



Housing Delivery and Place Making

Local Housing Strategy 2023-2028

Housing Issues Paper



What is a Local Housing Strategy and a Housing Issues Paper?

All local authorities have Local Housing Strategies (LHS) in place to plan how they will address housing matters across the local area. Scottish Borders is currently shaping its **Local Housing Strategy for 2023-2028** and have created **four housing issues papers** to discuss key issues facing the Borders.

This is one of four housing issues papers and focusses on:

Housing Delivery and Place Making

The other three papers focus on:

- Particular Needs and Specialist Provision
- Homelessness
- Climate Change, Energy Efficiency and Housing Quality

We are seeking the views of stakeholders and residents about the papers to make sure that they meet expectations, to see if we have missed anything and to see if there are a better ways of the council carrying out its duties in relation to housing. We are seeking views through a survey and multiple workshops with residents and stakeholders.

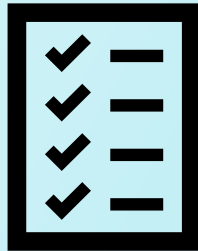


Content: Housing Issues Papers

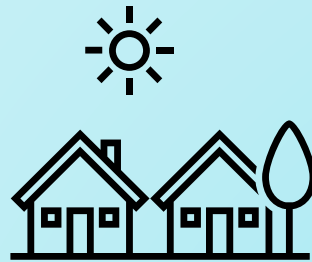
Scottish Borders Council have created the housing issues papers as follows:



Built on a strong understanding of **current national and local context and priorities**



Built on the **progress made** on the current LHS (2017-22)



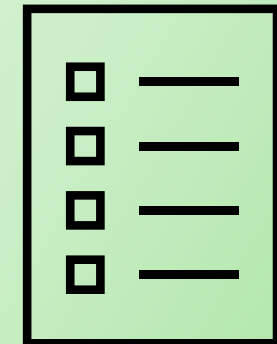
Addressing **newly arising housing matters** such as new LHS guidance and the Covid 19 pandemic



Shaped by the feedback from residents and stakeholders through the **early engagement survey**



The **planned actions** that the council and our partners are going to take over the next 5 years to address the housing issues we've identified





2017-2022 Local Housing Strategy actions:

The supply of housing meets the needs of our communities

Outcomes	Strategic Actions
Increase the supply of affordable housing	Review and update Strategic Housing Investment Plan (SHIP) in accordance with Scottish Government Guidance
	Identify mismatch of supply and demand in social rented housing, including need for re-provisioning, to inform investment priorities
	Accelerate infrastructure projects to enable affordable housing projects to proceed; engage with infrastructure development agencies and national/regional construction firms to identify housing led growth opportunities (in/around the Border railway corridor)
	Build capacity in the construction sector through training and employment initiatives to ensure businesses compete more efficiently
	Proactively engage with housing land owners and developers to improve communication, share market intelligence, influence value expectation and cultivate development opportunities
Increase options for affordable housing	Based on improved intelligence of the economies of development in the Borders, examine innovative procurement techniques, construction technologies, partnership agreements and funding models to maximise the delivery of housing supply
	Improve understanding of the economics of development in a Borders context including development costs, construction industry capacity and land values through analysis and research across development partners
	Explore options to make house purchase an attractive option for young economically active people encouraging them to come to or stay in the Scottish Borders
	Work in partnership with economic development partners to address gaps in construction industry/skills capacity which create a barrier to housing led economic growth
Review and progress delivery of locality plans	Support the development of a town centre living strategy
	Improve understanding of housing need and aspirations through community engagement and by sharing information across services and partnerships
Reduce the number of empty homes	Reduce the number of empty properties by offering information and advice to property owners
Contribute to strategic planning	Use the land reform and community empowerment agendas to promote and offer opportunities for land assembly through local communities



