

Dumfries



& Galloway

**ECONOMY AND
RESOURCES**

**Strategic Housing Investment Plan
Annual Review 2021**

September 2021

CONTENTS

- 1. Strategic Context**
- 2. Local Housing Strategy**
- 3. Housing Needs and Demand Assessment**
- 4. Partnership Working and Delivery of the SHIP**
- 5. Resource Planning Assumptions**
- 6. Council Support to Deliver SHIP**
- 7. Dumfries and Galloway Health and Social Care Partnership**
- 8. Climate Emergency Declaration**
- 9. Rural Housing**
- 10. Vacant and Derelict Land Investment Programme**
- 11. Lochside Collaborative Regeneration Proposal**
- 12. Monitoring and Evaluation**
- 13. Conclusion**

Appendix - Strategic Housing Investment Plan 2021/22 – 2025/26 Projects

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 confirms the approach taken to ensure our services and activities deliver our ambitions. It sets out priorities and commitments that provide a focus for resources both now and in the future. The delivery of the SHIP makes a significant contribution to the five Council priorities:

- Protect our most vulnerable people;
- Provide the best start in life for all our children;
- Be an inclusive Council;
- Build the local economy; and
- Urgently respond to climate change and transition to a carbon neutral region.

1.3 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 needs and aspirations of local 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. This refreshed submission has been prepared in accordance with the revised guidance issued by the Scottish Government on 30 June 2021 [Guidance on preparing Strategic Housing Investment Plans](#)

1.4 The Borderlands Inclusive Growth Deal brings together the five cross-border local authorities of Dumfries & Galloway Council, Carlisle City Council, Cumbria County Council, Northumberland County Council and Scottish Borders Council to promote economic growth and competitiveness. The SHIP provides opportunities to deliver a number of objectives set out in the Inclusive Growth Deal, particularly those agreed as part of the Place Programme:

- Empower local communities to imagine and then build a long-term future for the towns they live in
- Safeguard existing businesses and attract new businesses
- Retain and increase our working age population and our resident workforce
- Maintain and raise the standard of the physical environment in our towns and town centres
- Maintain and increase the number of people living in our towns and town centres
- Safeguard existing employment and deliver new jobs
- Maintain and increase the number of visitors who spend time and money in our towns.

A number of the projects being delivered through the SHIP already support these aspirations and future projects will be identified to further these intentions.

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 set out a commitment to deliver 100,000 homes over the next 10 years, 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 amount of linked benefits to be realised in Dumfries and Galloway including job creation and economic activity. This has been revised as part of the Programme for Government, to deliver 110,000 affordable homes by 2032, with 10% of these being in remote, rural and island locations.

2. Dumfries and Galloway's Local Housing Strategy 2018-23

2.1 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 (2018 – 2023) aims to “Ensure the Council's Strategic Housing Investment Plan maximises new 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.

2.2 The Council's strategic vision and priorities for housing are:

‘Everyone in our region will have access to a high quality affordable home that is warm, safe, provides good access to services and meets their needs at every stage of life’.

- Ensure that the available housing stock in our region is fully utilised and new housing development supports the sustainability of our towns, settlements and villages
- We will work together with a range of stakeholders including the Health and Social Care Partnership to ensure solutions are delivered that enable people to live as independently as possible in community settings
- We will ensure that households that live in the private rented sector have a home that is safe, warm and achieves the required standards
- We will help everyone in our region to live in warm, affordable, energy efficient homes
- Ensure that people who live in privately owned property are able to live in homes that are of a high quality and in good condition

2.3 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 disposable income, while high housing costs can leave people without sufficient income, plunging them into poverty.

2.4 The impacts of developing affordable housing are multi-dimensional:

- Investment in affordable housing has significant economic impacts which include promoting inclusive growth by creating jobs, increasing GVA and providing large multiplier effects
- 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).

2.5 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 throughout the development of the LHS and includes key 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 to monitor delivery and to develop the key objectives of the Council's LHS.

2.6 The Council also agreed a subgroup of the Strategic Housing Forum would be put in place to develop the Council's Homelessness Strategy. This Strategy was submitted alongside the LHS and was developed in tandem. It is a supplementary document that reflects the renewed priority given to tackling a range of homelessness priorities by the Scottish Government.

