Dumfries and Galloway COUNCIL

ECONOMY AND INFRASTRUCTURE

Strategic Housing Investment Plan Annual Review 2026

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Annex 1 – Strategic Housing Investment Plan 2025/26 – 2029/30 Projects

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Glossary

Term / Acronym	Definition
AHSP	Affordable Housing Supply Programme. Scottish Government funding programme supporting the delivery of affordable homes.
ALACHO	Association of Local Authority Chief Housing Officers. Professional body representing senior housing officers in Scotland.
BC	Building Craftsmen Ltd, a development partner involved in a number of regeneration and housing projects.
CARS	Conservation Area Regeneration Scheme, a funding programme supporting heritage-led regeneration.
CHA	Cunninghame Housing Association.
CHMA	Centre for Housing Market Analysis. Scottish Government body responsible for assessing Housing Need and Demand Assessments.
COSLA	Convention of Scottish Local Authorities.
DGC	Dumfries and Galloway Council.
DGHP	Dumfries and Galloway Housing Partnership, now part of Wheatley Homes South.
EQIA	Equality Impact Assessment. A process used to assess the impact of policies and strategies on protected groups.
HEAP	Housing Emergency Action Plan. The Council's action plan developed in response to the Housing Emergency declaration.
HFVN	Housing for Varying Needs. Scottish Government design standards promoting accessible housing.
HIF	Housing Infrastructure Fund. Scottish Government funding supporting infrastructure required to unlock housing sites.
HNDA	Housing Need and Demand Assessment. Evidence base used to assess current and future housing requirements.
HST	Housing Supply Target. The target number of homes to be delivered over a specified period.
HSCP	Health and Social Care Partnership.
IJB	Integration Joint Board. Statutory body responsible for the strategic planning of integrated health and social care services.

LDP	Local Development Plan. Statutory land use planning document for the region.
LHA	Loreburn Housing Association.
LHS	Local Housing Strategy. The Council's strategic framework for housing and related services.
LOIP	Local Outcome Improvement Plan. Community Planning Partnership framework for improving outcomes across the region.
MMC	Modern Methods of Construction. Innovative construction techniques including off-site manufacture and modular construction.
MMR	Mid-Market Rent. Affordable rented housing offered at rents below market levels.
NPF4	National Planning Framework 4. Scotland's national spatial strategy and planning policy framework.
PRS	Private Rental Sector
SHIP	Strategic Housing Investment Plan that sets out a Local Authority’s strategic investment objectives for housing over a 5-year period
WHS	Wheatley Homes South

1. STRATEGIC CONTEXT

1.1 Delivering high-quality new affordable housing to address unmet need is a key policy aspiration for the Council and its partner organisations. This Strategic Housing Investment Plan (SHIP) sets out the priorities for affordable housing development within the local authority area over a 5-year period. It is a working tool, detailing how the Council's strategic investment decisions will be delivered and identifies the resources required through the Scottish Government's Affordable Housing Supply Programme (AHSP).

1.2 The Council Plan 2023–2028 (The Plan) sets out the vision and strategic outcomes that the Council wants to achieve over the next five years. Our plan looks forward after the challenges of the past few years, including the rising cost of living for people and families. The plan centres on a core set of principles:

- Safeguard our future.
- Support our citizens.
- Support our communities.
- Be a responsive Council.

These principles will shape how we deliver our four themes:

- Economy.
- Travel, connectivity and infrastructure
- Education and learning
- Health and wellbeing.

1.3 This SHIP supports the delivery of The Plan, in particular the following outcomes:

- Support the most vulnerable and in need.
- Address inequalities.
- Empowering communities and individuals.
- Work in partnership.
- Focus on local and place.
- Invest to enable change.
- Address the climate emergency

We aim to ensure that people have access to high quality, affordable housing that supports their independence, prosperity and wellbeing, and the SHIP plays a fundamental role in the delivery of this commitment.

1.4 The SHIP is intended to improve long term strategic planning and set out the details of the Council's goals for affordable housing delivery. This approach allows the Council to deliver more of the right homes in the right places to meet the housing requirements and aspirations of residents. There is also a need to ensure that our housing system is dynamic and resilient enough to respond to future changes and challenges by anticipating their occurrence and being resilient in the face of them. The preparation of the SHIP is a continuous activity that requires regular updates throughout the plan period. https://www.gov.scot/publications/strategic-housing-investment-plan-guidance-2025-mhdgn-2025-01/pages/4/This annual review has been prepared in accordance with Scottish Government Strategic Housing Investment Plan Guidance and subsequent updates.

1.5 The Scottish Government has an aspiration for everyone to have a safe, high-quality home that is affordable and meets their needs in the place they want to be. The national Housing to 2040 strategy was published in 2021 and set out a commitment to deliver 110,000 homes over the next 10 years, with 10% of these being in remote, rural and island locations backed by an initial allocation of £3.5 billion for the first 5 years of this period. The preparation and delivery of the SHIP will also enable a significant number of linked benefits to be realised in Dumfries and Galloway including job creation and economic activity.

2. Housing Emergency

2.1 On 27 June 2024 Dumfries and Galloway Council agreed to declare a Housing Emergency in the region following a notice of motion. This reflects significant and sustained pressure across the local housing system, including rising homelessness, increasing use of temporary accommodation, and a shortage of available and suitable homes

Housing Emergency Declaration June 2024

Members agreed that officers would work with Council services, existing third sector partners, external organisations such as Shelter Scotland, Health and Social Care partners, and RSLs.

2.2 On the 27th of March 2025, the Housing Emergency Action Plan (HEAP) was agreed by Full Council. The initial timescale for the Action Plan is 2025-2027 to ensure that the Emergency is addressed as a matter of urgency.

While the LHS will continue to be the appropriate vehicle to monitor activity. The Action Plan will be overseen by an Officer Programme Board, led by DGC Strategic Housing. The Board membership will include DGC Officers, and partner organisations and will report on delivery to The Tackling Poverty, Inequalities and Housing Sub Committee on a regular basis.

The HEAP will build on and consolidate existing actions. The declaration of a Housing Emergency recognises that no one single partner can address the scale of housing system pressure in Dumfries & Galloway and that a strong collaborative response to addressing housing need and improving housing system operation is required.

The Council also continues to participate in resettlement schemes, working closely with partner organisations to identify suitable housing options for various refugee households, asylum seekers and those displaced by conflict in their home countries.

2.3 The need for this approach is reinforced by the Scottish Housing Regulator's identification of a 'heightened risk of systemic failure' in housing and homelessness. In September 2024, 260 households were in temporary accommodation in Dumfries and Galloway. Pressures on temporary accommodation remained significant, with the Council continuing to report shortages and reliance on hotel accommodation. At the same time, delivery capacity is constrained by external factors, including rising interest rates impacting RSL development viability. These pressures further underline the importance of maximising all available housing supply routes and aligning investment through the SHIP with both LHS priorities and HEAP objectives.

2.4 Alignment with LHS Priorities

The HEAP is fully aligned with the priorities and outcomes set out in the LHS. Its three core objectives directly support the delivery of existing strategic priorities:

- **Delivery of more homes in the region**
  aligns with the LHS priority to increase housing supply and support sustainable communities
- **Making the best use of empty homes**
  aligns with LHS priorities on improving housing availability, quality, and efficient use of existing stock
- **Enhancing housing access and prevention of homelessness**
  aligns with LHS priorities relating to housing options, affordability, and supporting health and wellbeing
  The HEAP does not introduce new strategic priorities but strengthens delivery against those already agreed within the LHS.

(A copy of the Action plan is included at the end of this document)

2.5 Impact on SHIP Priorities and Delivery

The declaration of a Housing Emergency has informed a refocusing of the SHIP, particularly in the early years of the programme. Key impacts include:

- **Acceleration of housing delivery**, with increased emphasis on bringing forward projects in the initial years of the SHIP
- **Greater prioritisation of projects that address homelessness pressures**, including provision of suitable temporary and permanent accommodation
- **Increased focus on bringing empty homes back into use**, complementing new build activity

- **Consideration of a wider range of delivery mechanisms**, including acquisitions, conversions, and partnership-led approaches
  While the overall strategic direction set by the LHS remains unchanged, the SHIP reflects a rephasing and intensification of activity to respond to the emergency
  After development table

2.6 LHS Priorities and Housing Emergency

The developments programmed for completion across 2025/26 ,2026/27 and 2027/28 will deliver a total of 333 new homes, including units designed to meet particular needs. In addition, acquisitions and void RSL stock will continue to contribute to affordable housing supply through the AHSP.

This programme makes a direct contribution to the priorities set out in the Local Housing Strategy (LHS) 2025–2030, particularly in increasing the supply of affordable housing and supporting independent living through the provision of accessible and specialist accommodation.

These developments play a critical role in supporting the objective of delivering more homes in the region, while also contributing to enhancing housing access and reducing system pressures, including homelessness and delayed discharges from health and social care settings.

The proportion of homes for particular needs reflects the increasing demand for accessible housing identified within the LHS and highlights the role of the SHIP in addressing wider system pressures beyond housing alone.

Delivery is being progressed in partnership with Registered Social Landlords, reflecting the collaborative approach required to respond to the Housing Emergency. However, as noted, external pressures such as increased development costs and interest rates continue to present risks to programme delivery.

Overall, the phasing of these developments—particularly the significant increase in completions during 2026/27—demonstrates a continued commitment to accelerating housing delivery in line with both LHS priorities and Housing Emergency objectives.

3. Dumfries and Galloway's Local Housing Strategy

3.1 The Housing (Scotland) Act 2001 (the Act) places a statutory requirement on local authorities to produce a Local Housing Strategy (LHS) which sets out the key priorities for the delivery of housing and related services. The Act also states the LHS must be supported by an assessment of housing and related services in their area by undertaking a Housing Need and Demand Assessment (HNDA). Dumfries and Galloway's LHS aims to "Ensure the Council's Strategic Housing Investment Plan maximises investment in new affordable housing supply and helps create attractive places that support a broad range of our services". The Council's SHIP provides further detail on how this will be achieved.

3.2 Dumfries & Galloway Council have produced a new five-year LHS for Dumfries & Galloway, covering the period 2025-2030

The LHS vision therefore places housing at the centre of strategic ambitions for Dumfries & Galloway including objectives to grow the economy and population, regenerate communities and reduce inequalities. The LHS vision reflects a commitment to:

- Achieving sustained growth in housing delivery to support economic growth and repopulation
- Creating resilient communities which are well connected to local services, transport and digital infrastructure
- Improving housing affordability and access for all households who want to live in the region
- Enhancing the range of housing options, making it easier for households to access affordable housing that meets their needs, and particularly for working age households
- Pursuing a collaborative approach to implementing preventative housing solutions that contribute positively to health and wellbeing
- Improving energy efficiency, delivering affordable warmth and reducing housing carbon emissions
- Addressing housing disrepair and housing quality in Dumfries and Galloway.

3.3 The SHIP makes a significant contribution to tackling poverty, including that experienced by children, through the provision of affordable and accessible housing and the regeneration of the built environment to provide vibrant and attractive communities. The links between housing, health, poverty and attainment are clearly evidenced. Providing high quality, affordable housing in connected and safe communities can help lift families out of poverty and provide a nurturing environment to support positive life opportunities in childhood. Affordable energy efficient homes can increase a household's available income, while high housing costs can leave people without sufficient resources, sending them into poverty.

3.4 The impacts of developing affordable housing are multi-faceted:

- Investment in affordable housing has significant economic impacts which include promoting inclusive growth by creating jobs.
- Increased supply of affordable housing helps to tackle inequalities by reducing child poverty and homelessness and by providing inclusive, sustainable housing options.
- Affordable, high-quality homes can improve health and wellbeing, contribute to successful place-making and strengthen community resilience.
- Registered Social Landlords are important community anchors and are well placed to support anti-poverty strategies and lead economic and social cohesion.
- Housing interventions can be preventative if they offer savings in non-housing budgets (e.g. health care, justice, social security).