Achievements in 2017-21

2017/18	2018/19	2019/20	2020/21
<ul style="list-style-type: none">• Record level of funding secured to allow for delivery of affordable housing targets of £11.5m• SHIP 2018-2023 submitted to Scottish Government in November 2017 which received very positive feedback.• 144 units of affordable housing delivered throughout Scottish Borders.• 4 new homes constructed in Peebles for Bridge Homes.• £60,000 of grant funding awarded to carry out traditional repair works to four town centre properties as part of the Jedburgh Conservation Area Regeneration Scheme (CARS).	<ul style="list-style-type: none">• Record level of Scottish Government funding secured in 2018/19 of £14m• SHIP 2019-2024 submitted to Scottish Ministers and received very positive feedback from Scottish Government• Site works begin on extra care housing developments in Duns and Galashiels• 191 affordable homes delivered throughout the Scottish Borders• Bridge Homes LLP acquires 9 homes and completes its development phase	<ul style="list-style-type: none">• Record level of Scottish Government funding allocation in 2019/20 of over £19m• The 2020/25 SHIP received very positive feedback from the Scottish Government• Work continues on proposals for the regeneration of Upper Langlee in Galashiels. The proposals envisage the demolition of 159 homes, refurbishment of 68 homes and revised provision of 109 new build homes• 141 Affordable homes were delivered throughout the Scottish Borders• Eildon Housing Association recently won the “Best Small Affordable Housing Development of the Year” at the Scottish Home Awards for their development at High Street/ Chapel Street in Selkirk	<ul style="list-style-type: none">• Scottish Government funding allocation in 2020/21 of £16.975m• The 2021/26 SHIP proposed delivery of 1,125 new affordable homes, underpinned by an estimated investment of £166m• Work continues on proposals for the regeneration of Upper Langlee in Galashiels. The proposals envisage the demolition of 159 homes, refurbishment of 68 homes and revised provision of 109 new build energy efficient homes• 107 Affordable homes were delivered throughout the Scottish Borders• Work underway on the latest Housing Need and Demand Assessment (HNDA)• Essential repairs carried out to Abbey Rampart wall in Jedburgh, facilitated by CARs scheme• Hawick CARs scheme extended to 2025



Legal, Regulatory, and Policy Context

The Housing Delivery and Place Making issues paper is written with consideration of the following legal, regulatory, and policy priorities:

Scotland	Scottish Borders
<ul style="list-style-type: none">• Housing to 2040• Scottish Government's (2015) Economic Strategy• National Planning Framework 4• Local Housing Strategy Guidance• Housing Need and Demand Assessment Guidance	<ul style="list-style-type: none">• SESPlan Housing Need and Demand Assessment 3• Strategic Housing Investment Plan 2022-2027• Local Development Plan• Health and Social Care Integration Strategy 2018-22



Policy Context in focus

The Housing Delivery and Place Making issues paper pays special attention to the following themes:

Economic Context	
City region deal	Regional Prosperity Framework
Regional Spatial Strategy	South of Scotland Regional Spatial Strategy
South of Scotland Regional Economic Strategy	
Borderlands Inclusive Growth Deal: <ul style="list-style-type: none">• Enabling Infrastructure• Improving Places• Supporting Business, Innovation and Skills• Encouraging Green Growth	



What we know

Rural Housing



- Scottish Borders is a rural local authority where 30% of the population lives in settlements of under 500 people or in isolated hamlets.
- There are only two settlements in the Scottish Borders with a population over 10,000, Hawick and Galashiels.
- Figures taken from the Scottish Government show that there are on average 0.12 dwellings per hectare within the Scottish Borders, the national figure for Scotland is 0.33 dwellings per hectare.
- Rurality isn't a singular theme in this issues paper or in the Local Housing Strategy but is a theme throughout, it is a big part of all decision making and actions with every aspect of work.

Population and Household Change



- The estimated 2020 population for Scottish Borders was 115,240: This is a decrease of 0.2% from 115,510 in 2019
- Between 2008 and 2018 the population of the Scottish Borders rose by 1.7%. Growth has been concentrated in the older age groups with the number of people aged 65-79 increasing by 27.3% and 80+ increasing by 18.8% (total 46%). In contrast there has been a decrease in the number of 0-15 year olds (-5.1%), 25-44 (-18%) and only small increase in 16-24 years (0.4%) and 45-64 year olds (6.5%).
- Currently 24% of the Borders population is pensionable age compared to 19% nationally. The population of the Borders is expected to increase by 1.1% to 2033 and overall by 0.8% to 2043. The 65-74 increasing by 19% by 2043, and the 75+ age group increasing from by 70% to 2043
- The number of households in the Scottish Borders increased by 5.8% from 2008-2018
- The 2018 household projections suggest that number of households will continue to rise, with the projected increase for Scottish Borders around 7% for the period 2018-43, compared with 10% for Scotland as a whole
- The average household size is expected to continue to decline throughout this period, reinforcing the trends that the number of smaller households are impacting the average size of a household.