2.7 The submission of the LHS to the Scottish Government was set to allow alignment with the production of the Council's Local Development Plan (LDP) which has now been formally adopted as LDP2. This is because it set the housing supply targets for both market and affordable housing which are also included in the LHS. This was a collaborative exercise taken forward by the Council's Strategic Housing and Strategic Planning Services.

2.8 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.

2.9 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.

2.10 A Care and Support Needs Housing Strategy Group provides a platform for strategic discussion and decision making in partnership with NHS Dumfries and Galloway and Adult Social Work Services. Membership of this group includes RSL’s and the Council’s Homelessness and Housing Options Service. The aim is to deliver new housing developments for people with particular needs and to investigate new models of service delivery that support independent living. This will also be a stakeholder group in the delivery of the Council’s Rapid Rehousing Transition Plan (RRTP) and identification of potential developments to provide accommodation.

2.11 The RRTP contributes to the Council’s Priority to “protect our most vulnerable people” and to Outcome 4 of the LOIP “there is affordable and warm housing for all”. This sits within the Community Planning Partners wider strategic planning framework of the LOIP and the LHS. 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.

2.12 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 properly 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. Works to renovate the Barlockhart site have concluded, and it is now considered to be in excess of the current minimum site standards. An options appraisal for the Collin site is underway with the intention of submitting a bid to the Scottish Government's £20 million fund which aims to provide more and better accommodation for Gypsy/Traveller communities.

2.13 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.

3 Housing Need and Demand Assessment

3.1 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. The Council's HNDA achieved "robust and credible" status from the Scottish Government's Centre for Housing Market Analysis in August 2016. The housing supply targets were the subject of consultation through the publication of the Main Issues Report. A key element of the HNDA was to define functioning Housing Market Areas based on analysis of sales activities, alongside the origins of purchasers. This resulted in 6 housing market areas being defined. These are Annan, Dumfries, Eskdale, Mid-Galloway, Stewartry and Stranraer.

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

3.3 The housing supply target for Dumfries and Galloway is 6,735 units for 2016-2029. This is a policy view of the number of homes the Council has agreed should be delivered. A degree of generosity has been built into these figures to provide a high degree of choice, and flexibility, in the allocated land supply to ensure that more than enough sites are available to support the delivery of new housing development. This will also allow additional development to take place should more delivery be possible within the plan period that was originally envisaged. The housing land requirement by Housing Market Area is set out in the table below:

Housing Market Area	Market Housing	Affordable Housing	Total
Annan	487	235	722
Dumfries	2,671	857	3,528
Eskdale	50	50	100
Mid Galloway	470	218	688
Stewartry	706	302	1,008

Stranraer	454	235	689
Dumfries and Galloway	4,838	1,897	6,735

3.4 The HNDA has identified there is a need to provide additional social rented wheelchair accessible properties through SHIP developments. Physical features of these homes would include low level appliances, wider door openings, barrier free bathrooms and ramped access. The need for these can be identified via waiting list information and also in the public consultation phase prior to project delivery. In light of the expected demographic changes the need for wheelchair adapted social housing properties is a total of 125 units by 2035. To deliver this, a target of building 8 new wheelchair accessible units on an annual basis has been set for the region.

4 Partnership Working and Delivery of the SHIP

4.1 The Council transferred its housing stock to DGHP 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 Investment Division of the Scottish Government
- The Homelessness and Housing Options Service (DGC)
- Education Services (DGC)
- Developing Registered Social Landlords
- Planning and Regulatory Services (DGC)
- Health and Adult 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.

4.2 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 the delivery of the SHIP include:

- Development constraints
- Final costs vary from original financial assumptions
- Infrastructure constraints
- Ensuring compliance with policies contained in the Local Development Plan
- Legal issues relating to site purchase or site access
- Capacity of development partners to deliver programmes at the same level as our allocated Resource Planning Assumptions
- 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.

4.3 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. These approaches have received positive feedback from partner organisations.

