

Dundee City Council

Draft Housing Land Audit 2026

DRAFT



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1-Introduction and Overview

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council at 31 March 2026. The audit identifies that there is an effective supply of land for housing across the City.

HLAs are an important tool to support housing delivery – they monitor the progress of sites through the planning process. By looking backwards, to monitor past completions of new homes, and looking forwards, to monitor future programming of new homes in an area, the evidence can inform decision making on plans and planning applications. Individual audits have the following key functions:

- to calculate the delivery of homes over the audit year: the past completions;
- to estimate the projected delivery of homes over a 10 year period: the future programming;
- to monitor progress towards meeting the Local Housing Land Requirement in full, therefore informing the deliverable housing land pipeline and the actions to be taken in Delivery Programmes; and,
- to contribute to a collective overview of the delivery of housing land at the national level.

National Planning Framework (NPF4) was published in February 2023 and introduces significant changes to the development planning system across Scotland, including the removal of Strategic Development Plans (SDP) and associated supplementary guidance. TAYplan SDP and associated policies are therefore no longer effective in Dundee.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement. The Housing Land Requirement represents how much land is required and is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). NPF4 includes a glossary with some terms referred to in this Housing Land Audit.

The Housing Land Audit is therefore an important source of information for the monitoring of the housing land supply position in Dundee. Dundee City Council will continue to work with Homes for Scotland, other agencies and housebuilders to ensure the delivery of housing in Dundee.

The data has been presented this year to align with Scottish Government Housing Land Audit Guidance (January 2025). The purpose of the guidance is to support a consistent approach to the method and presentation of HLAs. This guidance replaces the Housing Land Audit section of Planning Advice Note 2/2010, reflecting the new legislative and policy context within the Town and Country Planning (Scotland) Act 1997 (the Act), as amended, and National Planning Framework 4.

Sites with a capacity of 4 or more units are included in the Housing Land Audit with detailed programming established for each site. In addition, details are now provided on the split of flats/houses, greenfield/brownfield separation and easting/northing coordinates. All changes are in line with the Scottish Government HLA guidance.

Dundee Local Housing Land Requirement (LHLR) and Minimum All Tenure Housing Land Requirement (MATHLR)

The current Dundee Local Development Plan (2019) allocated housing land up to 2029. Dundee City Council are working towards adopting a new Local Development Plan by spring 2028. The new LDP will identify a Local Housing Land Requirement for the area, which is expected to exceed the 10-year MATHLR. The new LDP will also allocate deliverable land in order to meet the 10-year Local Housing Land Requirement (LHLR).

NPF4 requires planning authorities to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). Whilst the LHLR figure will only be determined as the review of the next LDP continues changes have been made to the content and format of this HLA in advance of this.

One main such change is the programming across a 10 year period, reflecting the requirement of NPF4 that LDPs should show 10 years of deliverable land to meet the LHLR.

Within NP4 the MATHLR figure for Dundee is expressed as 4,300 houses over a 10-year period. The review of the Dundee LDP will identify a Local Housing Land Requirement for the area, allocating deliverable land in order to meet the 10-year Local Housing Land Requirement and to exceed the MATHLR.

2 - General Principles

The audit provides a range of information relating to each housing site. The Housing Land Audit Guidance (January 2025) promotes a consistent approach and provides a suggested spreadsheet to collate the information:

- Site name / LDP reference.
- Site location: address / grid reference
- Site area.
- Year added to HLA.
- Whether the site is allocated in the LDP or is windfall.
- Planning status: detail on the most recent relevant permissions: date and references for relevant planning permission (PP), planning permission in principle (PPiP), and approval of matters specified in conditions (AMSC).
- Construction status and when commenced.
- Site capacity: this should be the total capacity in the LDP, then updated to total capacity of the planning permission when available, and then the remaining capacity of sites when under construction.
- Completions for the audit year and total on site to-date.
- Programming of delivery over the next 10 years for 'deliverable' and 'deliverable with constraints' sites.
- Demolition information as appropriate.
- Pipeline timeframe: short (1-3 yrs), medium (4-6 yrs) or long (7-10 yrs).
- Number of type of home: house / flat.
- Number of type of tenure: market / affordable.
- Deliverability status: Identification of sites as 'deliverable', 'deliverable with constraints', 'constrained' (and identification of constraint), 'undeliverable' or 'removed'.
- Action required to support delivery.
- If the information provided within the HLA remains disputed and by whom.
- Site ownership / developer information.
- Greenfield / Brownfield.
- Whether the site is on the authority's Vacant and Derelict Land Register.
- Whether the site is for self-build (or proportion of the site dedicated to self-build where appropriate).
- Each site has a unique site reference followed (where appropriate) by the Local Development Plan reference, the name of the site and the owner, developer or applicant.

