Dumfries and Galloway Council

LOCAL DEVELOPMENT PLAN 2

Housing Land Requirement

TECHNICAL PAPER

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Dumfries & Galloway COUNCIL

Dumfries & Galloway Local Development Plan 2 – Main Issues Report: Housing Land Requirement Technical Paper

Introduction

This Report explains the basis on which the housing land requirement contained in the Main Issues Report (MIR) was determined. The performance of the adopted Local Development Plan (LDP) (Sept 2014) against the former housing land requirement is outlined within the LDP Monitoring Statement.

The provision of land for housing and the timely release of that land to enable building of homes is a key component of the Plan. The broader objective of the Plan in relation to housing is the creation of places with a range and choice of well-located homes, ensuring that the right development comes forward within the right places. It is vital these considerations underpin the whole process of planning for housing even at the earliest stages of setting the housing land requirement.

Identifying Housing Need and Demand

An understanding and assessment of the need and demand for additional households within the area forms the basis for setting the housing supply target and the overall land requirement requiring to be allocated within the Local Development Plan 2 (LDP2).

LDP2 should be informed by a robust housing need and demand assessment (HNDA), prepared in line with the Scottish Government Centre for Housing Market Analysis HNDA Guidance. Scottish Government guidance requires member authorities to establish a core Housing Market Partnership (HMP) in order to progress the HNDA. The Dumfries and Galloway HMP comprised members from Dumfries & Galloway Council's Development Planning, Development Management and Housing Services, as well as NHS officers involved in Integrated Health and Social Care.

To support local authorities undertake this work, the Scottish Government developed the HNDA Tool. The HNDA Tool generates an estimate of the additional housing units required in future to meet housing need and splits total need into those who can afford:

- Owner occupation
- Private rent
- Below market rent
- Social rent

The HNDA Tool is populated with a wide range of data, which can be manipulated to produce various scenarios. This is done by changing the assumptions underpinning the tool calculation, such as changes in:

- household formation
- incomes
- house prices
- rental prices

Table 1 describes the underlying assumptions used in the 3 scenarios agreed by Dumfries and Galloway HMP for inclusion in the Dumfries & Galloway Council's HNDA2 report.

Table 1 Scenario Testing

Scenario 1: Principal	
Household Projections	National Records of Scotland's 2012 based Household Projections (Principal)
Existing Need (Homeless households including those in temporary accommodation and households that are both concealed and overcrowded	Scottish Government Communities Analytical Services Homelessness and Temporary Accommodation Pressure (HaTAP) and Dumfries and Galloway Common Housing Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Modest Increases
Income distribution	Creeping equality
House prices	Scottish Government Land and Buildings Transaction Tax
Rent Growth Assumptions	No real growth (Inflation Target)
Scenario 2: No Real Growth	
Household Projections	National Records of Scotland's 2012 based Household Projections (Principal)
Existing Need (Homeless households including those in temporary accommodation and households that are both concealed and overcrowded	Scottish Government Communities Analytical Services Homelessness and Temporary Accommodation Pressure (HaTAP) and Dumfries and Galloway Common Housing Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Inflation Target (No real growth)
Income distribution	Flat
House prices	No real growth (Inflation Target)
Rent Growth Assumptions	No real growth (Inflation Target)
Scenario 3: High Variant	
Household Projections	National Records of Scotland's 2012 based Household Projections (High Migration Variant)
Existing Need (Homeless households including those in temporary accommodation and households that are both concealed and overcrowded	Scottish Government Communities Analytical Services Homelessness and Temporary Accommodation Pressure (HaTAP) and Dumfries and Galloway Common Housing Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Reasonable growth
Income distribution	Creeping equality
House prices	Scottish Government Land and Buildings Transaction Tax
Rent Growth Assumptions	Modest Increases

Dumfries & Galloway Council's HNDA2 was approved as robust and credible by the Scottish Government Centre for Housing Market Analysis in Aug 2016. HNDA2 is available to view online at the following link: **http://egenda.dumgal.gov.uk/aksdumgal/images/att42131.pdf**

HOUSING NEED AND DEMAND ASSESSMENT						
Key Findings Template: Estimate of Additional Future Housing Units						
		Number of years to clear existing need				
Total households with **existing need (net)**	419	5				
	Household Projection Period					
	2016 - 2035					
	Principal Projection	Variant Projection	Variant Projection	Variant Projection	Variant Projection	Variant Projection
Total number of new **households over the projection period**	1,047	1,047	2,521			
	HNDA Projection Period					
	2016 - 2035					
Total households over the projection period who can afford:	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
OWNER OCCUPATION	310	293	828			
PRIVATE RENT	291	234	581			
BELOW MARKET RENT	186	178	480			
SOCIAL RENT	678	762	1,053			
Total additional future housing units	**1,465**	**1,467**	**2,942**			

Scottish Planning Policy (2014) states "Outwith city regions, local development plans should set out the housing supply target (separated into affordable and market sector) and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption". Dumfries & Galloway Council's Development Plan Scheme (Nov 2015) highlights the adoption year of LDP2 to be 2019 hence the plan period for LDP2 covers 2016 to 2029.

HNDA2 provides an estimate of the additional housing units required in the future to meet the housing need over the Plan period (2016-2029) across all housing tenures. Appendix A contains the output from the HNDA Tool for each scenario for the Plan period. Table 2 shows the additional housing need broken down into the 4 housing tenures for each Housing Market Area (HMA) in Dumfries & Galloway. The figures presented in Table 2 below are rounded to the nearest whole number. HNDA2 estimates that:

- between 1,466 and 2,894 additional homes need to be built in Dumfries & Galloway during the Plan period, i.e. a completion rate of between 105 to 207 homes per annum;
- between 22 and 58 'owner occupied' housing units per annum need to be built in Dumfries & Galloway during the Plan period;
- between 21 and 40 'private rented' housing units per annum need to be built in Dumfries & Galloway during the Plan period;
- between 13 and 34 'below market rent' housing units per annum need to be built in Dumfries & Galloway during the Plan period; and
- between 48 and 75 'social rented' housing units per annum need to be built in Dumfries & Galloway during the Plan period

Table 2 Additional Housing Units by Housing Market Area and Housing Tenure: 2016-2029

Housing Market Area	Housing Need per annum	Owner Occupation per annum	Private Rent per annum	Below Market Rent per annum	Social Rent per annum	Additional housing units
Scenario 1: Principal						
Annan HMA	14	4	2	2	6	196
Dumfries HMA	50	10	11	6	23	696
Eskdale HMA	3	1	0	0	1	41
Mid Galloway HMA	8	2	1	1	4	116
Stewartry HMA	18	4	4	2	8	247
Stranraer HMA	12	3	2	2	6	170
Dumfries & Galloway	105	22	21	13	48	1,466
Scenario 2: No Real Growth						
Annan HMA	14	3	2	2	7	196
Dumfries HMA	50	9	9	6	25	696
Eskdale HMA	3	1	0	0	2	41
Mid Galloway HMA	8	2	1	1	4	116
Stewartry HMA	18	3	3	2	9	247
Stranraer HMA	12	3	1	2	6	170
Dumfries & Galloway	105	21	17	13	54	1,466
Scenario 3: High Variant						
Annan HMA	27	9	4	5	10	382
Dumfries HMA	99	25	22	16	35	1,381
Eskdale HMA	5	2	1	1	2	76
Mid Galloway HMA	17	5	3	3	6	233
Stewartry HMA	34	9	7	5	13	480
Stranraer HMA	24	8	3	4	9	341
Dumfries & Galloway	207	58	40	34	75	2,894

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

Housing Supply Target (HST)

The HST (separated into affordable and market sector) is the planning and housing authority's settled view of the housing to be delivered over the development plan period. The HST is a policy view of the number of homes that the authority has agreed can actually be delivered in each functional housing market area over the plan period. SPP 2014 states that the HST should take into account the HNDA2 as well as wider policy considerations and planning authorities must provide compelling evidence to support the agreed target.

Demographic, Affordability and Economic factors which may impact on demand and supply

Demographic Trends

The National Records of Scotland (NRS) estimates the population of Dumfries & Galloway to be 149,670 on 30 June 2015, an increase of 50 since 2005. The population of Dumfries & Galloway accounts for 2.8% of the total population of Scotland. In Dumfries & Galloway 30.3% of the population are aged 0 to 29 years. This is smaller than Scotland where 35.2% are aged 0 to 29 years. Persons aged 60 and over make up 31.5% of Dumfries & Galloway's population. This is larger than Scotland where 24.2% are aged 60 and over.

Table 3 Population estimate: 2015

Age group	Dumfries & Galloway	% of total population	Scotland	% of total population
0-15	23,676	15.8	912,262	17.0
16-29	21,697	14.5	978,949	18.2
30-44	22,816	15.2	1,017,862	18.9
45-59	34,327	22.9	1,163,931	21.7
60-74	31,033	20.7	862,279	16.0
75+	16,121	10.8	437,717	8.1
All ages	149,670	100.0	5,373,000	100.0

Source: NRS 2015 based Population Estimate for Scotland and Council Areas

3 factors influence population change – births, deaths and migration. Over the past decade, Dumfries & Galloway's population has been in a state of "natural decline" with more deaths than births. Between 2005 and 2015, the estimated net civilian migration figure for Dumfries & Galloway was 3,321 people.

Table 4 Components of population change: 2005-2015

Components of population change	Dumfries & Galloway	Scotland
Estimated population 30 June 2005	149,620	5,110,200
Births	14,125	575,171
Deaths	18,362	549,242
Natural Change	-4,237	25,929
Estimated net civilian migration	3,321	227,239
Other changes	966	9,632
Estimated population 30 June 2015	149,670	5,373,000
Population Change	50	262,800
% Population Change	0.0	5.1

Source: NRS 2015 based Population Estimate for Scotland and Council Areas

Footnotes: Estimated net civilian migration includes movements within Scotland, the rest of the UK and overseas. Moves to and from armed forces are now included in other changes. Other changes includes changes in the number of prisoners, armed forces stationed in Scotland, unattributable changes between mid 2005 and mid 2011 and a rounding adjustment.

More recently, on average in 2013-15, there was a net inflow of 217 people into Dumfries & Galloway per year, meaning that more people entered Dumfries & Galloway (3,984 per year) than left (3,767 per year. This suggests the need for additional housing. The 16 to 29 year olds age group accounted for the largest group of in-migrants into Dumfries & Galloway. The largest group of out-migrants was also the 16 to 29 year olds.

Table 5 Average migration In and Out of Dumfries & Galloway: 2013-2015

Age group	In	Out	Net
0-15	581	498	83
16-29	1,135	1,431	-296
30-44	811	709	102
45-59	754	551	203
60-74	549	398	151
75+	154	180	-26
All ages	3,984	3,767	217

Source: National Records of Scotland's Population Estimates for Council Areas (2013-2015)

Footnote: Migration figures are based on a 3-year average and include migration within Scotland, between Scotland and the rest of the UK, and between Scotland and overseas. They do not include asylum seekers and armed forces movements.

2 population projections, the 2012 based principal projection and the 2012 based high migration variant projection, were considered by the HMP during the production of the HNDA2 Report. The NRS' 2012 based principal projection assumes net in-migration of 100 people per annum during the Plan period. For the high migration variant projection net in-migration of 250 people is assumed for 2016/17, 300 for 2017/18 and 350 for 2018/19 and beyond.