5 Resource Planning Assumptions

5.1 The Scottish Government wrote to all Local Authorities on the 15 July 2021 advising them of their 5 year Resource Planning Assumptions (RPAs). They have made a commitment to invest over £3.44 billion nationally in affordable housing over this parliamentary term. Housing to 2040 sets out their aim to conclude the delivery of the previous 50,000 affordable homes target during the course of 2021-22.

5.2 Following this, they intend to embark on a longer term ambition to work with the housing sector to deliver a further 110,000 affordable homes over the following 10 years up to 2032, with at least 10% in remote, rural and island communities. As well as this ambition to increase the supply of affordable homes, they will take action to ensure those homes help to create strong and vibrant places and are of high quality.

5.3 To allow Dumfries and Galloway Council to plan the delivery of housing supply for 2021/22 to 2025/26, a total RPA of £106.148m has been allocated from the AHSP to the region. The annual split is as follows:

Year	2021-22	2022-23	2023-24	2024-25	2025-26	Total
Dumfries and Galloway	£23.796m	£20.511m	£20.453m	£20.524m	£20.864m	£106.148m

5.4 Registered Social Landlords 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, particularly via routes such as the national Vacant and Derelict Land Fund and Place Based Investment Programme.

5.5 This will result in a significant amount of housing need being met in our region and allows our strategic delivery partners to put in place the organisational arrangements to maximise investment.

6 Council support to deliver SHIP

6.1 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 issued guidance in 2003 that indicated 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 a range of affordable housing activity including (but not limited to):

- 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 off the shelf houses from private developers for affordable housing.

6.2 This funding has been applied in a number of ways. For example, the Council agreed to put in place a £1m Town Centre Living 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.

6.3 Bringing empty and derelict properties back into use in the region's town centres contributes to our Council's approach to addressing climate change and town centre regeneration. Funds have been used to support a number of new developments delivered through the SHIP where prohibitive costs would have made projects undeliverable. For example, the Economy and Resources Committee has agreed to allocate funding to enable development of brownfield sites included in the SHIP throughout the region, including in Lockerbie, Castle Douglas, Stranraer and Dumfries.

6.4 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. Co-operation between all parties concerned is crucial. 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. In all housing developments which will, either individually or through phasing, result in the development of 5 or more units, 20% of those should be affordable. Development proposals are assessed on a case by case basis.

7 Dumfries and Galloway Health and Social Care Partnership

7.1 Good housing is an essential pre-requisite for wellbeing and is central to addressing some of the most pressing health challenges in Scotland. We have an ageing population with increasingly complex health, and care, needs. There is an aspiration to support people to live at home, or in a homely setting, for as long as possible. Housing is therefore central to addressing this challenge. The disciplines of housing, health and social work have been brought together in our region through a Housing with Care and Support Group which:

- Provides a platform for discussion and decision making to meet the housing needs of vulnerable people who require care or support to promote independent living
- Makes recommendations to the Integrated Joint Board for Health and Social Care to seek their support to take forward new projects for people with particular needs in partnership with RSL's

- Identifies unmet need for housing with care, or support, at a locality level and develops proposals to address this
- Enhances the knowledge, skills and experience of partners in relation to housing issues

7.2 The Public Bodies (Joint Working) (Scotland) Act 2014 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”. The Health and Social Care Partnership has appointed a Housing Lead Officer to ensure the opportunities to develop housing for people with particular needs through the delivery of the SHIP are maximised.

7.3 In June 2021, Public Health Scotland published a briefing paper setting out the fundamental link between housing and public health. It identified a number of key messages relating to affordability, health and homelessness, accessibility, housing quality and conditions and low carbon homes. The paper concluded that adequate housing which is safe, accessible, available, appropriate and high quality is key to achieving the highest attainable standard of health. The cost of housing, its design, access to private outdoor space and its location in accessible places where people want to live are all aspects that impact on our health and wellbeing.

8 Climate Emergency Declaration

8.1 Dumfries and Galloway Council declared a Climate Emergency on the 27 June 2019 with a target to become a carbon neutral region by 2025. In order to support this ambitious target, the action plan identified key areas and activities which would support the Council in this transition locally including the creation of a new strategic priority and supporting commitments:

Urgently respond to climate change and transition to a carbon neutral region

- Encourage understanding of how the way we live and work in the region impacts on climate change
- Empower our communities and stakeholders to make significant changes to reduce emissions and adapt to a low carbon approach
- Lead on the transition to cleaner and greener technologies
- Promote and protect our region’s natural environment
- Contribute to a greener economy, maximising the region’s green energy potential

8.2 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.