All sites in the Dundee City Council area fall within the Greater Dundee Housing Market Area.

The potential yield figures included within the audit take into account past trends and completions, either on-site or within the housing market area.

The Housing Land Audit Guidance (January 2025) states that the HLA schedule should include programming for sites that make up the deliverable housing land pipeline and count towards the LHLR: the 'deliverable' and 'deliverable with constraints' sites, over a 10 year period from the base date of the audit. 'Deliverable' sites are those which are free from constraints. 'Deliverable with constraints' sites are those where there is one or more constraint and there is a commitment to overcoming constraints and delivery is possible in the period identified in the pipeline. The constraints should relate to the deliverability factors set out in paragraphs 64-67 of the Housing Land Audit Guidance (January 2025).

3 - Consultation

The Draft Housing Land Audit 2026 has been prepared using building standard completion information, and with internal housing and property colleagues to ensure the accuracy of the draft audit. We have also undertaken an initial consultation to confirm developer programming to ensure the accuracy of the draft audit.

The 2025/26 report reveals that 451 housing units were completed over the past year.

The Draft Housing Land Audit (2026) has been collated using the following sources:

- Planning & Building Standards Uniform System
- Up to date Strategic Housing Investment Plan information from RSLs
- Developer information returns through the initial consultation stage
- Dundee Housing Land Audit 2025

Information received from developers through the initial consultation stage has been reviewed and updated, where relevant. Where figures have not corresponded entirely, further collaboration has been had with Developers to understand any discrepancies.

The Draft Housing Land Audit (2026) is out for consultation and any outstanding issues as a result of this consultation will be addressed in this section upon publication of the final audit.

4 - Housing Land Supply

There is a requirement within NPF4 and related guidance that housing land supply should be programmed across a short, medium and long term (pipeline timeframe). Therefore, the 2026 HLA takes account of this recommendation, aligning with the new system. For Dundee, this has been illustrated through showing the below:

- Short term – Years 1 to 3 (including 2026/27, 2027/28, 2028/29)
- Medium term – Years 4 to 6 (including 2029/30, 2030/31, 2031/32)
- Long term – Years 7 to 10 (including 2032/33, 2033/34, 2034/35, 2035/36)

The pipeline is the sequencing of housing land which is allocated in the local development plan to meet the Local Housing Land Requirement (LHLR). The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions that enable delivery, including infrastructure, can be planned. It is not to stage permissions. The pipeline is established in the Delivery Programme. Sequencing is expected across the short (1-3 years), medium (4-6 years) and long-term (7-10 years). Where sites earlier in the pipeline are not delivering as programmed, there is flexibility to bring forward sites that had initially been identified for later stages.

Programming assumptions represent the most accurate estimates available at the time of writing.

Deliverable and Deliverable with Constraints Land Supply

The HLA schedule includes programming for sites that make up the deliverable housing land pipeline and count towards the LHLR: the 'deliverable' and 'deliverable with constraints' sites, over a 10 year period from the base date of the audit. 'Deliverable' sites are those which are free from constraints. 'Deliverable with constraints' sites are those where there is one or more constraint and there is a commitment to overcoming constraints and delivery is possible in the period identified in the pipeline. These sites are included within the Greenfield and Brownfield tabs within the HLA spreadsheet. The deliverable and deliverable with constraints land supply is 2761 units in the period 2026-2036.

Constrained sites are those where there is one or more factors constraining delivery and where there is no current commitment to overcoming these constraints. Sites which are 'constrained' will not count towards meeting the LHLR, until such time as circumstances change and they can be included in the HLA as 'deliverable' or 'deliverable with constraints'. These sites are included within the Constrained tab within the HLA spreadsheet.

A site will be 'removed' from the HLA when delivery has completed. It is also appropriate to 'remove' sites where they are not allocated for housing within an adopted LDP and are not under construction and planning permission has lapsed during the audit year. These sites are included within the Removed tab within the HLA spreadsheet.

[The DCC LDP Delivery Programme](#) is available to view online and links closely to the HLA.

The accompanying excel spreadsheet demonstrates the housing land supply within the City and are categorised to show Deliverable and Deliverable with Constraints Greenfield, Deliverable and Deliverable with Constraints Brownfield, Constrained, Small Sites, Removed Sites and can be viewed here:

[Dundee Housing Land Audit | Dundee City Council](#)

5 - Glossary and Terms

Affordable home / affordable housing: Good quality homes that are affordable to people on low incomes. This can include social rented, midmarket rented, shared-ownership, shared-equity, housing sold at discount (including plots for selfbuild), self-build plots and low cost housing without subsidy.