Table 6 Population projections: Migration Assumptions

Year	Principal Projection	High Migration Variant Projection
2016/17	100	250
2017/18	100	300
2018/19 and beyond	100	350

Source: NRS 2012 based Population Projections for Council Area (Principal Projection & High Migration Variant)

The HMP considered the "High Variant Scenario" outlined above best reflects the Council's ambitions for Dumfries & Galloway as set out in the Regional Economic Strategy 2016. This scenario uses the NRS' 2012 based High Migration Variant Projection.

By 2029, the population of Dumfries & Galloway is projected to be 149,911, a decrease of 33 compared to the population in 2016. The population of Scotland is projected to increase by 7.5% over the same period. Over the Plan Period, the age group that is projected to increase the most in size in Dumfries & Galloway and Scotland as a whole is the 75+ age group. An ageing population is likely to require smaller housing units many of which are likely to be met through affordable housing. These will be supported by the Council's Life Time Homes fund of £500,000 which provides additional funding to RSLs to design in particular needs units with full adaptations at the development stage.

Table 7 Population Projections: 2016-2029

Dumfries and Galloway				
Age group	2016	2029	Population Change	% Population Change
0-15	23,745	24,235	490	2.1
16-29	21,873	18,305	-3,568	-16.3
30-44	22,384	24,850	2,466	11.0
45-59	33,939	25,160	-8,779	-25.9
60-74	31,119	33,418	2,299	7.4
75+	16,884	23,943	7,059	41.8
All ages	149,944	149,911	-33	0.0
Scotland				
Age group	2016	2029	Population Change	% Population Change
0-15	915,828	1,002,147	86,319	9.4
16-29	978,905	925,849	-53,056	-5.4
30-44	1,009,875	1,156,247	146,372	14.5
45-59	1,166,002	1,019,032	-146,970	-12.6
60-74	877,062	1,051,256	174,194	19.9
75+	450,535	647,198	196,663	43.7
All ages	5,398,207	5,801,729	403,522	7.5

Source: NRS 2012 based Population Projections for Council Areas (High Migration Variant Projection)

The NRS estimated that there were 68,999 households in Dumfries & Galloway in 2015, an increase since 2005 of 4.2% (2,784 households). This rate is slower than the comparable figure for Scotland as a whole (7.0%). Growth in households has been faster than the population because more people are living alone and in smaller households. Average Household Size in Dumfries & Galloway has fallen from 2.23 people per household in 2005 to 2.14 in 2015.

Table 8 Household estimates & Average House Size: 2005-2015

Households	2005	2015	Change	% Change
Dumfries & Galloway	66,215	68,999	2,784	4.2
Scotland	2,274,283	2,433,956	159,673	7.0
Ave Household Size	2005	2015	Change	%
Dumfries & Galloway	2.23	2.14	-0.09	-4.0
Scotland	2.21	2.17	-0.04	-1.8

Source: NRS 2015 Household Estimates for Scotland by Council Area (Tables 1 & 3)

The NRS' household projections are based on the population projections and trends in household formation. By 2029, the number of households in Dumfries & Galloway is projected to be 71,785, an increase of 3.5% compared to the number of households in 2016. In Scotland as a whole, the projected number of households is set to increase by 10.9% over the same period. In Dumfries & Galloway, the number of lone adult households is projected to increase by 13.5% (3,235 households), the number of households with 3 or more adults with no children is projected to fall by 23.6% (1,217 households) and the number of households of 2 or more adults with children is projected to decrease by 8.4% (1,001 households) over the Plan period.

Table 9 Households by Household Type: 2016-2029

Dumfries and Galloway				
Household Type	2016	2029	Change	% Change
One adult	23,875	27,110	3,235	13.5
One adult and one or more children	3,671	4,292	621	16.9
Two adults and one or more children	11,957	10,956	-1,001	-8.4
Two adults and no children	24,706	25,480	774	3.1
Three or more adults and no children	5,163	3,946	-1,217	-23.6
All households	69,372	71,785	2,413	3.5
Scotland				
Household Type	2016	2029	Change	% Change
One adult	900,846	1,082,532	181,686	20.2
One adult and one or more children	161,199	189,650	28,451	17.6
Two adults and one or more children	432,414	418,948	-13,466	-3.1
Two adults and no children	765,500	858,565	93,065	12.2
Three or more adults and no children	202,153	181,354	-20,799	-10.3
All households	2,462,112	2,731,050	268,938	10.9

Source: NRS 2012 based Household Projections for Council Areas (High Migration Variant Projection)
Footnote from NRS: Household figures are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

In Dumfries & Galloway, households headed by the 75+ age group are projected to increase in number by 41.9% (5,110 households). In Scotland as a whole, the projected number of households headed by the 75+ age group is set to increase by 41.4% over the same period. In Dumfries & Galloway households headed by the 45-59 year olds are projected to decrease in number by 22.9% (4,524 households) between 2016 and 2029.

Table 10 Households by Age of Head of Household: 2016-2029

Dumfries and Galloway				
Age of Head of Household	2016	2029	Change	% Change
16-29	5,845	4,915	-930	-15.9
30-44	12,458	14,390	1,932	15.5
45-59	19,794	15,270	-4,524	-22.9
60-74	19,076	19,897	821	4.3
75+	12,202	17,312	5,110	41.9
All households	69,372	71,785	2,413	3.5
Scotland				
Age of Head of Household	2016	2029	Change	% Change
16-29	291,185	280,012	-11,173	-3.8
30-44	587,879	698,553	110,674	18.8
45-59	714,030	652,497	-61,533	-8.6
60-74	549,636	648,299	98,663	18.0
75+	319,387	451,692	132,305	41.4
All households	2,462,112	2,731,050	268,938	10.9

Source: NRS 2012 based Household Projections for Council Areas (High Migration Variant Projection)
Footnote from NRS: Household figures are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

Affordability Trends

In Dumfries & Galloway, the average house price has fallen by 7.0% since the 2008 recession. In comparison, the average house price in the Stranraer HMA has declined the least (3.4%) whilst in the Mid Galloway HMA, the average house price has declined the most (41.2%) over the same time period. House prices in the Stewartry HMA are more expensive than the national average and are significantly higher than the other HMAs, with prices in 2013 being 13.4% higher than the next most expensive HMA (Dumfries) and 75% more expensive than in the cheapest HMA (Mid Galloway).

Table 11 Lower Quartile and Median House Prices (Second Hand and Company Sales New Build)

HMA	2008		2013	
	Lower Quartile	Median	Lower Quartile	Median
Annan HMA	£91,250	£124,975	£80,000	£110,000
Dumfries HMA	£95,000	£128,998	£85,000	£123,500
Eskdale HMA	£85,000	£106,500	£62,000	£85,000
Mid Galloway HMA	£85,500	£136,000	£63,000	£80,000
Stewartry HMA	£112,000	£158,000	£101,125	£140,000
Stranraer HMA	£79,988	£103,500	£69,000	£100,000
Dumfries & Galloway	£92,000	£129,000	£80,000	£120,000
Scotland	-	-	£87,308	£136,000

Source: CHMA HNDA Datapacks (Additional data cleaning was carried out on the Register of Sasines house price data by DGC)
Footnote: * Excludes properties worth less than £20k and more than £1m.
Note: Scotland figures available for the year 2013 only (see Affordability Analysis Time Series file from CHMA)

Table 12 shows the ratio of house prices compared with income levels, which is a key indicator of the relative affordability of owner occupation. Comparing the ratio of lower quartile house prices to lower quartile earnings enables analysis of whether households with the lowest incomes can afford the cheapest housing. In Dumfries & Galloway, a typical first time buyer purchasing a house in the lower quartile price range would need to afford nearly 7 times their annual income. This would appear to suggest that it is likely that there will be an increased demand in the region for social rented and private rented housing. The HMA with the most significant affordability issue is Stewartry, where house prices in the lower quartile cost nearly 9 times income levels.

Table 12 Housing Affordability – Ratio of House Price to Income

HMA	House Prices 2013*		Income		Housing Affordability Ratio	
	Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Annan HMA	£80,000	£110,000	£12,179	£22,036	6.57	4.99
Dumfries HMA	£85,000	£123,500	£11,626	£21,941	7.31	5.63
Eskdale HMA	£62,000	£85,000	£12,130	£22,721	5.11	3.74
Mid Galloway HMA	£63,000	£80,000	£11,357	£20,678	5.55	3.87
Stewartry HMA	£101,125	£140,000	£11,434	£22,075	8.84	6.34
Stranraer HMA	£69,000	£100,000	£10,616	£20,066	6.50	4.98
Dumfries & Galloway	£80,000	£120,000	£11,533	£21,571	6.94	5.56
Scotland	£87,308	£136,000				

Source: CHMA HNDA Datapacks (Additional data cleaning was carried out on the RoS house price data by DGC) and Herriot-Watt Small Area Income Estimates **Footnote: * Excludes properties worth less than £20k and more than £1m**.

Table 13 shows the ratio of private sector rents for various property sizes compared with income levels within Dumfries & Galloway. Those on lower quartile incomes will have to pay just under half of their monthly income to rent a lower quartile 2 or 3 bedroom property and almost 60% of their monthly income to rent a 4 bedroom property. This would appear to indicate that for those on a lower quartile income, the private sector may not be an affordable option within Dumfries & Galloway and they might have to look to the social rented sector. For those on median incomes within Dumfries & Galloway, entering the private rented sector appears to be a more affordable option than it is for those on lower quartile incomes.

Table 13 Housing Affordability Ratio - Private Sector Rents to Income

Property Size	Monthly Private Sector Rent 2014		Monthly Income		Housing Affordability Ratio	
	Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
1 bedroom	£350	£375	£961	£1,798	0.36	0.21
2 bedroom	£410	£450	£961	£1,798	0.43	0.25
3 bedroom	£450	£500	£961	£1,798	0.47	0.28
4 bedroom	£550	£650	£961	£1,798	0.57	0.36

Source: Scottish Government & Herriot-Watt Small Area Income Estimates

Dumfries & Galloway Council's housing stock was transferred to a Registered Social Landlord (RSL) - Dumfries and Galloway Housing Partnership (DGHP) - in April 2003. DGHP is the largest RSL in the region managing nearly 75% of social housing in 2012-13, followed by Loreburn Housing Association with just over 15% of the stock. Both of these RSLs only operate in D&G, whilst the remaining stock is divided amongst a number of national providers. Dumfries & Galloway has rents below the national average, as well as having one of the lowest average social rent levels of the Scottish local authorities. Rents have increased in line with the national position between 2008/09 and 2012/13, with slightly higher increases for those RSL's providing predominantly specialist housing.).

Table 14 Registered Social Landlords Average Weekly Rents

Registered Social Landlord	2008-09		2012-13	
	Units	Rent	Units	Rent
DGHP	10,348	£54.15	10,210	£63.85
Home in Scotland Ltd	580	£62.14	577	£71.37
Irvine Housing Association Ltd	397	£57.30	396	£70.14
Loreburn Housing Association Ltd	1,972	£59.18	2,148	£71.14
Other RSLs operating in D&G	350	£52.83	360	£65.74
Dumfries and Galloway's RSLs	13,647	£55.18	13,691	£65.49
Scotland	256,778	£57.36	267,021	£67.68

Source: Scottish Housing Regulator

Economic Trends

Gross Value Added (GVA) is the difference between the value of goods and services produced and the cost of raw materials and other inputs which are used up in production. The GVA calculation is used to demonstrate the contribution that an area and its residents are making to the economy. Table 15 shows that economic output per head in Dumfries & Galloway remains below the national average, ranging from as low as 58.7% of the national output in 2011 up to 84.1% of the national average in 2014.