What we know

The Local Economy



- In 2021, GVA was forecast to be £2,065m in the Scottish Borders, 1.5 per cent of Scotland's output (£137,109m). This share of GVA ranks the Scottish Borders in the bottom third of RSA (Regional Skills Assets) regions for GVA contribution to the Scottish economy.
- Prior to the pandemic, the region's economic growth rate was greater than Scotland's. On average the Scottish Borders economy grew by 2.4 per cent each year (2009-2019).
- Total Employment in the Scottish Borders (measured by people) was estimated to be 47,800 in 2021, 1.8 per cent of Scottish employment.
- The employment rate for the working age population (age 16-64) in the region in 2020 was 79.3 per cent, which was above the rate for Scotland (73.5 per cent)
- Across Scotland, and within the region, more people worked full-time, than part-time, 33,500 people (70.0 per cent) were in the full-time jobs in Scotland where 74.0 per cent of people were in full-time employment.
- Of the key sectors, Health and Social care, was estimated to be the largest in the Scottish Borders in 2021. The sector accounted for 9,500 people. Construction was the second largest with a total of 4,800 people.
- Pre Covid-19 employment in the region had decreased by 10% from 2009 to 2019. Overall, employment is forecast to decline by 1,300 from 2019 to 2021 in the region due to the pandemic.
- In the Mid-term (2021-2024) the number of people in employment is forecast to grow by 1,300 in the region. Whilst positive, this growth only replaces jobs lost as a result of the pandemic.
- Over the longer term (2024-2031) employment within the region is forecast to decrease. In 2031, it is forecast that there will be 300 fewer people in employment compared to 2024. Across Scotland the number of people in employment is forecast to increase.
- In the Scottish Borders the labour market is forecast to face some challenges in the immediate term. 5,900 job openings are forecast from 2021 to 2024 for the Scottish Borders with 344,500 job openings in Scotland. Whilst positive, caution is needed as there are still a wide range of unknowns concerning Scotland's recovery from the pandemic.
- The forecasts for the long-term (2024-2031) highlights that's jobs growth is not forecast to continue in the Scottish Borders. However. It is also expected that there could be an ongoing requirement for skilled people to fill opportunities created by people leaving the labour market.



Housing Stock



- The owner occupied sector and private rented sector are slightly larger in the Scottish Borders compared to Scotland and the social rented sector is smaller. 77% in the Scottish Borders compared to 75% for Scotland
- The private rented sector has seen the biggest growth in the Scottish Borders from 10% in 2001 to 14.4% in 2018.
- The Scottish Borders has a significantly lower proportion of flatted accommodation in comparison with the national average (29% compared to 38%).
- The average household size in the Borders is projected to decrease by 6% to 1.98 by 2043.
- There is a much higher proportion of post 1945 housing in the Scottish Borders than pre-1945 housing. However the Scottish Borders has a higher proportion of older housing than is recorded nationally.
- Four locally based RSLs own 94% of the social rented housing stock
- 84% of social rented stock is general needs housing, the remaining percentage is specialist housing
- 73% of social rented housing is in more urban areas compared with 46% in the private rented sector.



Stock Pressures



- On average there are approximately over 1,200 lets every year within the four most prominent RSLs, and each of the RSLs operates their own choice based lettings scheme or allocations policies.
- 1,072 properties were made available to let during 2020/21, of these 785 properties received bids, some were allocated directly or exchanged and therefore there is no bid data for these properties.
- Collectively there were 15,333 bids made for available properties, an average of 18 bids per property. A lower total number of bids was recorded in 2020/21 as a result of the impact of Covid-19 and the lower levels of movement in the housing market during lockdowns.
- Apart from the physical condition of housing stock in the Borders a range of stock pressures can be identified adding to the need for more housing and better use of existing housing resources.
- Around 45% of dwellings are under occupied in the Scottish Borders (compared to 32% nationally)
- Under-occupancy is most prevalent in older and other households rather than families.
- An estimate for the number of concealed households in the Scottish Borders is 192, which is 0.4% of all households.



