



Members Briefing September 2022
Garages to Homes

The Housing Challenge – Older People

- Developing Housing Options for Life – 24% of our population are over 65
- A projected 75% growth in different types of housing, care and support services over the next 10 years.
- The LHS confirms a serious under-supply of smaller homes – particularly for older people
- Promoting right sizing needs good housing options
- Primary priorities are accessibility, affordability, effective heating and cooling, outside space.
- Access to care and support within the community is also important





The Housing Challenge – People with Disabilities

- There are over 2,000 wheelchair users living in the Borders – the majority of working age people live in social housing.
- 2-2,500 people live with substantial difficulties moving around their home
- There are 164 accessible homes across the Scottish Borders
- SBC has an interim target of 10% of new homes should be wheelchair accessible
- Accessible sites are rare and build costs are high



What is Garages to homes?

- Partnership between SBHA and Berwickshire Housing Association to produce a Masterplan funded by SOSE - completed in March 2022
- Aim was to explore the potential of bringing the HUSK home within the Scottish Building, Planning and Housing system to convert rows of garages into accessible homes.
- Involved Desk top evaluation of 125 sites with final evaluation of 24 sites
- Produced a potential pipeline of 102 homes (54 SBHA, 48 Berwickshire HA) over the next 3 years

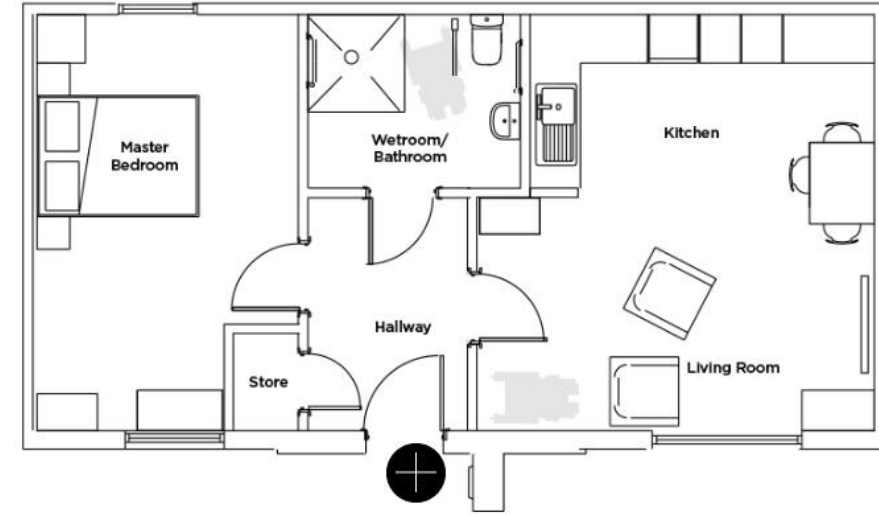
What will a home be like?

- Permanent high quality homes that meet Scottish Housing Building Standards
- Homes will be designed to for wheelchair users and/or older people with limited mobility.
- Meet the Silver standard for energy for space heating and CO2 emissions
- High quality interior with good light and will not overlook existing homes
- Net Zero homes at point of use (no gas) with Solar Panels to provide on site energy generation
- Roof will be slightly raised from a pitch 1m higher at one end – design options being investigated.
- Well designed low maintenance communal areas

Examples of before and after



1 Bedroom - Wheelchair Accessible



A home not a unit

Meeting specific needs of those who use a wheelchair or have limited mobility.



Phase 1 – SBHA Homes

Bothwell Court and Ramsay Road, Hawick

- 20 garages Bothwell will provide 2 x 1-bed and 2 x 2 bed bungalows with 4 garages partially demolished for parking bays
- 32 garages in 3 blocks at Ramsay will produce 6 x 2 bed bungalows – with partial demolition providing 5 parking bays

Lothian Road, Jedburgh

- (3 sites)
- Across 3 sites the development will provide 3 x 1 bed bungalows and 3 x 2 bed bungalows – with partial demolition providing parking bays for the homes as needed





The Broader Programme

Phase 2 – 2023-24

- 29 homes – sites across the Scottish Borders to be agreed

Phase 3 - 2024-25

- 48 homes – sites across the Scottish Borders to be agreed





Actions in progress

- Vacating garages where early development is proposed
- Finding alternatives for current renters
- Working with other renters to find solutions for them
- Talking to Councillors about individual projects planned in Phase 1

Next Steps

- Discuss individual projects in Phases 2 to 3 with ward councillors
- Talk to the relevant Community Councils about projects in their areas as projects emerge
- Seek Planning Permission for Phases 1 and 2 and host information events
- Work with local garage renters in Phase 1 & 2 to find alternative solutions
- Start preparations for Phase 3
- Work with HUSK and Economic Development partners on developing the supply chain opportunities for local construction companies to be involved in the construction stage of the project.

