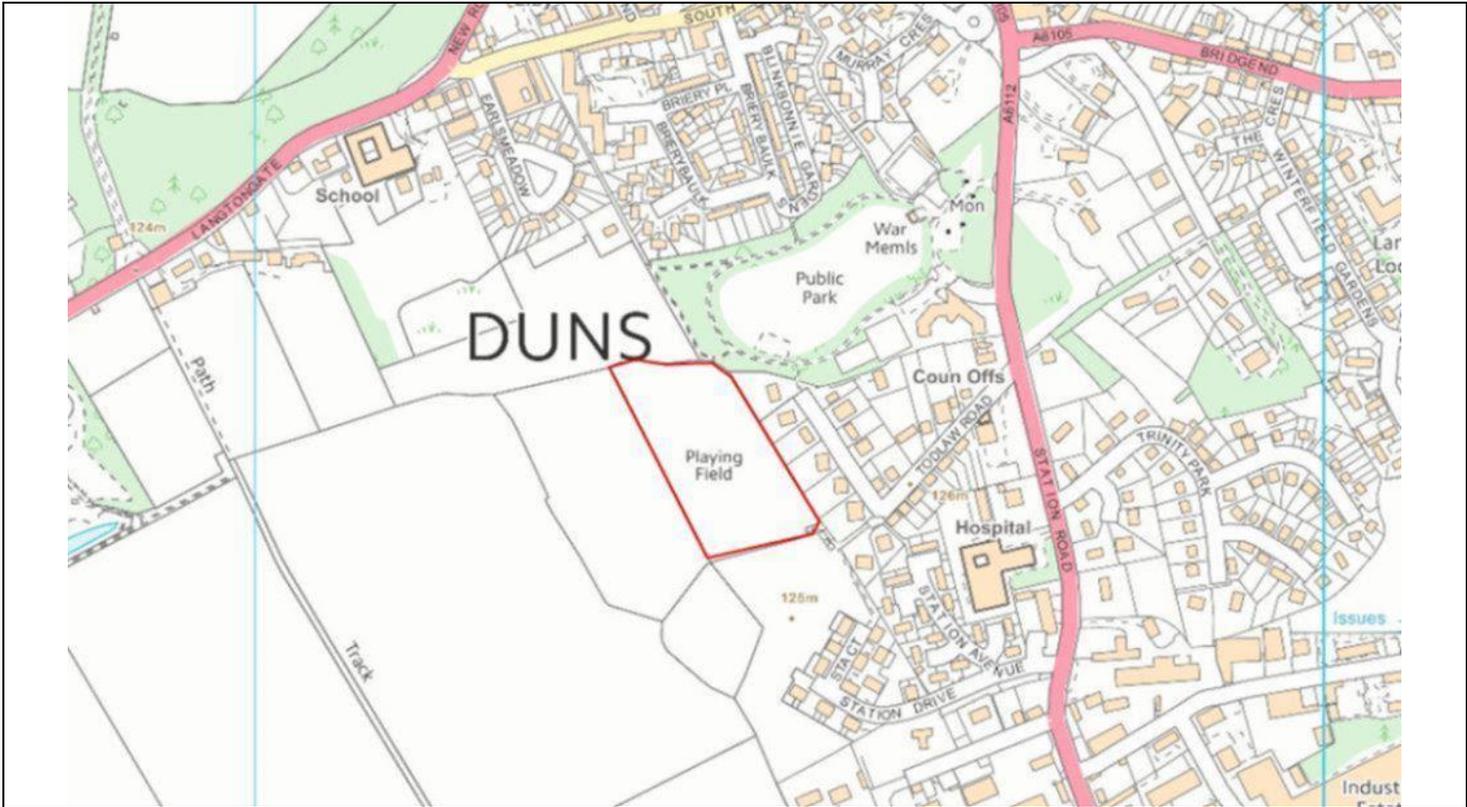
## TRUST HOUSING ASSOCIATION

<b>Ex High School, Eyemouth – Extra Care Housing</b>	
• Co-ordinates	X: 394172      Y: 663966
• Local Plan Reference	REYEM 001
• Site capacity:	36 extra care flats and 10 ground floor cottages
• Type of development:	Extra care housing = flats. Amenity = ground floor cottages
• Tenure:	Rent:                36 ECH units, plus potential 10 Amenity units.
	Shared Equity: none
	Other:                none
• Programme:	Acquisition: 2020/21
	Start:                2021/22 ECH and 22/23 Amenity
	Completion: 2022/23 ECH and 23/24 Amenity
• Site description:	Former school playing fields. Ex High School has been demolished/site cleared. Delivery of Amenity units is dependent on closure and demolition of existing adjacent Primary School.
• Constraints	Site boundaries being clarified via SBC-led master planning exercise. As agreed with SG/MHD, the proposed projects phasing splits delivery of ECH and 10 Amenity units into 2 individual projects for HARP numbering purposes. Amenity units to be clarified and confirmed.
• Site Ownership:	SBC.
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: No Shadow Programme Opportunity: Potentially Covid Impact: None.
• Deliverability:	Subject to housing grant funding availability and SBC-led delivery of new primary school.
• Need:	Strong demand. Evidenced by consultant's report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Peoples Housing Care and Support Strategy 2018/28.
• Impact:	High positive impact to sustain local people in the Eyemouth locality.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications
	



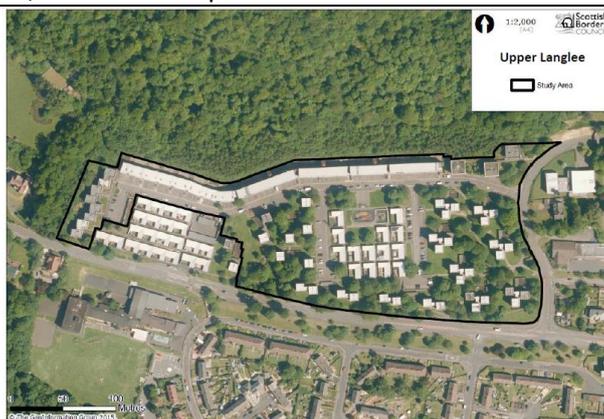
<b>Todlaw Duns – Extra Care Housing</b>	
• Co-ordinates	X: 378432 Y: 653389
• Local Plan Reference	ADUNS010
• Site capacity:	49 units (30 Extra care flats and 19 Amenity cottages]
• Type of development:	Extra Care Housing = Flats, plus ground floor Amenity cottages
• Tenure:	Rent: 49 units
	Shared Equity and MMR: None
	Other: None
• Programme:	Acquisition: 2018
	Start: 2019
	Completion: 2020/21
• Site description:	Former playing fields
• Constraints	None. Under construction.
• Site Ownership:	SBC
• Housing Market Area	Berwickshire HMA
• Other Information	Section 75 - No Land banking Opportunity: N/A Shadow Programme Opportunity: N/A Covid Impact: Site closed, then re-started and project re-programmed.
• Deliverability:	Probability: 100%. Site works progressing on programme.
• Need:	Strong housing need as evidenced by Consultants Report
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Older Peoples Housing Care and Support Strategy 2018/28.
• Impact:	High impact towards sustaining people locally.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project and it is anticipated that there are no adverse equality implications