3.5 To take forward the development of the LHS, the Council agreed to put in place a Strategic Housing Forum. This was the key consultative group and includes stakeholders from the Council and a wide range of partner organisations. For example, Children and Adult Social Work Services, Development Planning, Homelessness and Housing Options, Registered Social Landlords, NHS Dumfries and Galloway, the Third Sector, Private Rented Sector and Private Housing Developers. Meetings of the Strategic Housing Forum continue, with the current focus on the development of the next LHS.

3.6 The submission of the LHS to the Scottish Government is set to allow alignment with the production of the Council's Local Development Plan (LDP). This is because they share the housing supply targets (HST) for both market and affordable housing. This is a collaborative exercise taken forward by the Council's Strategic Housing and Strategic Planning Services.

3.7 The LHS is one of the "foundation" strategies identified by the region's Community Planning Strategic Partnership to deliver the Local Outcome Improvement Plan (LOIP). As a result, regular progress update reports are presented to each meeting of the Strategic Partnership as well as an annual report. The LOIP was updated in September 2023 and sets out three Themes (Health and Wellbeing, Work, and Where We Live) and twelve Outcomes that will be our focus over the next 10 years until 2033.

3.8 The Performance Framework to monitor achievement of these Outcomes is drawn from the wide range of Strategies and Plans currently in place and we also have a LOIP Action Plan which prioritises key issues to be progressed. The SHIP specifically contributes to the following:

HWB 1	Help mitigate the impacts of the Cost of Living for those who are affected most
HWB 2	Reduce health inequalities in the areas of our region which experience the greatest negative impacts
HWB 3	Improve the health & wellbeing of our citizens through targeted approaches
HWB 4	Work together as partners to eliminate child poverty
WO1	Grow and maximise the potential of the working age population to help increase employability
WO2	Address the skills and recruitment gaps in key sector specific posts to increase capacity, capabilities and ease workforce pressures
WO4	Work with our local communities to develop an inclusive, thriving economy and to promote Fair Work
WWL2	Improve transport connectivity across our region to increase opportunities to access employment, education and leisure, particularly in our most rural areas
WWL3	Work with our communities to help reduce Carbon Emissions and positively combat Climate Change through education, behavioural change and supporting initiatives which will make a positive difference
WWL4	Develop high quality, affordable homes to help meet identified demand and improve the quality of lives of our communities

3.9 The discharge of the Council's role as Strategic Housing Authority contributes to the delivery of the national priority to ensure 'we will live in well-designed sustainable places where we are able to access the amenities and services we need'. The standard of our housing is one of the most important factors in determining quality of life so we must provide warm and safe homes for all that are part of vibrant communities with services, amenities, jobs, and connectivity close to home.

3.10 The RRTP supports many of the Council Plan principles, key themes and strategic outcomes. In particular, the continued focus on early prevention ensures the service delivers on the Councils Health and Wellbeing outcome of Prevention and early intervention to assist people to have independent lives. The RRTP is intended to be a working document which:

- Sets out the local housing market and homelessness context within Dumfries and Galloway.
- Provides baseline and trend information on the current homeless position and temporary accommodation usage across the region.
- Sets out the vision for temporary accommodation developed by Dumfries and Galloway Council and partners.
- Identifies support requirements needed to enable a successful transition to rapid rehousing.
- Details the actions required to achieve the vision for temporary accommodation supply and settled housing options for households experiencing homelessness.
- Provides a rapid rehousing resource plan which sets out the requirements and financial contributions across the wider partners, including the Local Authority, Adult Health & Social Care Partnership and Registered Social Landlords.

3.11 The Council operates two Gypsy/Traveller sites at Collin and Barlockhart, near Glenluce. The Scottish Government has put in place a framework so that the accommodation needs of Gypsy/ Travellers are accurately assessed, and effectively met, at a local level. The Scottish Social Housing Charter sets out the standards, and outcomes, required to be met on Gypsy/Traveller sites. These include equalities, communication, participation, value for money and rents/service charges. Accommodation is one of the most important issues faced by this community and has an impact on a wide range of issues.

3.12 The Scottish Government previously supported improvements through the Gypsy/Traveller Accommodation Fund. Going forward COSLA has agreed in principle that capital funding will be made available through the AHSP RPAs for 2026/27, subject to confirmation of funding. Dumfries and Galloway Council will continue to engage with the Scottish Government to progress our work to improve accommodation standards.

3.13 The Council recognises that the provision of high-quality accommodation for Gypsy/Traveller households forms an important part of its responsibilities as Strategic Housing Authority. The LHS identifies the need to continue improving accommodation standards and ensuring that existing site provision remains fit for purpose and responsive to household needs. The Council will continue to engage with residents, COSLA and the Scottish Government regarding future investment opportunities through the AHSP and will review accommodation requirements as part of future Housing Need and Demand Assessments and LHS reviews. This approach will help ensure that the housing needs of Gypsy/Traveller communities are appropriately reflected within strategic housing planning and future investment decisions.

3.14 As strategic lead, it will be for the Council to determine local housing priorities and where required, requests made for amendments to existing projects and to identify potential future developments will be subject to Elected Member agreement.

4. Housing Needs and Demand Assessment

4.1 The core purpose of a HNDA is to estimate the number of additional homes to meet existing, and future, housing need. It also captures information on the operation of the housing system to allow the Council to develop policies on new housing supply, management of existing stock and the provision of housing related services. Dumfries and Galloway Council recently completed a Housing Need and Demand Assessment which now has "robust and credible" status by the Scottish Government's Centre for Housing Market Analysis in October 2024. The housing estimates produced by the HNDA provide a starting point for setting a Housing Supply Target (HST) within the new LHS.

4.2 The HNDA development process utilised a Scottish Government tool that brought together national data sources to help ensure consistency of approach across the country. This was supported by the input of local data meaning the final document truly reflects the operation of the housing system in our region. Scottish Government guidance indicates that the HST set in the LHS should align with the LDP.

4.3 The Housing Supply Target (HST) sets out the estimated level of additional housing that can be delivered on the ground (as opposed to estimated housing need) and informs the definition of the Housing Land Requirement within the Local Development Plan (LDP). The HST should cover all housing tenures and set out the expected split between market and affordable housing.

Furthermore, given the overall development capacity across Dumfries & Galloway, it was agreed by Steering Group members that the broad tenure split (affordable: 45% / market: 55%) could be justified given the policy commitment to extending the range of affordable housing tenures.

4.4 Informed by this analysis, Steering Group members concluded that Housing Supply Targets should be set by housing market sub-area using the following principles:

10-year Housing Supply Targets by Housing Market Sub-area and Tenure:

	Housing Supply Targets 2024-2033	% Affordable Housing	% Market Housing
Annan HMA	**712**	**45%**	**55%**
Dumfries HMA	**2039**	**45%**	**55%**
Eskdale HMA	**89**	**45%**	**55%**

	Housing Supply Targets 2024-2033	% Affordable Housing	% Market Housing
Mid Galloway HMA	**290**	**45%**	**55%**
Stewartry HMA	**974**	**45%**	**55%**
Stranraer HMA	**511**	**45%**	**55%**
Dumfries & Galloway	4,616	45%	55%

Annual Housing Supply Target:
The principles for setting 10-year HSTs by sub-area and housing tenure were then adjusted to provide an annual Housing Supply Target:

Annual Housing Supply Targets by Housing Market Sub-area and Tenure:

	Annual HST	Annual HST rounded to the nearest 10	% Affordable Housing	% Market Housing
Annan HMA	**71**	**70**	**45%**	**55%**
Dumfries HMA	**204**	**200**	**45%**	**55%**
Eskdale HMA	**9**	**10**	**45%**	**55%**
Mid Galloway HMA	**29**	**30**	**45%**	**55%**
Stewartry HMA	**97**	**100**	**45%**	**55%**
Stranraer HMA	**51**	**50**	**45%**	**55%**
Dumfries & Galloway	462	460	45%	55%

4.5 The 2024 HNDA survey reveals that 17% of all Dumfries & Galloway households that include a person with a health condition or disability that requires specialist housing to meet their long-term housing needs. The largest number of households (3,206) require accessible housing without stairs, with 608 households requiring wheelchair housing. Unmet need for specialist housing is concentrated in Dumfries (56%), followed by Stewartry (14%) and Stranraer (8%).

Wheelchair Annual Completions to date:

RSL	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
WHEATLEY HOMES	12	14	3	0	0	29
CUNNINGHAME HA	5	7	2	0	1	15
LOREBURN HA	11	7	8	6	0	32
TOTAL	**28**	**28**	**13**	6	**1**	76

4.6 Specialist Housing & Wheelchair User Housing

Across Dumfries & Galloway, the social housing sector offers 2,689 units of specialist housing, which accounts for 19% of all social tenancies in the region. Of these specialist homes, 70% are designated as amenity housing or ambulant disabled housing for individuals with mobility needs, while 22% offer sheltered or retirement housing providing onsite support and communal facilities aimed at older adults. Just 3% of the specialist housing supply is fully wheelchair accessible (80 homes), providing a limited supply of homes to accommodate residents with more significant mobility impairments.

Developments 2023/24 to Date (completions only) :

Project		**Tenure**	**Type of Provision**	**Number of units**
Stanfield Farm	Cunninghame Housing	Social Rent	Wheelchair House x1 Amenity x30	74
Johnstonebridge	Wheatley Homes South	Social Rent	Amenity Bungalow x4	33
Garrick Hospital Site	Loreburn Housing	Social Rent	Learning Disabilities Bungalow x2 Wheelchair Bungalow x4 Dementia Flat x12 Single Persons Flat x6	24
Springholm	Wheatley Homes South	Social Rent	Amenity Bungalow x10	47
Longmeadow House	Loreburn Housing	Social Rent	Wheelchair House x1 Amenity House x6	27
Hunterspark	Cunninghame Housing	Social Rent	Wheelchair Bungalow x2 Wheelchair House x2 Amenity Bungalow x3 Amenity Cottage Flat x10 Amenity Bungalow x6	63
Academy Street C/D	Loreburn Housing	Social Rent	Sheltered – Older People Flat x18 Sheltered Wheelchair users x5	23
Curries Yard	Wheatley Homes South	Social Rent	Ground floor living homes X3 Bungalow Ground floor living X1	89
Conversion of 38 Millburn Court	Loreburn Housing	Social Rent	Supported Conversion House x1	1

5. Partnership Working and Delivery of the SHIP

5.1 The Council transferred its housing stock to DGHP, now known as Wheatley Homes South (WHS), in 2003 and as a result strong working relationships are required with key strategic partners to deliver the SHIP. To support this, work the Council has established a Development Forum and membership includes:

- Strategic Housing (DGC)
- The More Homes Division of the Scottish Government
- The Homelessness and Housing Options Service (DGC)
- Education Services (DGC)
- Developing Registered Social Landlords
- Planning and Regulatory Services (DGC)
- Adult Health and Social Care Partnership
- South of Scotland Community Housing

This is the core membership, and ad hoc subgroups are also put in place to resolve particular challenges where required.

5.2 One of the objectives of the Development Forum is to adopt a proactive approach to the delivery of affordable housing projects which will result in the early identification and resolution of delivery issues. Risks that could inhibit delivery include:

- Development constraints
- Rising costs resulting in gap between available funding and construction costs
- Infrastructure constraints
- Ensuring compliance with planning policies
- Legal issues relating to site purchase or site access
- Capacity of development partners to deliver programmes
- Local resident objections.

This Forum allows for consultation with stakeholders on the regular review of the SHIP and to consider new and emerging priorities as they occur. It also provides an opportunity for our delivery partners to discuss potential new development proposals.

5.3 Supplementary to the Development Forum, individual meetings with all development partners are held on a quarterly basis. These are supported by the Scottish Government and offer an additional opportunity to discuss individual projects in greater detail. The success of the approach taken is evidenced by the continued increased utilisation of available funding year on year and positive feedback from partner organisations. To enable an even greater awareness of challenges, the Development Forum has agreed to monthly update reports being submitted to the Council to ensure enhanced oversight of projects.

6. Resource Planning Assumptions

6.1 The Scottish Government has confirmed four-year RPAs for the AHSP covering the period 2026/27 to 2029/30. These allocations provide greater certainty for local authorities and Registered Social Landlords in planning and delivering affordable housing and support the continued implementation of the SHIP.