Table 15 Gross Value Added per head: All Industries

Gross Value Added per Head	2008	2009	2010	2011	2012	2013	2014
Dumfries & Galloway	£31,950	£33,674	£30,367	£29,778	£31,742	£37,948	£41,147
Scotland	£49,874	£46,085	£48,502	£50,690	£50,403	£53,803	£48,928

Source: Scottish Government Annual Business Statistics (* excludes financial sector & parts of agriculture and the public sector). **Footnote: Changes in methodology from 2012. 2008-2011 still calculated using the original method**

Table 16 shows that during the period 2012 to 2014, the biggest contributors to GVA per head in Dumfries & Galloway on average were the manufacturing industries whilst other larger contributors included the primary industries, information and communication services and the professional, scientific and technical activities sector.

Table 16 Gross Value Added per head by sector

Dumfries & Galloway	2008	2012	2013	2014	% Change 2012 - 2014
Primary Industries	£59,513	£48,930	£48,814	£51,792	5.8
Manufacturing	£49,452	£49,200	£59,465	£73,291	49.0
Construction	£55,652	£44,851	£43,432	£45,178	0.7
Wholesale, retail and repairs	£31,426	£25,930	£35,234	£37,021	42.8
Transport and storage	£33,940	£40,075	£54,461	£49,018	22.3
Accommodation and food service activities	£9,615	£14,029	£15,579	£25,479	81.6
Information and communication	£62,040	£60,108	£47,230	£60,317	0.3
Real estate activities	£32,010	£44,919	£49,650	£45,881	2.1
Professional, Scientific and Technical Activities	£46,250	£45,484	£44,754	£55,309	21.6
Administrative and support service activities	£31,058	£34,436	£41,265	£29,943	-13.0
Education, human health and social work activities	£6,142	£10,626	£14,021	£10,924	2.8
Arts, entertainment and recreation	£7,015	£18,073	£67,221	£28,982	60.4
Other service activities	£8,571	£13,981	£18,270	£49,740	255.8
Totals*	£31,950	£31,742	£37,948	£41,147	29.6
Scotland	2008	2012	2013	2014	% Change 2012 - 2014
Primary Industries	£405,915	£303,932	£311,906	£206,983	-31.9
Manufacturing	£64,122	£64,618	£68,664	£71,186	10.2
Construction	£52,129	£52,464	£51,390	£50,863	-3.1
Wholesale, retail and repairs	£30,662	£29,592	£38,797	£36,379	22.9
Transport and storage	£46,360	£53,239	£55,822	£56,839	6.8
Accommodation and food service activities	£14,382	£19,523	£17,142	£19,856	1.7
Information and communication	£56,846	£57,780	£67,796	£68,417	18.4
Real estate activities	£52,070	£46,127	£49,232	£60,721	31.6
Professional, Scientific and Technical Activities	£55,690	£60,969	£66,911	£66,968	9.8
Administrative and support service activities	£32,506	£33,394	£38,512	£37,626	12.7
Education, human health and social work activities	£8,581	£13,317	£15,183	£13,005	-2.3
Arts, entertainment and recreation	£26,458	£51,909	£65,559	£20,721	-60.1
Other service activities	£14,843	£19,926	£21,687	£29,974	50.4
Totals*	£49,874	£50,403	£53,803	£48,928	-2.9

Source: Scottish Government Annual Business Statistics (* excludes financial sector & parts of agriculture and the public sector). **Footnote: Changes in methodology from 2012. 2008 calculated using the original method**

Employment levels in Dumfries & Galloway reached a record high 72,300 in 2015, driven by an increase in the employment level for women, up 2,900 over the year to 35,100. In 2015, the employment rates for men and women in Dumfries & Galloway were higher than the national rates and higher than at the start of the recession. The employment rate for women in Scotland was also higher than at the start of the recession (when it was 68.4%), while the rate for men, by comparison, was 2.7 percentage points lower.

Table 17 Employment rates and levels

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Persons	73.7%	71,100	71.9%	68,200	75.6%	72,300
Males	78.5%	37,000	76.9%	36,000	79.3%	37,200
Females	69.2%	34,100	67.2%	32,200	72.0%	35,100
Scotland	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Persons	73.6%	2,534,600	72.6%	2,558,800	73.1%	2,575,500
Males	78.9%	1,332,800	76.4%	1,321,900	76.2%	1,320,400
Females	68.4%	1,201,800	68.9%	1,236,800	70.2%	1,255,100

Source: Annual Population Survey 2015 **Footnote from Scottish Government: Employment levels cover those aged 16 and over. Employment rates cover population aged 16-64. Totals may not equal the sum of individual parts due to rounding.**

In 2015, employment rates for most age groups in Dumfries & Galloway were higher than the national rates. Also, the employment rates in Dumfries & Galloway were higher than at the start of the recession except for those aged 35-49. Number of workers aged 65 and over in Dumfries & Galloway has almost doubled since 2008, helping drive higher employment rates for older workers.

Table 18 Employment rates and levels by age

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
All aged 16 & over	57.6%	71,100	54.6%	68,200	57.5%	72,300
16-64	73.7%	69,000	71.9%	64,800	75.6%	68,200
16-24	62.2%	8,800	59.1%	8,400	66.5%	9,300
25-34	79.3%	10,700	79.6%	11,500	84.8%	12,400
35-49	86.2%	27,300	82.6%	22,500	84.7%	22,000
50-64	64.7%	22,200	65.4%	22,500	68.7%	24,400
65+	7.3%	2,200	9.6%	3,300	11.6%	4,100
Scotland	2008		2014		2015	
	Rate	Level	Rate	Level		
All aged 16 & over	60.2%	2,534,600	58.6%	2,558,800	58.7%	2,575,500
16-64	73.6%	2,485,600	72.6%	2,478,500	73.1%	2,495,500
16-24	60.7%	368,100	53.2%	327,500	56.2%	342,100
25-34	81.1%	514,800	81.0%	559,700	80.8%	564,700
35-49	83.2%	962,300	83.5%	884,100	82.4%	858,900
50-64	65.2%	640,300	67.4%	707,200	68.6%	729,900
65+	5.9%	49,100	8.4%	80,300	8.2%	80,000

Source: Annual Population Survey 2015. **Footnote from Scottish Government: Employment levels cover those aged 16 and over. Employment rates cover population aged 16-64. Totals may not equal the sum of individual parts due to rounding.**

Overall full-time employment levels in Dumfries & Galloway rose by 6,400 over the year while part-time employment levels decreased by 2,300. The full-time employment rate for women in Dumfries & Galloway was higher than at the start of the recession (when it was 50.7%), while the rate for men, by comparison, was 2.5 percentage points lower. In 2015, the full-time employment rates for men and women in Scotland were lower than at the start of the recession.

Table 19 Number of people in employment by work pattern

Dumfries & Galloway	2008			2014			2015		
	% Full-time	Full-time	Part-time	% Full-time	Full-time	Part-time	% Full-time	Full-time	Part-time
Persons	70.1%	49,800	21,200	63.7%	43,400	24,700	69.0%	49,800	22,400
Males	88.1%	32,500	4,400	83.3%	29,900	6,000	85.6%	31,800	5,300
Females	50.7%	17,300	16,800	41.8%	13,400	18,700	51.4%	18,000	17,000
Scotland	2008			2014			2015		
	% Full-time	Full-time	Part-time	% Full-time	Full-time	Part-time	% Full-time	Full-time	Part-time
Persons	75.3%	1,903,800	625,100	72.5%	1,851,000	703,100	72.8%	1,871,600	699,600
Males	90.0%	1,197,200	132,300	87.1%	1,149,000	169,900	86.8%	1,144,100	173,900
Females	58.9%	706,600	492,800	56.8%	702,000	533,200	58.1%	727,500	525,700

Source: Annual Population Survey 2015. **Footnote from Scottish Government: Levels and rates cover those aged 16+. Totals may not equal the sum of individual parts due to rounding.**

Dumfries & Galloway has a higher rate of underemployment (those who would like to work additional hours in their existing role (at the same rate of pay), those who would like an additional job (to supplement their existing job) or a different job with more hours) compared to the national average. This is likely to result in a greater demand for affordable housing within Dumfries and Galloway.

Table 20 Underemployment of population aged 16+

Underemployment	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Dumfries & Galloway	8.1%	5,700	9.6%	6,500	10.6%	7,500
Scotland	7.0%	174,800	8.6%	216,500	9.1%	232,700

Source: Annual Population Survey 2015. **Footnote from Scottish Government: Underemployment estimates cover those looking for: additional hours in their existing role (at the same rate of pay); an additional job (to supplement their existing job); a different job with more hours**

Since the recession, large increases in employment levels were seen in agriculture & fishing, manufacturing industry and in the banking, finance and insurance sector. The largest decrease was in the construction industry, with the 2015 level being almost half of the 2008 level.

Table 21 Proportion and level of people in employment by broad industrial group

Dumfries & Galloway	2008	2015
Total Employment	71,100	72,300
Agriculture & Fishing	6.7%	9.7%
Energy & Water	*	*
Manufacturing	9.0%	11.3%
Construction	11.1%	6.1%
Distribution, hotels & restaurants	21.5%	20.8%
Transport & communication	6.9%	4.2%
Banking, finance & insurance etc	7.2%	9.8%
Public admin, education & health	31.1%	30.3%
Other services	*	*
Scotland	2008	2015
Total Employment	2,534,600	2,575,500
Agriculture & Fishing	1.6%	1.5%
Energy & Water	3.6%	3.7%
Manufacturing	10.2%	8.6%
Construction	9.3%	6.8%
Distribution, hotels & restaurants	18.6%	18.5%
Transport & communication	7.7%	7.3%
Banking, finance & insurance etc	12.8%	16.0%
Public admin, education & health	31.4%	31.6%
Other services	4.8%	6.0%

Source: Annual Population Survey 2015. **Footnote from Scottish Government: Employment levels and proportions cover those aged 16 and over. * estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.**

In 2015, there were fewer people employed in Dumfries & Galloway in the professional, senior and managerial occupations than the national average and higher numbers employed in the service sectors, generally indicating a predominance of lower paid occupations. This lower income predominance may act as a further barrier to home ownership and increase the demand for more affordable housing.

Since the recession, large increases in employment levels were seen in the associate professional and technical occupations, in the skilled trades occupations and in the personal service occupations. The largest decrease was in the professional occupations which declined by almost a third followed by a significant decrease in the administrative and secretarial occupations which declined by a fifth since 2008.