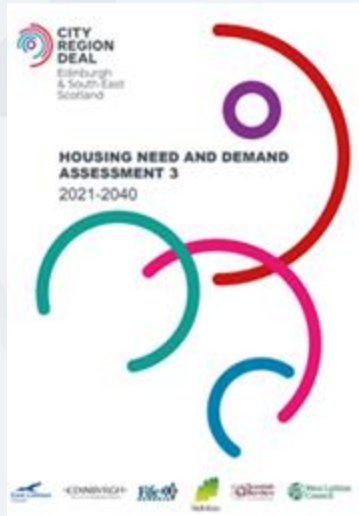
Housing Market and Affordability



- The median house price in the Scottish Borders is higher (£155,000) than for Scotland (£152,000). With the exception of 2017, prices have continued to grow, although growth in the Scottish Borders has been at a lower rate than Scotland.
- The volume of house sales across over the past 5 years grew by 71.3% in the Scottish Borders
- The housing market has been impacted by the Covid-19 pandemic, however Scottish Borders is showing a volume of sales growth between 2019-20 and 2020-21 of 5.3%, potentially due to movement out of more urban areas.
- Over a 7-year period from 2014 to 2020 the percentage of mortgages for first-time buyers increased by 2.88% between 2019 and 2020, this being the highest increase over this timeframe. The percentage of buy-to-let mortgages has followed a downward trend since 2015 with a 5.35% reduction between 2015 and 2020.
- Between Sept 2013 and March 2020, 17,250 new build properties were purchased across Scotland with assistance from this scheme with the value of equity loans extended by the Scottish Government amounting to £550m through this period. 130 properties purchased through HtB were in the Scottish Borders.
- Income in the Scottish Borders is lower than the national figure - £530 compared to £550 per week.
- The lower quartile house price paid by a first-time buyer would be more affordable for someone on a lower quartile income on a national level than in the Borders. Making it more difficult for people in the Scottish Borders to get on the housing ladder
- The financial pressures on the lower income households and the true impact of the pandemic and the “cost of living crisis” have yet to become apparent.
- Households in the owner occupier properties tend to have mean annual income around 88% higher than those in the social rented sector.
- Affordability analysis shows that LHA rates in the Scottish Borders are not sufficient to cover the cost of private renting
- Over a ten year period, private rents have increased on average by 27% compared to 19% across Scotland
- PRS rents are much higher than social rents with a bigger gap in prices the larger the property.
- Using the assumption of an affordability threshold of 25% of household income spent on rent, a household would need a minimum income of £17,568 per annum to afford a one bedroom private rented property, £24,096 for a two bed, £30,240 for a three bed and £48,864 for a four bedroom property (an average of £27,312). The average income required for a social rented property is £19,515
- Private rents in the northern housing market area are the most expensive in the region, while rents in the other three HMAs tend to be cheaper, this traditionally as a result of the northern HMAs greater ties with the Edinburgh region.



Housing Need and Demand Assessment 3



- SBC with SESplan local authorities have developed the third Housing Need and Demand Assessment for the area.
- The Project Team agreed six main scenarios, providing a range of options for growth, ultimately it was agreed that the Strong Growth scenario was the preferred scenario for the Scottish Borders.
- The Strong Growth this scenario outlined in the HNDA3 reflects a positive outlook across the region with movement towards high real terms income growth, high inward migration, greater equality, high/ moderately high house price and rental growth.
- The HNDA3 in the strong growth scenario suggests that the Borders will require an additional 3,827 units over the next 20 years. A third of this requirement is for affordable housing.
- Draft NPF4 sets out a housing land requirement of 4,800 units for a ten year period (2022 to 2031), which is 480 units per annum. This takes into consideration household projections, existing need, 30% additional flexibility and adjustments for local policy drivers. The Council have supported this figure as part of the response to the Draft NPF4 and consider this to be ambitious but realistic growth for the Region.
- The figures identified through the HNDA3 process are lower than the figures contained within the Draft NPF4. However, it should be noted that the figures contained within the HNDA are a starting point to inform the production of the housing supply target, the housing land requirement and housing land supply figures. The Housing Supply Target takes into consideration local policy drivers