6.2 The Scottish Government has allocated £2.94 billion nationally through the AHSP over the four-year period to 2029/30. RPAs are allocated using the Strategic Housing Investment Framework, which takes account of factors including homelessness pressures, housing market demand, population dispersion and deprivation. The confirmation of multi-year funding supports longer-term programme planning and investment.

6.3 Dumfries and Galloway Council's RPAs are:

-
- 2026/27 – £22.597 million
- 2027/28 – £23.275 million
- 2028/29 – £23.973 million
- 2029/30 – £24.692 million

This represents a total RPA of £94.537 million over the four-year period from 2026/27 to 2029/30.

6.4 Dumfries and Galloway Council continually monitors and reviews the cost of delivering projects through the AHSP. Funding from the AHSP typically contributes around 55% of total development costs, with development partners providing the remaining investment through private finance and other funding sources. The actual cost of delivering new affordable housing in Dumfries and Galloway continues to exceed the Scottish Government's grant benchmarks due to local market conditions, infrastructure requirements and site-specific constraints. The Scottish Government guidance recognises that higher-cost projects may still represent good value and should continue where they are necessary to meet strategic housing priorities.

6.5 Development partners increase the overall investment by raising their own private finance, and applying their own resources, to meet the total cost of new housing development. Opportunities to enable further leverage of investment will also be identified.

6.6 Lack of certainty regarding funding adds to the challenge of housing need being met in our region and impacts on our strategic partners being able to put in place the organisational arrangements to maximise investment. Long term allocations give confidence and can enable the delivery of wider economic benefits, such as apprenticeships and community investments.

6.7 In September 2024, £444,000 of additional funding was allocated to support Registered Social Landlords in acquiring private sector properties. The acquisition of existing homes remains an important mechanism for increasing affordable housing supply, helping to alleviate homelessness pressures, reduce reliance on temporary accommodation and provide a responsive option for meeting identified housing needs. Acquisitions can also offer a more immediate solution than new build development, avoiding some of the lead-in times associated with planning and construction.

6.8 From 2026/27 onwards, acquisitions and void purchases will be supported through the overall AHSP allocation rather than a separate funding stream. As such, acquisition activity will be considered alongside other programme priorities as part of the annual SHIP and Strategic Local Programme Agreement process.

6.9 The acquisition and void property funding principles are:

1. Dumfries and Galloway Council will support AHSP funding requests from RSL partners for the acquisition of second-hand properties and the refurbishment of existing RSL stock (void properties) as part of the Dumfries and Galloway Council Acquisition Programme. Requests must comply with relevant Scottish Government guidance and contribute to the priorities and outcomes of the LHS and HEAP.

2. Dumfries and Galloway Council will utilise funding assumptions of 50% of total costs, for example:

- £40,000 for purchases up to £80,000;
- £45,000 for purchases between £80,000 and £90,000;
- £50,000 for purchases between £90,000 and £100,000;
- £55,000 for purchases between £100,000 and £110,000.

Consideration of funding requests above these levels will be discussed with the Scottish Government's More Homes Division.

Further information on Buybacks, can be found in section 20.

7. Project Prioritisation Methodology

7.1 This plan is an operational document, and the core purpose is to set out the strategic investment priorities for affordable housing and other tenures over a 5-year period, to achieve the priorities and outcomes set out in the LHS. It reinforces the Council's role as the strategic housing authority; and informs Scottish Government housing investment decisions. It also underpins the preparation of Strategic Local Programme Agreements (SLPAs). Specifically, the SHIP is the key document for identifying:

- Proposed strategic housing projects which require funding from the Scottish Government's AHSP

- Proposed affordable housing projects which can be provided without Scottish Government funding support; and
- Projects across all tenures requiring grant and loan funding from the Scottish Government's Housing Infrastructure Fund.

7.7 This SHIP builds on the previous SHIP published in September 2025 and has been developed in consultation with key stakeholders; and following agreement of the strategic local programme with the Scottish Government and individual, partner RSLs. Projects contained within the SHIP programme are prioritised on a site-by-site basis within the context of available AHSP allocations; the balance of the programme across sub areas including tenure and type; and a number of other factors. This includes deliverability (including land ownership, financial capacity to deliver the projects and if required to front fund individual total project costs), strategic fit (i.e. aligning with the Integration's Strategic Plan, specialist provision including extra care housing), housing need, homelessness pressure spots, rurality, and social, economic, and environmental impact.

7.8 The LHS continues to require that a majority of the programme should be for social rent, however, alternative tenures such as MMR will be considered on a site-by site basis in line with local market conditions and needs, and actively encouraged where appropriate, subject to a robust business case being made. In addition to housing need and deliverability considerations, the Council will seek to ensure that investment through the SHIP contributes to wider place-based outcomes. Development proposals are assessed in the context of their contribution towards creating sustainable, inclusive and resilient communities, consistent with the principles of Housing to 2040 and National Planning Framework 4. Consideration is given to the proximity of developments to employment opportunities, education, health care, public transport, green infrastructure and community facilities. Priority will be given to projects that support town centre regeneration, the reuse of vacant and derelict sites, community wealth building objectives and the creation of successful places where people can access the services and amenities required to live independently and sustainably.

7.4 Given the impact of the ageing population, and the particular needs of other sectors of the population including the physically disabled and those with learning disabilities or mental health issues, as outlined in the revised HNDA, the LHS specifies a target of 125 of new build should be purpose designed as specialist provision to suit households with medium to high level particular needs. This includes provision of wheelchair and extra care accommodation, and, particularly, medium dependency, amenity housing. As far as possible, all general needs new builds are designed to the minimum lifetime, Housing for Varying Needs Standards, to maximise the accessibility for residents whose circumstances and needs will change over time.

7.5 In addition, the extent and nature of the future ageing population, for instance, will necessitate strategic investment in the development and delivery of housing-based care, support and aids and adaptations. To this end, the Council is developing a more cohesive partnership with the Adult Health & Social Care Partnership to ensure that the SHIP process is fully aligned with the health and social care integration agenda and other relevant plans

7.6 The finer detail of the programme will be arrived at through specification of suitable type and size of accommodation for individual developments, taking into account the needs of actual households on the waiting list and, where appropriate and as far as possible, in consultation with local community stakeholders. 0250-21-Local-Child-Poverty-Action-Report-Report-FINAL.pdf
Child Poverty Action Plan 2024 to 2026 | Dumfries and Galloway Council

7.7 The SHIP has been reviewed as part of the annual update to ensure it reflects current priorities, funding assumptions and deliverability. In line with the HEAP and the LHS 2025–2030, the programme has been refreshed to reflect changes in project status, updated timescales and the inclusion of new development opportunities where appropriate. This includes the removal of completed schemes and the revision of delivery assumptions for live projects to ensure the programme remains realistic, achievable and aligned to available AHSP resources. The overall prioritisation approach set out above remains unchanged but has been applied to an updated pipeline of projects to maximise delivery in response to local housing need and current system pressures.

7.8 In response to the Housing Emergency, additional priority will be afforded to projects that can make a direct contribution toward reducing homelessness pressures, minimising the use of temporary accommodation, increasing the availability of larger family housing, providing accessible housing for particular needs groups and increasing housing supply in areas experiencing acute affordability or availability challenges. This approach complements the strategic objectives of the LHS and HEAP while ensuring that investment decisions continue to maximise social and economic benefit.

7.9 The Council welcomes the completion of both the Johnstonebridge and Stanfield Farm developments. These projects demonstrate that, through continued partnership working between the Council, Registered Social Landlords and the Scottish Government, developments that have previously faced delivery challenges can be successfully brought forward. Their completion provides confidence in the deliverability of the wider SHIP programme and demonstrates partnership working in supporting the delivery of the LHS and HEAP.

7.10 The Council recognises that many affordable housing developments in Dumfries and Galloway continue to require subsidy levels above published benchmarks due to local market conditions, infrastructure requirements and site-specific constraints. The Council will continue to work with partners to maximise the impact of available AHSP investment, utilise the annual Dumfries and Galloway Housing Regeneration Fund where appropriate, and explore additional funding opportunities to support the delivery of more complex projects.

8. Development Project Status

Development Programme – Prioritisation and Deliverability

To assist with programme management and transparency, projects contained within the SHIP have been grouped according to their stage of development and anticipated deliverability. Projects are categorised as:

- **Committed Projects** – projects on site or expected to complete within the current or forthcoming financial year.
- **Active Development Projects** – projects progressing through planning, design, land assembly or procurement processes with a realistic prospect of delivery during the SHIP period.
- **Strategic Pipeline Projects** – longer-term opportunities requiring further development work, infrastructure solutions, funding confirmation or site investigations before progressing to delivery.

This categorisation supports the Council's approach to programme management, assists discussions with the Scottish Government and provides greater clarity regarding delivery assumptions and strategic priorities across the SHIP period.

8.1 The development programme set out below reflects the application of the prioritisation methodology outlined in Section 7 and provides a detailed position statement on project status and deliverability.

8.2 The Cost-of-Living Crisis and the impact on the economy has led to challenges in timescales for delivery but that aside, the Council and its RSLs partners continue to work to ensure projects are progressed.

8.3 Collectively, the Council and its Registered Social Landlords seek to develop affordable housing in areas of identified need across towns and more rural communities. The tables below provide an updated position statement on the progress of projects in the most recent SHIP 2025-2030, and the SLPA at April 2026:

CUNNINGHAME HOUSING ASSOCIATION (CHA)

Name	Units	Status
Stanfield Farm, Eastriggs	74	Complete
Hazeldene, Gretna	35	Long term allocation
Queens Rd/Crescent, Sanquhar	62	Discussions ongoing with Sanquhar Enterprise Company
Victory Avenue, Gretna	101	Long term allocation
Port Road, Dalbeattie	56	Replacement of culvert required. Scoping works being led by DGC.
Scottish Power Site, Dumfries	25	Long term allocation
Braehead, Collin	15	On hold
Halcrow Stadium Phase 4, Gretna	52	Planning ready to submit
Halcrow Stadium Phase 3, Gretna	36	Planning ready to submit

LOREBURN HOUSING ASSOCIATION (LHA)

Name	Units	Status
Murtholm Farm, Langholm	125	Withdrawn from this project
Selkirk Road, Moffat	31	Withdrawn from the project
Brooms / Annan Road, Dumfries	14	On Hold.

WHEATLEY HOMES SOUTH (WHS)

Name	Units	Status
Challoch Farm, Leswalt	56	Estimate completion Sept 2026
Corsbie Road, Newton Stewart	70	Planning approval granted, Surface Water solution has now been identified
Lochans, Stranraer	16	New planning app to be submitted – On Hold
Ashwood Drive, Stranraer	11	Estimate completion Aug 2026
Glenbay Hotel, Dumfries	8	Planning awarded. site start following tender approval, early 2027
Queensberry Brae, Thornhill	112	WHS engaging with community around design of site
North of C98A Road, Johnstonebridge	33	Complete
Catherinefield Farm, Dumfries	296	Planning application approved - Technical design has commenced
College Mains, Dumfries	44	First Handovers June 2026
The Merse, Kirkcudbright	65	Site appraisals work underway
Gladstone Road	12	Site start expected September 2026
Summerhill Regeneration	44	Site started, completion expected 2027
Newington Regeneration	46	Regeneration 5 separate sites, planning submitted for Esk Place. Site start target date Aug 2026
Lochside Regeneration Findlater Court	 52	Regeneration - Masterplan approved, planning will be **submitted as individual sites:** Planning Approved

Name	Units	Status
Maxwelltown High School	248	Planning Submitted (Phase 1 – 104 Units)
Dumfries High Street	7	Planning permission approved
Spring Bank Road, Stranraer	77	Planning Submitted December 2024
Mote Field, Moffat	17	Planning secured June 2025, with S75 agreement

PARTNERSHIP SUPPORT FOR REGENERATION (all Building Craftsmen (BC)

Name	Units	Status
Dumfries Art College, Dumfries	15	Planning approved
Singleton Park, Lockerbie	8	Planning withdrawn Dec 2021, new planning app to be submitted end of 2026
Lockerbie Creamery, Lockerbie	22	On site
Erskine Church, Annan	9	Property was up for auction in April 2024, contact attempted with new owner.
Benedictine Convent, Dumfries	62	Owners in process of preparing suitable design and layout for the building and wider site. In discussion with DGC
Gas Works Site, Station Road, Maxweltown	29	Planning granted for site and funding options being considered.