## WAVERLEY HOUSING

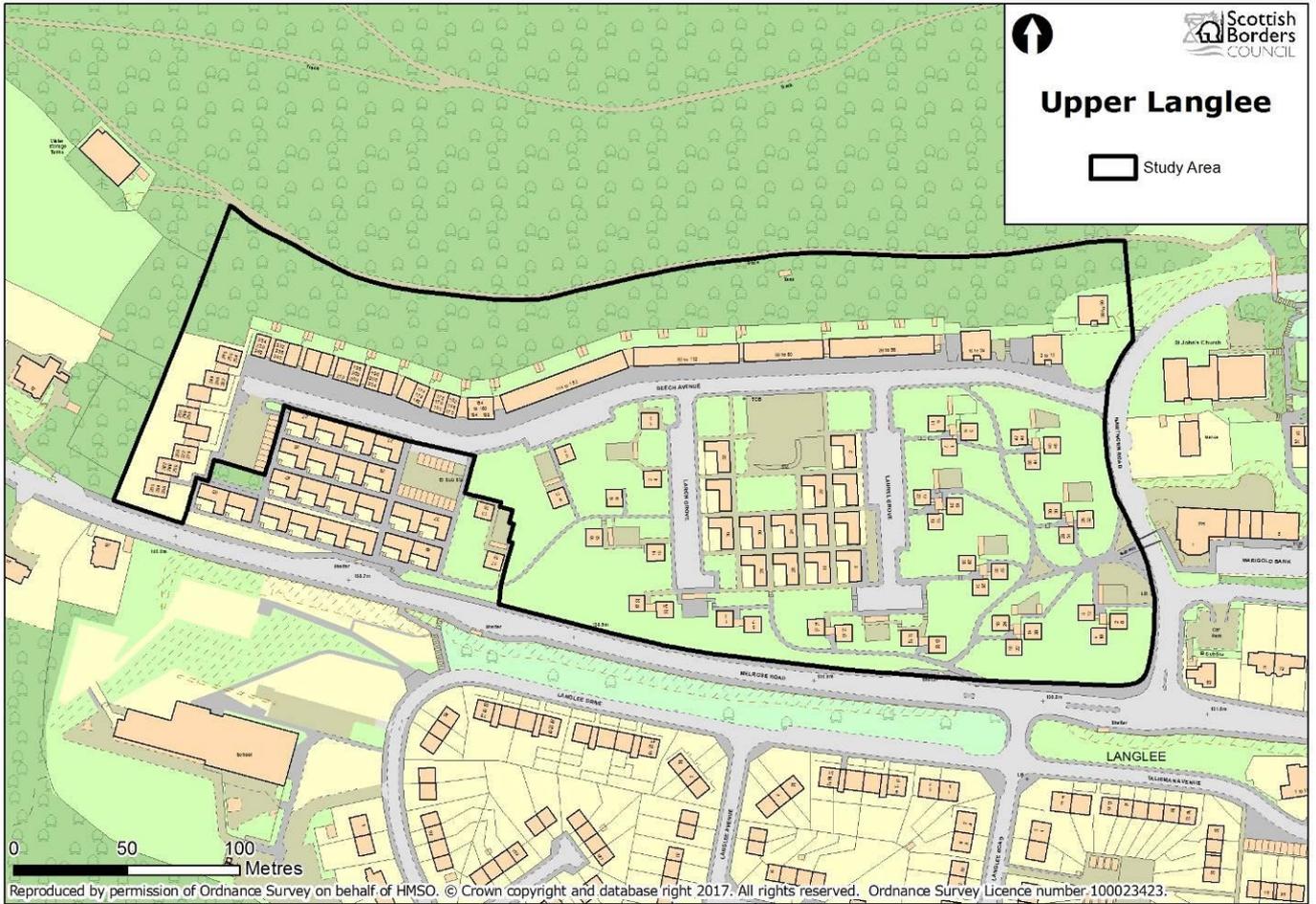
<b>Upper Langlee, Galashiels – Area Regeneration</b>	
• Co-ordinates	X: 350756      Y: 635699
• Local Plan Reference	N/A
• Site capacity:	109 new properties
• Type of development:	Block demolition and anticipated 3 phases of follow-on new build housing re-development as part of wider estate regeneration. Phasing unit numbers to be finalised.
• Tenure:	Social Rent: 109 grant assisted new build properties. [Plus 54 refurbished properties funded by Waverley Housing]
	Shared Equity: 0 units
	Other: 0 units
• Programme:	Acquisition: The site and most properties are owned by Waverley Housing. However, only 2 properties in the planned demolition area now remain privately owned.
	Start: New build Ph1 2021/22
	Completion: New build Ph3 2024/25
• Site description:	Area regeneration of former public sector housing estate. Waverley is majority owner.
• Constraints	Programme is subject to re-housing of Waverley Housing tenants currently living in properties scheduled for demolition, acquisition of last remaining 2 privately owned flats and securing vacant possession of blocks identified for intended demolition.
• Site Ownership:	Waverley Housing
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Currently in Waverley Housing ownership. Shadow Programme Opportunity: Potentially. Subject to vacant possession being secured through re-housing of tenants currently living in properties scheduled for demolition and phased block demolitions. Covid Impact: Has hindered rehousing of remaining tenants. The play park on the estate is currently owned by the Langlee Residents Association and discussions will be required to clarify how this site can be included within the regeneration programme. There are two small areas of common ground that have been used as community gardens and the status of these gardens is being.
• Deliverability:	Subject to resolution of above constraints, proposed demolition and new build housing phasing is being worked up.
• Need:	Evidenced by Ark Consultancy Master Planning Final Report [2018]
• Strategic Fit:	Links in with Aims and Key Objectives of LHS and Strategic Plan
• Impact:	High positive impact to sustain local people in the Langlee, Galashiels area, and create high quality new build and refurbished properties which meets current and forecast housing needs.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, and it is anticipated that there will be no adverse equality implications.