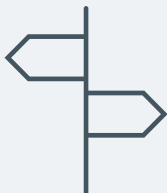


Affordable Housing Delivery and New Housing Supply



- Over four years (2017/18 to 2020/21) a total of nearly £57m of investment from the Affordable Housing Supply Programme has supported the delivery of the SHIP programme
- 2021/22 saw a huge increase in numbers of affordable housing (314) but this is due to Covid-19 where some projects from 2020/21 were delayed.
- An average of 149 affordable housing units have been delivered over the past 10 years. This includes all forms of affordable housing including OMSE
- An average of 109 new supply of affordable housing has been delivered over the past 10 years
- Over a third of all completions are affordable housing completions.
- The SHIP 2022/27 was approved by Scottish Borders Council in September 2021 and proposes the delivery of 1,213 new affordable homes, under-pinned by an estimated investment of £202m over the period of the plan.
- 15% of the 1,213 will be particular needs housing
- Over half of all affordable housing has been delivered in Central HMA. 16% has been delivered in Berwickshire and Northern HMA – this aligns with population trends for each HMA.

Place Making



- Scottish Borders Council produced a report into our proposed place making approach in February 2021 and an extensive update was issued in August of this year.
- At a regional level, Place is a critical element of the South of Scotland Economic Strategy, an explicit component of the Scottish Borders Council – 26 August 2021 Borderlands Inclusive Growth Deal and the future direction of health and social care.
- Scottish Borders Council intend to put place at the heart of our work, investing in our town centres and making it easier for homes to be the heart of strong communities with housing that is well designed, without compromising on the aesthetics.



Long Term Empty Homes, Second Homes and Short Term Lets



- A property which has been empty for in excess of six months is considered to be a long term empty property.
- As of March 2020, the number of long term empty properties in the Scottish Borders was 1,040. The number of exemptions in the Scottish Borders that can be classified as being long term empty is 502, meaning in total there are 1,542 long term empty properties in the Scottish Borders.
- Since April 2016 the council introduced a levy to increase council tax by 100% on properties that have been empty for over a year, meaning if a property has been empty for over a year the council tax will be 200%.
- The number of empty homes has remained at a similar level over the ten year period, with the exception of 2020 when the figure increased above 1,600.
- A key policy priority for empty homes is to support a reduction in empty properties by offering information and advice to property owners
- To alleviate the problem Scottish Borders Council have introduced grant assistance available to owners of empty properties to help bring them back into use as housing.
- As of March 2020, the number of second homes was 961
- In recent years there has been an increase in the number of short term lets
- While robust statistics are not yet available for short-term lets, the Scottish Government carried out analysis that identified 570 short term let properties available in the Scottish Borders which is 1% of all dwellings. Higher than the national figure of 0.8% of all dwellings.



Early Engagement Survey

Held between 1st
October to 30th
November 2021 for
households and
organisations

Aim

To find out what the main housing issues and priorities for the region were for households and organisation

How

A survey published through social media, press release and working with RSL tenant groups and other community Groups

Outcome

330 responses (301 from individuals and 29 from organisations)

Notable findings



90%

Thought that limited housing options for young people and/or first-time buyers was an issue (**14%** thought it was a small issue and **76%** thought it was a big issue)

Respondents were asked to rank a number of housing priorities; these are the responses to questions relating to housing delivery and place making:



What do you think are the top five housing priorities in the Scottish Borders? (1 being the greatest priority)						
Priorities	1	2	3	4	5	Total Selected as Priorities
Local residents are able to afford to either rent or buy a property in the location of their choice	35%	13%	8%	9%	11%	75%
Houses are well designed, functional and of a high standard	8%	10%	13%	9%	5%	46%
Where we live is safe, easy to get around and has good transport links with good quality amenities in the vicinity	5%	11%	5%	8%	10%	39%
Households have the ability to reside in a home that is the right size and meets their needs	1%	1%	2%	3%	8%	15%
Bringing more empty homes back into use	8%	10%	12%	10%	11%	50%
New housing developments contain a mixture of both private and social housing, with the same quality of build standards	3%	5%	7%	5%	6%	25%
Improved access to both green space as well outdoor facilities and activities to promote both physical and mental wellbeing	1%	3%	4%	7%	5%	21%
Source: LHS 2023-2028 Early Engagement Survey Results						