Table 22 Proportion and level of people in employment by occupational group

Dumfries & Galloway	2008	2015
Total Employment	71,100	72,300
Managers and Senior Officials	10.4%	10.5%
Professional occupations	16.7%	11.3%
Associate Professional and Technical	7.9%	9.7%
Administrative and Secretarial	12.0%	9.2%
Skilled Trades Occupations	15.5%	17.0%
Personal Service Occupations	9.0%	12.5%
Sales and Customer Service Occupations	8.1%	7.0%
Process, Plant and Machine Operatives	8.4%	8.0%
Elementary Occupations	12.0%	14.9%
Scotland	2008	2015
Total Employment	2,534,600	2,575,500
Managers and Senior Officials	8.7%	8.7%
Professional occupations	17.9%	19.9%
Associate Professional and Technical	12.6%	13.2%
Administrative and Secretarial	11.9%	11.4%
Skilled Trades Occupations	12.3%	11.1%
Personal Service Occupations	9.2%	9.9%
Sales and Customer Service Occupations	8.8%	8.6%
Process, Plant and Machine Operatives	7.5%	6.0%
Elementary Occupations	11.0%	11.3%

Source: Annual Population Survey 2015

Footnote from Scottish Government: Employment levels and proportions cover those aged 16 and over. Totals may not equal the sum of individual parts due to rounding.

Another significant trend relates to the number of self-employed people in Dumfries & Galloway, having had a higher rate of this type of employment than nationally since 2008. In 2015, the number of people in employment who were self-employed was the highest in the country, 19.4% compared to 11.8% in Scotland as a whole. This is consistent with other rural authorities which tend to have greater numbers of self-employed people than the more urban areas.

Table 23 Number of people in employment by employment type

Employment type	2008			2015		
	% Self Employed	Employee	Self Employed	% Self Employed	Employee	Self Employed
Dumfries and Galloway	16.7%	57,800	11,900	19.4%	57,500	14,000
Scotland	10.6%	2,247,700	268,700	11.8%	2,237,200	301,500

Source: Annual Population Survey 2015

Footnote from Scottish Government: Employment levels and rates cover those aged 16 and over.

Unemployment covers individuals who are not in work, but are available for and actively seeking employment and are available to start work. Dumfries & Galloway has had a lower unemployment rate than the national average except for in 2012 when the unemployment rate was 0.2 percentage points higher.

Table 24 Unemployment rates and levels

Unemployment	2008		2009		2010		2011	
	Rate	Level	Rate	Level	Rate	Level	Rate	Level
Dumfries and Galloway	4.6%	3,400	5.5%	4,100	5.9%	4,400	7.9%	5,600
Scotland	4.9%	130,100	6.9%	185,700	7.7%	205,500	8.2%	221,300
Unemployment	**2012**		**2013**		**2014**		**2015**	
	Rate	Level	Rate	Level	Rate	Level	Rate	Level
Dumfries and Galloway	8.2%	5,800	7.4%	5,300	5.6%	4,100	4.4%	3,400
Scotland	8.0%	215,000	7.7%	209,400	6.2%	169,500	5.8%	158,800

Source: Annual Population Survey 2015. **Footnote from Scottish Government: Employment levels and rates cover those aged 16 and over.**

Economically inactivity covers individuals who are neither employed or unemployed. There are many reasons why people may be inactive: they may have a long-term illness or disability, be studying for a qualification (which may improve their future employment prospects), be staying at home to look after their family or have retired. The economically inactive population is not part of the labour supply. However, the labour market is dynamic, with people continuously moving between different categories. Therefore, it is important to consider inactivity figures as they include those who may make up the future labour supply and those who were part of the labour supply in the past.

Economic inactivity level in Dumfries & Galloway has decreased by 2,700 since 2008. The female economic inactivity rate in Dumfries & Galloway has decreased by 2.9% since the recession while the male economic inactivity rate has decreased by 1.2 percentage points. The male economic inactivity rate in Scotland has increased by 1.7% over the same period while female inactivity has decreased by 2.3 percentage points.

Table 25 Economic inactivity rates and levels

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Persons	22.3%	20,900	24.1%	21,700	20.2%	18,200
Males	16.5%	7,500	19.3%	8,400	15.3%	6,700
Females	27.7%	13,400	28.5%	13,300	24.8%	11,500
Scotland	**2008**		**2014**		**2015**	
	Rate	Level	Rate	Level	Rate	Level
Persons	22.6%	764,300	22.5%	768,800	22.3%	760,900
Males	16.7%	276,000	17.9%	299,000	18.4%	306,800
Females	28.3%	488,300	26.9%	469,800	26.0%	454,100

Source: Annual Population Survey 2015. **Footnote from Scottish Government - Levels and rates cover those aged 16-64. Totals may not equal the sum of individual parts due to rounding.**

In 2015, economic inactivity amongst the 50-64 year olds in Dumfries & Galloway was higher than the national average, 29.5% compared to 28.5%, but lower amongst younger groups.

Table 26 Economic inactivity rates and levels by age group

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
All aged 16 & over	39.4%	48,600	42.4%	52,900	39.4%	49,500
16-64	22.3%	20,900	24.1%	21,700	20.2%	18,200
16-24	23.9%	3,400	32.8%	4,600	24.7%	3,500
25-49	12.6%	5,700	14.7%	6,100	10.4%	4,200
50-64	34.4%	11,800	31.8%	10,900	29.5%	10,500
65+	92.7%	27,700	90.2%	31,200	88.3%	31,300
Scotland	**2008**		**2014**		**2015**	
	Rate	**Level**	**Rate**	**Level**	**Rate**	**Level**
All aged 16 & over	36.8%	1,548,900	37.5%	1,638,100	37.6%	1,650,300
16-64	22.6%	764,300	22.5%	768,800	22.3%	760,900
16-24	29.8%	180,400	35.9%	220,800	34.4%	209,000
25-49	14.4%	258,100	13.4%	235,200	14.3%	248,700
50-64	33.2%	325,700	29.8%	312,800	28.5%	303,200
65+	94.0%	784,600	91.3%	869,300	91.6%	889,400

Source: Annual Population Survey 2015. **Footnote from Scottish Government - Levels and rates cover those aged 16-64. Totals may not equal the sum of individual parts due to rounding.**

In 2015, of the 18,200 economically inactive people, 16.5% were inactive because they were students, 18.7% because they were looking after family/home, 30.8% were long-term sick and 25.3% were retired. The change in economic activity levels in Dumfries & Galloway since 2008 has been driven mainly by decreases in the number of long-term sick as well as those looking after family/home. This is similar to the national trend. The decreases in inactivity levels for long-term sick and looking after family/home may be related to UK benefit reforms which are intended to move people in these groups closer to the labour market.

Table 27 Reason for economic inactivity

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Student	13.4%	2,800	18.1%	3,900	16.7%	3,000
Looking after family/home	19.2%	4,000	20.2%	4,400	18.6%	3,400
Temporary sick	*	*	*	*	*	*
Long-term sick	33.4%	7,000	29.8%	6,500	30.7%	5,600
Discouraged	*	*	*	*	*	*
Retired	22.8%	4,800	24.2%	5,300	25.4%	4,600
Other	*	*	*	*	*	*

Source: Annual Population Survey 2015. **Footnote from Scottish Government - Levels and rates cover those aged 16-64. * estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.**

Table 27 Reason for economic inactivity continued

Scotland	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Student	17.2%	131,300	25.0%	192,000	26.0%	198,200
Looking after family/home	22.1%	169,100	21.1%	161,900	19.5%	148,100
Temporary sick	2.7%	20,500	2.5%	19,100	2.5%	19,000
Long-term sick	33.0%	252,800	27.1%	208,300	27.0%	205,100
Discouraged	0.7%	5,300	*	*	*	*
Retired	16.1%	123,400	16.0%	123,200	15.8%	120,000
Other	8.2%	62,800	8.0%	61,300	8.9%	67,800

Source: Annual Population Survey 2015. **Footnote from Scottish Government - Levels and rates cover those aged 16-64. * estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.**

Since the Annual Population Survey 2015 only provides data at a national and unitary authority level, results from the 2011 Census of Population have been used to highlight economic activity and economic inactivity in the 6 HMAs covering Dumfries & Galloway.

Dumfries HMA and Eskdale HMA have the highest level of economic activity for their areas, with 61.8% of the population aged 16 and over being economically active. Eskdale HMA in particular has a very high level of economic activity for those aged 25-34 and aged 35-49 where over 90% of the people in these age groups are economically active. Mid Galloway HMA has the lowest level of economic activity, with around 55.6% of the population aged 16 and over being economically active. Eskdale HMA and Stewartry HMA have the highest levels of economic activity for those aged 65 and over where a fifth of the people in this age group are economically active.

Mid Galloway HMA has the highest level of self-employment with 24.2% of the economically active population aged 16 and over being self-employed. Stewartry HMA and Eskdale HMA also have relatively high proportions of self-employed people, particularly in the 35-64 age groups.

As a university town, it would be expected that Dumfries HMA has the highest proportion of students (8.0%), although Eskdale HMA has a similar proportion of students at 7.8% of the population aged 16 and over. The Mid Galloway HMA has the lowest proportion of students in comparison to the other HMAs.

Stranraer HMA has the highest level of unemployment within the individual HMAs at 8.5% of the economically active population, particularly in the 16-24 age group with nearly a quarter of young people in this category being unemployed. Eskdale HMA has the lowest level of unemployment with fewer than 5% of the economically active population being out of work.

Table 28a Economic activity by age: Annan HMA

Annan HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	17,022	10,405	79.8	14.0	6.2	6,617	72.3	5.9	21.8
Age 16 to 24	1,979	1,501	79.7	2.9	17.5	478	0.4	71.3	28.2
Age 25 to 34	1,933	1,698	82.9	10.4	6.7	235	0.9	8.9	90.2
Age 35 to 49	4,252	3,767	81.5	14.1	4.4	485	3.3	3.9	92.8
Age 50 to 64	4,455	3,089	79.0	17.7	3.3	1,366	58.9	0.4	40.7
Age 65 to 74	2,448	300	55.7	42.7	1.7	2,148	97.9	0.2	2.0
Age 75 and over	1,955	50	42.0	58.0	0.0	1,905	97.5	0.1	2.5

Source: 2011 Census

Table 28b Economic activity by age: Dumfries HMA

Dumfries HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	61,685	38,152	79.0	14.1	6.9	23,533	69.3	8.0	22.6
Age 16 to 24	7,631	5,461	77.5	3.4	19.1	2,170	0.2	75.7	24.1
Age 25 to 34	7,349	6,460	84.1	7.6	8.3	889	1.0	12.1	86.8
Age 35 to 49	15,633	13,739	81.0	14.5	4.5	1,894	2.9	4.6	92.5
Age 50 to 64	16,077	11,089	77.1	19.3	3.6	4,988	61.0	0.6	38.3
Age 65 to 74	8,109	1,163	58.7	39.6	1.7	6,946	97.5	0.1	2.4
Age 75 and over	6,886	240	47.5	52.1	0.4	6,646	96.7	0.2	3.1

Source: 2011 Census

Table 28c Economic activity by age: Eskdale HMA

Eskdale HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	3,127	1,932	76.0	19.4	4.6	1,195	76.0	7.8	16.2
Age 16 to 24	307	209	78.9	7.7	13.4	98	0.0	86.7	13.3
Age 25 to 34	301	273	79.5	14.3	6.2	28	0.0	7.1	92.9
Age 35 to 49	756	695	79.3	18.1	2.6	61	3.3	6.6	90.2
Age 50 to 64	886	651	72.5	23.8	3.7	235	63.0	0.4	36.6
Age 65 to 74	485	88	64.8	33.0	2.3	397	98.2	0.0	1.8
Age 75 and over	392	16	43.8	56.3	0.0	376	97.9	0.3	1.9