There are 6 projects within the SHIP, with potential to deliver 145 homes

Private housing delivery particularly in areas of low sales values, or no current private sector housing market, has become more difficult to deliver particularly given construction cost inflation over recent times. Previous methods of delivery such as shared equity have proved effective and popular in evidencing a market for private housing, however, due to construction costs, Guidance in this area requires to be revisited to ensure that shared equity continues to be delivered to achieve regeneration outcomes. Partnership Support for Regeneration (PSR) funding support can also be provided to assist in delivering the private sector housing part of

regeneration projects and must evolve with the wider housing market to continue to be an effective regeneration tool.

SHIP COMPLETIONS 2018 to Date

Site	Applicant	Units	Estimated Completion Date	Actual Completion Date
Stanfield Farm, Eastriggs	CHA	74	30 April 2026	21 April 2026
Johnstonebridge	WHS	33	16 April 2026	16 Jan 2026
The Garrick, Stranraer	LHA	18	29 March 2024	25 Nov 2024
Ewart Place Springholm	WHS	37	20 May 2024	26 Sep 2024
Woodlands Drive, Lochmaben	LHA	6	29 April 2024	28 Aug 2024
Curries Yard, Dumfries	WHS	89	24 Feb 2024	20 Aug 2024
Laverlockhall, Lochmaben	BC	16	30 Sep 2024	26 May 2025
Glencaple (PSR)	BC	22	31 Oct 2023	14 March 2024
Hunterspark, Heathhall, Dumfries	CHA	64	31 Oct 2023	29 Feb 2024
Purchase of 23 Longmeadow Avenue, Annan	Key Housing Association	1	01 Dec 2023	6 Feb 2024
Station Road 2, Dalbeattie	LHA	16	31 Aug 2023	09 Aug 2023
Conversion of 38 Millburn Court, Stranraer	LHA	1	28 Mar 2024	21 Aug 2023
Longmeadow House, Annan	LHA	27	31 Aug 2023	21 Aug 2023
Academy Street, Castle Douglas	LHA	23	27 Nov 2023	28 Nov 2023
Lincluden Church, Dumfries	LHA	13	10 Jan 2022	17 Jan 2022
Hallmeadow Place, Annan	CHA	130	26 Oct 2022	12 Oct 2022
Heathhall College Site, Herries Avenue, Dumfries	LHA	75	31 Aug 2022	27 Jul 2022
Windermere Park, Annan	CHA	60	27 Sep 2022	22 Jul 2022
Former Academy, Lockerbie	CHA	45	08 Oct 2021	04 Oct 2021
Gillwood Road, Eastriggs	WHS	18	29 Jul 2022	22 Jul 2022
Lincluden Depot, Dumfries	WHS	32	01 Mar 2022	21 Mar 2022
Queensberry Square, Sanquhar	WHS	12	30 Jun 2021	29 Mar 2021
Monreith Phase 2, Dumfries	WHS	5	30 Apr 2021	24 May 2021
Forsyth Street, Dumfries	LHA	4	29 Jan 2021	02 Mar 2021
Halcrow Stadium Phase 2, Gretna	CHA	43	30 Mar 2020	30 Mar 2020
Carrs Billington Site, Annan	CHA	27	01 Feb 2020	06 Mar 2020

Site	Applicant	Units	Estimated Completion Date	Actual Completion Date
Devorgilla House, Dumfries (PSR)	BC	12	19 Dec 2019	03 Mar 2020
Nelsons Yard, Annan	LHA	9	30 Jan 2021	09 Nov 2020
Marchfield Robertson Homes, Dumfries	LHA	69	31 Mar 2020	20 Mar 2020
Halcrow Stadium Gretna	CHA	47	31 Oct 2019	01 Oct 2019
Annan Road, Dumfries (PSR)	BC	14	28 Feb 2019	15 Feb 2019
College Mains, Dumfries	LHA	42	13 Dec 2019	09 Dec 2019
Douglas Terr, Castle Douglas	LHA	8	19 Nov 2018	03 Dec 2018
Friars Vennel, Dumfries	WHS	6	30 Nov 2018	05 Dec 2018
Queen Street, Dumfries	WHS	3	31 Oct 2018	24 Oct 2018
Lochfield Road, Dumfries	WHS	16	30 Sep 2018	09 Jul 2018
North Main Street, Wigtown	WHS	2	31 Mar 2018	08 Feb 2018
Total		**1,121**		

✓ **Developments Completions 2025/2026**

RSL	Project Name	Completion Date	Tenure	Units General Needs	Units Part Need	Unit Total
Wheatley Homes South	**North of C98A Road, Johnstonebridge**	**Jan 2026**	**HA Rent**	**29**	**4**	**33**
Total	**COMPLETE**			29	**4**	33

Developments Completing 2026/2027

RSL	Project Name	Completion Date	Tenure	Units General Needs	Units Part Need	Unit Total
Cunninghame Housing	**Stanfield Farm, Eastriggs COMPLETE**	**April 2026**	**HA Rent**	**53**	**21**	**74**
Wheatley Homes South	Ashwood Drive	June 2026	HA Rent	0	9	9
Wheatley Homes South	Challoch Farm, Leswalt	Sept 2026	HA Rent	44	12	56

RSL	Project Name	Completion Date	Tenure	Units General Needs	Units Part Need	Unit Total
Wheatley Homes South	College Mains	June 2026	HA Rent	40	4	44
Total				**137**	**46**	**183**

Developments due to Complete 2027/2028

RSL	Project Name	Completion Date	Tenure	Units General Needs	Units Part Need	Unit Total
Wheatley Homes South	Newington Regeneration	March 2028	HA Rent	24	22	46
Wheatley Homes South	Summerhill Regeneration	June 2027	HA Rent	44	0	44
Wheatley Homes South	Glenbay Hotel Glenluce	Oct 2027	HA Rent	8	0	8
Wheatley Homes South	Gladstone Road Dumfries	Sept 2027	HA Rent	8	4	12
Wheatley Homes South	High Street Dumfries	July 2027	MMR Rent	7	0	7
Total				**91**	**26**	**117**

9 Investment Priorities 2026-2031

9.1 The Development projects outlined in the undernoted tables have been prioritised for investment in accordance with the minimum slippage factor of +25% over programme to accommodate unforeseen slippage as per the Scottish Government's 2025 SHIP Guidance. This reflects the approach previously adopted by the Council and its RSL partners.

Estimated Project Start 2026-2027

RSL	Project Name		Tenure	Units General Needs	Units Part Need	Unit total
WHS	Gladstone Road, Dumfries	HA Rent	HA Rent	8	4	12
WHS	Corsbie Road, Newton Stewart	HA Rent	HA Rent	62	8	70
WHS	Glenbay Hotel	HA Rent	HA Rent	8	0	8

RSL	Project Name		Tenure	Units General Needs	Units Part Need	Unit total
WHS	130–132 High Street, Dumfries	MMR	HA Rent	7	0	7
REGENERATION SITES						
WHS	Summerhill Regeneration	HA Rent	HA Rent	44	0	44
WHS	Newington Regeneration	HA Rent	HA Rent	24	22	46
WHS	Lochside Regeneration Findlater Court	HA Rent	TBC	TBC	TBC	52

9.2 Consistent with last year's SHIP, the Council and its RSL delivery partners continue to be ambitious and optimistic in seeking to progress and accelerate project delivery where appropriate and possible, and to maximise the current grant.

Future Developments

RSL	Project Name	Tenure	Units General Needs	Units Part Need	Unit total
WHS	Catherinefield Farm Dumfries	SR/MMR/Livingwell	TBC	TBC	296
WHS	Maxwelltown High School	SR/MMR/Livingwell	TBC	TBC	248
WHS	Lochans, Stranraer	HA Rent	16	0	16
WHS	The Merse, Kirkcudbright	TBC			
CHA	Halcrow Stadium, Phase 3, Gretna	HA Rent	25	11	36
CHA	Halcrow Stadium Phase 4, Gretna	HA Rent	35	17	52
CHA	Port Street Dalbeattie	HA Rent	38	18	56
CHA	Scottish Power Dumfries	HA Rent	22	3	25
CHA	Queens Road, Sanquhar	HA Rent	38	24	62

RSL	Project Name	Tenure	Units General Needs	Units Part Need	Unit total
CHA	Victory Avenue, Gretna	HA Rent	59	42	101
LHA	Selkirk Road, Moffat	TBC			68
BC	Dumfries Art College, Dumfries	affordable low-cost home ownership	15	0	9
BC	Singleton Park, Lockerbie	affordable low-cost home ownership	0	8	8
BC	Lockerbie Creamery, Lockerbie	affordable low-cost home ownership	22	0	22
WHS	Queensberry Brae, Thornhill	HA Rent	112	0	112
WHS	Spring Bank Road, Stranraer	HA Rent	TBC	TBC	77
WHS	Mote Field, Moffat	MMR	17	0	17

9.3 RSLs in Dumfries and Galloway are in progress of delivering alternative tenures such as MMR (WHS). The future provision for tenures other than social rent will require detailed business plans and must reflect robust and credible assessment of local needs before approval. The Council intends to evaluate the impact of these projects to inform the future programme. The Council is keen to encourage and support alternative, intermediate tenures when appropriate to enhance the mix within the local housing system and to increase the range of potential housing options. This approach supports the ambitions of National Planning Framework 4 by promoting a range of housing tenures and delivery models that respond to local housing need and contribute to the creation of sustainable communities.

10 Council support to deliver SHIP

10.1 Local Authorities have the discretion to reduce Council Tax discount on second homes within their area. This income is ring fenced to be utilised supporting the delivery of the Council's affordable housing priorities. The Scottish Government publishes guidance indicating local authorities have the flexibility to disburse these funds to other organisations including RSL's. This income can be used to support revenue and capital expenditure related to affordable housing activity including:

- Providing new build affordable housing through RSL's.
- Funding water and sewerage infrastructure for new homes.

- Bringing empty properties back into affordable housing use.
- Land acquisition for affordable housing development.
- Purchasing houses from private developers for affordable housing.

10.2 This funding has been applied in several ways. For example, the Council agreed to put in place a Housing Regeneration Fund through the allocation of Council Tax on second homes income. This local initiative has been widely recognised as delivering a variety of positive regeneration outcomes across our region while making best use of the additional income generated by Council Tax on second homes.

10.3 Bringing empty and derelict properties back into use in the region's towns contributes to our Council's approach to addressing climate change and town centre regeneration. Funds have been used to support several new developments delivered through the SHIP where prohibitive costs would have made projects un-deliverable. For example, the Economy and **I**nfrastructure Committee has agreed to allocate funding to enable development of brownfield sites included in the SHIP throughout the region

10.4 The LDP2 recognises that the provision of affordable housing is essential in the makeup of sustainable communities and helps to provide equal opportunities for all. Affordable housing is identified as a developer contribution which enables the provision to be factored in with other contributions and addressed in any arising planning agreement and / or legal agreement. New guidance adopted (in February 2023) as part of National Planning Framework 4 advises that proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes.

- **Ashwood Drive, Stranraer (WHS)** The development of infill and brownfield opportunity sites can assist in bringing vitality and environmental improvement to an area. The 4 February 2025 Economy and Infrastructure Committee agreed the allocation of £500k to Wheatley Homes South from the Town Centre Living Fund to support the delivery of the SHIP project at Ashwood Drive, Stranraer. Members were advised that the anticipated cost for this project was £2.91m, with the Councils allocation solely being utilised for the housing element of this mixed development.
-
- **Dumfries Town Centre (WHS)** - 130-132 Dumfries High Street has been allocated funding from the Town Centre Living Fund, and Conservation Area Regeneration Scheme (CARS) funding, and this particular funding focusses on restoring and enhancing the built heritage of the conservation area 130-132 High Street is 1 of 4 priority project buildings high street buildings. Furthermore, a Regeneration Capital Grant funding application has successful submitted and is currently at stage one of the process.

