

Theme 1 – Delivery of More Homes –	PROGRESS	Responsible Lead	Timescale for Completion
Continue to lobby SG for Increase in AHSP in partnership with COSLA/SOLACE/ALACHO and review of the benchmarks	Discussions have taken place and letter written to SG, although proposed increase in AHSP 25/26, we will continue to lobby for a 5 year package going forward	Strategic Housing and Regeneration	Actioned
Work with partners to deliver the level of quality homes projected in the Strategic Housing Investment Plan	Actioned Agreed at Committee and sent to the Scottish Government	Strategic Housing and Regeneration	Actioned
Repurpose vacant spaces/buildings to homes and map public sector land and buildings that could potentially provide affordable homes	Meeting to be arranged between DGC and MD/Group Director WHS to explore opportunities. <b>Progress to date:</b> Directorate is currently considering opportunities to promote the use of public sector owned land and buildings to provide affordable homes. Engagement with Scottish futures trust and other Local authorities with similar models is underway.	Economy and Infrastructure Directorate	June 2025 – Ongoing
Examine new ways to accelerate new build delivery considering housing emergency declaration in collaboration with colleagues from development management	Meeting to be arranged with Development Management colleagues South of Scotland Enterprise have supported 2 local construction sector SMEs to progress plans for innovate modern methods of construction. Development management has put in place specific officer resource to assist.	Planning &Development/ South of Scotland Enterprise	Actioned

<p>Evidence the feasibility of Mid-market rent and low-cost homes for sale, including for key workers, to enable a development pipeline.</p>	<p>WHS has instructed market research with Rettie around demand in areas in D&amp;G around MMR, Private Rent &amp; Homes for Sale.  <b>Progress to date:</b>  Exploring MMR project, on site in the next couple of months for WHS in the town centre.</p>	<p>Wheatley Homes South</p>	<p>Actioned</p>
<p>Provide range of housing options for older people and people with complex needs, and encourage downsizing where appropriate</p>	<p>Downsizing Campaign with RSL'S (Support for downsizing – Strategic Agreement  <b>Progress to date:</b>  A variety of developments are at different stages that will provide opportunities for downsizing. This includes any community led development in upper Nithsdale that is seeking support from the borderland's inclusive growth deal.</p>	<p>Strategic Housing/ Common Housing Register Board</p>	<p>June 2025 / Ongoing Action</p>
<p>Consider the need for Short-Term Let control areas in pressured markets</p>	<p>Part of LDP3 process, timetable for adoption LDP3 end of 2027  <b>Progress to date:</b>  Evidence has been analysed comparing Dumfries and Galloway to Highland, and although we have some areas of pressure, it is not severe. The position will continue to be monitored.</p>	<p>Housing Standards/ Local Development Team</p>	<p>Actioned</p>
<p>Prioritise Buy Back Scheme and enable RSLs to increase their stock via purchase of empty properties, as well as new builds</p>	<p>Open Market properties issued to RSL's, to seek interest. Homes for good have opened in the area, contact in place for Dumfries branch, potential buyback opportunities if not suitable for RSL.  WHS proposals provided regarding use of additional funding resources from affordable housing supply programme to explore investment to return long term empty homes into general needs</p>	<p>Strategic Housing and Regeneration/Registered Social Landlords</p>	<p>Ongoing Action</p>

	<p>allocation; commitment to offer via Band B homeless rehousing.</p> <p><b>Progress to date:</b> Buyback enquiries to D&amp;G Council, are being issued to RSL's for interest. No separate funding allocation, Buybacks are now part of the AHSP.</p>		
Work with stakeholders, including the Scottish Government, to improve planning decision times for all housing developments	<p>Discussions with Scottish Government Chief Planning Officer. Engagement through Chief Executive led to DGC input to national work that aims to identify support for Planners to deliver more housing site approvals.</p> <p><b>Progress to date:</b> Not fully concluded at this time.</p>	Planning & Development /Scottish Government	January 2026 Ongoing Action
Recognise the declaration of a housing emergency when considering planning applications proposed for new developments	<p>While the housing emergency declaration is not a material planning consideration, the objectives of the Local Development Plan should be supported by all involved in the decision-making process.</p> <p><b>Progress to date:</b> Large developments are being supported, particularly through committee.</p>	Planning Applications Committee/Development Management	Ongoing Action
Explore temporary relaxation of planning requirements, including developer contributions to support housing delivery	<p>Benchmarking with other local authority housing emergency action plans has identified this as a potential opportunity for further investigation.</p> <p><b>Progress to date:</b> Working with the Scottish Federation of Housing Associations, to review developer contributions around affordable housing (early stages). Report back to this group</p>	Planning/Strategic Housing/South of Scotland Enterprise	June 2025 / Ongoing Action
Work in partnership with South of Scotland Community Housing and RSLs to deliver community led homes	<p>Diarise regular meetings with SOSCH and RSL's</p> <p><b>Progress to date:</b></p>	Strategic Housing/SOSCH/RSLs	March 2025 Ongoing Action

	Progressing, this will be an ongoing partnership approach.		
Work with the Regional Economic Partnership, SOSE and Scottish Borders Council (SBC) to deliver the South of Scotland Housing Action Plan, attracting private developers to the region.	Discussions to take place <b>Progress to date:</b> South Scotland Housing Action Plan, long term aspirations. Meetings with all partners taking place.	Economy and Environment/SOSE/SBC	June 2027 Ongoing Action
Engage with RSLs not currently developing new homes in Dumfries and Galloway to gauge interest, providing greater viability to the delivery of the SHIP.	Initial engagement with RSLs who currently have housing stock in the region to take place. <b>Progress to date:</b> Discussing's are happening with other RSL's in the area. Home Group are now part of the HE Programme Board.	Strategic Housing	June 2025 / Ongoing Action