Source: 2011 Census

Table 28d Economic activity by age: Mid Galloway HMA

Mid Galloway HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	9,876	5,490	68.7	24.2	7.1	4,386	73.0	5.6	21.4
Age 16 to 24	1,048	770	74.7	5.3	20.0	278	0.7	79.1	20.1
Age 25 to 34	977	822	75.2	14.4	10.5	155	0.0	6.5	93.5
Age 35 to 49	2,200	1,863	69.2	26.0	4.8	337	3.3	3.6	93.2
Age 50 to 64	2,730	1,726	66.9	30.0	3.1	1,004	64.3	0.2	35.5
Age 65 to 74	1,656	248	45.2	53.6	1.2	1,408	97.1	0.1	2.8
Age 75 and over	1,265	61	36.1	60.7	3.3	1,204	97.5	0.1	2.4

Source: 2011 Census

Table 28f Economic activity by age: Stewartry HMA

Stewartry HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	19,876	11,335	71.1	23.0	5.8	8,541	75.5	6.0	18.5
Age 16 to 24	1,948	1,392	77.7	5.9	16.5	556	0.4	80.2	19.4
Age 25 to 34	1,866	1,615	78.9	14.8	6.3	251	1.2	10.8	88.0
Age 35 to 49	4,464	3,910	71.8	23.3	4.9	554	3.4	5.1	91.5
Age 50 to 64	5,561	3,795	69.8	26.8	3.4	1,766	64.1	0.6	35.3
Age 65 to 74	3,117	514	43.2	55.6	1.2	2,603	97.9	0.1	2.0
Age 75 and over	2,920	109	27.5	71.6	0.9	2,811	97.5	0.1	2.4

Source: 2011 Census

Table 28e Economic activity by age: Stranraer HMA

Stranraer HMA	All people aged 16 and over	Economically active:				Economically inactive			
		Total	% Employee	% Self-employed	% Un-employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	14,574	8,413	73.8	17.6	8.5	6,161	66.7	6.7	26.6
Age 16 to 24	1,670	1,142	72.9	3.4	23.6	528	0.0	69.9	30.1
Age 25 to 34	1,694	1,444	78.1	9.7	12.2	250	0.4	9.6	90.0
Age 35 to 49	3,463	2,905	76.4	18.2	5.4	558	3.2	2.9	93.9
Age 50 to 64	3,930	2,550	72.0	23.7	4.3	1,380	56.1	0.1	43.8
Age 65 to 74	2,182	310	52.6	45.8	1.6	1,872	96.4	0.2	3.5
Age 75 and over	1,635	62	53.2	45.2	1.6	1,573	96.1	0.1	3.8

Source: 2011 Census

Dumfries & Galloway's administrative and employment centre is located within the Dumfries HMA. In 2011, the largest industry in Dumfries & Galloway was public administration, education and health, employing 29.6% of all workers, which was slightly lower than the national average. Annan HMA has a relatively high proportion of workers in the manufacturing industry (13.6%) and Mid Galloway has a relatively high proportion of workers in the agriculture, energy and water sector (17.1%).

Table 29 Industry by economic activity

Industry by economic activity	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries and Galloway	Scotland
All People Aged 16 To 74 In Employment	9,705	35,299	1,827	5,043	10,567	7,634	70,075	2,516,895
Agriculture, energy and water	11.6%	9.0%	11.5%	17.1%	13.8%	11.0%	11.0%	4.9%
Manufacturing	13.6%	8.0%	10.2%	6.9%	6.9%	5.9%	8.4%	7.7%
Construction	8.5%	8.4%	9.3%	9.9%	9.0%	8.8%	8.7%	8.0%
Distribution, hotels and restaurants	22.9%	22.6%	24.7%	20.6%	22.5%	23.1%	22.6%	21.2%
Transport and communication	6.6%	5.7%	8.1%	5.9%	5.5%	11.5%	6.5%	7.7%
Financial, Real Estate, Professional and Administrative activities	8.3%	9.1%	8.0%	8.5%	10.1%	8.6%	9.0%	15.2%
Public administration, education and health	25.0%	33.0%	23.4%	26.7%	27.1%	26.8%	29.6%	30.4%
Other	3.5%	4.2%	4.8%	4.6%	5.0%	4.3%	4.3%	4.9%

Source: 2011 Census

Within the Dumfries HMA, skilled trades occupations are the biggest employer at 15.3%, followed by professional occupations (14.3%).

Stewartry HMA has a relatively high level of managerial and professional occupations and also skilled trade occupations. The most significant occupation in the Annan HMA is process, plant and machine operatives, with nearly a fifth of the working population employed in this industry. Annan HMA and Stranraer HMA have relatively high levels of lower income occupations with almost half the working population in these areas being employed in sectors such as caring, leisure and service occupations, sales and customer service, process, plant and machine operatives and elementary occupations. Many of these jobs are generally low skilled, sometimes poorly paid and often temporary or part time. The majority of jobs within each HMA for caring, leisure and other services and the sales and customer service occupations are part time, which is likely to lead to a greater demand for affordable housing within these areas. Stranraer HMA also has the fewest higher income jobs (such as professional, managerial and technical occupations) whilst Stewartry HMA has the fewest lower income occupations, proportionately, although it still has 40.1% of workers occupied in these categories.

Eskdale HMA is dominated by both skilled trades and elementary occupations, which take up around a third of the workforce. Mid Galloway HMA has the highest proportion of skilled trades compared to the other HMAs and also in the caring, leisure and service occupations.

Table 30 Occupation by economic activity

Occupation by economic activity	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries and Galloway	Scotland
All People Aged 16 To 74 In Employment	9,705	35,299	1,827	5,043	10,567	7,634	70,075	2,516,895
Managers, directors and senior officials	7.3%	7.9%	8.4%	9.1%	9.1%	7.7%	8.1%	8.4%
Professional occupations	9.6%	14.3%	10.6%	10.7%	13.0%	9.4%	12.6%	16.8%
Associate professional and technical occupations	8.4%	9.8%	9.7%	7.2%	8.3%	7.5%	8.9%	12.6%
Administrative and secretarial occupations	9.7%	10.0%	12.1%	8.0%	9.3%	8.8%	9.6%	11.4%
Skilled trades occupations	17.6%	15.3%	16.9%	22.5%	20.4%	19.4%	17.4%	12.5%
Caring, leisure and other service occupations	9.8%	11.0%	9.5%	13.0%	10.8%	12.9%	11.1%	9.7%
Sales and customer service occupations	9.9%	8.7%	6.1%	5.7%	7.5%	8.6%	8.4%	9.3%
Process, plant and machine operatives	14.4%	10.1%	10.5%	8.5%	8.9%	10.3%	10.4%	7.7%
Elementary occupations	13.3%	12.9%	16.1%	15.3%	12.9%	15.3%	13.5%	11.6%

Source: 2011 Census

Construction sector capacity

Completions by Housing Market Area (April 2009 - March 2016)

Table 31 shows the total number of completions in the past 7 years has peaked at 563 completions in 2010/2011. In 2015/2016, a total of 338 completions were recorded. This is a decrease of 62 completions from the previous year. The low level of completions across Dumfries & Galloway is a result of the economic downturn; many of the sites under construction in Dumfries & Galloway have slowed down or stalled due to lack of developer and mortgage finance.

Table 31 Completions by Housing Market Area

HMA	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2009/16
Annan HMA	53	35	26	20	26	21	24	205
Dumfries HMA	172	359	281	211	215	220	194	1,652
Eskdale HMA	4	9	4	4	0	3	1	25
Mid Galloway HMA	66	26	79	18	18	29	57	293
Stewartry HMA	85	38	57	38	56	87	49	410
Stranraer HMA	90	96	59	37	77	40	13	412
Dumfries & Galloway	470	563	506	328	392	400	338	2,997

Source: D&G Council – Development Planning

Completions by Housing Market Area and Tenure (April 2009 - March 2016)

Table 32 shows that over the 7 years from April 2009 to March 2016, an average of 428 homes (289 market housing units and 139 affordable housing units) have been built in Dumfries & Galloway per annum. The highest level of completions is within the Dumfries HMA. A very low level of completions are recorded in the Eskdale HMA. This is due to the rural nature of the HMA with only one main settlement which attracts a low level of development.

Table 32 Completions by HMA and Tenure: April 2009 – March 2016

Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
Annan HMA	205	29	203	29	2	0
Dumfries HMA	1,652	236	1,116	159	536	77
Eskdale HMA	25	4	24	3	1	0
Mid Galloway HMA	293	42	199	28	94	13
Stewartry HMA	410	59	292	42	118	17
Stranraer HMA	412	59	190	27	222	32
Dumfries & Galloway	2,997	428	2,024	289	973	139

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions on Small Sites (sites of less than 5 units) by Housing Market Area (April 2009 - March 2016)

Table 33 shows the contribution that development on small housing sites (i.e. sites of 5 or less units) has made to the regional total. 30% of all house completions in Dumfries & Galloway were on small housing. The total number of completions on small sites in the past 7 years peaked at 210 completions in Apr 2009/Mar 2010. In Apr 2015/Mar 16, a total of 78 completions were recorded. This is a decrease of 2 completions from the previous year. In this year's audit of the total 338 units completed, 23.1% of these units are on small sites.

Table 33 Completions on small housing sites by HMA: April 2009 - March 2016

HMA	Apr 09/Mar 16	Per annum
Annan HMA	97	14
Dumfries HMA	323	46
Eskdale HMA	18	3
Mid Galloway HMA	117	17
Stewartry HMA	203	29
Stranraer HMA	138	20
Dumfries & Galloway	896	128
As a % of total completions	30	

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Annan Housing Market Area by Tenure (April 2009 - March 2016)

Table 34 shows that over the 7 years from April 2009 to March 2016, 205 homes (203 market housing units and 2 affordable housing units) have been built in the Annan HMA, i.e. a completion rate of 29 homes per annum. Of the 205 house completions in the Annan HMA, 44% of these new homes were built in the District Centres, 22% in the Local Centres, 14% in villages and 20% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 34 Completions in the Annan HMA by Tenure: April 2009 - March 2016

ANNAN Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	90	13	88	13	2	0
Local Centres	46	7	46	7	0	0
Villages	29	4	29	4	0	0
Housing in the Countryside	40	6	40	6	0	0
Small Building Groups	7	1	7	1	0	0
Landward	33	5	33	5	0	0
Annan HMA	205	29	203	29	2	0

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Dumfries Housing Market Area by Tenure (April 2009 - March 2016)

Table 35 shows that over the 7 years from April 2009 to March 2016, an average of 236 homes (159 market housing units and 77 affordable housing units) have been built in the Dumfries HMA per annum. The high level of affordable homes completed during this period reflects the housing regeneration of North West Dumfries under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator) and the development of 69 units at Marchfield (Dumfries) under the National Housing Trust Initiative (NHT). Of the 1,652 completions in the Dumfries HMA , 60% of these new homes were built in Dumfries , 22% in the District Centres, 1% in the Local Centres, 7% in villages and 10% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 35 Completions in the Dumfries HMA by Tenure: April 2009 – March 2016