- **Braehead, Collin (CHA) –** The allocation of £77,860.00 Developers Contributions, will be utilised to provide 14 units, consisting of two- and three-

bedroom properties of social housing, a mix of different house types and sizes, including single storey semi-detached homes to one- and three-quarter storey semi-detached dwelling houses, for the third phase of development at this site. Planning permission has been granted for this development, which is included within the SHIP for AHSP funding. The project is progressing with Cunninghame Housing Association.

11 Dumfries and Galloway Health and Social Care Partnership

11.1 Good housing is an essential pre-requisite for wellbeing and is central to addressing some of the most pressing health challenges in Scotland. Where we live can promote and improve general health outcomes for people and impact positively on people's mental health and wellbeing. An increasing number of people are experiencing health inequalities which means an increase in the level of care and support need. There is an aspiration to support people to live at home, or in a homely setting in their community, for as long as possible. Housing is central to addressing this challenge.

11.2 The Public Bodies (Joint Working) (Scotland) Act 2014 sets the framework for integrating adult health and social care, to ensure a consistent provision of quality, sustainable care services for the increasing numbers of people in Scotland who need joined-up support and care, particularly people with multiple, complex, long-term conditions. It describes the need for coordination between health, social care and housing services to "jointly drive forward the housing contribution to better health and wellbeing among the population". Over recent years, the partnership have experienced un-precedented pressures on their services. This has resulted in a diversion of resources away from the delivery of housing solutions via the SHIP. The Council will continue to work closely with health colleagues to support them in this role, including highlighting the need to ensure this work is prioritised on the basis of ongoing financial savings to the partnership.

11.3 A Strategic Housing Group has been put in place by the Health and Social Care Partnership. To ensure it can provide clear governance and accountability arrangements to support effective partnership working and delivery of agreed priorities, it is proposed to have the following functions:

- Reporting progress, risks and outcomes to relevant Council, NHS and Health and Social Care Partnership governance structures.
- Maintaining oversight of strategic housing, health and regeneration programmes and associated investment plans.
- Reviewing performance against agreed objectives, priorities and outcome measures.
- Ensuring decisions are informed by robust evidence, stakeholder engagement and community need.
- Promoting transparency, partnership accountability and shared ownership of delivery.
- Escalating strategic risks, barriers and resource issues to the appropriate decision-making bodies.
- Supporting alignment between the LHS, SHIP, Integration Joint Board priorities and wider regional strategies.
- Undertaking an annual review of the group's effectiveness, priorities and work programme to ensure continued relevance and impact.

Effective governance arrangements need to be in place to ensure strategic housing, health and regeneration priorities are delivered collaboratively, resources are used efficiently, and agreed outcomes for communities across Dumfries and Galloway are achieved.

12 Empty Homes

12.1 It is recognised that long term empty homes and other buildings may also provide another source of housing development opportunities as RSLs, and others bring these into use through conversion or revert them back into housing use. The Council currently provides housing information and advice to assist this activity.

12.2 The 15 April 2025 meeting of Economy and Infrastructure Committee agreed to allocate up to £50,000 from the 2025/26 Empty Property budget to allow the Council to put in place a two-year Empty Homes Officer post. The post has since been established and is supporting delivery of the Empty Homes Plan. The role coordinates cross resource working with other Council services such as council tax, homelessness, environmental health, anti-social behaviour, legal, landlord registration and planning as well as external partners, supporting owners in bringing properties back into use. (Updates on progress will be provided to Committee)

12.3 £300k has also been allocated from the 2026/27 Housing Regeneration Fund to tackle the problem of empty homes. continuing to offer a 50% grant rate with maximum award of £20k per home brought into use. Allocations will be subject to conditions set out in the Housing (Scotland) Act 2006, which secure the residential status of the property and ensure it is appropriately maintained. Private landlords and owners who intend to occupy the property would be able to apply subject to the following additional conditions:

- For the period of five years, following the payment of an empty property grant, the owner must prove to the Council the property is still being made available for private let at the applicable Local Housing Allowance rate, or being occupied by the owner or family.
- 50% of the grant award will be withheld until the landlord provides documentary evidence the property is occupied as above.

Strategic Housing officers work alongside, homelessness, environmental health, anti-social behaviour, legal, landlord registration and planning as well as external partners such as local RSLs, Rural Housing Scotland and South of Scotland Community Housing.

12.4 There are increasing challenges in terms of housing supply which this activity is helping to address. The Strategic Housing Team are proactively working with prospective landlords and other services to explore how initiatives such as the empty properties grant scheme can be deployed in a way which supports the creation of private sector tenancy opportunities which meet a range of housing needs.

Additionally, the service has taken an active role in commercial properties which are vacant and have potential to be brought back into use as housing, as well as considering vacant and derelict land opportunities and continuing to work proactively with the South of Scotland Community Housing and Communities to support community led housing opportunities across the area.

12.5 The Councils Empty Homes Plan has now been completed and sets out a clear framework for identifying, engaging with and bringing empty properties back into use across Dumfries and Galloway. The Plan brings together a range of interventions including targeted engagement with owners, use of the Empty Property Grant Scheme, cross-service working and partnership activity with organisations such as Registered Social Landlords, Rural Housing Scotland and South of Scotland Community Housing.

The Empty Homes Plan plays an important role in supporting the LHS 2025–2030 and the HEAP by increasing the supply of housing through the reuse of existing stock. It forms a key component of the SHIP delivery approach by providing a flexible and responsive mechanism to bring properties back into use, complementing new build development and contributing to the reduction of homelessness pressures and demand for temporary accommodation. DUMFRIES & GALLOWAY COUNCIL EMPTY HOMES PLAN 2026 -2031 ia summary sheet - empty homes plan 2026-2031.pdf

12.6 Empty Homes Projects and Initiatives in the Dumfries and Galloway Council area

The Dumfries and Galloway Housing Regeneration Fund aims to increase the supply of affordable housing by bringing empty properties back into use and improving the quality of existing homes. The fund is allocated annually from the increased rate of Council Tax on second homes. The fund has three strands: Town Centre Sites, Empty Homes and Below Tolerable Standards. The Town Centre Site fund supports projects which aim to regenerate town centres by bringing empty properties back into use, increasing the supply of affordable housing. The Empty Homes fund provides grant assistance to owners to bring them back in to use as affordable housing. The Below Tolerable Standards Fund provides grant assistance for owners to carry out essential repairs to their homes, playing an important role in preventing properties from becoming empty and maintaining existing housing stock. In 2025/26, 11 applications were approved with a total allocation of £300,000.00. Total investment supported from the 2025/26 budget is almost £560k to bring properties in the region’s town centres back into use as homes.

12.7 The Scottish Government urgently introduced a large-scale national acquisition policy and action plan to buy private sector properties on the 11 December 2023. Three empty properties have been bought back through the scheme in Dumfries and Galloway to date.

The Scottish Empty Homes Partnership (SEHP) National Matchmaker Scheme is now available across Dumfries and Galloway. The free service connects owners of empty homes with prospective purchasers, helping to bring vacant properties back into use.

- Owners can register their empty property free of charge while continuing to market it through an estate agent if they wish.
- Prospective buyers can register an interest in available properties, with details shared directly with the owner.
- The Council promotes the scheme alongside the Empty Homes Plan to support the reuse of existing housing stock and increase housing supply.

Currently in place:

- An Empty Homes page on the Council website has links to useful information and an Empty Homeowners Advice leaflet.

- The Council encourages the public to report empty properties with a reporting tool on the website. This enables the Strategic Housing team to investigate, contact the owners and encourage them to bring the property back into use, providing appropriate advice and assistance.

- The Strategic Housing team provide advice on reduced VAT rates on empty homes renovations. Solutions to problem empty homes cases are discussed at the Vacant and Derelict Land and Property working group which has representatives from across Council services

- Introduced an interactive online map showing long-term empty homes across Dumfries and Galloway. The map helps identify areas of housing opportunity and supports targeted engagement with owners as part of the Empty Homes Plan

13 Key Workers

13.1 The Scottish Government has made available up to £25 million through the Rural Key Workers Housing Fund for the period 2023-2028. The five-year initiative, set out in the Scottish Government's priorities for the next three years, will enable RSLs to acquire or lease properties which can be used to provide homes to meet the needs of their communities. From the AHSP, £25 million will be made available from 2023-28 to help to make best use of underused or empty properties by making them available for key workers and others in need.

13.2 While there is no definitive definition of key workers, one definition of key workers DGC use is based on the definition from the Scottish Government's *'Affordable Housing for Key Workers' Project Group August 2015':* A 'key worker' should be defined as a public sector employee who provides an essential service. As well as workers in the public sector, it was noted that this definition could also apply to low paid employees in the private sector/ service industries who are also providing essential services.

13.3 Housing is a key issue reported by other employment sectors in Dumfries and Galloway, in particular Health and Social Care, but also raised by wider communities and businesses. Key issues reported include a shortage of suitable stock in the right locations and challenges with affordability. Therefore, it is important to explore collaborative actions to help ensure that people, particularly key workers, can find the homes they need to take up those opportunities. This has resulted in several discussions and pathfinder projects that will be identified in the LHS action plan.

13.4 While housing availability has been identified as a constraint affecting recruitment and retention across a range of sectors, opportunities to utilise the Rural Affordable Homes for Key Workers Fund have been limited due to a shortage of suitable acquisition opportunities and the need to further evidence local demand. The Council is working with South of Scotland Enterprise, NHS Dumfries and Galloway, South of Scotland Community Housing, Registered Social Landlords and employers to identify locations where targeted intervention may support workforce recruitment and retention. The findings of recent key worker housing research will inform consideration of future proposals.

Key Worker Homes and the Community LED Regeneration of Dumfries Town Centre:

Midsteeple Quarter (MSQ), a Community Benefit Society, has completed Phase One of an ongoing town centre regeneration project in Dumfries. This development – The Standard – has transformed a long-term vacant property and added a new-build extension, providing seven new homes, short term accommodation and enterprise spaces for those living and working locally. With The Standard already breathing new life into the town centre, MSQ has secured planning consent for Phase Two, which will bring another vacant property back into use as four flats. With the right partnership and support, this presents an oven-ready opportunity to provide more key worker homes as part of the community led regeneration of central Dumfries and Galloway Council

New Research On Key Worker Homes in the South of Scotland was published 15th May 2025 – Research was carried out by South of Scotland Community Housing in partnership with Dumfries & Galloway Council, Scottish Borders Council, South of Scotland Enterprise and Scottish Futures Trust. The aim of the new research is to inform efforts to deliver more key worker homes in the region, aligning with the South of Scotland Regional Economic Partnership's Housing Action Plan.

14 Child Poverty

14.1 The National Tackling Child Poverty Delivery Plan makes clear the vital role that affordable housing plays in tackling child poverty. Housing forms not only the foundation for family life, as a safe place for children to grow and learn, and for families to come together, but it also one of the most significant costs which families must continue to meet on an ongoing basis. If families lose their home the effects can be devastating and cause lasting damage to children's lives.

14.2 The Plan retains a strong focus on the six priority family types at greatest risk of poverty. This includes households with a disabled family member who may require accessible homes, and families with three or more children who require larger homes.

14.3 It notes that ‘we will place the prioritisation of tackling child poverty at the heart of the AHSP through further strengthening our housing planning processes to strengthen the focus on housing needs by size and location to ensure that larger family homes are delivered where they are required, including through the targeted purchase of appropriate ‘off the shelf’ properties’.

14.4 Locally, the Dumfries and Galloway Child Poverty Action Plan recognise the role housing can play as a driver of child poverty reduction. It aims to ensure that young people and families with children have high quality sustainable homes that they can afford, and that meet their needs. Dumfries and Galloway, as with many other areas across Scotland, has an increasing issue with the impact of poverty which is made worse by a low wage economy. Although we have 16 data zones within the 20% most deprived in Scotland, the vast majority, 80%, of income or employment deprived people in Dumfries and Galloway live out with the most deprived data zones. We, therefore, have a very dispersed model of poverty which means that it can be difficult to target services and resources effectively.