# Upper Langlee

 Study Area



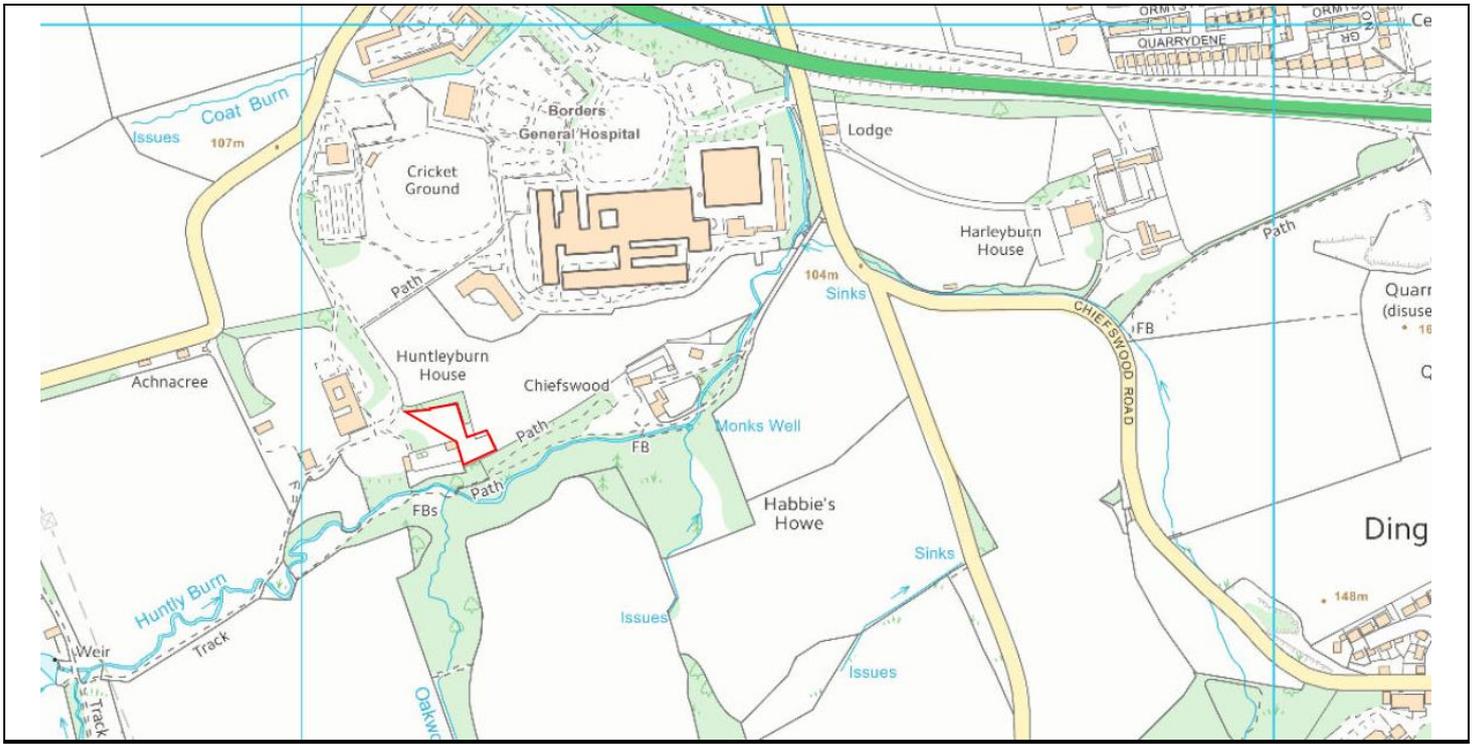
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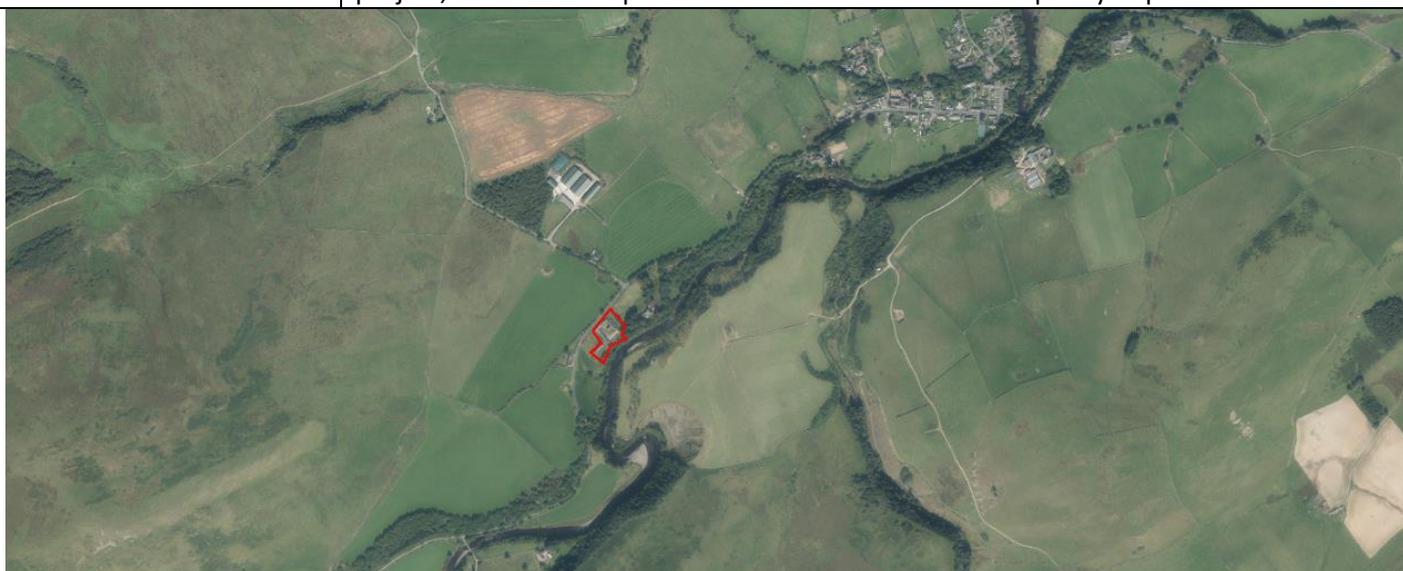
## NON – RSL