'There needs to be consideration for affordable housing for local people'

'Affordable homes for first time buyers, and smaller properties for people looking to downsize'

'Make sure that if you are building new homes, they have good transport links, and they are fuel efficient, people do not have the money in the Borders for large bills. Also we need to be mindful of the cost of property here, some houses round us have sold recently to people who have move up here from England, as the cost of buying and living is much cheaper than there areas, this will have a knock on effect for our younger generation trying to get a foot on the property ladder'

'The adequate provision of local amenities for new areas of housing - play parks; lighting; local shop/s.'

Comments



'There needs to be consideration for affordable housing for local people'

'Make sure that if you are building new homes, they have good transport links, and they are fuel efficient, people do not have the money in the Borders for large bills. Also we need to be mindful of the cost of property here, some houses round us have sold recently to people who have move up here from England, as the cost of buying and living is much cheaper than there areas, this will have a knock on effect for our younger generation trying to get a foot on the property ladder.'

'Affordable homes for first time buyers, and smaller properties for people looking to downsize.'

'Don't build houses on inappropriate sites that inconvenience existing residents.'

'The adequate provision of local amenities for new areas of housing - play parks; lighting; local shop/s. '

'Infrastructure should be in place before developing'.

'There needs to be consideration for affordable housing for local people'

'Incentives to Local House Builders'

'Bringing brown field sites and empty properties back into use. Also, improving the aesthetics of the local towns and villages within the Borders by turning empty shops into residential properties and by renovating / restoring / rebuilding existing buildings that are run down or in a dilapidated state'



What are the issues?

- How is the population & household profile projected to change & what does this mean for housing supply?
- Ageing population and reducing household sizes – right type/size of stock in the right places
- Low wage economy - Some of our jobs pay poorly, are insecure and limit standards of living
- Uncertainty and impacts of COVID-19 and the UK's exit from the EU



What are the issues? (cont.)

- Housing delivery in a challenging financial landscape
- Making better/ more effective use of existing stock – e.g. empty homes
- Housing and place-making – access to amenities and services
- Town centres as a great place to live - making better use of vacant/ derelict sites and repurposing existing buildings (high costs associated with derelict or brownfield sites)
- Supporting housing development in more rural areas and communities
- Supporting community led housing developments



Housing to 2040:

what are the actions around Housing Delivery and Place Making?

Action 1: Continue to invest in the supply of affordable homes.

- Complete our 50,000 affordable homes target over 2021/22.
- Look longer term & set an ambition to deliver an additional 100,000 affordable homes by 2032, with at least 70% of these to be for social rent.
- Deliver 50,000 affordable homes by 2027, with a further 50,000 by 2032 including accelerating funding towards bringing existing homes into the programme, as well as building new.
- Continue to take action to ensure those homes help create strong and vibrant places and are high quality and zero emission.
- Review future grant subsidy benchmark levels, maintaining a focus on rent affordability.
- Improve the quality of homes delivered through the programme, with provision for outdoor space and space for home work and learning.
- Deliver digital connectivity in new social homes.



Housing to 2040:

what are the actions around Housing Delivery and Place Making? (cont.)

Action 2: Develop approaches and test new models to attract and accelerate private investment in housing programmes and projects and in the transition to decarbonised heat.

- Develop opportunities for private capital investment in housing as part of the implementation of the Global Capital Investment Plan.
- Build a set of commercial propositions for investment in green energy and related construction materials and products to be considered for inclusion in the Green Investment Portfolio.
- Establish a Green Heat Finance Task Force to explore potential new and innovative financing mechanisms to support heat decarbonisation.
- Work with the Scottish National Investment Bank and the housing sector to build a pipeline of investable propositions in housing and place-making including affordable housing, housing infrastructure, investment in town centres and modernising construction.
- Continue to support the building of homes for private rent, with a focus on maximising delivery of these homes at the affordable end of market rents.



Housing to 2040:

what are the actions around Housing Delivery and Place Making? (cont.)