Completion: A house (or flat) which has been built and is capable of being occupied.

Constrained site: Land that has one or more factors constraining delivery and where there is no current commitment to overcoming these constraints. Development is not able to be delivered at this stage.

Deliverable land: Land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the deliverable housing land pipeline.

Deliverable (with constraints): Land that has one or more constraints, where there is a commitment to overcome constraints, and development is able to be delivered in the period identified for the site within the deliverable housing land pipeline.

Deliverable housing land pipeline: The expected sequencing of the Local Housing Land Requirement over the short (1-3 years), medium (4-6 years) and long-term (7-10 years), set out in the Local Development Plan Delivery Programme.

Delivery Programme: A document, approved by full council, which sets out how the local development plan will be delivered.

Evidence Report: A supporting document to the local development plan. An Evidence Report summarises the evidence base for those proposals and policies set out in the development plan and demonstrates that appropriate consultation has been undertaken and regard given to the views of the community.

Housing Land Audit (HLA): The annual Housing Land Audit will monitor the delivery of housing land including past completions and future programming. It will inform the pipeline and actions to be taken in the Delivery Programme.

Local Development Plan (LDP): A local development plan is a plan in which it is set out, for land in the part of the district to which it relates:

- a spatial strategy, being a detailed statement of the planning authority's policies and proposals as to the development and use of the land;
- such other matters as may be prescribed; and,
- any other matter which the planning authority consider it appropriate to include.

It forms part of the statutory development plan.

Local Housing Land Requirement (LHLR): The amount of land required for housing, as identified by the Local Development Plan. The Local Housing Land Requirement (LHLR) is expected to exceed the 10 year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in the National Planning Framework.

Local Housing Strategy (LHS): Local Housing Strategies were introduced as part of the Housing (Scotland) Act 2001 to widen the strategic and enabling role for local authorities in relation to housing in their area. The LHS sets out the outcomes the Council and its partners want to achieve, and the actions they will take, to address housing need and demand in their area.

Minimum All-Tenure Housing Land Requirement: There is a statutory requirement for the National Planning Framework to contain targets for the use of land in different areas of Scotland for housing. To meet this, the National Planning Framework includes a Minimum All-Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period, as set out in NPF4 Annex E. The MATHLR is expected to be exceeded in the local development plan's Local Housing Land Requirement.

National Planning Framework (NPF): Scotland's fourth National Planning Framework (NPF4) is a long term plan looking to 2045 that guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities. It is part of the development plan, and so influences planning decisions across Scotland.

Undeliverable: Land that is considered incapable of becoming deliverable.

6 - Annual Completions (By Tenure)

AREA	YEAR TO TENURE	JUNE 1997			JUNE 1998			JUNE 1999			JUNE 2000		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	328	285	0	61	348	0	158	320	0	125	392
TOTAL		613			409			478			517		

AREA	YEAR TO TENURE	JUNE 2001			JUNE 2002			JUNE 2003			JUNE 2004		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	149	356	0	404	589	0	133	392	0	186	440
TOTAL		505			993			525			626		

AREA	YEAR TO TENURE	JUNE 2005			JUNE 2006			JUNE 2007			JUNE 2008		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	200	320	0	319	317	0	134	450	0	71	629
TOTAL		520			636			584			700		

AREA	YEAR TO TENURE	JUNE 2009			JUNE 2010			JUNE 2011			APRIL 2012		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	205	416	0	107	265	11	80	346	53	81	165
TOTAL		621			372			437			437		

AREA	YEAR TO TENURE	APRIL 2013			APRIL 2014			APRIL 2015			APRIL 2016		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		6	10	131	12	50	106	0	68	142	0	90	233
TOTAL		147			168			210			323		

AREA	YEAR TO TENURE	APRIL 2017			APRIL 2018			APRIL 2019			APRIL 2020		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	161	255	0	63	138	15	175	240	0	0	260
TOTAL		416			201			430			260		

AREA	YEAR TO TENURE	APRIL 2021			APRIL 2022			APRIL 2023			APRIL 2024		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	0	277	0	77	447	0	198	308	71	211	201
TOTAL		277			524			506			483		

AREA	YEAR TO TENURE	APRIL 2025				APRIL 2026			
		AFFORDABLE		MARKET		AFFORDABLE		MARKET	
DUNDEE CITY		190		192		223		228	
TOTAL		382				451			

Contact Details

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