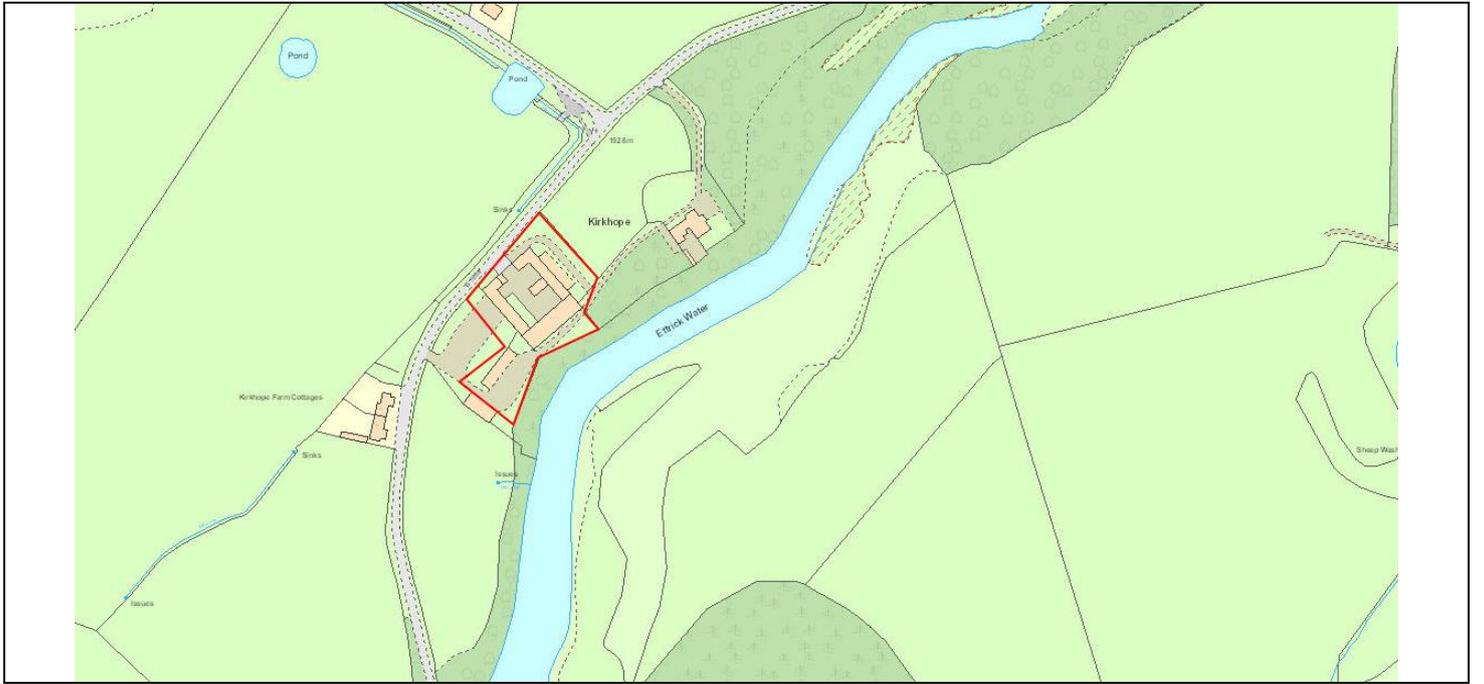
<b>Borders General Hospital Campus, Melrose - Cornerstone service</b>	
• Co-ordinates	X: 353145      Y: 633581
• Local Plan Reference	N/A
• Site capacity:	15 houses
• Type of development:	Specialist supported housing, plus staff and communal facilities.
• Tenure:	Social Rent:      0 units
	Shared Equity:    0 units
	Other:              15 units MMR
• Programme:	Acquisition:    2021/22
	Start:              2022/23
	Completion:    2023/24
• Site description:	Potential development of walled garden within wider BGH campus.
• Constraints	Area of environmental sensitivity. Otherwise not known currently.
• Site Ownership:	NHS Borders.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: No. Covid impact : None
• Deliverability:	Envisaged as being 100% funded by the anticipated third sector service provider- Cornerstone.
• Need:	Local housing need evidenced by information from Borders Joint Learning Disability Service.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS, Strategic Plan and support from Borders Joint Learning Disability Service.
• Impact	Anticipated high positive impact due to anticipated service development opportunity to provide a new service within Scottish Borders which will enable service users with specific needs to remain or return to Scottish Borders.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





<b>Kirkhope Steading, Ettrick Bridge</b>	
• Co-ordinates	X: 338190      Y: 623831
• Local Plan Reference	N/A
• Site capacity:	5 homes
• Type of development:	Proposed conversion of an Estate-owned, redundant farm steading, located at the outskirts of a rural village to provide 5 new affordable homes for MMR, by Ettrick and Yarrow Community Development Company. EYCDC are seeking to fund the project through seeking to secure loan funding plus Rural Housing Grant. [Provision of some small business units elsewhere on part of steading site is subject to a separate grant and funding application processes.]
• Tenure:	Social Rent:      0 units
	Shared Equity:    0 units
	Other:              5 MMR units
• Programme:	Acquisition: 2020 subject to EYCDC securing all funding required and viability consideration of tendering exercise.
	Start:              2020/21
	Completion: 2021/22
• Site description:	See type of development box above.
• Constraints	Existing steading is owned by a landed Estate who have indicated willingness to sell the steading to EYCDC. Steading acquisition and project delivery is dependent on EYCDC securing necessary funding. Planning Consent has been granted by Scottish Borders Council.
• Site Ownership:	Private landed Estate meantime.
• Housing Market Area	Central HMA
• Other Information	Section 75 - No Land banking Opportunity: No. Shadow programme Opportunity: N/A. "Credit Crunch" Impact: None
• Deliverability:	Programming dependent on EYCDC being able to secure grant and loan funding.
• Need:	Local housing need evidenced by local housing need study final report provided independent consultant commissioned by EYCDC.
• Strategic Fit:	Links in with Aims and Key Objectives of LHS.
• Impact:	Anticipated high positive impact by providing new affordable housing in a rural small village and valley where there are few RSL owned homes.
• EIA	An Equalities Impact Assessment (EIA) has not yet been carried out on this proposed project, but it is anticipated that there are no adverse equality implications





## The Rural Proofing Checklist

Consider all the questions below. Will your initiative encounter the challenges presented by rural circumstances? Some potential solutions are indicated to help you consider appropriate adjustments.