DUMFRIES Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
Dumfries Regional Capital	991	142	613	88	378	54
District Centres	366	52	234	33	132	19
Local Centres	23	3	21	3	2	0
Villages	112	16	96	14	16	2
Housing in the Countryside	160	23	152	22	8	1
Small Building Groups	58	8	50	7	8	1
Landward	102	15	102	15	0	0
Dumfries HMA	1,652	236	1,116	159	536	77

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Eskdale Housing Market Area by Tenure (April 2009 - March 2016)

Table 36 shows that over the 7 years from April 2009 to March 2016, 25 homes (24 market housing units and 1 affordable housing unit) have been built in the Eskdale HMA, i.e. a completion rate of 4 homes per annum. Of the 25 house completions in the Eskdale HMA, 48% of these new homes were built in the District Centre, 4% in the Local Centre, 12% in villages and 32% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 36 Completions in the Eskdale HMA by Tenure: April 2009 – March 2016

ESKDALE Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	12	2	11	2	1	0
Local Centres	2	0	2	0	0	0
Villages	3	0	3	0	0	0
Housing in the Countryside	8	1	8	1	0	0
Small Building Groups	0	0	0	0	0	0
Landward	8	1	8	1	0	0
Eskdale HMA	25	4	24	3	1	0

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Mid Galloway Housing Market Area by Tenure (April 2009 - March 2016)

Table 37 shows that over the 7 years from April 2009 to March 2016, an average of 42 homes (28 market housing units and 13 affordable housing units) have been built in the Mid Galloway HMA per annum. Of the 293 completions in the Mid Galloway HMA , 43% of these new homes were built in the District Centres, 20% in the Local Centres, 16% in villages and 21% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 37 Completions in the Mid Galloway HMA by Tenure: April 2009 – March 2016

MID GALLOWAY Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	126	18	72	10	54	8
Local Centres	60	9	46	7	14	2
Villages	46	7	20	3	26	4
Housing in the Countryside	61	9	61	9	0	0
Small Building Groups	8	1	8	1	0	0
Landward	53	8	53	8	0	0
Mid Galloway HMA	293	42	199	28	94	13

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Stewartry Housing Market Area by Tenure (April 2009 - March 2016)

Table 38 shows that over the 7 years from April 2009 to March 2016, an average of 59 homes (42 market housing units and 17 affordable housing units) have been built in the Stewartry HMA per annum. Of the 410 completions in the Stewartry HMA , 41% of these new homes were built in the District Centres, 20% in the Local Centres, 9% in villages and 30% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 38 Completions in the Stewartry HMA by Tenure: April 2009 – March 2016

STEWARTRY Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	167	24	91	13	76	11
Local Centres	81	12	39	6	42	6
Villages	38	5	38	5	0	0
Housing in the Countryside	124	18	124	18	0	0
Small Building Groups	26	4	26	4	0	0
Landward	98	14	98	14	0	0
Stewartry HMA	410	59	292	42	118	17

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Completions in the Stranraer Housing Market Area by Tenure (April 2009 - March 2016)

Table 39 shows that over the 7 years from April 2009 to March 2016, an average of 59 homes (27 market housing units and 32 affordable housing units) have been built in the Stranraer HMA per annum. The high level of affordable homes completed during this period reflects the housing regeneration of central Stranraer under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator). Of the 412 completions in the Stranraer HMA , 62% of these new homes were built in the District Centre, 13% in the Local Centres, 5% in villages and 19% in the countryside (i.e. within Small Building Groups or in the landward area).

Table 39 Completions in the Stranraer HMA by Tenure: April 2009 – March 2016

STRANRAER Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	257	37	35	5	222	32
Local Centres	55	8	55	8	0	0
Villages	20	3	20	3	0	0
Housing in the Countryside	80	11	80	11	0	0
Small Building Groups	3	0	3	0	0	0
Landward	77	11	77	11	0	0
Stranraer HMA	412	59	190	27	222	32

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

Potential inter-dependence between delivery of market and affordable housing at the local level

LDP Policy H5: Affordable Housing states "*In all housing developments which will, either individually or through phasing, result in the development of 5 or more units a maximum of 20% of those units will need to be affordable. Development proposals will be assessed on a case by case basis by the Council. If the developer is unable to provide the affordable housing on the application site the Council will seek off-site provision in the form of units or serviced land on another viable site in the developer's ownership within the same HMA of the site being developed. In exceptional circumstances a commuted sum payment may be considered. The detail of provision, including tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics*".

Table 40 shows that since the current LDP was adopted 10 housing sites have been approved, with a capacity of 113 units, where 22 affordable housing units will depend on the market housing being brought forward for development.

Table 40 Housing sites granted planning permission (Jul 14 – Mar 16) where Market and Affordable Housing units are being delivered

Location	HMA	Capacity	Market Housing	Affordable Housing
Annan - District centre	Annan HMA	7	6	1
Gretna Border - District centre	Annan HMA	10	8	2
Beeswing - Village	Dumfries HMA	7	6	1
Clarencefield - Village	Dumfries HMA	7	6	1
Dumfries - Regional capital	Dumfries HMA	16	13	3
Dumfries HMA - Small Building Group	Dumfries HMA	8	6	2
Lochfoot - Village	Dumfries HMA	6	5	1
Templand - Village	Dumfries HMA	11	9	2
Palnackie - Local centre	Stewartry HMA	23	18	5
Stranraer - District centre	Stranraer HMA	18	14	4

Source: D&G Council – Development Planning

An analysis of how the LDP affordable housing policy is working is set out in the Monitoring Report.

Availability of resources

Dumfries and Galloway Council transferred its housing stock to Dumfries and Galloway Housing Partnership (DGHP) in 2003 and is therefore reliant on effective partnership arrangements with Registered Social Landlords and the private sector to deliver new affordable housing.

The Council is required to submit its Strategic Housing Investment Plan (SHIP) to the Scottish Government on a bi-annual basis. The core purpose of the SHIP is to set out the key priorities for affordable housing development in our region which will then inform Scottish Government and Council investment decisions.

It is a flexible Plan that is subject to regular review as a result of the complex nature of new housing development and in response to changes in funding, or policy, at a national level. The SHIP reinforces the Councils role as Strategic Housing and Strategic Planning Authority and its delivery makes a significant contribution towards the Council priorities to "Protect our most vulnerable people" and "Build the local economy".

The funding and deliverability of 902 affordable housing units set out in the SHIP has been agreed by the Scottish Government, Dumfries and Galloway Council and local Registered Social Landlords (RSLs). The funding to deliver the 902 affordable housing units is made available through the Resource Planning Assumption (RPA), assigned by the Scottish Government. The RPA for Dumfries and Galloway for 2016/17 is £12,790,000 which is specifically assigned to comply with the Scottish Government's 'More Homes' policy. The Scottish Government announced in January 2016 that subsidy levels for affordable homes for rent being delivered by councils and registered social landlords (RSLs) are to increase by up to £14,000 for each new home over the next three years. This measure will also contribute to achieving the delivery of 50,000 new affordable homes by March 2021, as set out in the Scottish Government's 'More Homes' policy.

Table 41 Strategic Housing Investment Plan 2016 - 2020

HMA	Affordable Housing Units	% of total affordable housing units
Annan HMA	32	3.5
Dumfries HMA	747	82.8
Eskdale HMA	74	8.2
Mid Galloway HMA	5	0.6
Stewartry HMA	6	0.7
Stranraer HMA	38	4.2
Dumfries & Galloway	902	100.0

Source: SHIP Oct 2016

Likely pace and scale of delivery, based on completion rates and recent development levels

Table 42 shows the HNDA2 Scenario 3: High Variant suggests that the additional homes per annum that need to be built in Dumfries & Galloway during the 2016-2029 Plan period are significantly lower than past completions rates for market housing and affordable housing.

Table 42 Comparison between HNDA2 Scenario 3: High Variant additional housing need 2016 – 2029 and past completions April 2009 – Mar 2016 by Tenure

HMA	Scenario 3: High Variant		Completions	
	Units	Per annum	Units	Per annum
Market & Affordable Housing				
Annan HMA	382	27	205	29
Dumfries HMA	1,381	99	1,652	236
Eskdale HMA	76	5	25	4
Mid Galloway HMA	233	17	293	42
Stewartry HMA	480	34	410	59
Stranraer HMA	341	24	412	59
Dumfries & Galloway	2,894	207	2,997	428
Market Housing				
Annan HMA	183	13	203	29
Dumfries HMA	669	48	1,116	159
Eskdale HMA	36	3	24	3
Mid Galloway HMA	108	8	199	28
Stewartry HMA	228	16	292	42
Stranraer HMA	151	11	190	27
Dumfries & Galloway	1,375	98	2,024	289
Affordable Housing				
Annan HMA	200	14	2	0
Dumfries HMA	712	51	536	77
Eskdale HMA	40	3	1	0
Mid Galloway HMA	125	9	94	13
Stewartry HMA	252	18	118	17
Stranraer HMA	190	14	222	32
Dumfries & Galloway	1,519	108	973	139

Market Housing (Owner occupation and private rent). Affordable Housing (Below market rent and social rent). The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

It should be noted that although the plan period covers 2016 to 2029, the 902 affordable housing units that have been agreed within the SHIP are to be delivered over the next 5 years. The HNDA2 provides an approved methodology for estimating the existing need for additional housing units known as the Homelessness and Temporary Accommodation Pressure (HaTAP) method. The HaTAP method is an indicator of homelessness and temporary accommodation pressure for which additional housing will need to be supplied. The expectation of this method is that all existing need will be met by social housing. The Centre for Housing Market Analysis recommends that the period in which this demand is cleared should be 5 years. Table 43 highlights the affordable housing need between 2016 and 2020 as estimated in the High Variant Scenario within the HNDA2.

Table 43. Additional housing need – Affordable Housing: 2016-2020

High Variant Scenario – Social Rent							
HMA	2016-2020	Per annum	2016	2017	2018	2019	2020
Annan HMA	103	21	21	22	21	20	19
Dumfries HMA	362	72	73	77	76	70	66
Eskdale HMA	23	5	5	5	5	5	4
Mid Galloway HMA	60	12	12	13	13	12	11
Stewartry HMA	133	27	27	29	28	26	24
Stranraer HMA	92	18	19	20	19	18	17
Dumfries & Galloway	775	155	156	166	161	149	142
High Variant Scenario – Below Market Rent							
HMA	2016-2020	Per annum	2016	2017	2018	2019	2020
Annan HMA	32	6	6	7	7	6	6
Dumfries HMA	110	22	20	25	24	22	19
Eskdale HMA	6	1	1	1	1	1	1
Mid Galloway HMA	20	4	4	4	5	4	4
Stewartry HMA	37	7	7	8	8	7	7
Stranraer HMA	30	6	6	7	7	6	5
Dumfries & Galloway	234	47	44	52	51	45	41

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts

Planned demolitions

Some RSLs are facing the prospect of demolishing low demand properties. This is particularly relevant in Dumfries & Galloway with DGHP holding low demand housing stock in North West Dumfries (on the peripheral of the regenerated area) and in Central Annan.

One way to address this situation may be to demolish the properties and initiate a regeneration process with the re-provision of lower density self-contained properties that will hopefully, from DGHP's perspective, attract tenants to the areas. This approach has already been successful in the recently regenerated areas of North West Dumfries and Central Stranraer under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator).