14.5 Strategic Housing liaises with the Council's Housing Options and Homelessness service to understand housing pressures and identified housing needs, including the demand for accessible homes and larger family properties. This information helps inform discussions with development partners and contributes to the delivery of housing that responds to local housing needs across the region. It has also helped shape the inclusion of bespoke homes within a number of developments where specific housing needs have been identified.

14.6 The SHIP programme includes the delivery of a range of larger family homes in response to identified need through the HNDA, Common Housing Register and HEAP. Recent and programmed developments include the provision of 4- and 5-bedroom properties at Challoch Farm, College Mains, Stanfield Farm, Summerhill Regeneration, Newington Regeneration and Corsbie Road. These homes make a direct contribution to meeting the needs of larger families and larger households, supporting the Council’s Child Poverty Action Plan by improving access to suitable, affordable and sustainable housing for families most at risk of poverty.

Larger Family Homes – Delivery Programme 2025/2026:

Development	**RSL**	**Larger Family Homes**
Challoch Farm, Leswalt	WHS	4 Bedroom, 7 person – 6 Houses
College Mains, Dumfries	WHS	4 Bedroom, 7 Person – 4 Houses 5 Bedroom, 8 Person – 2 Houses

Larger Family Homes – Delivery Programme 2026/2027:

Development	RSL	Larger Family Homes
Stanfield Farm, Eastriggs	CHA	4 Bedroom, 7 Person – 1 House (Wheelchair House) 5 Bedroom, 10 Person – 1 house
Summerhill Regeneration	WHS	4 Bedroom, 7 Person – 8 Houses 5 Bedroom, 8 Person – 2 Houses
Newington Regeneration	WHS	4 Bedroom, 7 Person – 3 Houses
Corsbie Road, Newton Stewart	WHS	4 Bedroom 7 Person – 1 House 4 Bedroom 8 Person – 1 House (wheelchair) 6 Bedroom 7 Person – 1 House

15 Equalities

15.1 The SHIP aims to address the housing needs of all the communities we serve and continues to reflect a positive approach to equalities issues in line with the policies of the council and its partners, and the principles of diversity and inclusion in accordance with the Equality Act 2010. The new, revised HNDA (2024) will provide robust evidence of accommodation and support needs across the range of protected equalities characteristics, and these have been translated into the SHIP priorities.

15.2 An Equalities Impact Assessment (EQIA) was completed for the final LHS 2025-2030. This found that the LHS will have predominantly positive impacts for the residents of Dumfries and Galloway with no negative impacts. This process followed the Impact Assessment Toolkit developed by the Council. This method considers impacts on areas such as Diversity, Health, Environment, and Social and Economic Sustainability. A link can be found at EQIA IA Summary Sheet - Local Housing Strategy 2025https://www.dumfriesandgalloway.gov.uk/sites/default/files/2025-08/IA Summary Sheet - Local Housing Strategy 2025-2030.pdf2030.pdf

16 Climate Emergency Declaration

16.1 Dumfries and Galloway Council declared a Climate Emergency on 27 June 2019 and initially set an ambitious target for the region to become carbon neutral by 2025. Following a review of progress and wider national net zero objectives, the Council agreed revised targets in March 2024. The Council now aims to become a carbon neutral organisation by 2033 and will support Dumfries and Galloway to achieve net zero status on or before 2040, with an ambition for the region to become carbon negative by 2045. To support these targets, the Council's Climate Change Route Map identifies key priorities and actions to drive the transition to a low-carbon future

16.2 There are a number of ways that construction of new affordable housing can contribute to the delivery of this commitment. These include through the provision of energy efficient homes; developments located within walking distance of services and remediation of vacant and derelict sites.

16.3 Projects delivered through the SHIP and funded via the AHSP are required to meet high levels of energy efficiency. This is assessed against the building (Scotland) Act 2011 levels of sustainability, bronze, silver and gold. Measures that are considered include use of low or zero carbon generating technology, carbon dioxide emissions, energy for heating, water use efficiency, natural lighting and space for storing recyclable material. As such, priority will be given to those projects that achieve higher standards of energy efficiency. Increased levels of benchmark funding are available through the AHSP for properties that achieve the silver or gold standard.

16.4 The location of developments can play a significant role in tackling climate change by providing new homes within close proximity to shopping, education, leisure, health services and employment. Empty properties and vacant and derelict land harm wellbeing and limit opportunities and are particularly concentrated in deprived communities. Investing in them and bringing them back into productive use helps to play a role in developing communities, tackling climate change, reducing inequalities, improving wellbeing, and delivering inclusive growth.

16.5 These approaches have been taken forward locally in the delivery of new affordable housing projects including the following:

With RSL'S we are also investigating how modular construction including offsite manufacturing techniques and modern methods of construction (MMC) could enhance the way the Council delivers affordable homes and contributes towards Net Zero sustainability targets.

Ashwood Drive, Stranraer (WHS)
Through the Stranraer Place Plan, local residents have highlighted the need for more affordable housing, particularly in town centres building. WHS are developing nine two-bedroom accessible homes at Ashwood Drive which is within easy reach of Stranraer hight street. The regeneration of Stranraer is well underway, with projects to improve the Marina, and to renovate the George Hotel also being supported by the Council. The block will have low-carbon features including solar panels, energy efficient heating and high levels of insulation, a new WHS staff hub will also be built at the site. Developers McTaggart Construction in partnership with CEIS and Dumfries and Galloway College, are working on an employability project in the Stranraer area, designed to prepare unemployed people for careers in the construction sector. The scheme will be further supported by work experience opportunities facilitated by McTaggart on the firm's ongoing new build projects for Wheatley Homes.

Station Road, Dalbeattie (LHA)
This site was formerly a builder's merchants and is located within 300m of Dalbeattie high street. 16 homes were constructed on this site meeting Passivhaus standards.

This is achieved by providing increased levels of insulation, high performance windows, airtight building fabric and a mechanical ventilation system. Loreburn have also committed to piloting this approach to energy efficiency across a number of other projects and are also moving away from connection to gas mains and increased use of renewable technologies.

Woodlands, Lochmaben (LHA)
Development consists of 6, 3-bedroom houses. Construction began on 30th October 2023 and were handed over on 29th August, with a total contract value of £1,288,000. These new homes with a strong focus on sustainability and affordability. Each home is equipped with air-source heat pumps as the primary heating source, complemented by Mechanical Ventilation Heat Recovery systems to enhance energy efficiency. Each home is also fitted with photovoltaic (PV) panels to harness renewable energy. Loreburn Housing high build specification also features triple-glazed windows and an airtightness membrane, delivering enhanced energy performance and reduced carbon emissions. These measures not only align with environmental commitments but also support tenants by lowering their energy costs.

Curries Yard, Dumfries (WHS)
Development of 89 affordable new homes for social rent, regenerating a prominent brownfield site, which was previously home to a former logistics yard in Locharbriggs. The Heathhall area in which the development is situated is a popular residential area approximately three miles from Dumfries town centre and railway station. The development comprises a mix of two, three and four-bedroom semi-detached houses, two and three-bedroom terraced homes, and two five-bedroom homes. Private and communal green space is provided throughout the development as well as the provision of 183 car parking spaces. The homes were specified to benefit from enhanced energy performance and to meet the Housing for Varying Needs (HFVN) design standards, set by the Scottish Government to ensure they can be suitably adapted in response to varying tenancy requirements.

16.6 The Council will continue to seek to identify further opportunities to support the regeneration of sites with a former use to meet a wide range of strategic objectives. Reducing the need for people to drive, or even own a car, will go a long way to reducing emissions, whilst also making the region’s air cleaner, people healthier and supporting cohesive communities. Where projects are not seeking to remediate existing sites, it is expected that they will be able to demonstrate environmental benefits in other ways. For instance, promotion of active travel, renewable energy sources or increased energy efficiency.

16.7 Overall the evidence demonstrates there continues to be a very high level of unmet housing need, however there are areas of low demand related to unpopular house types in specific letting areas. Empty properties can cause blight, attract antisocial behaviour, and reduce community cohesion in the areas where they are located. In some circumstances RSLs may consider demolition and reprovision, the success of this approach has been demonstrated in areas of North West Dumfries and Central Stranraer. Before intervention is made, RSLs will undertake an options appraisal that includes consultation with those communities likely to be affected.

16.8 This approach to regeneration, utilising existing services and infrastructure while working with residents provides an opportunity to improve deprived areas and minimise the impact of creating new energy efficient homes. The Economy and Resources Committee provided support to this approach by endorsing the Lochside Collaborative Regeneration Proposal and allocating funding towards the creation of a community led Masterplan. This is discussed further at section 19.

16.9 Net Zero Delivery Through Housing Investment

The Council will continue to work with Registered Social Landlords and development partners to identify opportunities to exceed minimum regulatory standards where this can be demonstrated to provide long-term value for tenants and communities. This includes consideration of low carbon heating technologies, renewable energy generation, enhanced fabric-first design approaches, biodiversity improvements and sustainable drainage solutions. The Council recognises that investment in energy-efficient homes contributes both to climate ambitions and to wider objectives relating to fuel poverty and household affordability.

17 Rural Housing

17.1 Housing plays a key role in supporting the broader sustainability of both our rural communities and our town centres. A thriving community depends on retaining services and facilities such as schools, shops, cultural venues, medical facilities and good transport links. The Council's LDP2 aims to support a viable rural economy which will include more houses in small groups. It supports development proposals in villages, where the number of units relate to the scale and size of the existing settlement. COVID-19 has highlighted the importance of housing quality, space standards and green space/gardens. Demands are growing to live in less dense areas and to make homes more liveable if we are to continue spending more time there.

17.2 Almost half of this region's population live in areas classified as rural where the prevalence of older housing construction types poses significant challenges in relation to delivering high quality accommodation and alleviating fuel poverty. During 2020/21, work to deliver 5 new affordable, energy efficient homes in a remote rural location were completed at Monreith by WHS. This development received financial support from the Council via an allocation of Council Tax on second homes income.

17.3 The LHS encourages development partners to adopt innovative and flexible delivery approaches that support affordable housing provision in rural communities Where viability, infrastructure constraints or site scale may limit traditional development opportunities. A simultaneous delivery approach has been implemented in the past and resulted in new housing supply in areas that had been previously assessed as not financially viable to take forward.

17.4 Rural housing delivery is a key component of the LHS 2025–2030 and contributes directly to priorities relating to increasing housing supply, supporting sustainable communities, improving housing choice and addressing demographic challenges. In rural areas, housing investment supports population retention, economic sustainability, community resilience and access to local services. In response to the Housing Emergency, the Council continues to work with Registered Social Landlords, South of Scotland Community Housing, community organisations, landowners and developers to identify opportunities for affordable housing delivery in rural settlements. This includes supporting community-led housing initiatives, promoting innovative delivery models, encouraging the reuse of existing buildings and bringing forward sites that may not be deliverable through traditional development approaches.

17.5 In addition to supporting community-led housing and innovative delivery models, the Council will continue to reflect rural housing need through the SHIP project prioritisation process. Rurality remains one of the factors considered when assessing projects alongside housing need, homelessness pressures, deliverability and wider social and economic benefits. The Council will also continue to work with partners to identify opportunities to utilise national funding streams, including the Rural and Islands Housing Fund and the Rural Affordable Homes for Key Workers Fund, where these can assist in addressing local housing shortages and supporting the sustainability of rural communities.

17.6 A Rural Housing Fund (RHF) has been created at a national level and aims to increase the supply of affordable housing in rural Scotland. Eligible projects must have a specific site or properties identified, be in a defined rural area, demonstrate evidence of housing pressure in the location identified, have the support of the relevant local authority, and demonstrate effective levels of community engagement. Many of the bids to the RHF in our region have been focussed on the refurbishment of existing properties in smaller settlements. Examples include the Old Bank in Wigtown, the Former Police Station in Langholm, the Grapes in Whithorn and the development of three affordable homes in Closeburn, built to Passivhaus standards. These projects were delivered by local groups, supported by South of Scotland Community Housing (SOSCH) to develop community-led housing.