**Name of policy/ strategy:** Scottish Borders Strategic Housing Investment Plan (SHIP) 2021-26

**Date checklist completed:** 20 July 2020

**Completed by:** Gerry Begg - Lead 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?		✓	<b>Summary of likely impacts:</b> In general the delivery of SHIP will have a positive effect, with developments in more rural locations and in less accessible rural locations.
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b>
2. Will access to the service be restricted for people living in rural areas?		✓	<b>Summary of likely impacts:</b> Will allow for overcrowded/ under occupying households to remain within the same community
			<b>Summary of adjustments made:</b>
			<b>Other Comments:</b> 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?	✓		<b>Summary of likely impacts:</b> Increased building and management costs due to housing being located near to rural population by sustaining rural communities may reduce cost related to other services provided by public sector.
			<b>Summary of adjustments made:</b> Projects in this year's SHIP can only be delivered if they are financially viable. Projects will be constructed using a range of traditional, kit and modern methods of construction and renewable technologies.
			<b>Other Comments:</b> Most of Scottish Borders Council area is defined using Scottish Government urban/rural classification as being categories 6 and 7.  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.

RURAL ISSUE	Yes	No	POTENTIAL IMPACT/ ADJUSTMENT
4. Will the SHIP have a negative affect on the availability of affordable housing in rural areas?		✓	<p><b>Summary of likely impacts:</b> Outcomes of SHIP will have a positive impact by increasing supply of affordable housing in rural and other locations.</p> <p><b>Summary of adjustments made:</b> A rural weighting has been developed in the Project Priority Assessment Matrix to ensure that rural projects are not disadvantaged.</p> <p><b>Other Comments:</b> The SHIP may potentially stimulate and drive the private market in delivering affordable housing to rural areas.</p> <p>Rural solutions: consider provision of alternative affordable rural housing solutions.</p>
5. Will the SHIP be delivered by the private sector, or through a public-private partnership or local institution that may limit provision in rural areas?		✓	<p><b>Summary of likely impacts:</b></p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b> Private sector has role to play through the provision of land through Section 75 Agreements and carrying out development but will not limit provision of affordable housing in rural areas.</p>
6. Does the SHIP rely on infrastructure for delivery (e.g. mobile phone coverage, broadband ICT, main roads, utilities) that may be limited in rural areas?	✓		<p><b>Summary of likely impacts:</b> Lack of infrastructure which impacts on development opportunity and timing of deliverability - lack of utilities in particular.</p> <p><b>Summary of adjustments made:</b> Engaged utilities in the SHIP process and through regular meetings in order to identify project utility requirements availability to ensure deliverability. Infrastructure constraints are taken in to account in the Deliverability criteria assessment. Quarterly meetings are held with Scottish Water and SEPA.</p> <p><b>Other Comments:</b></p>
7. Will the SHIP have a negative impact on rural businesses, or land-based businesses, (including the self-employed) and therefore, on rural economies and environments?		✓	<p><b>Summary of likely impacts:</b></p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b> Housing development will have positive impacts through economic enhancement and providing a range of different opportunities, which primarily create housing, jobs and sustainability of communities. It also creates opportunities for diversification for traditional land based business (ie; farmers and forestry).</p> <p>In addition housing developments will create a range of training opportunities, including modern apprenticeships. Procurement processes may also seek to provide community benefits.</p>

8. What will be the impact of the policy on employment in rural areas?	✓	<p><b>Summary of likely impacts:</b> SHIP should have a positive impact on employment in rural areas, creating rural jobs and opportunities for rural businesses</p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b> The SHIP provides affordable housing for people on lower incomes ensuring community sustainability and retaining social networks particularly in a low wage economy of Borders.</p>
9. Is the SHIP to be targeted at disadvantaged people? If yes, how will it target rural disadvantage, which is not usually concentrated in neighbourhoods?	✓	<p><b>Summary of likely impacts:</b></p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b> Helps to sustain communities and rebuild social networks by increasing the supply of affordable housing which provides access to people on all levels of income.</p>
10. Will the SHIP take into account the different size and needs of smaller rural schools and other service facilities?	✓	<p><b>Summary of likely impacts:</b></p> <p><b>Summary of adjustments made:</b></p> <p><b>Other Comments:</b> SHIP is the delivery plan for affordable housing which dovetails with the Council's Local Housing Strategy which aligns with other Council plans and strategies.</p>

### Steps to take

1. Ensure you are clear about the objectives of the proposed policy, its intended impacts or outcomes (including which areas, groups or organisations should benefit) and the means of delivery.
2. Run through each question in the checklist, identifying where the proposed policy is likely to have a different impact in rural areas.
3. Where there is uncertainty or a potentially different (worse) impact, this should be investigated further (and included in the overall assessment of the costs and benefits of the policy).
4. Where the impact in rural areas will be significantly different, explore policy options to produce the desired outcomes in rural areas or avoid/ reduce any undesirable impacts. This exercise may also highlight opportunities to maximise positive impacts in rural areas.
5. Feed the results of your appraisal, including solutions, into the decision-making process and ensure a record is kept, to be included in your Department's annual proofing report.