There are also issues of low demand in Upper Nithsdale as a result of gradual depopulation over a number of years (more prevalent in Kirkconnel and Kelloholm) with both DGHP and Home in Scotland incurring significant losses due to properties sitting empty for long periods. An option appraisal for the area should be carried out with a view to consider a managed downsizing of the area taking into account the DGHP properties that are situated in a flood zone.

It has also been highlighted that there are some small scale and specific areas of low demand in some of the more rural areas e.g. Ecclefechan and the Machars where the issues relate more to unpopular house types or sizes. It is suggested that a more localised appraisal should be carried out which may result in small scale demolitions.

Setting the Housing Supply Target

In setting the housing supply target the Dumfries & Galloway HMP has taken into account wider strategic economic, social and environmental factors, and issues of capacity, resource and deliverability, in determining an appropriate scale and distribution of the housing supply target. This approach is consistent with Scottish Planning Policy 2014.

For each Housing Market Area, the housing supply target for market housing is based on past completions rates to allow for a more generous supply than what the HNDA2 estimates for market housing. The housing supply target for affordable housing for Annan HMA, Dumfries HMA, Eskdale HMA, Stewartry HMA and Stranraer HMA is based on the additional need per annum that the HNDA2 estimates. The housing supply target for affordable housing for Mid Galloway HMA is based on past completion rates which is slightly higher than what the HNDA2 estimates.

Table 44 Housing Supply Target: 2016-2029

HMA	Housing Supply Target					
	Market Housing	Per annum	Affordable Housing	Per annum	Total	Per annum
Annan HMA	406	29	196	14	602	43
Dumfries HMA	2,226	159	714	51	2,940	210
Eskdale HMA	42	3	42	3	84	6
Mid Galloway HMA	392	28	182	13	574	41
Stewartry HMA	588	42	252	18	840	60
Stranraer HMA	378	27	196	14	574	41
Dumfries & Galloway	4,032	288	1,582	113	5,614	401

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

Delivering on the Scottish Government's 'More Homes' policy

Following the Scottish Parliamentary elections of May 2016, the delivery of affordable housing was agreed as a nationwide policy priority by the current Scottish Government. In the previous term of parliament 33,490 affordable homes were delivered and the current administration is committed to delivering 50,000 additional new affordable homes by March 2021. This would see an increase in affordable housing supply by 67%, backed by over £3 billion of investment. In 2016/17 the Scottish Government has committed £406 million in grant subsidies through the Affordable Housing Supply Programme, an increase of over £100 million from the previous year. This is accompanied by a new Rural Housing Fund to increase the supply of affordable rural housing and will also deliver more mid-market rent homes, building on successful innovative initiatives which use guarantees and loans. These extra homes are expected to support, on average, around 14,000 jobs per year across Scotland and generate around £1.8 billion for the economy, on average, over the life of the five-year programme.

Dumfries and Galloway Council was allocated a Resource Planning Assumption (RPA) of £12,790,000 for 2016/17. It is expected, due to this national policy, that this figure will likely remain consistent over the coming years up until at least 2021.

The evidence throughout this paper suggests a likely increase in the need for affordable housing in the coming years. In addition, the Scottish Government's 5 year affordable housing policy commitment would suggest that the housing supply target per annum for affordable housing in Table 44, based on the planning period 2016 to 2029, will in all likelihood be exceeded for the first five years from 2016 to 2020. The HNDA estimates that the backlog of existing need within Dumfries and Galloway is 419 units and it was agreed by the HMP that the backlog of existing need would be addressed through social rented housing within the first 5 years of the plan.

The 'Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits' provides advice to local planners as follows: "Scottish Planning Policy (SPP) states that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing including affordable housing, in the right places."

The 'More Homes' policy promotes a higher rate of new affordable house building over the first 5 years of the plan. Based on past completions of affordable housing, as shown at Table 32 of this paper, average affordable housing per annum is 139 units. This completion rate of 139 units per annum occurred during a period of economic downturn and would be expected to increase as the economy continues to improve. In addition, this figure of 139 units per annum would be expected to increase for the first 5 years of the plan to comply with the Scottish Government's 'More Homes' policy. The housing land requirement figure for the plan period would not be affected by this condensing of affordable housing supply within the first 5 years.

Planning Advice Note 2/2010 paragraph 12 states that the "Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a LHS supported by a HNDA. The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing and related services across the local authority area. It will include housing supply targets covering all tenures, which will have been informed by the HNDA. The LHS is expected to cover a 5-year period, in line with development plans." The Planning Advice Note also advises "The HNDA, LHS and development plan should be reviewed every five years."

Housing Land Requirement

The Housing Land Requirement (HLR) is the Housing Supply Target with the addition of a generous margin. The purpose of generosity is to provide greater choice and flexibility in the allocated land supply to ensure that more than enough land is allocated to ensure that the HST can be met. The addition of generosity to the housing land supply will allow for unforeseen circumstances and permit additional development to take place should more delivery be possible within the plan period than originally envisaged.

The HLR can be met from a number of sources, most notably sites from the established land supply which are effective or expected to become effective in the plan period, sites with planning permission, proposed new land allocations, and in some cases a proportion of windfall development.

To ensure that the housing supply target can be met, a 20% generosity allowance has been added to the Housing Supply Target. A 20% generosity allowance will help the Council achieve its number one priority which is to grow the local economy. It will also ensure there is flexibility should the market improve during the plan period. Windfall sites (63 units built in 2014/15 and 38 units built in

2015/16) provide further flexibility and generosity and are not included in Table 45 below.

Table 45 Housing Land Requirement (HST plus 20% generosity)

HMA	Housing Land Requirement					
	Market Housing	Per annum	Affordable Housing	Per annum	Total	Per annum
Annan HMA	487	35	235	17	722	52
Dumfries HMA	2,671	191	857	61	3,528	252
Eskdale HMA	50	4	50	4	100	7
Mid Galloway HMA	470	34	218	16	688	49
Stewartry HMA	706	50	302	22	1,008	72
Stranraer HMA	454	32	235	17	689	49
Dumfries & Galloway	4,838	346	1,897	136	6,735	481

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

APPENDIX A

Results from the HNDA Tool for the Principal Scenario: 2016-2029

Additional Housing Need																
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	196.4	14.0	36.6	38.7	33.0	27.4	24.9	10.3	13.0	7.4	4.7	0.4	0.0	0.0	0.0	0.0
Dumfries HMA	696.3	49.7	129.5	137.2	116.0	95.4	86.3	37.9	48.0	27.3	17.3	1.4	0.0	0.0	0.0	0.0
Eskdale HMA	40.8	2.9	7.7	8.0	7.0	5.9	5.4	1.9	2.5	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Mid Galloway HMA	115.8	8.3	21.5	22.8	19.2	15.7	14.1	6.5	8.2	4.7	2.9	0.2	0.0	0.0	0.0	0.0
Stewartry HMA	246.5	17.6	46.0	48.6	41.4	34.3	31.2	12.9	16.4	9.3	5.9	0.5	0.0	0.0	0.0	0.0
Stranraer HMA	170.2	12.2	31.6	33.5	28.3	23.1	20.8	9.4	12.0	6.8	4.3	0.4	0.0	0.0	0.0	0.0
Dumfries & Galloway	1,466.0	104.7	272.8	288.8	244.8	201.8	182.8	79.0	100.0	57.0	36.0	3.0	0.0	0.0	0.0	0.0
Additional Housing Need: Owner Occupation																
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	49.8	3.6	8.9	9.7	7.7	5.6	4.7	3.8	4.8	2.7	1.7	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	133.4	9.5	24.5	26.6	20.5	15.0	12.6	9.9	12.5	7.1	4.5	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	8.6	0.6	1.6	1.7	1.3	1.0	0.8	0.7	0.8	0.5	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	27.2	1.9	5.0	5.4	4.2	3.0	2.6	2.0	2.6	1.5	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	49.7	3.6	9.1	9.7	7.6	5.6	4.7	3.8	4.7	2.7	1.7	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	41.1	2.9	7.5	8.1	6.3	4.6	3.8	3.1	3.9	2.2	1.4	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	309.9	22.1	56.5	61.2	47.5	34.8	29.2	23.2	29.3	16.7	10.6	0.9	0.0	0.0	0.0	0.0
Additional Housing Need: Private rent																
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	30.3	2.2	4.7	5.2	4.5	3.5	3.0	2.6	3.4	2.0	1.3	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	159.0	11.4	25.4	28.5	23.6	17.8	15.9	13.3	17.3	10.1	6.6	0.6	0.0	0.0	0.0	0.0
Eskdale HMA	6.9	0.5	1.1	1.2	1.0	0.8	0.7	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	20.3	1.4	3.1	3.5	3.0	2.4	2.1	1.7	2.3	1.3	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	50.1	3.6	7.9	9.1	7.4	5.6	5.0	4.1	5.5	3.2	2.1	0.2	0.0	0.0	0.0	0.0
Stranraer HMA	25.5	1.8	3.8	4.4	3.8	2.9	2.7	2.2	2.9	1.7	1.1	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	292.0	20.9	46.0	52.0	43.2	32.9	29.4	24.4	32.0	18.8	12.2	1.0	0.0	0.0	0.0	0.0
Additional Housing Need: Below Market Rent																
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	25.4	1.8	4.7	5.1	3.8	2.9	2.4	2.0	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	87.9	6.3	15.4	16.7	13.9	10.2	8.1	6.8	8.6	4.9	2.9	0.2	0.0	0.0	0.0	0.0
Eskdale HMA	4.4	0.3	0.8	0.9	0.7	0.5	0.4	0.3	0.4	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	16.5	1.2	2.9	3.2	2.5	1.8	1.5	1.3	1.6	0.9	0.6	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	29.2	2.1	5.3	5.7	4.5	3.3	2.8	2.2	2.8	1.6	1.0	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	23.8	1.7	4.3	4.7	3.7	2.7	2.2	1.8	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	187.2	13.4	33.4	36.2	29.0	21.4	17.5	14.4	18.1	10.3	6.3	0.5	0.0	0.0	0.0	0.0
Additional Housing Need: Social Rent																
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	90.8	6.5	18.4	18.7	17.0	15.4	14.7	2.0	2.5	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	316.1	22.6	64.2	65.4	58.1	52.4	49.7	8.0	9.6	5.2	3.3	0.3	0.0	0.0	0.0	0.0
Eskdale HMA	20.9	1.5	4.2	4.3	4.0	3.6	3.5	0.4	0.5	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	51.8	3.7	10.5	10.7	9.6	8.4	7.9	1.4	1.7	0.9	0.6	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	117.5	8.4	23.7	24.1	21.9	19.8	18.7	2.8	3.4	1.9	1.1	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	79.8	5.7	16.0	16.4	14.6	13.0	12.1	2.4	2.9	1.6	0.9	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	676.9	48.3	137.0	139.4	125.1	112.6	106.7	16.9	20.6	11.2	6.9	0.6	0.0	0.0	0.0	0.0