Theme 2 - Making Best use of Empty homes	Activity	Responsible Lead	Timescale for Completion
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Reduce private sector empty properties by delivering a new Empty Homes Strategy.	Empty Homes Strategy <b>Progress to date:</b> Empty Homes Plan now live on Dumfries and Galloway Council website.	Strategic Housing and Regeneration	Actioned
Participate in the development of a national Matchmaker Scheme	Scottish Empty Homes Partnership are the lead agency for developing the national scheme. They anticipate launching the scheme in March 2025. In discussions with SEHP <b>Progress to date:</b> Website is now live, and active properties from Dumfries and Galloway now on the site. Social media pushes will continue.	Strategic Housing and Regeneration	Actioned
Work with Council Tax Colleagues, to engage with empty property owners, including social media and publicity campaigns	Regular Meetings taking place through the Vacant & Derelict Land and property working group <b>Progress to date:</b> Council tax information being sent out via direct mailings to empty homeowners. This will continue.	Strategic Housing / Revenues Communications	Actioned
Hold a member's seminar and further engagement work to review use of resources such as the Town Centre Living Fund	Held in November 2024	Strategic Housing	Actioned
Develop a specific empty homes pilot project with short term funding from the Scottish Government	This is a stated objective of the Scottish Government in response to the housing emergency. DGC will aim to engage further on this matter as more detail becomes available. <b>Progress to date:</b>	Strategic Housing/Scottish Government	Actioned

	Empty Homes officer's role.		
Ensure appropriate support is in place for owners of empty homes to assist with bringing them back into use, particularly regarding renovations and retrofit requirements.	Through review and consideration of available funding for empty homes, Members will be asked to consider future funding opportunities to support and promote this work. <b>Progress to date:</b> Empty Homes officer's role.	Strategic Housing and Regeneration	Actioned

Theme 3 -Enhancing housing access & prevention of Homelessness	Activity	Responsible Lead	Timescale for completion
Reduce the number of homelessness applications arising due to properties failing to meet the tolerable standard.	Technical staff have been tasked with providing support to staff carrying out property condition assessments. This work will ensure that a common approach is taken across the Council, while also enabling further support for private sector landlords by providing more detailed advice to deal with property condition issues. <b>Progress to date:</b> Programme Board Discussed 25 <sup>th</sup> May 2026.	Homelessness and Housing Options/Strategic Housing	April 2026 / Ongoing Action
Establish a working group with RSL's and the third sector to improve tenancy sustainment	Commitment to this action has been secured from all stakeholders. Meetings will be arranged to ensure progress can be made. <b>Progress to date:</b>	Strategic Housing/Homelessness and Housing options/RSLs	April 2025 Ongoing Action

	Programme Board Discussed on the 25 <sup>th</sup> of May 2026, Commitment in place.		
Review housing allocation policies and strategies tackling housing crisis to maximise the availability of housing across the region	<p>Opportunities to ensure that the current housing stock available throughout the region is being utilised to the best of its capacity will be considered by partners.</p> <p><b>Progress to date:</b> Programme Board discussed on the 25th of May 2026, Allocation policy review June 2026 Homes 4 D&amp;G.</p>	Homelessness and Housing Options/Common Housing Register Board	September 2025 / Ongoing Action
Work in partnership with housing colleague's and NHS to improve hospital discharges, aids and adaptations and tenancy support	<p>Engagement with the Adult Health and Social Care Partnership is ongoing. Funding for Care and Repair to support aids and adaptations in the private sector will be considered as part of budget setting process will be considered by Members</p> <p><b>Progress to date:</b> Discussions taking place with our adult health and social care partnership colleagues.</p>	Strategic Housing / AHSCP/RSLs	September 2025 /Ongoing Action
Make 50% of RSL new tenancies available to homeless, or potentially homeless, households	<p>Common Housing register Board Meeting / Homeless meetings with RSLs</p> <p><b>Progress to date:</b> Target not being consistently achieved across Partners, with no agreed approach to delivery, Current levels LHA 40% - Homes 4DG 50% Continued pressures</p>	Common Housing Register Board/Loreburn Housing Association	Ongoing commitment required

Continue to develop and embed initiatives identified in the Rapid Rehousing Transition Plan to improve housing options and access within the Private Rented Sector for homeless or potentially homeless households	This will require further engagement with the Private Rental Sector, to be facilitated by relevant departments within the Council. <b>Progress to date:</b> meeting with the Ayrshire councils in August for a discussion around re-establishing A landlord. Forum.	Housing Standards/Homelessness and Housing Options	March 2026 /Ongoing Action
Work with private landlords to halt the decline in the sector and ensure this tenure type remains an option for those that require it	Engagement to date and evidence gathered in the Council's Housing Need and Demand Assessment have identified a 3% decline in the number of private rental properties in each year since 2021/22. Further support from the local authority is required for this part of the sector, and how this is best targeted should be prioritised by the sector itself. <b>Progress to date:</b> Evidence gathered, solutions still forming.	Strategic Housing/Housing Standards	December 2025

MONITORING	Activity	Responsible Lead	Timescale for completion
Establish a Housing Emergency Programme Board	1st Meeting: 24 <sup>TH</sup> June 2025 ✓ 2 <sup>nd</sup> meeting: 28 <sup>th</sup> Jan 2026 ✓ 3 <sup>RD</sup> Meeting: 25 <sup>th</sup> May 2026 ✓ 4 <sup>th</sup> Meeting: 23 <sup>rd</sup> Sep 2026 (future date)	Strategic Housing and Regeneration	Next meeting TBC

*(Action Plan updated following Programme Board meeting held on the 25<sup>th</sup> of May 2026)*

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