8.3 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.

8.4 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 well-being and delivering inclusive growth.

8.5 These approaches are being taken forward locally in the delivery of new affordable housing projects including the following:

Former Academy, Lockerbie (CHA)

This brownfield site was identified in the Lockerbie Community Action Plan as a priority for the development of affordable housing. It is within walking distance of local facilities including schools, leisure facilities, shops and the train station. Funding has been allocated by the Council towards costs of drainage and utility diversion. Once complete, the project will provide 45 homes including 3 for wheelchair users and 9 amenity properties. They will achieve the silver standard through increased insulation levels, fitting solar electricity panels and installing energy efficient boilers.

Station Road, Dalbeattie (LHA)

This site was formerly a builder's merchants and is located within 300m of Dalbeattie high street. 8 of the 16 homes proposed for construction on this site will achieve Passivhaus standards with the remainder reaching the silver standard for energy efficiency. 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.

Queensberry Square, Sanquhar (DGHP)

Within the conservation area and short walking distance from local shops and services, this development has provided 12 new single storey dwellings, 2 of which are fully wheelchair accessible. All homes are built to the silver standard for building regulations. DGHP are also reviewing their Development Strategy to take account of climate change and enhanced energy efficiency.

8.6 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.

8.7 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 anti-social behaviour, and reduce community cohesion in the areas where they are located. In some circumstances RSLs may consider demolition and re-provision, 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.

8.8 The 2020 SHIP noted that this approach to regeneration, utilising existing services and infrastructure while working with local residents also provides an opportunity to improve deprived areas and minimise the impact of creating new energy efficient homes. The 15 June 2021 meeting of Economy and Resources Committee provided further support to this approach by endorsing the Lochside Collaborative Regeneration Proposal, discussed further at section 11.

9. Rural Housing

9.1 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.

9.2 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 DGHP. This development received financial support from the Council via an allocation of Council Tax on second homes income.

9.3 The LHS encourages our development partners to consider innovative methods that will allow new affordable housing development in a number of rural locations. 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.

9.4 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 a property in Moniaive. These projects are being delivered by local groups, supported by South of Scotland Community Housing (SOSCH) to develop community-led housing.

9.5 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. A project to deliver three Passivhaus homes in Closeburn has recently been completed by the Nith Valley Leaf Trust with significant support provided by SOSCH. They also help deliver new affordable housing that private developers are required to provide as a condition of their planning application.

10. Vacant and Derelict Land Investment Programme

10.1 The £50 million Vacant and Derelict Land Investment Programme (VDLIP) is a capital fund scheduled over the next five years. Priority will be 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 will help promote equality, health and wellbeing across Scotland, especially in more disadvantaged areas where vacant and derelict land tends to be most concentrated.

10.2 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.

10.3 The VDLIP is part of the confirmed investments from the £2 billion Low Carbon Fund. It underpins the commitment to achieve net-zero, strengthen supply chains, attract inward investment, encourage businesses to innovate and diversify, and promote new opportunities for people to retrain and upskill in high growth areas. In addition, the VDLIP aims to protect and enhance the environment, strengthening and building better communities.

10.4 The criteria agreed with COSLA includes achieving net zero, wellbeing and inclusive economic development, the place principle, tackling inequality and disadvantage, community involvement and ownership, as well as support for town centre revitalisation, better places, and 20 minute neighbourhoods.

10.5 Eligible projects are those looking for capital grant to cover costs associated with unblocking long-term vacant and derelict land sites. Possible land reuses may include low carbon affordable homes, particularly in town centres. The creation of the VDLIP provides an opportunity for the Council to support partner organisations to deliver SHIP projects that also meet these wider objectives.

11. Lochside Collaborative Regeneration Proposal

11.1 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.

11.2 As part of the Wheatley Group engagement, a number of commitments to improve the homes and services provided by DGHP 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.

11.3 A recent appraisal of DGHP 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.

11.4 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.