Action 3: Support the delivery of homes in town centres & at the heart of communities by developing vacant & derelict land, repurposing existing properties & locating homes closer to services & facilities within 20m neighbourhoods

- Invest £325 million over five years in community-led regeneration, community wealth building and town centre revitalisation.
- Put more focus on place in our housing programmes, using the Place Principle and a Place Investment Framework.
- Deliver a rolling programme of demonstrator locations to help illustrate what future Town Centre Living and 20 minute neighbourhoods can look like.
- Provide support for local authorities to use the new £50 million Vacant and Derelict Land Investment Programme



Housing to 2040:

what are the actions around Housing Delivery and Place Making? (cont.)

Action 4: Support more community involvement in place-making

- Explore how we can support more community-led housing in urban areas.
- Launch a new tool, a Design Version of the Place Standard, to help communities get involved in designing their places.
- Embed community wealth building in the approach and practices of social housing providers across Scotland by 2025.
- Continue to support housing cooperatives.
- Establish a Knowledge Exchange Network to support more people to get involved in planning and design for housing by providing a platform for communities to share their experiences and access professional expertise. 58 Housing to 2040 The Route Map
- Support the introduction of local place plans for communities to express their aspirations for the future of their places



Housing to 2040:

what are the actions around Housing Delivery and Place Making? (cont.)

Action 5: Shift the planning system to be more directive about the quality of places, including where new development should happen and how those developments can deliver more for new and existing communities, including for 20 minute neighbourhoods.

- Implement new planning policies to discourage development in unsustainable locations and actively encourage new homes where they are close to local services, supported by sustainable transport connections, and designed with green infrastructure, health and wellbeing in mind.
- Discourage greenfield development and instead promote reuse of vacant and derelict land.
- Adopt an infrastructure-first approach to neighbourhood planning to improve access to services and reduce overall car mileage.
- Support the development of quality homes that meet people's needs.
- Tackle the question of housing land requirements up front, so that planning can focus more on quality and delivery.
- Roll out masterplan consent areas to identify places where quality homes can be built without the need for planning permission, provided they meet low carbon design and place making requirements.



Housing to 2040:

what are the actions around Housing Delivery and Place Making? (cont.)

Action 6: Support housing development in rural and island communities, helping to stem rural depopulation and supporting communities to thrive.

- Continue to deliver affordable homes in rural and island communities through the Affordable Housing Supply Programme and the continuation of the Rural and Islands Housing Fund beyond March 2021, backed by up to £30 million of investment.
- Complete work to regulate short-term lets so that local authorities can balance the needs of local residents and communities with wider tourism and economic interests.
- Give local authorities the powers to manage the numbers of second homes where these are a problem.
- Extend the use of modern methods of construction to overcome some of the delivery challenges in rural areas.
- Increase opportunities for self-provided housing.
- Implement new Permitted Development Rights for the conversion of agricultural buildings to residential and commercial uses.



Housing to 2040:

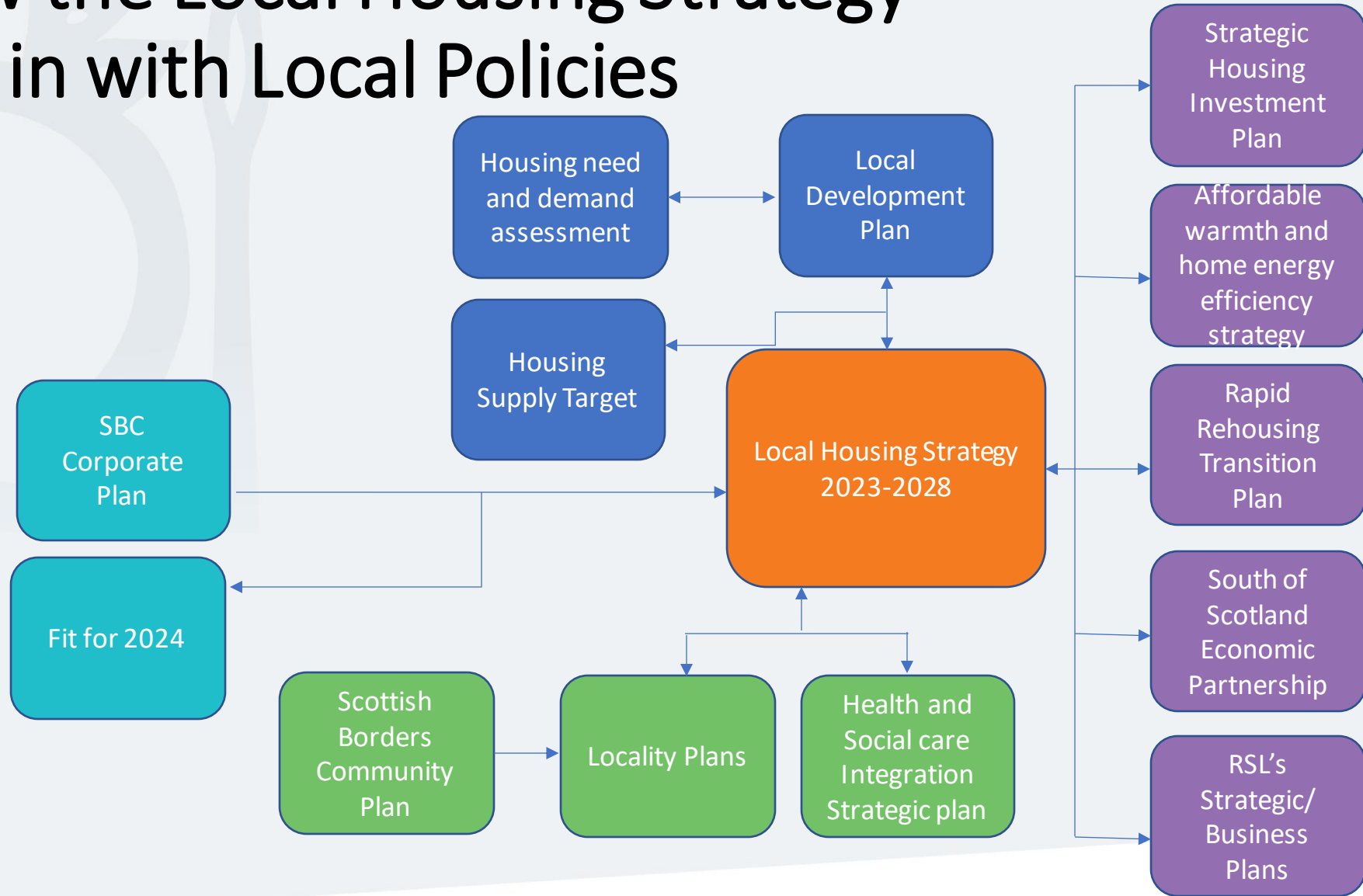
what are the actions around Housing Delivery and Place Making? (cont.)

Action 6: Support housing development in rural communities, helping to stem rural depopulation and supporting communities to thrive.

- Work with Community Land Scotland and others to bring forward more land for housing in rural areas.
- Identify how our planning policies can help to sustain and grow crofting communities.
- Consider how the concept of 20 minute neighbourhoods in rural communities could apply in ways that make sense for these areas.
- Improve the condition and quality of existing properties, including agricultural tenancies and tied accommodation, through a new Housing Standard.
- Ensure that our approach is founded on a place-based

Action 7: In the next Parliament, we will review the role of taxation in supporting our Housing to 2040 Vision for both new and existing homes and our communities.

How the Local Housing Strategy Fits in with Local Policies





Next Steps

Survey

Scottish Borders Council (SBC), aided by Altair Consultancy and Advisory Services Ltd <https://altairltd.co.uk/>, will conduct **surveys** with Scottish Borders residents and stakeholders (organisations involved in the housing sector) during **July/August 2022**.

The surveys are an opportunity for you to tell SBC which local housing issues matter the most to you.

Workshops

This will be followed by **workshops**, during which you can discuss local housing issues in more detail. These are scheduled for the following dates:

Residents	Stakeholders
#1 - Tuesday 2nd August, 11am-1pm	#1 - Monday 5th September, 2pm-4pm
#2 - Wednesday 3rd August, 5.30pm-7.30pm	#2 - Wednesday 7th September, 9.30am-11.30am
#3 - Monday 8th August, 3pm-5pm	#3 - Tuesday 13th September, 2pm-4pm
#4 - Wednesday 10th August, 9am-11am	#4 - Thursday 15th September, 2pm-4pm