The figures in the above table have been rounded to 1 decimal place

Results from the HNDA Tool for the No Real Growth Scenario: 2016-2029

Additional Housing Need

HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	196.4	14.0	36.6	38.7	33.0	27.4	24.9	10.3	13.0	7.4	4.7	0.4	0.0	0.0	0.0	0.0
Dumfries HMA	696.3	49.7	129.5	137.2	116.0	95.4	86.3	37.9	48.0	27.3	17.3	1.4	0.0	0.0	0.0	0.0
Eskdale HMA	40.8	2.9	7.7	8.0	7.0	5.9	5.4	1.9	2.5	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Mid Galloway HMA	115.8	8.3	21.5	22.8	19.2	15.7	14.1	6.5	8.2	4.7	2.9	0.2	0.0	0.0	0.0	0.0
Stewartry HMA	246.5	17.6	46.0	48.6	41.4	34.3	31.2	12.9	16.4	9.3	5.9	0.5	0.0	0.0	0.0	0.0
Stranraer HMA	170.2	12.2	31.6	33.5	28.3	23.1	20.8	9.4	12.0	6.8	4.3	0.4	0.0	0.0	0.0	0.0
Dumfries & Galloway	1,466.0	104.7	272.8	288.8	244.8	201.8	182.8	79.0	100.0	57.0	36.0	3.0	0.0	0.0	0.0	0.0

Additional Housing Need: Owner Occupation

HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	46.4	3.3	8.4	9.1	7.1	5.2	4.4	3.5	4.4	2.5	1.6	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	128.1	9.1	23.1	25.1	19.7	14.4	12.1	9.7	12.2	7.0	4.4	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	8.1	0.6	1.5	1.6	1.2	0.9	0.8	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	25.3	1.8	4.6	5.0	3.9	2.9	2.4	1.9	2.4	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	47.2	3.4	8.5	9.2	7.3	5.3	4.5	3.6	4.5	2.6	1.6	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	38.2	2.7	6.9	7.5	5.9	4.3	3.6	2.9	3.6	2.1	1.3	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	293.2	20.9	52.9	57.4	45.1	33.0	27.7	22.1	28.0	16.0	10.1	0.8	0.0	0.0	0.0	0.0

Additional Housing Need: Private rent

HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	23.2	1.7	4.2	4.5	3.6	2.6	2.2	1.7	2.2	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	128.1	9.1	23.1	25.1	19.7	14.4	12.1	9.7	12.2	7.0	4.4	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	5.5	0.4	1.0	1.1	0.9	0.6	0.5	0.4	0.5	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	15.9	1.1	2.9	3.1	2.4	1.8	1.5	1.2	1.5	0.9	0.5	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	40.3	2.9	7.3	7.9	6.2	4.5	3.8	3.0	3.8	2.2	1.4	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	20.7	1.5	3.7	4.0	3.2	2.3	2.0	1.6	2.0	1.1	0.7	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	233.7	16.7	42.2	45.7	35.9	26.3	22.1	17.6	22.3	12.7	8.0	0.7	0.0	0.0	0.0	0.0

Additional Housing Need: Below Market Rent

HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	24.5	1.8	4.4	4.8	3.8	2.8	2.3	1.9	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	85.4	6.1	15.4	16.7	13.1	9.6	8.1	6.4	8.2	4.6	2.9	0.2	0.0	0.0	0.0	0.0
Eskdale HMA	4.1	0.3	0.7	0.8	0.6	0.5	0.4	0.3	0.4	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	15.4	1.1	2.8	3.0	2.4	1.7	1.5	1.2	1.5	0.8	0.5	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	27.4	2.0	5.0	5.4	4.2	3.1	2.6	2.1	2.6	1.5	0.9	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	21.3	1.5	3.8	4.2	3.3	2.4	2.0	1.6	2.0	1.2	0.7	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	178.2	12.7	32.2	34.9	27.4	20.1	16.9	13.4	17.0	9.7	6.1	0.5	0.0	0.0	0.0	0.0

Additional Housing Need: Social Rent

HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	102.3	7.3	19.6	20.3	18.5	16.8	16.0	3.2	4.0	2.3	1.5	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	354.7	25.3	67.8	70.3	63.5	56.9	54.0	12.1	15.4	8.8	5.5	0.5	0.0	0.0	0.0	0.0
Eskdale HMA	23.0	1.6	4.4	4.6	4.2	3.9	3.8	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	59.2	4.2	11.3	11.7	10.5	9.3	8.8	2.2	2.8	1.6	1.0	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	131.6	9.4	25.2	26.1	23.7	21.4	20.4	4.3	5.4	3.1	1.9	0.2	0.0	0.0	0.0	0.0
Stranraer HMA	90.1	6.4	17.1	17.8	15.9	14.1	13.3	3.4	4.3	2.5	1.5	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	760.9	54.3	145.5	150.7	136.4	122.3	116.1	25.8	32.7	18.6	11.8	1.0	0.0	0.0	0.0	0.0

The figures in the above table have been rounded to 1 decimal place

Results from the HNDA Tool for the High Variant Scenario: 2016-2029

Additional Housing Need																	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	382.3	27.3	44.4	49.5	47.8	42.9	39.6	25.9	29.4	23.2	20.8	16.5	14.1	11.9	8.2	8.1
Dumfries HMA	1,381.5	98.7	158.3	177.0	170.7	152.5	140.5	95.5	108.4	85.4	76.8	60.9	51.8	43.7	30.2	29.7
Eskdale HMA	75.9	5.4	9.1	10.1	9.8	8.8	8.2	4.9	5.6	4.4	3.9	3.1	2.7	2.2	1.6	1.5
Mid Galloway HMA	232.8	16.6	26.4	29.6	28.5	25.4	23.4	16.3	18.5	14.6	13.1	10.4	8.8	7.5	5.2	5.1
Stewartry HMA	480.4	34.3	55.8	62.2	60.0	53.8	49.7	32.6	37.0	29.2	26.2	20.8	17.7	14.9	10.3	10.2
Stranraer HMA	341.0	24.4	38.8	43.4	41.9	37.3	34.4	23.8	27.0	21.3	19.1	15.2	12.9	10.9	7.5	7.4
Dumfries & Galloway	2,894.0	206.7	332.8	371.8	358.8	320.8	295.8	199.0	226.0	178.0	160.0	127.0	108.0	91.0	63.0	62.0
Additional Housing Need: Owner Occupation																	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	127.0	9.1	12.3	14.3	13.8	11.9	10.8	10.2	11.8	9.4	8.4	6.7	5.8	4.9	3.4	3.4
Dumfries HMA	354.9	25.3	34.6	40.1	38.9	33.5	30.0	28.6	32.5	26.0	23.4	18.6	16.1	13.5	9.5	9.4
Eskdale HMA	22.3	1.6	2.1	2.5	2.4	2.1	1.9	1.8	2.1	1.6	1.5	1.2	1.0	0.9	0.6	0.6
Mid Galloway HMA	70.9	5.1	6.8	8.0	7.7	6.7	6.0	5.7	6.5	5.2	4.7	3.7	3.2	2.8	1.9	1.9
Stewartry HMA	130.1	9.3	12.6	14.6	14.2	12.2	11.1	10.4	12.0	9.5	8.6	6.9	5.9	5.0	3.5	3.5
Stranraer HMA	105.7	7.5	10.3	11.9	11.5	9.9	9.0	8.4	9.7	7.8	7.0	5.6	4.8	4.1	2.9	2.8
Dumfries & Galloway	810.9	57.9	78.9	91.4	88.5	76.4	68.8	65.3	74.6	59.5	53.7	42.7	36.8	31.1	21.8	21.5
Additional Housing Need: Private rent																	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	55.8	4.0	5.2	6.0	5.6	4.8	4.1	4.0	4.7	4.1	3.9	3.4	3.1	2.8	2.1	2.1
Dumfries HMA	314.3	22.4	29.9	34.5	32.3	27.9	24.9	22.9	28.2	22.6	21.9	18.0	16.1	14.4	10.1	10.6
Eskdale HMA	13.2	0.9	1.3	1.5	1.4	1.2	1.0	1.0	1.2	0.9	0.9	0.8	0.7	0.6	0.4	0.5
Mid Galloway HMA	37.3	2.7	3.6	4.0	3.8	3.2	2.9	2.6	3.1	2.7	2.6	2.2	2.0	1.8	1.3	1.4
Stewartry HMA	98.2	7.0	9.4	10.9	10.1	8.7	7.6	7.2	8.7	7.1	6.8	5.6	5.0	4.4	3.2	3.4
Stranraer HMA	45.7	3.3	4.3	5.0	4.6	4.0	3.4	3.2	3.8	3.3	3.2	2.7	2.6	2.2	1.7	1.8
Dumfries & Galloway	564.5	40.3	53.6	61.9	57.8	49.7	44.0	40.9	49.7	40.8	39.3	32.7	29.5	26.3	18.9	19.6
Additional Housing Need: Below Market Rent																	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	64.7	4.6	6.2	7.1	7.2	6.2	5.8	5.4	6.2	4.9	4.4	3.3	2.7	2.3	1.6	1.6
Dumfries HMA	221.5	15.8	20.3	24.9	23.7	21.6	19.3	19.1	20.6	17.1	14.6	12.2	9.8	7.4	5.4	5.4
Eskdale HMA	11.2	0.8	1.0	1.2	1.2	1.1	1.0	1.0	1.1	0.9	0.7	0.6	0.5	0.4	0.3	0.3
Mid Galloway HMA	41.3	3.0	3.9	4.5	4.5	3.9	3.6	3.4	4.1	3.1	2.8	2.3	1.9	1.5	1.0	1.0
Stewartry HMA	73.7	5.3	6.9	8.0	8.1	7.0	6.6	6.2	7.0	5.5	5.0	4.0	3.2	2.7	1.8	1.7
Stranraer HMA	59.7	4.3	5.7	6.5	6.6	5.7	5.1	5.0	5.7	4.5	4.0	3.2	2.6	2.3	1.5	1.4
Dumfries & Galloway	472.0	33.7	44.0	52.3	51.3	45.4	41.4	40.1	44.6	35.9	31.5	25.5	20.6	16.5	11.5	11.3
Additional Housing Need: Social Rent																	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	134.8	9.6	20.8	22.1	21.3	20.0	18.9	6.2	6.8	4.9	4.2	3.1	2.5	1.9	1.1	1.0
Dumfries HMA	490.8	35.1	73.4	77.5	75.7	69.5	66.3	24.8	27.1	19.6	16.9	12.2	9.8	8.3	5.1	4.5
Eskdale HMA	29.2	2.1	4.7	4.9	4.8	4.5	4.3	1.2	1.3	0.9	0.8	0.6	0.5	0.4	0.2	0.2
Mid Galloway HMA	83.4	6.0	12.1	13.1	12.5	11.6	10.9	4.6	4.8	3.6	3.0	2.2	1.8	1.4	0.9	0.8
Stewartry HMA	178.4	12.7	26.8	28.7	27.6	25.9	24.4	8.8	9.3	7.0	5.8	4.4	3.5	2.8	1.9	1.6
Stranraer HMA	129.9	9.3	18.5	20.0	19.2	17.8	16.9	7.1	7.8	5.7	5.0	3.6	3.0	2.3	1.5	1.4
Dumfries & Galloway	1,046.6	74.8	156.3	166.3	161.2	149.3	141.6	52.7	57.1	41.8	35.6	26.1	21.1	17.1	10.8	9.5

The figures in the above table have been rounded to 1 decimal place