11.5 While the current SHIP had identified the need for stock re-modelling by DGHP, further detail will be presented to Elected Members at the appropriate stage. This will allow for the required Governance procedures to be followed, while ensuring proper scrutiny of the proposed housing mix has been carried out. This will be informed by the output of community engagement work and localised need and demand studies.

12. Monitoring and Evaluation

12.1 The overall responsibility for agreeing and monitoring the delivery of the SHIP is delegated to the Council's Economy and Resources 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.

12.2 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.

12.3 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.

12.4 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.

13. Conclusion

13.1 Social housing generates important economic and social impacts for its residents, communities and for Dumfries and Galloway. These impacts are multi-dimensional 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.

13.2 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.

13.3 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 2021/22 – 2025/26 Projects

PROJECT	DEVELOPER	NUMBER OF UNITS
Braehead, Collin	CUNNINGHAME HA	15
Halcrow Stadium, Gretna, Phase 4	CUNNINGHAME HA	51
Windermere Park, Annan	CUNNINGHAME HA	60
Former Academy, Lockerbie	CUNNINGHAME HA	45
Hallmeadow Place, Annan	CUNNINGHAME HA	170
Stanfield Farm, Eastriggs	CUNNINGHAME HA	60
Halcrow Stadium, Gretna Phase 3	CUNNINGHAME HA	36
Hunterspark, Heathhall	CUNNINGHAME HA	62
Hazeldene, Gretna	CUNNINGHAME HA	35
Scottish Power Site, Dumfries	CUNNINGHAME HA	25
Cotton Street, Castle Douglas	CUNNINGHAME HA	22
Victory Avenue, Gretna	CUNNINGHAME HA	101
Queens Rd, Sanquhar	CUNNINGHAME HA	60
Ashwood Drive, Stranraer	DGHP	12
Glen Bay Hotel, Glenluce	DGHP	9
Johnstonebridge	DGHP	33
Lincluden Depot, Dumfries	DGHP	32
Curries Yard, Heathhall	DGHP	80
Gillwood Road, Eastriggs	DGHP	18
Springholm	DGHP	47
Herries Avenue, Dumfries	DGHP	28
STOCK REMODELLING	DGHP	30
Catherinefield Farm, Heathhall	DGHP	150
Queensberry Brae, Thornhill	DGHP	112
Garrick Hospital, Stranraer	LOREBURN HA	24
West Acres, Lockerbie	LOREBURN HA	6
Heathhall College Site, Heathhall	LOREBURN HA	75
Brooms / Annan Road, Dumfries	LOREBURN HA	14
Racegreen Avenue, Newton Stewart	LOREBURN HA	22
Murtholm Farm, Langholm	LOREBURN HA	125
Southfield, Wigtown	LOREBURN HA	9
Academy Street, Castle Douglas	LOREBURN HA	25
Longmeadow House, Annan	LOREBURN HA	34
Woodlands Drive, Lochmaben	LOREBURN HA	8
The Hawthorns, Gretna	LOREBURN HA	15
Rosebank Farm, Dumfries	LOREBURN HA	19
Ward Place, Drummorie	LOREBURN HA	12
Station Road 2, Dalbeattie	LOREBURN HA	16
Burnswark View, Eaglesfield	LOREBURN HA	6
Riverbank, Gatehouse of Fleet	LOREBURN HA	6
Selkirk Road, Moffat	LOREBURN HA	75
Shore Road, Glencaple (PSR)	BUILDING CRAFTSMEN	22
Station Road, Maxwelltown (PSR)	BUILDING CRAFTSMEN	29
Singleton Park, Parkgate (PSR)	BUILDING CRAFTSMEN	8
Laverlockhall, Lochmaben (PSR)	BUILDING CRAFTSMEN	16
Lockerbie Creamery (PSR)	BUILDING CRAFTSMEN	25

Benedictine Convent, Dumfries (PSR)	BUILDING CRAFTSMEN	62
Dumfries Art College (PSR)	BUILDING CRAFTSMEN	9
Erskine Church, Annan (PSR)	BUILDING CRAFTSMEN	9
Water capacity upgrade, Gretna (HIF)	N/A	N/A