## Integrated Impact Assessment (IIA)

### Part 1 Scoping

#### 1 Details of the Proposal

<b>Title of Proposal:</b>	Strategic Housing Investment Plan 2021-2026
<b>What is it?</b>	An annual revised plan submission as required by Scottish Government.
<p><b>Description of the proposal:</b>          (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate))</p>	<p>The Council's Local Housing Strategy 2017-22 is the Statutory strategy which provides and overview of the issues and challenges of the Scottish Borders housing context, and sets out the Council's 4 strategic housing priorities. This was developed through a broad process of engagement and a consultative approach in order to arrive at the four strategic priorities.</p> <ol style="list-style-type: none"> <li>1. The supply of housing meets the needs of our communities</li> <li>2. More people live in good quality energy efficient homes</li> <li>3. Fewer people are affected by homelessness</li> <li>4. More people are supported to live independently in their own homes</li> </ol> <p>The Strategic Housing Investment Plan is an implementation plan which provides a rolling 5 year planning horizon to set out prioritised affordable housing projects which the Council and delivery agents propose to deliver new supply affordable housing in order to support the delivery of the above priorities. The SHIP 2021-2026 is the 12<sup>th</sup> such submission to Scottish Government. The development of the SHIP is made possible by mature processes in order to identify, prioritise and deliver identified projects across a programme approach. The development of the SHIP is framed by Scottish Government Guidance and is underpinned by Resource Planning Allocations provided by Scottish Government, plus additional grant contributions from the Council.</p>

Appendix 3: SHIP 2021-2026

	<p>Local Authorities are required to produce and submit an annual SHIP to the Scottish Government for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) 2017-2022 will be prioritised and addressed in practice over a five year period.</p> <p>The SHIP 2021-26 aims to:</p> <ul style="list-style-type: none"> <li>• Prioritise the delivery of affordable housing over the next five years</li> <li>• Form the basis for more detailed programme planning and prioritises projects.</li> <li>• Deliver on priority outcomes identified in the Local Housing Strategy 2017-2022</li> <li>• Highlight progress for delivery of affordable housing over 2019-2020.</li> </ul> <p>Local Authorities are required to produce and submit an annual SHIP update to the Scottish Government More Homes Division 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 and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) will be prioritised and delivered in practice over a five year period.</p> <p>This needs to be read in conjunction with the LHS which is published separately and is available on the Council’s website.</p>
<p><b>Service Area:</b> <b>Department:</b></p>	<p>Planning and Housing Strategy Service, Corporate Improvement and Economy</p>
<p><b>Lead Officer:</b> (Name and job title)</p>	<p>Gerry Begg Lead Officer – Housing Strategy, Policy and Development</p>
<p><b>Other Officers/Partners involved:</b> (List names, job titles and organisations)</p>	<p>The responsibility of developing the SHIP rests with Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include Registered Social Landlords (RSLs), housing developers and various Departments within SBC</p>
<p><b>Date(s) IIA completed:</b></p>	<p>17<sup>th</sup> August 2020</p>

## 2 Will there be any cumulative impacts as a result of the relationship between this proposal and other policies?

**Yes**

**If yes, - please state here:**

The affordable housing investment priorities detailed in the SHIP cover the period 2021-2026, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. It will help inform the Scottish Government's grant investment decisions and the preparation of the Scottish Government's Strategic Local Programme Agreements (SLPA).

The SHIP is not a standalone plan, it links to a number of other inter-agency strategies, policies and planning structures :

- Registered Social Landlord Business Plans and Strategies
- Community Planning Partnership
- Scottish Borders Health and Social Care Integration Strategic Plan
- Integrated Strategic Plan for Older People's Housing, Care and Support Needs 2018-28
- Housing Needs and Aspirations of Borders Young People Study
- Scottish Borders Local Development Plan
- Local Outcome Improvement Plan
- Local Housing Strategy 2017-2022
- SESplan Housing Need and Demand Assessment 2
- Rapid Rehousing Transition Plan 2019 – 2024
- Scottish Borders Economic Strategy 2023

All these plans are linked to delivery of the affordable housing projects being proposed in the SHIP. It is considered that the delivery of the proposed affordable housing set out in SHIP 2021/2026 will have a positive impact to support the above plans and strategies.

### 3 Legislative Requirements

<b>3.1 Relevance to the Equality Duty:</b>	
<p><b>Do you believe your proposal has any relevance under the Equality Act 2010?</b>  <i>(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)</i></p>	
<b>Equality Duty</b>	<b>Reasoning:</b>
<p><b>Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b> <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The implementation of the SHIP will have a positive impact on the population of the Scottish Borders by increasing affordable housing supply and supporting the delivery of the 4 LHS priorities as set out in Section 1 above.</p>
<p><b>Promotion of equality of opportunity?</b>  <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The development and implementation of the SHIP is underpinned by the promotion of equality of opportunity. The proposed projects are almost all being delivered by Registered Social Landlords, which operate within a statutory monitoring framework and published reporting via regulation and inspection overseen by the Scottish Housing Regulator. Promotion of equalities is embedded within the scope of this process.</p>
<p><b>Foster good relations?</b>  <i>(Will your proposal help or hinder the council s relationships with those who have equality characteristics?)</i></p>	<p>Yes. Scottish Borders Council ceased to be a Council house landlord organisation in March 2003 as the result of the successful transfer of its houses to Scottish Borders Housing Association. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation of SHIP and delivery of individual projects there is the opportunity to engage communities and those people with equality characteristics, such as older people, people with a physical disability, or mental health need or learning disability.</p>

<b>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)</b>				
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	
<b>Gender Reassignment Trans/Transgender Identity, Marriage or Civil Partnership, Pregnancy and Maternity, Religion or Belief, Sex – Gender Identity and Sexual Orientation</b>		✓		The delivery of new affordable housing 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 RSL Allocations, policies, procedures and services.
<b>Age</b> (Older or younger people or a specific age grouping)		✓		Children (19,046), young people (10,238) and older people (28,103) account for 50% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Supply of new affordable housing that meets the needs of the communities should provide a range of choice of housing for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the Independent Living objectives of the LHS. It clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people with particular housing needs are prioritised for re-housing or assistance and grants for housing improvement and adaptations through the Care and Repair Service.

Appendix 3: SHIP 2021-2026

<p><b>Disability</b> (e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring)</p>		<p>✓</p>		<p>The LHS sets out an assessment of housing and the housing needs of people with disabilities. The current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan, the Housing Need and Demand Assessment (HNDA) 2 and the Integrated Strategic Plan for Older People’s Housing Care and Support. As part of the SHIP Guidance 2019, local authorities are required to support a greater focus on wheelchair accessible housing, providing a position statement 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 houses intended for people with particular housing needs, and the new supply houses provide opportunities to be allocated to an applicants with range of housing needs in accordance with individual RSL Allocation Policies. RSL Allocations activity is also within the scope of the Scottish Housing Regulator’s oversight.</p>
<p><b>Race Groups</b> (including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers))</p>		<p>✓</p>		<p>A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders</p> <p>Previous research commissioned by the Council’s Strategic Housing Services into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable homeownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger house sizes in the social rented sector. This position has not changed. The Scottish Housing Regulator has a role to monitor the allocations, policies , procedures and services provided by RSLs.</p>