South of Scotland Community Housing

17.7 The work of South of Scotland Community Housing (SOSCH) is vital in rural areas and community-led housing regeneration is important in the South of Scotland.

SOSCH provide long-term support to community organisations relative to the planning and delivery of community-led housing. They work with a community at the very start of a housing conversation, providing support all the way through to delivery and beyond. This work is inclusive of Housing Needs and Demand Assessments, project development (including business planning and funding packages), and delivery and housing management. The Council is currently exploring how it could collaborate with SOSCH on any projects.

Locally, the Council engages with SOSCH on a regular basis. Their aim is to identify, and address housing needs and demands as part of wider rural regeneration and to promote community led housing in the region. They also help deliver new affordable housing that private developers are required to provide as a condition of their planning application.

Organisation	Location	No of Units	Tenure	Status of Project	Type of Project
Langholm Alliance	Langholm Old Primary School Thomas Telford Road Langholm, DG13 0BL	12 to 15	Social Rent	Feasibility work complete.	Redevelopment of existing building
The Stevenson Trust	4 Well Close, Langholm DG13 0JH	1	Social Rent	Property in ownership of Trust. Feasibility work to follow.	Redevelopment of existing building
Langhom Initiative	Cronksbank Cottage, DG13 0LL	1	Social Rent	On-site construction underway.	Retrofit of empty home
Pamela Young Trust	Old Filling Station Site, Balmaclellan DG7 3QE	3	Social Rent	Planning consent awarded. Building warrant and RHF Main Application to follow	Retrofit of empty homes
Pamela Young Trust	Glenlee, New Galloway DG7 3SF	5	Social Rent	Feasibility work complete.	Retrofit of empty homes
Culraven Limited	Culraven Farm, Borgue DG6 4SG	8 to 10	Social Rent	Feasibility work complete.	Redevelopment of existing building and new-build
Nith Valley LEAF Trust	Firmuir Avenue, Closeburn DG3 5HX	4	Social Rent	Planning consent awarded. Building warrant and RHF Main Application to follow.	New-build
Gatehouse Development Initiative	Woodside Terrace, Gatehouse of Fleet DG7 2HZ	7	Social Rent	Planning consent awarded. Building warrant and RHF Main Application to follow.	New-build
Keir, Penpont and Tynron Development Trust	Glebe Field, Penpont DG3	9	Social Rent	Feasibility work complete. Tender to follow.	New-build

Kirkconnel and Kelloholm Development Trust	Niviston Road, Kelloholm DG4 6EL	5	Social Rent	On-site construction underway.	New-build
All Roads Lead to Whithorn	10-12 George Street, Whithorn DG8 8NY	2	Social Rent	Building Warrant approved. Tender to follow.	Redevelopment of existing building and new-build
Newton Stewart Initiative	Former Grapes Hotel - 43 Victoria Street, Newton Stewart, DG8 6BT	4	Social Rent	Feasibility work complete. Did not secure acquisition funds.	Redevelopment of existing building
South of Scotland Community Housing	Clocktower Flat, Castle Douglas DG7	1	Mid-Market Rent	Feasibility work complete. Updated condition survey and cost plan completed.	Retrofit of existing building
Sanquhar Enterprise Company	54 High Street, Sanquhar DG4 6BL	4	Social Rent	SEC acquired property Jun 25. Feasibility work underway.	Redevelopment of existing building
Old School Thornhill	Thornhill Police Station Manse Road, Thornhill DG3 5DR	3	Social Rent	Feasibility work underway.	Redevelopment of existing building
Brig Inn Community Pub and Hub Limited	Bridge House 5 Bridge Street, Brydekirk, Annan DG12 5LR	2	Social Rent	BICPHL acquired property in Mar 26. Feasibility work underway.	Redevelopment of existing building
Hutton Community Initiative	Hutton Primary School, Boreland DG11 2LL	2	Social Rent	Feasibility work complete.	Redevelopment of existing building
Stranraer Development Trust	Lundy House, Hillside Drive, Stranraer DG9 7PW	TBC	Social Rent	Feasibility works underway.	Redevelopment of existing building
Stranraer Development Trust	61-67 George Street, Stranraer DG9 7JP	TBC	Social Rent	Feasibility works underway.	Redevelopment of existing building
Wigtown and Bladnoch Community Initiative	34 South Main Street, Wigtown DG8 9DS	1	Social Rent	WBCI acquired property in Mar 26. Feasibility work to follow.	Retrofit of existing flat
Resonate: Creating Communities	Old Police Station, 87 High Street, Kirkcudbright DG6 4JW	1	Social Rent	Resonate acquired property in Mar 26. Feasibility works complete. RHF EOI to be submitted.	Redevelopment of existing building

18 Vacant and Derelict Land Investment Programme

18.1 The Vacant and Derelict Land Investment Programme (VDLIP) was a capital fund scheduled over five years. Priority was given to place-based approaches to tackling persistent vacant and derelict land, delivering regeneration and sustainable inclusive growth as part of the green recovery. It aimed to help promote equality, health, and wellbeing across Scotland, especially in more disadvantaged areas where

vacant and derelict land tends to be most concentrated. The Scottish Government has now rolled this into the Regeneration Capital Grant Fund.

18.2 By prioritising the reuse of persistent vacant and derelict land, and protecting our existing natural capital, we can ensure that future investment goes into areas where it is needed the most, supporting shared ambitions for place, community regeneration, town centres, and 20-minute neighbourhoods. The Council has developed a Vacant and Derelict Land and Property Strategy to further build on this approach across a wider range of sectors, including business and industry.

19 Lochside Collaborative Regeneration Proposal

19.1 Dumfries and Galloway Council transferred its housing stock to DGHP in 2003. Following a period of consultation, in November 2019 tenants voted in favour of a partnership plan with the Wheatley Group. These arrangements were formalised in early 2020, and the landlord is now known as Wheatley Homes South (WHS).

19.2 As part of the Wheatley Group engagement, a number of commitments to improve the homes and services provided were made. These included upgrades to existing homes, removal, and refurbishment of unpopular accommodation through regeneration and delivery of 1,000 new homes across the region. In addition, the partnership aimed to enable the creation of 500 new jobs, apprenticeships, and training opportunities through fulfilment of the commitments made.

19.3 An appraisal of stock has identified key challenges in locations throughout Dumfries and Galloway. A phased approach to regeneration across the region is being developed that will seek to target the areas in the greatest need from the outset. The Scottish Index of Multiple Deprivation recognises that Lochside has the greatest number of people living in one of the most deprived areas in the region.

19.4 Regeneration of the most disadvantaged areas and strengthening local communities are key priorities for the Council. The Lochside Collaborative Regeneration Proposal sets out a number of key delivery outcomes. These are based on Green Infrastructure, Community, Added Value, Housing, Employment and Equality, and Health and Wellbeing.

19.5 While the current SHIP had identified the need for stock re-modelling by WHS, further detail will be presented as matters progress. This will allow for the required Governance procedures to be followed, while ensuring proper scrutiny of the proposed housing mix has been carried out. Objectives will be informed by the output of community engagement work and localised need and demand studies.

19.6 Lochside Masterplan was approved as planning guidance at Economy and Infrastructure Committee on the 3 June 2025. The Masterplan will be delivered over the next 10 to 15 years. The £130 million regeneration is being delivered in partnership with the Local Community, Wheatley Homes South and Dumfries and Galloway Council. Over 1,300 tenants, residents and local business have helped shape the community-led regeneration by sharing their views being key to this process.

20 Buybacks

20.1 It is expected that most homes delivered through the AHSP will be new build units that are delivered directly by grant applicants or through new build ‘off the shelf’ purchases from developers. However, the AHSP can also support the purchase of individual ‘second-hand’ residential dwellings under certain circumstances.

20.2 Where it can be demonstrated that the purchase of individual ‘second-hand’ residential dwellings meets a clear strategic purpose and can be seen to support the achievement of the priorities and objectives set out in the LHS, the AHSP can support this.

20.3 Registered Social Landlords can make purchases through the open market, purchasing ex Local Authority and Registered Social Landlord Stock from the Private Housing Market or in response to enquiries from owners looking to sell their property**.** Property Acquisition (Buy Back) - Dumfries and Galloway Council (dumgal.gov.uk)

20.4 From 2026/27, funding to support acquisitions and buybacks will be delivered through the AHSP RPAs rather than through a separate national acquisition's allocation. This approach provides greater flexibility for the Council and Registered Social Landlord partners to consider acquisitions alongside new build development as part of the overall affordable housing investment programme.

Acquisition proposals will continue to be assessed against local housing need, value for money, deliverability and the strategic priorities set out in the LHS and HEAP.

Strategic Acquisition of Private Sector Properties (Buybacks to date)

Purchase	RSL
Purchase of 23 Longmeadow Avenue, Annan 1 bedroom	Key Housing Association
3 Pleasance Park Dumfries 2 Bedroom	Loreburn Housing Association
14 Pleasance Park Dumfries 2 Bedroom	Loreburn Housing Association

21 Monitoring and Evaluation

21.1 The overall responsibility for agreeing and monitoring the delivery of the SHIP is delegated to the Council's Economy and Infrastructure Committee which receives reports on a regular basis. The Scottish Government require that an annual review of the SHIP is carried out and agreed by the local authority ahead of submission to them.

21.2 The Development Forum acts as an operational steering group to monitor the operational delivery of the SHIP and is responsible for resolving practical difficulties. It meets quarterly and this scrutiny is supplemented with regular engagement with the Scottish Government's Housing Supply Division.

21.3 Quarterly meetings are also held with individual development partners to discuss site delivery and utilisation of RPA's. These meetings are attended by the Scottish Government to ensure oversight of investment and achievement of national targets. In addition, all developing RSLs submit monthly monitoring repots to the Council highlighting anticipated delivery within the financial year. This process allows for appropriate targeting of existing resources to be carried out swiftly at an operational level.

21.4 The Council's LDP and LHS have been the subject of impact assessments. The SHIP is a delivery document that takes forward the affordable housing policies set out in these over-arching documents.

22 Other Funding Opportunities

22.1 While the Council supports affordable housing delivery through use of available Second Homes/Council Tax and Affordable Housing Policy Developer Contributions. There are several other funding resources that the Council and its development partners can draw upon including AHSP Funding.

RSL's Private Finance Borrowing
Banks and other lenders in the private sector also remain vitally important partners in the delivery of affordable housing. RSLs are required to demonstrate that sufficient borrowing capacity or reserves exist to ensure the delivery of the proposed development programme. The impact of rising interest rates on RSLs' ability to borrow will have to be kept under review

Developer Contributions
Developer contributions can be delivered by a variety of means, including social rented housing, mid-market rented housing, payment of commuted sums and also the building of houses/apartments designed to meet the needs of first-time buyers (provided these are available at affordable levels as defined by the Council's HNDA and with reference to the relevant local housing market). The sequential mechanisms for securing Affordable Housing via the policy are applied in the following order:

➢ on-site provision;
➢ off-site provision;
➢ commuted payment;
➢ discounted low-cost sale;
➢ affordability by design without subsidy.

To date, £77,876.00 is available to support affordable housing developments in the region

Housing Infrastructure Fund
The Scottish Government has set out round two of the Housing Infrastructure Fund (HIF), which will run to at least the end of the parliamentary period to March 2026. The fund helps support the delivery of housing through loans and grants. Priority is given to those projects delivering affordable housing which cannot proceed or have stalled due to exceptional infrastructure works to unlock these sites for delivery. There are currently no projects identified by DGC for this fund, but we will continue to review sites within the SHIP.

Rural Housing Fund
To help address the difficulties building in rural communities, the Scottish Government has launched a £25m Rural Housing Fund, which has been available from April 2016 for three years. The fund aims to increase the supply of affordable housing of all tenures in rural Scotland and will contribute to the 50,000 affordable homes target. The Scottish Government have confirmed that these funds will continue until end Parliamentary term March 2026.