### 3.3 Fairer Scotland Duty

This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by 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	
<b>Low and/or No Wealth</b> – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.		✓		Better housing can lead to some improvements in self-reported physical and mental health and reductions in some symptoms. Heating improvements and energy efficiency measures can improve the indoor environment and also alleviate fuel poverty which can improve the occupant’s health and wellbeing against current Public Health Reform priorities and actions. The affordable housing projects set out in this SHIP will aim to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty and to achieve the Silver Standard as a minimum thus meeting the Scottish Housing Condition Standards (SHQS) and Energy Efficiency Standard for Social Housing (ESSH and ESSH2).
<b>Material Deprivation</b> – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies		✓		The SHIP sets out the Council’s partnership approach to delivery good quality affordable and energy efficient homes to meet the needs of Borders communities. The SHIP sets out the strategic policy document to enable the delivery of high quality housing and housing related services across tenures to meet identified need in the Borders.

Appendix 3: SHIP 2021-2026

<p><b>Area Deprivation</b> – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)</p>		✓		<p>The SHIP links with the Scottish Borders Economic Development Strategy and Corporate Plan, called `Our Plan and Your Part In it`. Delivery of the SHIP also links and supports the Council to deliver on its `Connected Borders` Vision for delivering better communities in the next 5 years (2017 – 2022) helping our communities have the skills, ambition and sense of purpose to lead the Scottish Borders into the future, a future that delivers economic growth and sustainable development, a future that builds our communities into strong, energetic towns and villages.</p>
<p><b>Socio-economic Background</b> – social class i.e. parents' education, employment and income</p>		✓		
<p><b>Homelessness</b></p>		✓		<p>The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by Registered Social Landlords (RSLs) in order to increase the supply of new affordable housing in order to meet identified needs and pressures. The Rapid Rehousing Transitional Plan has been referred to in this year's project prioritisation process. The intention is to embed the Housing First approach in local plans to ensure that there is enough affordable housing available.</p>
<p><b>Looked after and accommodated children and young people, Carers, Addictions and substance use and those involved within the criminal justice system</b></p>		✓		<p>The SHIP sets out the Council's partnership approach to enable the delivery of high quality housing and housing related services across tenures to meet identified need in the Borders.</p>

#### 4 Full Integrated Impact Assessment Required

*Select No if you have answered “No” to all of Sections 3.1 – 3.3.*

**No**

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

The Strategic Housing Investment Plan 2021-2026 is one of a number of strategies and plans that underpin the LHS, and support the delivery of actions to deliver the Local Housing Strategy (LHS) 2017-2022. The LHS has been subject to a full Equality Impact Assessment. The LHS is monitored and reported annually to Council. This ensures that areas that require further action are identified and addressed as part of this process.

<b>Signed by Lead Officer:</b>	<b>Gerry Begg</b>
<b>Designation:</b>	<b>Lead Officer – Housing Strategy, Policy and Development.</b>
<b>Date:</b>	<b>17 Aug 2020</b>
<b>Counter Signature Service Director</b>	<b>Ian Aikman</b>
<b>Date:</b>	<b>22 October 2020</b>

# **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) 2021-2026

The Responsible Authority is:

Scottish Borders Council

**Pre-Screening has been undertaken in accordance with the Environmental Assessment (Scotland) Act 2005 Section 7 (1).**

**The pre-screening assessment identified no or minimal effects in relation to the environment hence the SHIP is exempt from SEA requirements under Section 7 (1) of the Act.**

**Contact name**

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**Job Title**

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**Signature**

(electronic  
signature  
is acceptable)

**Date**

17 August 2020

**SEA PRE-SCREENING REPORT – KEY FACTS**

<b>Responsible Authority</b>	Scottish Borders Council
<b>Title of PPS</b>	Scottish Borders Council's Strategic Housing Investment Plan
<b>Purpose of PPS</b>	The SHIP sets out how investment in affordable housing will deliver the priorities in the Local Housing Strategy (LHS) 2017-2022.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	Legislative Requirement
<b>Subject</b> (e.g. transport)	Investment in Affordable Housing Development
<b>Period covered by PPS</b>	2021-26
<b>Frequency of updates</b>	Annual
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	Geographical Boundary of Scottish Borders
<b>Summary of nature/ content of PPS</b>	The SHIP is the key document for targeting investment in Affordable Housing in the Scottish Borders. It shows how the affordable housing investment priorities set out in the Local Housing Strategy 2017-2022 will be delivered in practice over 5 years from 2020-25. The SHIP will include affordable housing supply through new provision and regeneration.
<b>Are there any proposed PPS objectives?</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Copy of objectives attached</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO
<b>Date</b>	20 July 2020

## 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		
RESPONSIBLE AUTHORITY		
Scottish Borders Council		
Criteria for determining the likely significance of effects on the environment <small>refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</small>	Likely to have significant environmental effects?  YES/NO	Summary of significant environmental effects (negative and positive)
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	NO	<p>The Strategic Housing Investment Plan (SHIP) update 2021-26 articulates how the Council's affordable housing investment needs identified in the LHS are prioritised for investment and delivered at a local level.</p> <p>The SHIP will prioritise affordable housing and inform the Strategic Local Programme in order to meet the affordable housing supply targets set out in the LHS and as ranked by the Affordable Housing Project Priority Weighting Matrix (AHPWM)<sup>1</sup>.</p> <p>The SHIP:</p> <ul style="list-style-type: none"> <li>• Provides a practical plan detailing how the LHS investment priorities can be delivered;</li> <li>• Forms the basis for more detailed programme planning; and</li> <li>• Informs the allocation of resources from the national to local authority level.</li> <li>• Identifies the resources required to deliver the priorities.</li> <li>• Enhance the linkages between the Council, Scottish Government- More Homes Division and "developing" Registered Social Landlords.</li> </ul> <p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p>

<sup>1</sup> Affordable Housing Priority Weighting Matrix developed by Scottish Borders SHIP Project Group

<p>1(b) the degree to which the PPS influences other PPS including those in a hierarchy</p>	<p>NO</p>	<p>The SHIP is the delivery mechanism for the affordable housing investment element of the LHS, set within the context of the Development Plan, Local Outcome Improvement Plan (LOIP) and Members Ambitious for the Borders targets. As such, the SHIP has no influence on plans or strategies at a higher level.</p> <p>The SHIP links with the LHS, and informs the Strategic Local Programme Agreements (SLPA) and the Local Outcome Improvement Plan. Affordable housing projects have been prioritised according to need, deliverability, strategic fit, social and economic impact (including rurality) as determined by the AHPPWM.</p> <p>The hierarchy of relevant strategies is as follows:</p> <ol style="list-style-type: none"> <li>1. LOIP (Scottish Borders Community Plan)</li> <li>2. Strategic Plan (including SESPlan)<sup>2</sup></li> <li>3. Local Development Plan</li> <li>4. Local Housing Strategy</li> <li>5. Corporate Priorities</li> <li>6. SHIP</li> <li>7. SLPA</li> </ol>
<p>1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>NO</p>	<p>The Planning System provides the framework for sustainable development. All project developments identified in the SHIP are consistent with planning requirements.</p> <p>The Planning etc (Scotland) Act 2006 and The Planning (Scotland) Act 2019 places the principles of sustainability at the heart of the development process through its requirement for high quality design, safe inter-connected movement, accessibility and enhanced biodiversity.</p> <p>The Local Plan identifies the need for schemes to contribute to sustainable development through ensuring a proper balance between supply and demand locally.</p> <p>The Local Plan contains a suite of environmental policies and sustainability principles that will apply to projects identified in the SHIP.</p> <p>The Council's Registered Social Landlord (RSL) partners have in place design guides and sustainability policies that will help promote sustainable development.</p> <p>Whilst sustainable development will be integral to the implementation of the SHIP, it is unlikely that there will be significant environmental effects due to the proportion of overall development within the Scottish Borders, which the SHIP represents.</p>

<sup>2</sup> The SESPLAN undergone a full SEA and the Local Development Plan has been subjected to an SEA.

1(d) environmental problems relevant to the PPS	NO	<p>The majority of sites will be identified through the Development Plan process, however there are a number of sites which are classified as windfall and not allocated within the Development Plan. Such sites will not have been subject to the SEA process through the Local Development Plan</p> <p>Environmental problems relevant to the SHIP are likely to be limited to short-term issues associated with construction. These are not considered as significant.</p>
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	NO	The SHIP is not directly relevant to the implementation of Community legislation on the environment.
2 (a) the probability, duration, frequency and reversibility of the effects	NO	Short-term effects during construction activities will be mitigated through site management procedures.
2 (b) the cumulative nature of the effects	NO	<p>Cumulative effects from the implementation of the SHIP will be limited as the SHIP relates to a limited scale of development.</p> <p>Issues associated with energy, water, and waste is addressed through policies contained within the Development Plan or separate strategies such as the Waste Strategy.</p> <p>Development in regeneration areas is likely to have beneficial effects.</p>
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	NO	None
2 (d) the risks to human health or the environment (for example, due to accidents)	NO	Any risks associated with the construction phase will be addressed through Health and Safety legislation and contractual requirements placed upon those companies appointed to undertake construction works. This programme is positive to human health. Well designed, energy efficient homes contribute to health and wellbeing of individuals and the community.
2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	NO	<p>The SHIP covers the entire Scottish Borders area.</p> <p>The scale of effects will differ depending on location.</p> <p>Overall, the effects will not be significant.</p>

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

## SEA PRE-SCREENING REPORT

A summary of our considerations of the significant environmental effects of **Scottish Borders Council's Strategic Housing Investment Plan** is given below.

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

The Strategic Housing Investment Plan (SHIP) and complementary Strategic Local Programme Agreement (SLPA) are low-level plans sitting below the Local Housing Strategy and the Local Development Plan within the hierarchy.

The Local Development Plan identifies sites for development following consideration of a wide range of sustainability issues, including comprehensive environmental assessment. The Strategic Plan and the Local Development Plan are both subject of full Strategic Environmental Assessments.

The SHIP is a strategic investment tool by which to deliver the affordable housing priorities identified in the Local Housing Strategy. The SHIP does not allocate sites for development, nor does it influence plans and strategies above it in the hierarchy.

Environmental effects resulting from the SHIP are limited. All housing development programmes have a number of general environmental impacts to consider including embodied energy, waste, water consumption, and transport.

Policies exist at national and local level to ensure that these issues are identified and addressed during strategy development and implementation. Key strategies and policy documents relevant to the SHIP include the Strategic Development Plan, Local Development Plan, Waste Strategy, Local Transport Plan, and supplementary planning guidance dealing with issues that include biodiversity, landscape, and energy efficiency.

The SHIP will have positive effects on human health through the provision of additional affordable housing.

The total amount of development that will be implemented through the SHIP will be relatively limited. A comprehensive suite of policies for environmental protection and enhancement, together with those relating to wider sustainability issues exist at local and national level to ensure these issues are addressed during project delivery.

It is considered that the environmental effects arising from the SHIP will not be significant.

**Appendix 5:SHIP Tables Scottish Government for SHIP 2021-2026**







MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2021/22 - 2025/26

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:EAISING 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	
							2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL SITE STARTS	2021/22	2022/23	2023/24	2024/25	2025/26					
Kirkhope Steading Etrick Bridge	Central HMA	Medium	X:338190 Y:623831	Etrick and Yarrow Community Development Company	Rural Housing Grant, Council Grant and loan	2020/21						0	5					5	0.306	0.390	0.696	
Huntlyburn BGH Melrose	Central HMA	High	X:353145 Y:633581	Cornerstone	100% Private	N/A		15				15		15				15	2.200	0.000	2.200	
<b>Total</b>							0	15	0	0	0	15	5	0	15	0	0	20	2.506	0.390	2.896	

**MORE HOMES DIVISION**

**STRATEGIC HOUSING INVESTMENT PLAN 2021/22-2025/26**

LOCAL AUTHORITY:

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

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2016/17	0.796		
2017/18	0.968	0.176	3.266
2018/19	1.087	0.331	4.022
2019/20	1.15	1.244	3.929

**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
Pre 2016/17	£0.171					
2016/17	£0.255	£0.162	0.649	Nil	79	79
2017/18	£0.041	£0.085	0.734	Nil	0	0
2018/19	£0.216	£0.072	£0.667	Nil	£113.000	£113.000
2019/20	£0.121	£0.11	0.681	Nil	93	93

**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.**

You can get this document on audio CD, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

**HOUSING STRATEGY, POLICY & DEVELOPMENT**

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