Regeneration Capital Grant Fund The Regeneration Capital Grant Fund (RCGF) is delivered in partnership with the Scottish Government and COSLA. This year, RCGF will streamline the funding previously delivered through the Vacant and Derelict Investment Programme (VDLIP) and the Regeneration Capital Grant Fund (RCGF) into one dedicated fund.

Rural Key Workers Housing Fund
Out with the National Acquisition Programme, up to £25 million has been made available from within the AHSP budget over 2023 to 2028 for the Rural Key Workers Housing Fund. The funding enables local authorities and Registered Social Landlords to purchase existing suitable properties in rural areas which can be rented directly or leased to employers to provide affordable homes for key workers. This can include bringing empty properties back into use or acquiring properties on the open market to increase the available supply of affordable homes for key workers. Dumfries and Galloway Council will engage with a range of organisations in our locality including public sector employers, key agencies including Highlands and Islands Enterprise and South of Scotland Enterprise, as well as local businesses and communities to identify potential proposals for the fund and opportunities for collaboration.

At present, this fund had not been used in Dumfries and Galloway, D&G Council and RSL partners continue to look for opportunities to utilise this fund.

Gypsy/Traveller Accommodation Fund 2021-26

The Scottish Government previously provided up to £20 million through the Gypsy/Traveller Accommodation Fund (2021–2026) to support local authorities in improving site provision and accommodation standards.

From 2026/27, COSLA has agreed in principle that capital funding will be made available through the AHSP RPAs, subject to confirmation of funding. This approach will be monitored and reviewed in future years.

Alongside the revised funding arrangements, COSLA will continue to work with the Scottish Government and ALACHO to review Gypsy/Traveller site standards, helping to ensure sites provide high-quality accommodation that aligns with relevant housing standards.

Dumfries and Galloway Housing Regeneration Fund – Empty Homes
The Empty Homes Grant Scheme was created to address the issue of vacant residential properties in Dumfries and Galloway; a 50% grant rate will be made available to eligible properties with maximum award of £20,000 based on works costing £40,000. The grant will be subject to the standard grant conditions set out in the Housing (Scotland) Act 2006.

Empty homes can lower property values, increase vandalism and crime, and represent missed opportunities for affordable housing. The Scottish Government’s 20year Housing Strategy emphasizes tackling empty homes as part of meeting housing demand. This scheme is open to private landlords and private owners. Homes must be empty for at least one year, must rent the property at Local Housing Allowance (LHA) rates for five years or occupy it themselves.

23 Conclusion

23.1 Social housing generates important economic and social impacts for its residents, communities and for Dumfries and Galloway. These impacts are multidimensional and contribute to local ambitions. Investment in affordable housing, has significant economic impacts which include promoting inclusive growth by creating jobs, increasing Gross Value Added and providing large multiplier effects. Increasing the supply of affordable housing helps to tackle inequalities by reducing child poverty and homelessness and by providing inclusive, sustainable housing options.

23.2 RSLs support the delivery of affordable and good quality homes which can improve health and wellbeing, contribute to successful place-making and strengthen community resilience. They are important community anchors which are well placed to support anti-poverty strategies and lead economic and social cohesion at a community level. Housing interventions can be preventative if they offer savings in non-housing budgets such as health care, justice and social security.

23.3 The SHIP is a living document that will be subject to regular review so that it accurately reflects the Council's affordable housing investment priorities. Our ongoing engagement with current, and new, strategic partners will help ensure Dumfries and Galloway is in the best possible position to maximise the use of funding made available to our region. The development of new affordable housing remains a key priority for the Council and the pro-active approach to developing, and delivering, the SHIP will help support the implementation of positive outcomes.

Appendix 1

Strategic Housing Investment Plan 2025/26 – 2029/30 Projects

PROJECT	DEVELOPER	NUMBER OF UNITS	WARD
Ashwood Drive	WHEATLEY HOMES SOUTH	9	Stranraer and the Rhins
Former Primary School, Lochans	WHEATLEY HOMES SOUTH	16	Stranraer and the Rhins
Garrick Hospital, Stranraer	LOREBURN HA	26	Stranraer and the Rhins
Spring Bank Road, Stranraer	WHEATLEY HOMES SOUTH	77	Stranraer and the Rhins
Challoch Farm, Leswalt	WHEATLEY HOMES SOUTH	56	Stranraer and the Rhins
Glenbay Hotel, Glenluce	WHEATLEY HOMES SOUTH	8	Mid Galloway and Wigtown West
Corsbie Road, Newton Stewart	WHEATLEY HOMES SOUTH	70	Mid Galloway and Wigtown West
Mersecroft, Kirkcudbright	WHEATLEY HOMES SOUTH	65	Dee and Glenkens
Gladstone Road, Troqueer	WHEATLEY HOMES SOUTH	12	Abbey
Port Road, Dalbeattie	CUNNINGHAME HA	56	Abbey
Haley's Yard, Dumfries	LOREBURN HA	25	North West, Dumfries
Station Road, Maxwelltown	BUILDING CRAFTSMEN	29	North West, Dumfries
Benedictine Convent, Dumfries	BUILDING CRAFTSMEN	62	North West, Dumfries
Summerhill Regeneration	WHEATLEY HOMES SOUTH	44	North West, Dumfries
College Mains	WHEATLEY HOMES SOUTH	44	North West, Dumfries
Lochside Regeneration Osborne Dive Findlater Court Maxwelltown High school	WHEATLEY HOMES SOUTH	 85 52 248	North West, Dumfries
Queens Rd, Sanquhar	CUNNINGHAME HA	62	Mid and Upper Nithsdale
Queensberry Brae, Thornhill	WHEATLEY HOMES SOUTH	112	Mid and upper Nithsdale
Singleton Park, Parkgate	BUILDING CRAFTSMEN	8	Lochar

PROJECT	DEVELOPER	NUMBER OF UNITS	WARD
Main Road, Collin	CUNNINGHAME HA	14	Lochar
Catherinefield Farm, Heathhall	WHEATLEY HOMES SOUTH	296	Lochar
Brooms / Annan Road, Dumfries	LOREBURN HA	14	Lochar
Dumfries Art College	BUILDING CRAFTSMEN	15	Nith
130-132 High Street Dumfries	WHEATLEY HOMES SOUTH	7	Nith
Scottish Power Site, Dumfries	CUNNINGHAME HA	25	Nith
Nithbank Dumfries	CUNNINGHAME HA	14	Nith
Stanfield Farm, Eastriggs	CUNNINGHAME HA	74	Annandale South
Newington Regeneration	WHEATLEY HOMES SOUTH	46	Annandale South
Laverlockhall, Lochmaben	BUILDING CRAFTSMEN	16	Annandale North
Lockerbie Creamery	BUILDING CRAFTSMEN	25	Annandale North
Selkirk Road, Moffat	LOREBURN HA	68	Annandale North
Mote Field, Moffat	WHEATLEY HOMES SOUTH	17	Annandale North
Halcrow Stadium, Gretna Phase 3 & Phase 4	CUNNINGHAME HA	93	Annandale East and Eskdale
Murtholm Farm, Langholm	LOREBURN HA	125	Annandale East and Eskdale

Dumfries and Galloway Council

Appendix 2

Housing Emergency Action Plan

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. **Progress to date:** 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	Commenced 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 **Progress to date:** 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

Theme 1 – Delivery of More Homes –	PROGRESS	Responsible Lead	Timescale for Completion
Evidence the feasibility of Mid-market rent and low-cost homes for sale, including for key workers, to enable a development pipeline.	WHS has instructed market research with Rettie around demand in areas in D&G around MMR, Private Rent & Homes for Sale. **Progress to date:** Exploring MMR project, on site in the next couple of months for WHS in the town centre.	Wheatley Homes South	Actioned
Provide range of housing options for older people and people with complex needs, and encourage downsizing where appropriate	Downsizing Campaign with RSL'S (Support for downsizing – Strategic Agreement **Progress to date:** 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.	Strategic Housing/ Common Housing Register Board	June 2025 / Ongoing Action
Consider the need for Short-Term Let control areas in pressured markets	Part of LDP3 process, timetable for adoption LDP3 end of 2027 **Progress to date:** 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.	Housing Standards/ Local Development Team	Actioned

Theme 1 – Delivery of More Homes –	PROGRESS	Responsible Lead	Timescale for Completion
Prioritise Buy Back Scheme and enable RSLs to increase their stock via purchase of empty properties, as well as new builds	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 allocation; commitment to offer via Band B homeless rehousing. **Progress to date:** Buyback enquiries to D&G Council, are being issued to RSL's for interest. No separate funding allocation, Buybacks are now part of the AHSP.	Strategic Housing and Regeneration/Registered Social Landlords	Ongoing Action
Work with stakeholders, including the Scottish Government, to improve planning decision times for all housing developments	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. **Progress to date:** Not fully concluded at this time.	Planning & Development /Scottish Government	Commenced January 2026 Ongoing Action
Recognise the declaration of a housing emergency when considering planning applications proposed for new developments	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. **Progress to date:** Large developments are being supported, particularly through committee.	Planning Applications Committee/Development Management	Ongoing Action

Theme 1 – Delivery of More Homes –	PROGRESS	Responsible Lead	Timescale for Completion
Explore temporary relaxation of planning requirements, including developer contributions to support housing delivery	Benchmarking with other local authority housing emergency action plans has identified this as a potential opportunity for further investigation. **Progress to date:** Working with the Scottish Federation of Housing Associations, to review developer contributions around affordable housing (early stages). Report back to this group	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	Diarise regular meetings with SOSCH and RSL's **Progress to date:** Progressing, this will be an ongoing partnership approach.	Strategic Housing/SOSCH/RSLs	Commenced March 2025 Ongoing Action
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 **Progress to date:** 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. **Progress to date:** Discussing's are happening with other RSL's in the area. Home Group are now part of the HE Programme Board.	Strategic Housing	Commenced June 2025 / Ongoing Action

Theme 2 - Making Best use of Empty homes	Activity	Responsible Lead	Timescale for Completion
Reduce private sector empty properties by delivering a new Empty Homes Plan.	Empty Homes Plan **Progress to date:** 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 **Progress to date:** 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 **Progress to date:** Council tax information being sent out via direct mailings to empty homeowners. This will continue.	Strategic Housing / Revenues Communications	Actioned

Theme 2 - Making Best use of Empty homes	Activity	Responsible Lead	Timescale for Completion
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. **Progress to date:** Empty Homes officer's role.	Strategic Housing/Scottish Government	Actioned
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. **Progress to date:** 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. **Progress to date:** Programme Board Discussed 25th 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. **Progress to date:** Programme Board Discussed on the 25th of May 2026, Commitment in place.	Strategic Housing/Homelessness and Housing options/RSLs	April 2025 Ongoing Action
Review housing allocation policies and strategies tackling housing crisis to maximise the availability of housing across the region	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. **Progress to date:** Programme Board discussed on the 25th of May 2026, Allocation policy review June 2026 Homes 4 D&G.	Homelessness and Housing Options/Common Housing Register Board	September 2025 / Ongoing Action

Theme 3 -Enhancing housing access & prevention of Homelessness	Activity	Responsible Lead	Timescale for completion
Work in partnership with housing colleague's and NHS to improve hospital discharges, aids and adaptions and tenancy support	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 **Progress to date:** Discussions taking place with our adult health and social care partnership colleagues.	Strategic Housing / AHSCP/RSLs	September 2025 /Ongoing Action
Make 50% of RSL new tenancies available to homeless, or potentially homeless, households	Common Housing register Board Meeting / Homeless meetings with RSLS **Progress to date:** Target not being consistently achieved across Partners, with no agreed approach to delivery, Current levels LHA 40% - Homes 4DG 50% Continued pressures	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. **Progress to date:** 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

Theme 3 -Enhancing housing access & prevention of Homelessness	Activity	Responsible Lead	Timescale for completion
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. **Progress to date:** 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: 24TH June 2025 ✓ 2nd meeting: 28th Jan 2026 ✓ 3RD Meeting: 25th May 2026 ✓ 4th Meeting: 23rd Sep 2026 (future date)	Strategic Housing and Regeneration	Next meeting TBC

(Action Plan updated following Programme Board meeting held on the 25th of May 2026)